

Five year housing land supply

Annual assessment for the period commencing 1 April 2021

1. Introduction

- 1.1. This report provides information on the Council's assessment of compliance with paragraph 73 of the [National Planning Policy Framework \(NPPF\)](#) and accompanying [Planning Practice Guidance](#) by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing (and appropriate buffer) against its housing requirement set out in the London Plan.
- 1.2. Bexley's housing requirement within the new London Plan (2021) has been set at 685 units per year and includes both conventional and non-conventional housing (non-self-contained accommodation and vacant properties returning to use) and a small sites 'windfall' allowance of 305 units per year.
- 1.3. The housing requirement is monitored in net terms and includes conventional and non-conventional housing. Non-self-contained accommodation for older people (C2 use class), for example, is included in meeting housing targets on a basis of a 1:1 ratio, with each bedroom being counted as a single home.
- 1.4. Maintaining supply is linked to delivery and this is assessed as part of the [Bexley Monitoring Report](#) review process. Since the beginning of the Local Plan period (2012/13 monitoring year) and up through the current monitoring year (2019/20), an annual average of 469 net new homes have been delivered in the borough.
- 1.5. The impact of the coronavirus pandemic, including disruption to the housebuilding industry from lockdown, has created uncertainty in the longer term. Nonetheless, the Council considers that the methodology used to produce the five year supply report is sound, although it will monitor housing delivery closely.
- 1.6. Delivery of housing is also monitored through the [Housing Delivery Test](#), published annually by the Ministry for Housing, Communities and Local Government. This assessment calculates the number of net homes delivered over a rolling three year period. From the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:
 - the authority should publish an action plan if housing delivery falls below 95%;
 - a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and
 - application of the presumption in favour of sustainable development if housing delivery falls below 75%, subject to the transitional arrangements set out in paragraph 215 of the Framework.
- 1.7. These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published.

2. Summary

- 2.1. Four thousand one hundred and fifty nine (4,159) net new housing units can be provided in the borough via specific, deliverable sites and a windfall allowance for unspecified small sites in the five year period commencing 1 April 2021. The new London Plan 2021 housing requirement for Bexley is 3,425 units over the same period.
- 2.2. To ensure that there is a realistic prospect of achieving the planned level of housing supply, paragraph 73 of the NPPF requires the addition of a buffer applied to the requirement in the first five years (including any shortfall), bringing forward additional sites from later in the Plan period.
- 2.3. The Council has applied the 20% buffer, which is the appropriate buffer for Bexley using the criteria set out in paragraph 73 of the NPPF. In quantitative terms, this means that the five year housing requirement of 3,425 should have enough sites with the potential to deliver 4,110 new homes. This uplift has been met, with 4,159 net new homes equating to 6.07 years' housing land supply. Table 1 summarises this position. The methodology used to assess sites is set out in Section 3. Detailed information on sites is in tables 4 and 5.
- 2.4. Bexley has an adopted [Growth Strategy](#) (December 2017), which is an ambitious propositional document for the borough. Provided that key transport projects and other required infrastructure are delivered, major redevelopment should result over the next 30 years to 2050. Given the timescales for delivery of infrastructure, much of the growth is anticipated to be developed in the second half of the time period. Subject to the appropriate infrastructure investment, this will have a positive effect on future housing land supply annual assessments, reflecting the ambitious housing target for Bexley set out in the London Plan.
- 2.5. Bexley's Local Plan is [under review](#) and a new one currently in preparation that will provide the detailed approach to the Growth Strategy's vision and objectives. The emphasis will be on sustainable development locations within the borough, which are in and around town centres and other well connected parts of the borough. A consultation on the preferred approaches to strategic, spatial and development management policies was carried out early in 2019 and the publication of the Draft Local Plan is expected at the end of May 2021. The [Local Development Scheme](#) sets out the full timetable for the production of the Local Plan.

Table 1: Summary of Bexley's five-year housing land supply position

Five year housing supply summary	land supply area (hectares)	development capacity (net new dwellings)
Bexley's annual London Plan housing requirement x 5 years		3,425
NPPF (para 73) 20% buffer over housing requirement (685 additional dwellings)		4,110
Sites with planning permission	21.924	1,564
Sites under construction	14.625	1,680
London Plan annual small sites windfall x 3 years	10.309	915
Five year total housing land supply	46.858	4,159
Total number of years' supply		6.07

3. Methodology

- 3.1. In order to demonstrate five years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions.
- 3.2. Government's Planning Practice Guidance on housing supply and delivery was revised in July 2019. This five year housing land supply assessment follows the revised guidance.

What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?

- 3.3. The definition of a deliverable site is set out in [Annex 2](#) of the NPPF. As well as sites that are considered to be deliverable in principle, unless there is clear evidence that homes will not be delivered within five years, this definition also sets out the sites that would require further evidence to be considered deliverable, namely those that:
 - have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.
- 3.4. Evidence to demonstrate deliverability, may include, for example, assessing larger scale sites with outline or hybrid permission to ascertain how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.
- 3.5. In decision-taking, if an authority cannot demonstrate a five year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in paragraph 11d of the NPPF.

Calculating the five year housing land supply

- 3.6. Care has been taken to only include sites that are likely to have housing development completed within the five year period set out for this assessment. Evidence has been gathered from the following sources:
 - (a) The published (2017) regional [Strategic Housing Land Availability Assessment](#) (SHLAA), conducted by the Greater London Authority (the GLA), with sites assessed in partnership with the London boroughs;
 - (b) Interrogation of the development planning aspect of the UNIFORM property database, in respect of major planning applications where decisions are pending, in order to bring forward SHLAA sites from later phases;
 - (c) Interrogation of the development planning aspect of the London Development Database in respect of units that have extant planning permission up through the end of March 2020; and,
 - (d) Interrogation of the development planning aspect of the London Development Database, and its replacement, the Kibana database, in respect of units that are under construction as well as an internal starts and completions exercise to the end of September 2020.
- 3.7. The GLA's London Development Database stopped receiving data 31 March 2020, and the new Kibana database did not come online until November 2020, and it is still being tested. The Council has therefore relied more on internal data to support the findings of this five-year supply report.

The London strategic housing land availability assessment (SHLAA)

- 3.8. In respect of the London-wide SHLAA (2017), the borough has an agreed list of SHLAA sites that have the potential to come forward for housing development, broken into four phases of development. This assessment provides a housing land supply on sites of 0.25 hectares and larger, with potential development projected to be completed between 2019 to 2041.
- 3.9. SHLAA sites are reviewed annually by the Council and may be reallocated to different phases to reflect updated circumstances, including removal from the supply once developed. Therefore, SHLAA sites in Bexley's pipeline that are likely to be developed, or phases developed, within the five year supply period will be included where the site:
- (a) has full planning permission; or
 - (b) has outline planning permission, and an assessment has been undertaken as to the likelihood that the development will be built-out within the five year period.
- 3.10. SHLAA sites *may* be included in the five year housing supply period where the site:
- (a) has a full planning application currently being considered;
 - (b) has been granted planning approval, but where the development does not yet have a section 106 (s106) agreement in place (if required); or
 - (c) has a development commitment in the immediate future by the Council (through a planning brief) and landowner (through pre-application discussions).
- 3.11. Sites will only be included from the list at Paragraph 3.10 if the development, or phases of the development, have been assessed as being deliverable within the five year period.
- 3.12. For this five year housing supply assessment, SHLAA sites have only been brought forward by the methods set out in the first list at Paragraph 3.9. Ten SHLAA sites are included, all with extant planning permission and many under construction. Details of the sites are provided in tables 4 and 5. Outline consents are assessed in the following section.

Assessment of housing development sites that have planning permission

- 3.13. In recognition of the effect coronavirus has had on the planning system and the construction sector, under section 93A of the Town and Country Planning Act 1990, unimplemented planning permissions with time limits for implementation which were due to lapse between 19 August 2020 and 31 December 2020 are extended to 1 May 2021.
- 3.14. Development with extant planning approval makes up 1,564 units of the supply and is set out in table 4. The anticipated delivery of sites with planning permissions has been divided equally over the five year supply period. The data is based on information from the London Development Database up to 31 March 2020, and from the Council's UNIFORM property database up to 30 September 2020
- 3.15. The figures are net only and exclude rebuilds. Development with no additional housing provided is included in the list if it contributes to the monitoring of self-build and custom housebuilding delivery. Conversions and change of use are included where additional (net) units are provided. Development that creates an overall loss of housing is also included.
- 3.16. Five of the approved developments are on four SHLAA sites. These have been checked to ensure there is no double counting of sites that are currently under construction or where some

development is already complete. Several of these large sites have phased development and the same SHLAA site may be identified in more than one list, or more than once on the same list.

- 3.17. A SHLAA site with outline planning permission ("Binsey Walk") is an estate regeneration scheme within the Mayor of London's 'Housing Zone' funding programme. The Council works in close partnership with both the Greater London Authority and the developer, Peabody, and two of the four Housing Zone schemes are programmed to be built out within the five year supply period. One of these two schemes is in the section on housing under construction ("Southmere Village").
- 3.18. A further site with hybrid planning permission is included. This site, the former Erith Quarry, has long been identified as a site allocation in the Council's Development Plan. Permission was granted in 2015 and it has taken several years to prepare the disused quarry/landfill site for residential development.
- 3.19. The site is large and has been split into two SHLAA sites. One is for the first phase of development that has full planning permission. The second site comprises the larger part of the former quarry and will be built out in three more phases, two of which have planning consent for reserved matters. The Council works closely with the developer of this site and anticipates that now construction is underway, completion within the five year supply period is achievable.
- 3.20. There are two developments with permission in principle, and these have been further assessed and it has been determined that they are likely to be delivered within the five year supply period.
- 3.21. All sites on the brownfield land register are large sites (0.25 hectares and greater) with planning permission, and as such have already been assessed.

Assessment of housing development sites that are under construction

- 3.22. Development that has started makes up 1,680 units of the supply and is set out in table 5. The data is based on information from the London Development Database up to the end of March 2020 and Building Control monitoring records to the end of September 2020, and the up to date knowledge of the Planning Department's Monitoring Officer regarding developments of 10 or more net housing units. The GLA's new Kibana database has also been used, but this system was still in test mode therefore has not been relied upon. Instead, an internal starts and completions exercise was carried out to confirm the data up to the end of September 2020.
- 3.23. The figures are net only and exclude rebuilds. Development with no additional housing provided are included in the list if they contribute to the monitoring of self-build and custom housebuilding delivery. Conversions and change of use are included that provide additional (net) units. Development that creates an overall loss of housing is also included.
- 3.24. Deducted from this figure are 231 housing units, which it is anticipated will be completed prior to 1 April 2021, resulting from a number of small sites completions and from discussions with Council officers on the likelihood of larger developments (identified in table 4) currently under construction being completed by the end of March 2021.
- 3.25. The remaining 1,680 units under construction contribute to the five year housing supply total and have been divided equally over the five year reporting period. Sites have only been included where:
 - (d) the developer has contacted the Council and submitted a building regulations application or notice in respect of the works and has subsequently commenced development; or
 - (e) they do not have an initial building control number but may have used an approved inspector – these sites are captured by liaising with case officers when the site has been seen under construction but has no building control number.

- 3.26. Six of the sites currently under construction are SHLAA sites. These have been checked to ensure there is no double counting of sites for approved developments that have not started or where units have already been completed. Some developments are phased, and therefore the same SHLAA site may be identified in more than one list.

Bexley's small sites (windfall) allowance

- 3.27. The NPPF notes the contribution that small sites can make to the supply of housing; that local planning authorities should support the development of windfall sites through their policies and decisions; and that an allowance for windfall can be included as part of anticipated supply if there is compelling evidence that such sites provide a reliable source of supply.
- 3.28. Housing targets set out in the Mayor of London's new Plan include an allowance for small sites less than 0.25 hectares in area. These were modelled in the London-wide SHLAA (2017) and tested at the examination in public. The allowance for including windfall sites (that are not specifically identified) in boroughs' five year housing supply is considered appropriate given the policy framework set out in the London Plan (see para 4.1.8). For Bexley, the London Plan housing requirement (part of its overall target) for a small sites (windfall) allowance is 305 units per year.
- 3.29. Three years' worth of this windfall allowance has been added to contribute to the five year housing supply total and have been divided equally over the five year reporting period reflecting the fact that small sites will come forward quickly throughout the five year supply period. An estimated amount of land has been added to the supply, based on the average development density.

4. Conclusion

- 4.1. The Council considers that it is on course to meet its new London Plan housing requirement of 3,425 units during the five-year period from 01 April 2021 to 31 March 2026. Sites identified within the 2017 Strategic Land Availability Assessment (SHLAA) carried out at regional level by the Greater London Authority, in conjunction with sites that are currently under construction or have planning permission, have been assessed using the methodology set out in Section 3.
- 4.2. The results indicate that 4,159 net new homes are likely to be developed via specific sites and a windfall allowance for unspecified small sites in the five years commencing 01 April 2021. The tables that follow the assessment identify specific sites within the borough. Tables 2 and 3 provide a summary position and Tables 4 and 5 provide detail on sites.
- 4.3. Paragraph 73 of the NPPF requires local planning authorities to identify in their five year housing supply an appropriate buffer (depending on local circumstances) in addition to their housing requirement, to provide a realistic prospect of achieving the planning supply and to ensure choice and competition in the market for land. A 20% buffer is currently the most appropriate for Bexley, bringing the total five year housing requirement to 4,110. This figure is met by the five year housing supply of 4,159 net new units.
- 4.4. This assessment demonstrates that the Council has identified a supply of specific deliverable sites and unspecified small sites windfall sufficient to provide a minimum of five years' worth of housing against its housing requirement, with the appropriate buffer, as set out in paragraph 73 of the NPPF.
- 4.5. The following tables provide details of specific sites within the borough to support the five year housing land supply assessment. Table 2 sets out a summary position, table 3 details the contribution from large sites and permitted development (mainly change of use from offices to residential), and tables 4 and 5 provide detail on sites with planning permission and sites under construction.

Table 2: Five year housing land supply summary

Five Year Housing Land Supply Summary (2021 – 2026)	area (hectares)	net dwellings
Bexley's London Plan 2021 housing requirement x 5 years		3,425
NPPF 20% buffer (685 net dwellings) added, to set an overall 5 year housing requirement of:		4,110
Sites with planning permission (see Table 4 for details)	21.924	1,564
Sites under construction (see Table 5 for details)	14.625	1,680
London Plan annual small sites windfall x 3 years (area projected)	11.627	915
Five year total housing land supply (hectares and dwellings)	48.177	4,159
Supply (including buffer) as percentage of requirement and number of years' supply		121% 6.07

Table 3: Large sites and permitted development summary

	area (hectares)	net dwellings
SHLAA sites with planning permission (inc. s106 agreements)	8.985	694
SHLAA sites under construction	9.650	1,405
Five year supply from other large sites (0.25 hectares or larger)	7.394	431
Total housing land supply from large sites (inc. SHLAA sites)	26.029	2,530
Large site (inc. SHLAA sites) contribution to the housing requirement	54%	61%
Large site average housing density (dwellings per hectare – dph)	97 dph	
Supply from permitted development (percentage and total units)	8%	312

Table 4: List of development sites originating from the London Development Database list of sites and UNIFORM property database with extant planning approval that have not started construction as of 30/09/2020

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
Former Erith Quarry, Fraser Road (Hybrid Application)	ERITH	14/02155/OUTM	Remaining housing from the hybrid application that has not yet had reserved matters approved. Phase 1 has 47 units complete and Phase 2b has nine complete, plus a further 39 units scheduled for completion by the end of March 2020 (and as such are removed from the five year supply)	17040177/ 17040325	14/04/2015	5.385	232
Binsey Walk, Thamesmead	THAMESMEAD EAST	16/01287/OUTM	Outline application for demolition and development of up to 329 residential units and up to 1,050 sqm of non-residential flexible uses	17040326	22/12/2016	1.755	259
Former Erith Quarry, Fraser Road (Phase 2a)	ERITH	14/02155/OUTM01	Phase 2a to provide 119 residential units and non-residential floorspace	17040325	16/12/2016	1.005	119
35 - 37 Lesney Park Road	ERITH	19/02274/FULM	Redevelopment of site to provide 25 units	17040016	28/01/2020	0.560	25
Co-op Food, 124, 124a and 124b Station Road	SIDCUP	18/01214/FULM	Redevelopment of site to provide retail (Class A1) at ground floor with 59 residential units above	17040093	23/07/2019	0.280	59
Total supply delivered from SHLAA sites						8.985	694
Development at Arthur Street	NORTH END	18/03154/FULM	Redevelopment of site (excluding Warwick Court) to provide 320 residential units		19/09/2019	2.250	57
Land East of Maiden Lane	CRAYFORD	19/00941/FULM	Redevelopment of site to provide 35 residential units		10/03/2020	0.510	35
Land East of Junction of Yarnton Way & Picardy Manorway	BELVEDERE	18/02135/OUTM	Redevelopment of site to provide 69 flats		19/12/2019	0.280	69
Land at the Junction of Macarthur Close and West Street	ERITH	19/02645/FULM	Redevelopment of site to provide 30 residential units		05/03/2020	0.240	30
Land off Iverhurst Close and rear of 32 - 38 Alers Road	CROOK LOG	19/00684/FULM	Creation of 11 new family dwellings		19/08/2020	0.220	11
Lamorbey Swimming Centre 157 Station Road	BLACKFEN & LAMORBEY	19/01828/FULMMIN01	Redevelopment of site to provide 26 residential units.		21/09/2020	0.170	26
16a St Johns Road and rear of Granville Road	SIDCUP	15/02310/FULM	Redevelopment of site to provide 12 residential units		20/09/2017	0.149	11
Tanyard House, Tanyard Lane	ST. MARY'S	16/03071/FULM	Redevelopment of site to provide 10 residential units		16/08/2018	0.105	10
152, 152A, 154, 156 and 160 Crayford Road	CRAYFORD	18/00440/FULM	Redevelopment of site to provide commercial at ground floor and 18 residential units		09/12/2019	0.087	18
267 Broadway	CHRISTCHURCH	17/02148/FULM	Redevelopment of site to provide a ground floor restaurant with 10 residential units above		05/12/2018	0.032	10
Total supply delivered from non-SHLAA sites with 10 or more net units						4.104	277
Heather Court, 6 Maidstone Road	CRAY MEADOWS	19/00392/PRIOR	Notification of prior approval for proposed change of use from offices to 66 residential units		21/05/2020	0.719	66
First and second floors, River House, 1 Maidstone Road	CRAY MEADOWS	19/01300/PRIOR	Notification of prior approval for proposed change of use from offices to 30 residential units		23/07/2019	0.568	30
Westminster House 186 to 194 Broadway	CHRISTCHURCH	17/01687/PRIOR	Notification of prior approval for proposed change of use from offices to 50 residential units		02/10/2017	0.438	50
Roxby House 20 - 22 Station Road	SIDCUP	19/02442/PRIOR	Notification of prior approval for a proposed change of use from offices to 20 residential units		11/12/2019	0.101	20
Arts House 13 Banks Lane	BEXLEYHEATH	19/03029/PRIOR	Notification of prior approval for proposed change of use from offices to 16 residential units		10/02/2020	0.219	16
7 Powerscroft Road	SIDCUP	20/00815/PRIOR	Notification of prior approval for proposed change of use from offices to 18 residential units		09/06/2020	0.122	18
Parker House 5 Powerscroft Road	SIDCUP	19/02025/PRIOR	Notification of prior approval for proposed change of use from offices to 17 residential units		01/11/2019	0.080	17

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
Total (change of use) supply delivered from sites with 10 or more net units						2.146	217
5, 6 and 7 Friars Walk	WEST HEATH	17/02779/FUL	Redevelopment of site to provide 6 residential units		27/11/2019	0.338	4
20 and Land Rear of 22 and 24 St James Way	ST MARYS & ST JAMES	18/03181/FUL	Redevelopment of site to provide 3 residential units		23/06/2020	0.296	3
River House, 1 Maidstone Road	CRAY MEADOWS	18/02069/FULM	Construction of a new office building with third floor extension to provide 9 residential units		08/02/2019	0.286	9
33 Monterey Close	ST. MARY'S	18/03183/FUL	Redevelopment of site to provide 6 residential units		04/07/2019	0.230	5
Open Space Adjoining 1 - 9 and 32 Bronte Close	NORTHUMBERLAND HEATH	19/02229/FUL	Redevelopment of site to provide 6 residential units		23/12/2019	0.160	6
176 to 178 Bexley Road	NORTHUMBERLAND HEATH	19/00039/FUL	Redevelopment of site to provide 9 residential units		19/03/2019	0.105	7
4 Broomfield Road	CHRISTCHURCH	18/02851/FUL	Redevelopment of site to provide 9 residential units		04/03/2019	0.104	8
18 Priory Drive	WEST HEATH	19/02243/FUL	Redevelopment of site to provide 2 residential units		23/01/2020	0.088	1
166 Penhill Road	SIDCUP	20/00334/FUL	Redevelopment of site to provide 8 residential units		10/09/2019	0.071	7
139 North Cray Road	CRAY MEADOWS	17/02770/FUL	Redevelopment of site to provide 6 residential units		07/06/2018	0.068	4
168 Blackfen Road	BLACKFEN AND LAMORBEY	18/00360/FUL	Redevelopment of site to provide 2 residential units		29/06/2018	0.068	2
49 - 53 Kentish Road	BELVEDERE	19/02691/FUL	Redevelopment of site to provide 3 residential units		20/02/2020	0.064	2
32 North Cray Road	ST MARYS & ST JAMES	19/01263/FUL	Redevelopment of site to provide 2 residential units		18/12/2019	0.063	2
Land adjacent 98 Milton Road	BELVEDERE	17/01246/FUL	Erection of a building to provide 7 residential units		16/11/2017	0.060	7
2c Devonshire Road	CHRISTCHURCH	17/01247/FUL	Redevelopment of site to provide 8 residential units		19/01/2018	0.057	8
54 Pembroke Road	ERITH	18/02527/FUL	Redevelopment of site to provide 4 residential units		10/09/2019	0.056	3
Parkers of Bexley Parker House Bexley High Street	ST MARYS & ST JAMES	20/00754/FUL	Redevelopment of site to provide 6 residential units		29/05/2020	0.055	6
2b Victoria Road	ERITH	17/01178/FUL	Redevelopment of site to provide 3 residential units		15/11/2017	0.054	2
20 and rear of 14 to 28 West Street	ERITH	17/00166/FUL	Redevelopment of site to provide 7 residential units		16/06/2017	0.051	7
86 Crayford Road	CRAYFORD	19/00320/FUL	Redevelopment of site to provide 7 residential units		22/05/2019	0.050	6
Rear of 59 Bellegrove Road	FALCONWOOD AND WELLING	18/03042/FUL	Redevelopment of site to provide 3 residential units		18/03/2019	0.050	3
Garages rear of 145 to 175 Woodside Lane	BLENDON AND PENHILL	18/00872/FUL	Redevelopment of site to provide 2 residential units		19/07/2018	0.050	2
Garages adjacent 5 - 10 Lumley Close	BELVEDERE	20/00799/PIP	Redevelopment of site to provide 2 - 4 residential units		07/07/2020	0.050	4
Garage site at Betsham Road	NORTH END	19/01273/FUL	Redevelopment of site to provide 6 residential units		30/10/2019	0.049	6
23 Lincoln Road	NORTH END	18/00426/FUL	Redevelopment of site to provide 2 residential units		07/08/2018	0.045	1
Garages adjacent 7 to 9 Dale Close	CRAYFORD	17/01608/FUL	Redevelopment of site to provide 2 residential units		01/09/2017	0.043	2

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
475, 475a and 475b Blackfen Road	BLENDON AND PENHILL	16/02004/FUL	Redevelopment of site to provide one restaurant and 6 residential units		21/03/2017	0.042	6
72a Eversley Avenue	COLYERS	18/02699/FUL	Redevelopment of site to provide 2 residential units		20/12/2018	0.042	1
79 Sydney Road	LONGLANDS	19/02964/FUL	Redevelopment of site to provide 1 residential unit		03/02/2020	0.039	1
Orchard View Farm, 63 Parsonage Lane	CRAY MEADOWS	17/02176/FUL	Redevelopment of site to provide 3 residential units		28/11/2018	0.038	3
5 Abbey Crescent	BELVEDERE	19/02465/FUL	Redevelopment of site to provide 3 residential units		09/07/2020	0.037	2
13 Woolwich Road	BELVEDERE	19/00741/FUL	Redevelopment of site to provide 3 residential units		16/03/2020	0.036	3
Garages to the Rear of 3 - 9 Filston Road	ERITH	19/02597/FUL	Redevelopment of site to provide 5 residential units		03/03/2020	0.034	5
The Harold Stevens Memorial Hall, 19 Devonshire Road	CROOK LOG	19/00799/FUL	Redevelopment of site to provide 4 residential units		27/11/2019	0.031	4
Land Adjacent 25 Sycamore Avenue	BLACKFEN & LAMORBEY	19/02197/FUL	Redevelopment of site to provide 3 residential units		18/08/2020	0.028	3
Land Adjacent 1 - 18 Evans Court Sherman Close	CRAYFORD	19/02060/FUL	Redevelopment of site to provide 4 residential units		31/10/2019	0.027	4
5 Upper Abbey Road	BELVEDERE	17/01509/FUL	Erection of a building to provide 2 residential units		19/01/2018	0.026	2
168 to 170 Westbrook Road	DANSON PARK	18/00711/FUL	Redevelopment of site to provide 2 residential units		11/06/2018	0.026	2
4 Churchfield Road	FALCONWOOD AND WELLING	19/00562/FUL	Redevelopment of site to provide 2 residential units		01/05/2019	0.026	1
271 Broadway	CROOK LOG	19/02292/FUL	Redevelopment of site to provide 9 residential units		13/12/2019	0.026	9
107 to 113 Central Avenue	EAST WICKHAM	18/01813/FUL	Redevelopment of site to provide 7 residential units		28/09/2018	0.025	7
310 and 310a Broadway	CHRISTCHURCH	16/02338/FUL	Redevelopment of site to provide one retail unit and one takeaway on ground floor with 3 residential units above and a detached single storey building at the rear of the site for office use		11/08/2017	0.022	2
17 St Johns Road and land rear of 74b Selwyn Crescent	DANSON PARK	18/00776/FUL	Redevelopment of site to provide 2 residential units		07/08/2018	0.020	2
11 Mount Culver Avenue	CRAY MEADOWS	18/02711/FUL	Redevelopment of site to provide 1 residential unit		21/05/2019	0.019	1
Garages Adjacent 9 Wadeville Close	BELVEDERE	20/00800/PIP	Redevelopment of site to provide between 4 and 7 residential units		07/07/2020	0.017	7
Garages Adjacent To 94 Howbury Lane	NORTH END	19/01922/FUL	Redevelopment of site to provide 2 residential units		08/10/2019	0.015	2
Garages Adjacent to 64 Belvedere Road	BEXLEYHEATH	19/02794/OUT	Redevelopment of site to provide 2 residential units		23/09/2020	0.015	2
Total (new build) supply delivered from small sites of fewer than 10 net units						3.201	186
Orchard View Farm, 63 Parsonage Lane	ST MARYS & ST JAMES	20/01091/FUL	Erection of 1 residential unit		12/08/2020	0.079	1
Windy Ridge, Freemantle Road	BELVEDERE	17/01758/FUL	Redevelopment of site to provide 1 residential unit		19/02/2019	0.064	1
High View, 25 Parsonage Lane	CRAY MEADOWS	18/02964/FUL	Redevelopment of site to provide 1 residential unit		12/04/2019	0.060	1
12 Parkwood Road	ST. MARY'S	17/01354/FUL	Erection of 1 residential unit		12/10/2018	0.060	1

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
53 Mill Road	NORTHUMBERLAND HEATH	19/00497/FUL	Erection of 1 residential unit		12/07/2019	0.054	1
124 Upton Road	CHRISTCHURCH	18/00974/FUL	Erection of 1 residential unit		16/08/2019	0.046	1
269 Riverdale Road	ERITH	20/01128/FUL	Erection of 1 residential unit		28/08/2020	0.040	1
100 Crayford High Street	CRAYFORD	17/01193/FUL	Erection of 1 residential unit		15/11/2017	0.036	1
7 Maida Road	BELVEDERE	20/01278/FUL	Erection of 1 residential unit		23/07/2020	0.036	1
822 East Rochester Way	FALCONWOOD AND WELLING	19/01853/FUL	Erection of 1 residential unit		31/01/2020	0.035	1
18 King Harolds Way	WEST HEATH	20/00913/FUL	Erection of 1 residential unit		16/09/2020	0.034	1
90 Heron Hill	BELVEDERE	17/01053/FUL	Redevelopment of site to provide 1 residential unit		09/08/2017	0.030	1
2 Pinewood Avenue	BLACKFEN & LAMORBEY	20/00024/FUL	Erection of 1 residential unit		01/05/2020	0.029	1
40 Kentish Road	BELVEDERE	17/01877/FUL	Erection of 1 residential unit		25/09/2017	0.028	1
1 Barry Avenue	LESNES ABBEY	17/01436/FUL	Erection of 1 residential unit		22/12/2017	0.027	1
89 Bourne Road	ST MARYS & ST JAMES	19/02016/FUL	Erection of 1 residential unit		16/04/2020	0.025	1
49 Queenswood Road	BLACKFEN AND LAMORBEY	17/02334/FUL	Erection of 1 residential unit		20/12/2017	0.023	1
169 Rowley Avenue	BLENDON AND PENHILL	19/01194/FUL	Redevelopment of site to provide 1 residential unit		15/07/2019	0.020	1
Land to the rear of 1 to 3 Cloudeley Close	LONGLANDS	18/01827/FUL	Erection of 1 residential unit		09/11/2018	0.020	1
Land to the rear of 8 to 10 Wansunt Road	ST. MARY'S	16/03008/OUT	Outline application for the erection of 1 residential unit		21/03/2018	0.020	1
116 Crayford Way	CRAYFORD	16/03202/FUL	Erection of 1 residential unit		01/08/2017	0.020	1
2 Nurstead Road	NORTHUMBERLAND HEATH	16/02586/FUL	Erection of 1 residential unit		11/01/2017	0.020	1
11 Holmsdale Grove	BARNEHURST	16/00631/FUL	Erection of 1 residential unit		16/12/2016	0.020	1
4 Broadway	BEXLEYHEATH	20/00552/FUL	Erection of 1 residential unit		21/09/2020	0.020	1
238 Hurst Road	BLENDON AND PENHILL	19/01803/FUL	Erection of 1 residential unit		16/10/2019	0.020	1
83 Penhill Road	BLENDON AND PENHILL	18/03094/FUL	Erection of 1 residential unit		26/03/2020	0.018	0
2 Ridge Way	CRAYFORD	19/00050/FUL	Erection of 1 residential unit		07/02/2020	0.018	1
111 Danson Crescent	DANSON PARK	19/00816/FUL	Erection of 1 residential unit		30/09/2019	0.017	1
Rear of 298 Broadway	CHRISTCHURCH	18/02253/FUL	Erection of 1 residential unit		11/12/2018	0.016	1
Land adjacent 203 Maiden Lane	CRAYFORD	17/02166/FUL	Erection of 1 residential unit		14/03/2018	0.016	1
51 Sheridan Avenue	BELVEDERE	19/00976/FUL	Erection of 1 residential unit		23/08/2019	0.013	1
47 Nelson Road	BELVEDERE	17/02202/FUL	Erection of 1 residential unit		08/01/2018	0.013	1

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
Rear of 114 Corbylands Road	BLACKFEN & LAMORBEY	19/00935/FUL	Erection of 1 residential unit		06/07/2020	0.010	1
Land Rear of 1 Lamorbey Close	SIDCUP	19/02193/FUL	Erection of 1 residential unit		04/11/2019	0.009	1
30 Park View Road	FALCONWOOD AND WELLING	20/01228/FUL	Erection of 1 residential unit		24/08/2020	0.008	1
1A Midfield Parade Mayplace Road East	CRAYFORD	19/02738/FUL	Erection of 1 residential unit		20/03/2020	0.008	1
25b Pickford Road	CHRISTCHURCH	17/00279/FUL	Redevelopment of site to provide 1 residential unit		01/11/2017	0.007	1
Total (new build) supply delivering potential custom housebuilding and self-build (single dwellings) sites						1.018	36
39 to 69 Welling High Street	DANSON PARK	17/02046/FULM	Extension of existing building to provide 10 residential units		02/05/2018	0.062	10
Manor Freehold Farm 67 Parsonage Lane	ST MARYS & ST JAMES	19/03011/FUL	Conversion and alterations to provide 3 residential units		17/04/2020	0.244	2
Broadway House, Trinity Place	CHRISTCHURCH	19/02213/FUL	Extension of building to provide 8 residential units in addition to change of use from B1 to C3 and conversion of 25 flats secured under prior approval reference 16/00776/PRIOR		14/02/2017	0.170	8
Westminster House, 186 to 194 Broadway	CHRISTCHURCH	17/01562/FUL	Extension of building to provide 9 residential units and an increase in retail floorspace		06/10/2017	0.096	9
Rear of Stuart House, 45 to 47 Halfway Street	SIDCUP	18/01748/FUL	Extension of existing buildings to provide 4 residential units		06/02/2019	0.093	4
Former Red Lion Public House, 10 to 12 Foots Cray High Street	CRAY MEADOWS	18/03020/FUL	Redevelopment of site including extension of existing building to provide 8 residential units		01/02/2019	0.081	6
70 - 74 Sidcup High Street	SIDCUP	19/02792/FUL	Extension of existing building to provide 5 residential units.		22/06/2020	0.080	5
104 Lion Road	CHRISTCHURCH	19/01354/FUL	Extension of existing building to provide 4 residential units		20/08/2019	0.070	3
4 and 4a Bellegrove Road	FALCONWOOD AND WELLING	17/02049/FUL	Extension and conversion of building to provide 7 residential units		20/12/2017	0.063	7
7 Lodge Lane	DANSON PARK	19/01628/FUL	Extension of existing building to provide 5 residential units		25/09/2019	0.054	3
148 and 148a Eversley Avenue	COLYERS	18/00211/FUL	Extension of existing building to provide 2 residential units		09/08/2018	0.049	2
437 Blackfen Road	BLENDON AND PENHILL	18/02920/FUL	Extension of existing building to provide 2 residential units		21/05/2019	0.047	1
9 Westwood Lane	FALCONWOOD AND WELLING	17/02582/FUL	Extension of existing building to provide 2 residential units		09/01/2018	0.044	1
9 Lewis Road	CRAY MEADOWS	17/01316/FUL	Extension of existing building to provide 2 residential units		17/08/2017	0.041	1
1 to 29 Redbourne Drive	THAMESMEAD EAST	17/00963/FUL	Extension of existing building to provide 5 residential units		13/11/2017	0.038	5
157 Broadway	CHRISTCHURCH	17/00828/FUL	Extension of existing building to provide 1 residential unit		04/09/2017	0.038	1
135 London Road	CRAYFORD	19/01134/FUL	Extension and alterations to existing dwelling to provide 4 residential units		24/06/2020	0.038	3
61 Normanhurst Avenue	ST. MICHAEL'S	18/01053/FUL	Extension of existing building to provide 2 residential units		08/08/2018	0.034	1
50 Clifton Road	DANSON PARK	18/01949/FUL	Extension of existing building to provide 3 residential units		30/01/2019	0.033	2
66 Stephen Road	BARNEHURST	19/00093/FUL	Extension of existing building to provide 1 residential unit		12/04/2019	0.033	1
1 and 1b Central Avenue	FALCONWOOD AND WELLING	18/01011/FUL	Extension of existing building to provide 6 residential units		27/02/2019	0.032	5

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
231 Iron Mill Lane	CRAYFORD	20/01684/FUL	Conversion of existing dwelling to provide 2 residential units		18/09/2020	0.027	1
Lesure Honeyden Road	ST MARYS & ST JAMES	19/02753/FUL	Conversion of garage to provide 1 residential unit		14/02/2020	0.027	1
124 Radnor Avenue	DANSON PARK	19/01253/FUL	Extension of existing building to provide 1 residential unit		27/08/2019	0.026	1
72 Bethel Road	FALCONWOOD AND WELLING	18/00352/FUL	Conversion of existing dwelling to provide 2 residential units		06/07/2020	0.026	1
43 to 45 Bellegrove Road	FALCONWOOD AND WELLING	19/00952/FUL	Conversion and alterations to provide 3 residential units and 1 self-contained office		10/06/2019	0.024	3
59 Standard Road	CHRISTCHURCH	17/02206/FUL	Extension of existing building to provide 2 residential units		21/02/2018	0.024	1
188 - 192 West Street	ERITH	19/01737/FUL	Conversion of existing building to provide 9 residential units		17/04/2020	0.023	9
15a, 15b and 15c Woolwich Road	BELVEDERE	19/00096/FUL	Extension of existing building to provide 1 residential unit		21/05/2019	0.020	1
1 Park Approach	DANSON PARK	19/00247/FUL	Extension of existing building to provide 1 residential unit		15/04/2019	0.020	1
175 Broadway	CHRISTCHURCH	19/01413/FUL	Extension of existing building to provide 3 residential units		04/09/2019	0.019	2
374 Blackfen Road	BLENDON AND PENHILL	19/01441/FUL	Extension of existing building to provide 1 residential unit		07/08/2019	0.018	1
104 Broadway	CHRISTCHURCH	16/03227/FUL	Extension of existing building to provide 3 residential units		13/04/2017	0.017	3
9 Lessness Avenue	LESNES ABBEY	19/00228/FUL	Extension of existing building to provide 1 residential unit		03/06/2019	0.017	1
215 Brampton Road	BRAMPTON	18/02385/FUL	Extension of existing building to provide 1 residential unit		12/12/2018	0.017	1
71 Riverdale Road	ERITH	18/02337/FUL	Extension of existing building to provide 2 residential units		07/12/2018	0.017	1
26 Kentish Road	BELVEDERE	19/00196/FUL	Extension and conversion of roof space to provide 2 residential units		12/06/2020	0.017	1
44 Park View Road	FALCONWOOD AND WELLING	20/00329/FUL	Conversion of existing building to provide 2 residential units		06/04/2020	0.016	1
139A Bellegrove Road	FALCONWOOD AND WELLING	20/01463/FUL	Conversion of existing building to provide 2 residential units		24/08/2020	0.016	1
2 Cray Buildings, Foots Cray High Street	CRAY MEADOWS	19/00466/FUL	Extension of existing building to provide 5 residential units		26/04/2019	0.015	5
55 Heathside Avenue	BRAMPTON	19/00561/FUL	Extension of existing building to provide 2 residential units		18/09/2019	0.015	1
4 - 5 Market Place	CHRISTCHURCH	18/02696/FUL	Extension of existing building to provide 2 residential units		03/06/2019	0.014	2
6 Palm Avenue	CRAY MEADOWS	18/01929/FUL	Extension of existing building to provide 1 residential unit		27/09/2018	0.014	1
114 Blackfen Road	BLACKFEN & LAMORBEY	19/01690/FUL	Conversion and alterations to existing garage to provide 1 residential unit		10/12/2019	0.013	1
363a Bexley Road	NORTHUMBERLAND HEATH	19/00728/FUL	Extension of existing building to provide 1 residential unit		04/06/2019	0.011	1
52 Sidcup High Street	SIDCUP	20/00237/FUL	Conversion of existing dwelling to provide 2 residential units		31/03/2020	0.010	1
77a Maidstone Road	CRAY MEADOWS	18/02210/FUL	Extension of existing building to provide 2 residential units		03/10/2018	0.008	1

Site name/address	ward	borough reference	development proposal	SHLAA number	permission date	area (hectares)	net dwellings
Total (extensions and conversions) supply delivered from small sites						1.848	124
Bushey Court, Hazel Road	NORTH END	18/02211/LDCP	Lawful Development Certificate (Proposed) for change of use from 12 care rooms to 8 sheltered housing apartments		20/11/2018	0.181	-4
52 to 54 Bellegrove Road	FALCONWOOD AND WELLING	15/00713/OUT01	Reserved matters application for the extension of existing building to provide 3 residential units; and a change of use and conversion from assembly and leisure use to 6 residential units		24/01/2019	0.065	9
25 Sidcup High Street	SIDCUP	19/01251/PRIOR	Notification of prior approval for a proposed change of use from offices to 5 residential units		18/07/2019	0.039	5
34 North Cray Road	ST. MARY'S	17/03092/FUL	Change of use from offices and storage to 1 residential unit		28/06/2018	0.025	1
4 Prospect Court, Foots Cray High Street	CRAY MEADOWS	18/01006/FUL	Change of use from offices to 1 residential unit		18/06/2018	0.021	1
First and Second Floors, 206a - 208 Broadway	CHRISTCHURCH	18/00979/PRIOR	Notification of prior approval for a proposed change of use from offices to 4 residential units		01/06/2018	0.020	4
122 Old Road	CRAYFORD	16/02747/FUL	Change of use from retail to 2 residential units		14/02/2017	0.020	2
76 Gilbert Road	BELVEDERE	18/03206/FUL	Change of use from single dwelling to residential care/assisted living accommodation for up to 5 individuals		26/04/2019	0.020	-1
100 Barnehurst Road	BARNEHURST	19/02404/FUL	Change of use of first floor to a single dwelling		21/02/2020	0.018	1
First and Second Floor, 280a Broadway	CHRISTCHURCH	19/00807/PRIOR	Notification of prior approval for a proposed change of use from retail to 2 residential units		17/06/2019	0.017	2
104 Sidcup High Street	SIDCUP	19/00499/PRIOR	Notification of prior approval for a proposed change of use from offices to 2 residential units		30/05/2019	0.014	2
First Floor, 224 Broadway	CHRISTCHURCH	17/02891/PRIOR	Notification of prior approval for a proposed change of use from a photography shop to 1 residential unit		18/01/2018	0.014	1
First Floor, 40 Bellegrove Road	FALCONWOOD AND WELLING	18/01800/FUL	Change of use from offices to 2 residential units		02/01/2019	0.012	2
3 Lingfield Crescent	FALCONWOOD AND WELLING	17/03180/PRIOR	Notification of prior approval for a proposed change of use from retail to 1 residential unit		13/04/2018	0.011	1
3 Cray Buildings, Foots Cray High Street	CRAY MEADOWS	19/01296/FUL	Change of use from offices to 1 residential unit		30/09/2019	0.010	1
4a Crayford Way	CRAYFORD	17/02636/PRIOR	Notification of prior approval for a proposed change of use from retail to 1 residential unit		19/12/2017	0.008	1
47 Birkbeck Road	SIDCUP	19/02547/FUL	Change of use from retail to 1 residential unit		25/02/2020	0.008	1
First Floor, 244a Blackfen Road	BLACKFEN AND LAMORBEY	19/01209/PRIOR	Notification of prior approval for a proposed change of use from offices to 1 residential unit		30/07/2019	0.007	1
2a Bellegrove Road	FALCONWOOD AND WELLING	16/02287/PRIOR	Notification of prior approval for a proposed change of use from ancillary office/storage to 1 residential unit		07/10/2016	0.007	1
5 Central Avenue	FALCONWOOD AND WELLING	19/02637/FUL	Change of use from mini cab office to 1 residential unit		03/03/2020	0.004	1
44 and flat above 44 Nuxley Road	BELVEDERE	18/00864/FUL	Change of use of ground floor doctor's surgery and first floor flat to small independent school		12/07/2018	0.000	-1
170 Bellegrove Road	EAST WICKHAM	18/00645/FUL	Change of use from office and residential to a day nursery for pre-school children		16/05/2018	0.000	-1
Total (change of use) supply delivered from small sites of fewer than 10 net units						0.622	30
small sites average density						78.694	dph
Total five year housing supply (sites with planning permissions)						21.924	1,564

Table 5: List of development sites originating from the London Development Database list of sites under construction (01/04/2017 - 30/09/2020)

Site name/address	ward	borough reference	development proposal	SHLAA number	start date	area (hectares)	net dwellings
Former Belvedere Police Station, 2 Nuxley Road	BELVEDERE	18/02578/FULM	Redevelopment of site to provide 26 residential units		31/07/2020	0.170	26
Former Erith Quarry (Parcels 10 and 14), Fraser Road	ERITH	14/02155/OUTM26	Partial supersede of Phase 2B to provide 115 residential units	17040325	11/07/2018	0.000	115
The Coach House, Wren Road	CRAY MEADOWS	18/02593/FUL	Erection of a building to provide 4 residential units		11/10/2019	0.031	4
Sites under construction anticipated to be completed in 2019/2020 (therefore removed from five year supply)						0.201	145
Former Linpac site and adjoining warehouse, Richmer Road	NORTH END	15/00370/OUTM	Redevelopment of site to provide up to 336 residential units and commercial floorspace, excluding units and hectares of site being delivered under permission 15/00370/OUTM3	17040183	12/10/2016	3.346	219
Land at Southmere Village, Yarnton Way	THAMESMEAD EAST	16/01251/FULM	Redevelopment of site to provide 525 residential units and commercial floorspace	17040320	19/03/2018	2.780	533
Former Bexley Civic Offices, Broadway	CHRISTCHURCH	17/02745/FULM	Redevelopment of site to provide 518 residential units and commercial floorspace	17040027	17/09/2018	1.740	518
Former Erith Quarry, Fraser Road (Phase 1)	ERITH	14/02155/OUTM	Phase 1 to provide a primary school, 86 residential units and an ecology area (47 units complete)	17040177	14/04/2015	1.300	39
Land at West Street and St Francis Road	ERITH	18/01437/FULM	Redevelopment of site to provide 42 residential units	17040148	09/04/2019	0.255	42
Ballast Wharf, 91-101 West Street	ERITH	08/11096/FULM	Redevelopment of site to provide 54 residential units, commercial and open space	17040308	28/09/2017	0.229	54
Total supply delivered from identified SHLAA sites						9.650	1,405
Old Farm Park, Old Farm Avenue	SIDCUP	17/00577/OUTM01	Reserved matters application to provide 60 residential dwellings with associated infrastructure and retention and enhancement of adjacent open space		23/01/2020	1.470	68
45 Sidcup Hill	SIDCUP	18/00203/FULM	Redevelopment of site to provide 42 residential dwellings		20/11/2019	0.240	48
Total supply delivered from other large sites of 10 or more units or 0.25 hectares or larger						1.710	108
Garages between 164 to 166 Hurstwood Avenue	COLYERS	16/01231/FUL	Redevelopment of site to provide 8 residential units		23/06/2020	0.284	8
32 Tile Kiln Lane	ST. MARY'S	19/01082/FUL	Redevelopment of site to provide 3 residential units		04/08/2020	0.220	2
Land adjacent to Holy Redeemer and rear of The Vicarage, Days Lane	BLACKFEN AND LAMORBEY	15/00237/FUL	Erection of 4 residential units		27/06/2018	0.150	4
Former Linpac Corrugated Cases Ltd, Richmer Road	NORTH END	18/03292/FUL	Erection of a building to provide 6 residential units		20/01/2020	0.140	6
36 Hatherley Road	SIDCUP	18/02745/FULM	Redevelopment of site to provide 10 residential units		19/03/2020	0.114	7
26 and 26a Brampton Road	DANSON PARK	18/01926/FULM	Redevelopment of site to provide 10 residential units		16/03/2020	0.110	8
70 Blackfen Road	BLACKFEN AND LAMORBEY	17/02331/FUL	Redevelopment of site to provide 7 residential units		15/05/2019	0.082	6
43 Crayford Way	CRAYFORD	18/03131/FUL	Redevelopment of site to provide 8 residential units		17/04/2019	0.075	7
Garages rear of 24 to 30 Lovel Avenue	EAST WICKHAM	15/02858/FUL	Redevelopment of site to provide 3 residential units		29/03/2019	0.073	3
51 Sidewood Road	BLACKFEN AND LAMORBEY	15/01974/FUL	Erection of 2 residential units		07/05/2018	0.073	2
21a Welling High Street	DANSON PARK	17/01167/FUL	Redevelopment of site to provide 8 residential units		26/02/2019	0.065	8
10 Cray Close	CRAYFORD	19/00897/FUL	Erection of a building to provide 2 residential units		18/06/2020	0.060	2

Site name/address	ward	borough reference	development proposal	SHLAA number	start date	area (hectares)	net dwellings
92 Blackfen Road	BLACKFEN AND LAMORBEY	19/01274/FUL	Redevelopment of site to provide 3 residential units		05/03/2020	0.056	3
10 Lower Park Road	BELVEDERE	17/00523/FUL	Redevelopment of site to provide 4 residential units		04/02/2019	0.050	3
Station Approach Clinic, William Foster Lane	EAST WICKHAM	18/00852/FUL	Erection of 5 residential units		20/09/2018	0.049	5
Rear of 102 to 106 Woolwich Road	BELVEDERE	17/02678/FUL	Redevelopment of site to provide 2 residential units		16/03/2020	0.047	2
25 Oakwood Drive	BARNEHURST	15/02697/FUL	Erection of 1 residential unit		23/08/2016	0.045	1
Rear of 437 Blackfen Road	BLENDON AND PENHILL	17/01937/OUT	Outline application for erection of 2 residential units		15/01/2018	0.037	2
8 Bedens Road	CRAY MEADOWS	19/01258/FUL	Erection of one detached property for use as a House of Multiple Occupation for a maximum of 6 persons		22/01/2020	0.037	1
Land adjacent 30 Love Lane	ST. MARY'S	13/00666/FUL	Erection of 1 residential unit		01/06/2016	0.035	1
37 Albany Close	BLENDON AND PENHILL	19/00277/FUL	Redevelopment of site to provide 1 residential unit		26/08/2020	0.026	1
Land adjacent 86 Heversham Road	BRAMPTON	13/00375/FUL	Erection of 1 residential unit		07/06/2016	0.022	1
78b Langford Place	SIDCUP	18/00686/FUL	Erection of 1 residential unit		02/08/2019	0.017	1
1a Wellington Avenue	BLENDON AND PENHILL	15/00999/FUL	Redevelopment of site to provide 5 residential units		21/03/2018	0.016	5
13 Beckett Close	LESNES ABBEY	17/02968/FUL	Erection of 1 residential unit		12/06/2019	0.012	1
28 Bellegrove Road	FALCONWOOD AND WELLING	16/02191/FUL	Redevelopment of site to provide 3 residential units and an office		13/07/2018	0.011	3
Total (new build) supply delivered from small sites of fewer than 10 net units						1.906	93
81 Wansunt Road	ST. MARY'S	18/03039/FUL	Redevelopment of site to provide 1 residential unit		02/12/2019	0.090	1
15 Camden Road	ST. MARY'S	18/02808/FUL	Redevelopment of site to provide 1 residential unit		05/08/2020	0.056	1
44 Baldwyns Park	ST. MARY'S	16/02019/FUL	Redevelopment of site to provide 1 residential unit		22/01/2018	0.046	0
205 and 207 Burnt Oak Lane	BLENDON AND PENHILL	19/00880/FUL	Erection of 1 residential unit		13/05/2020	0.033	1
20 Crook Log	DANSON PARK	18/01355/FUL	Erection of 1 residential unit		08/01/2020	0.032	1
381 Long Lane	BRAMPTON	19/01313/FUL	Erection of 1 residential unit		24/09/2020	0.031	1
Land adjacent 55 Stafford Road	LONGLANDS	16/01847/FUL	Erection of 1 residential unit		02/09/2019	0.030	1
Land adjacent 37 Freta Road	CHRISTCHURCH	13/01150/FUL	Redevelopment of site to provide 1 residential unit		19/11/2015	0.030	1
Priory Conservative Club, 169 Picardy Road	BELVEDERE	17/01787/FUL	Redevelopment of site to provide 1 residential unit		30/10/2019	0.028	1
1 Blendon Drive	BLENDON AND PENHILL	19/01453/FUL	Erection of 1 residential unit		25/06/2020	0.028	1
Land to the rear of 142 Bexley Road	NORTHUMBERLAND HEATH	17/01105/FUL	Erection of 1 residential unit		24/04/2018	0.024	1
54 Anthony Road	EAST WICKHAM	18/01686/FUL	Erection of 1 residential unit		02/07/2019	0.020	1
Land adjacent 29 Sandcliffe Road	ERITH	15/02983/FUL	Erection of 1 residential unit		02/02/2018	0.020	1
Garage and garden to the rear of 8 to 10 Park Grove	BEXLEYHEATH	19/02303/FUL	Redevelopment of site to provide 1 residential unit		29/06/2020	0.020	1
Land rear of 123a Halfway Street	SIDCUP	18/03290/FUL	Erection of 1 residential unit		04/05/2020	0.018	1

Site name/address	ward	borough reference	development proposal	SHLAA number	start date	area (hectares)	net dwellings
Adjacent to 24 Barnehurst Avenue	COLYERS	15/02341/FUL	Redevelopment of site to provide 1 residential unit		06/07/2017	0.016	1
Land adjacent 34 Redbourne Drive	THAMESMEAD EAST	18/02482/FUL	Erection of 1 residential unit		20/01/2020	0.012	1
Land to the rear of 30 Park View Road	DANSON PARK	16/01234/FUL	Redevelopment of site to provide 1 residential unit		19/07/2017	0.008	1
Land adjacent 19 Crescent Road	LONGLANDS	17/01905/FUL	Redevelopment of site to provide 1 residential unit		07/02/2020	0.008	1
Total (new build) supply delivering custom housebuilding and self-build (single dwellings) sites						0.550	18
Old Bexley Equestrian Training Centre, Vicarage Road	ST. MARY'S	14/00141/FUL	Extension and conversion of existing stable restroom to provide 1 residential unit		01/06/2017	0.186	1
Progressive House, 2 Watling Street	CRAY MEADOWS	18/02222/FUL	Extension of existing building to provide 9 residential units in connection with the granted prior approval 18/00685/PRIOR		05/02/2019	0.167	9
Lesure, Honeyden Road	CRAY MEADOWS	18/02480/FUL	Conversion, extension and alterations to existing dwelling to provide 2 residential units		14/02/2019	0.101	1
19 The Grove	DANSON PARK	18/02832/FUL	Extension of existing building to provide 2 residential units		15/06/2020	0.061	2
84a Crayford Way	CRAYFORD	17/02472/FUL	Extension of existing building to provide 4 residential units		23/11/2018	0.043	4
18 Penhurst Avenue	BLENDON AND PENHILL	16/01689/FUL	Conversion, extension and alterations to existing dwelling to provide 2 residential units		03/04/2017	0.042	1
104 Sidcup High Street	SIDCUP	19/01725/FUL	Extension of building to provide office space and 8 residential units		12/05/2020	0.040	8
142 - 146 Station Road	SIDCUP	19/02130/FUL	Rear extensions and alterations provide 6 residential units		09/12/2019	0.034	6
Nuxley Road Post Office, 34 Nuxley Road	BELVEDERE	17/01590/FUL	Extension and alterations of existing building to provide 2 residential units		19/02/2019	0.030	2
121 to 123 Bellegrove Road	FALCONWOOD AND WELLING	19/00092/FUL	Extension and conversion of existing dwelling to provide 2 residential units		10/07/2019	0.029	1
21 Stuart Mantle Way	COLYERS	16/02538/FUL	Conversion of existing dwelling to provide 2 residential units		09/08/2017	0.025	1
142 to 146 Bellegrove Road	FALCONWOOD AND WELLING	18/00887/FUL	Extension of existing building to provide 6 residential units		25/11/2019	0.024	2
62 and 62a Park View Road	DANSON PARK	15/01371/FUL	Extension and conversion of existing dwelling to provide 2 residential units		22/05/2018	0.017	2
2 Maida Road	BELVEDERE	19/02151/FUL	Conversion of existing dwelling to provide 2 residential units		05/05/2020	0.016	1
Rear of 61 Parkhurst Road	ST. MARY'S	16/02976/FUL	Extension of existing building to provide 1 residential unit		02/06/2020	0.014	1
108 Bellegrove Road	FALCONWOOD AND WELLING	17/02420/FUL	Extension of existing building to provide 2 residential units		30/07/2020	0.013	2
3-6 Pembroke Parade	ERITH	11/01474/FUL	Extension of existing building to provide 3 residential units		06/06/2014	0.011	3
146b Bellegrove Road	FALCONWOOD AND WELLING	16/01971/FUL	Formation of first and second floor to provide 1 x 1 bed unit of accommodation.		10/01/2018	0.006	1
29 Pickford Lane	BRAMPTON	16/00288/FUL	Extension of existing building to provide 1 residential unit		08/05/2019	0.002	1
Total (extensions and conversions) supply delivered from small sites of fewer than 10 net units						0.861	49
Progressive House, 2 Maidstone Road	CRAY MEADOWS	18/00685/PRIOR	Notification of prior approval for proposed change of use from offices to 30 residential units		08/10/2018	0.167	30
Broadway House, Trinity Place	CHRISTCHURCH	20/00431/PRIOR	Notification of prior approval for proposed change of use from offices to 18 residential units (re-submission following 17/00967/PRIOR)		27/11/2018	0.140	18
Total (change of use) supply delivered from sites with 10 or more net units						0.307	48

Site name/address	ward	borough reference	development proposal	SHLAA number	start date	area (hectares)	net dwellings
Former Linpac Corrugated Cases Ltd, Richmer Road	NORTH END	19/02955/FUL	Change of use from retail to 5 residential units		23/03/2020	0.140	5
Rear of 11 to 15 Market Place	CHRISTCHURCH	18/02743/PRIOR	Notification of prior approval for a proposed change of use from retail to 4 residential units		25/06/2020	0.083	4
Ground Floor, Wolsley House, Wolsley Close	CRAYFORD	15/00832/FUL	Notification of prior approval for a proposed change of use from offices to 1 residential unit		01/10/2015	0.035	1
1 to 3 Gloucester Parade, Blackfen Road	BLACKFEN AND LAMORBEY	18/02831/FUL	Change of use from a bank to provide 5 residential units		13/05/2020	0.034	5
302 Broadway	CHRISTCHURCH	17/02910/PRIOR	Notification of prior approval for a proposed change of use from offices to 9 residential units		11/03/2020	0.033	9
204 to 206 Bexley Road	NORTHUMBERLAND HEATH	15/02518/LDCP	Lawful Development Certificate (Proposed) for the change of use from retail to 2 residential units		17/04/2019	0.024	2
76 and 78 Crayford High Street	CRAYFORD	17/02727/PRIOR	Notification of prior approval for a proposed change of use from industrial storage to 7 residential units		11/04/2018	0.023	7
80, 84, 84a, 84b and 84c Crayford High Street	CRAYFORD	18/00485/PRIOR	Notification of prior approval for a proposed change of use from offices to 6 residential units		11/04/2018	0.020	6
76a, 82a and 84d Crayford High Street	CRAYFORD	18/00470/PRIOR	Notification of prior approval for a proposed change of use from offices to 3 residential units		11/04/2018	0.020	3
280A Broadway	CROOK LOG	19/01956/FUL	Change of use from retail to 1 residential unit		01/11/2019	0.019	1
80a and 82 Crayford High Street	CRAYFORD	18/00486/PRIOR	Notification of prior approval for a proposed change of use from light industrial to 2 residential units		11/04/2018	0.017	2
Total (change of use) supply delivered from small sites of fewer than 10 net units						0.448	45
sub-total (before removal of sites anticipated to be completed during 2019/2020)						15.633	1,911
total units expected to be completed during second half of 2019/2020						1.008	231
small sites average density						69.696	dph
Total five year housing supply (sites under construction)						14.625	1,680