

Five year housing land supply

Annual assessment for the period commencing 1 April 2022

1. Introduction

- 1.1. This report provides information on the Council's assessment of compliance with paragraph 74 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 [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 (2020/21), 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 Department for Levelling Up, Housing and Communities. 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% of housing required over the previous three years.
- 1.7. These consequences apply concurrently, for example authorities falling below 85% should produce an action plan as well as apply the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published.

2. Summary

- 2.1. Three thousand seven hundred and seventy five (3,775) 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 2022. The 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 74 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 a 5% buffer, which is the appropriate buffer for Bexley, as [Government's HDT 2021 measurement](#), published in January 2022, identified Bexley as having achieved a 93% delivery rate. In quantitative terms, this means that the five year housing requirement of 3,425 should have enough sites with the potential to deliver 3,596 new homes. This uplift has been met, with 3,775 net new homes equating to 5.25 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, the regulation 19 Draft Local Plan was published in May 2021 and the Draft Local Plan submitted to the Secretary of State for independent examination in November 2021. The Local Development Scheme sets out the full timetable for the production of the Local Plan.

Five year housing supply summary	housing requirement	development capacity (net new dwellings)
Five year total housing land supply (net dwellings)		3,775
Bexley's London Plan 2021 annual housing requirement x 5 years	3,425	
NPPF (para 74) 5% additional supply over housing requirement	171	
Overall land supply capacity requirement (target + NPPF buffer)	3,596	
Total supply (percentage of requirement)		105%
Number of years' supply (including 5% NPPF uplift)		5.25

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

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 (footnote 8) 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 regional [Strategic Housing Land Availability Assessment \(SHLAA\) 2017](#), 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 Planning Datahub](#) in respect of units that have been granted extant planning permission up through the end of September 2021 (and where that permission has not lapsed); and,
 - (d) Interrogation of the development planning aspect of the London Planning Datahub, in respect of units that are under construction at the end of September 2021.
- 3.7. The GLA's new London Planning Datahub did not come online until November 2020 and is still being tested. The Council has therefore also relied 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 2017 sites in Bexley have been reviewed by the Council as part of the preparation of its Draft Local Plan housing trajectory, which is set out at Annex C in the Submission Draft Local Plan.
- 3.10. SHLAA 2017 sites may be reallocated to different phases to reflect updated circumstances, including removal from the supply once developed. Therefore, SHLAA 2017 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.
- 3.11. SHLAA 2017 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).
- 3.12. Sites will only be included from the list at Paragraph 3.11 if the development, or phases of the development, have been assessed as being deliverable within the five year period.
- 3.13. For this five year housing supply assessment, SHLAA 2017 sites have only been brought forward by the methods set out in the first list at Paragraph 3.10. Eight 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

- 3.14. Development with extant planning approval makes up 1,203 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.
- 3.15. The figures are net only and exclude rebuilds. 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. Four of the approved developments are on SHLAA 2017 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. 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. Two previous permission in principle applications have progressed to fully consented schemes, with one of these already under construction.
- 3.19. 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

- 3.20. Consented residential schemes where development has commenced is set out in table 5 and totals 2,032 units. This ‘snapshot’ of construction comprises schemes that have started construction but not completed development on 30 September 2021. It is based on information from the new London Planning Datahub and Building Control monitoring records and the up to date knowledge of the Planning Department’s Monitoring Officer regarding developments of 10 or more net housing units.
- 3.21. 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.
- 3.22. Deducted from this figure are 70 housing units, which it is anticipated will be completed prior to 1 April 2022, resulting from the assumption that an equal number of completions will occur in the second half of the monitoring year as occurred in the first half of the monitoring year (1 April 2021 to 30 September 2021) where the data has already been collected.
- 3.23. The remaining 1,962 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:
- (a) 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
 - (b) 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.
- 3.24. Five of the sites currently under construction are SHLAA 2017 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.
- 3.25. A SHLAA 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.

- 3.26. The former Erith Quarry site is large and has been split into two SHLAA sites. One is for the first phase of development that has full planning permission and is currently under construction. The second site comprises the larger part of the former quarry and will be built out in further parcels, and four reserved matters application have planning consent and three of these have commenced construction. 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.

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's London Plan 2021 include an allowance for sites smaller than 0.25 hectares in area. These were modelled in the London-wide SHLAA (2017) and tested at the examination in public of the London Plan. The allowance for including windfall sites (that are not specifically identified) in London boroughs' five year housing supplies is considered appropriate given the policy framework (see London Plan paragraph 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. Two years' worth of this windfall allowance has been added to contribute to the five year housing supply total, which is 610 units divided equally over the five year reporting period reflecting the fact that small sites will come forward quickly throughout the five year supply period.

4. Conclusion

- 4.1. 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 NPPF buffer of 5%, given the recently published results of Government's Housing Delivery Test 2021 measurement.
- 4.2. 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 2022 to 31 March 2027. 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.
- 4.3. The results indicate that 3,775 net new homes are likely to be developed via specific sites, including a windfall allowance for unspecified small sites in the five years commencing 01 April 2022. 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.
- 4.4. Paragraph 74 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 5% buffer is currently the most appropriate for Bexley, bringing the total five year housing requirement to 3,596. This figure is met by the five year housing supply of 3,775 net new units, which provide 105% as a percentage of the overall requirement, equal to 5.25 years' supply of housing capacity (including the 5% NPPF buffer).

4.5. The tables following this report 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.

Five year housing supply summary	housing requirement	development capacity (net new dwellings)
Sites with planning permission (see Table 4 for details)		1,203
Sites under construction (see Table 5 for details)		1,962
London Plan annual small sites windfall x 2 years (area projected)		610
Five year total housing land supply (net dwellings)		3,775
Bexley's London Plan 2021 annual housing requirement x 5 years	3,425	
NPPF (para 74) 5% additional supply over housing requirement	171	
Overall land supply capacity requirement (target + NPPF buffer)	3,596	
Total supply (percentage of requirement)		105%
Number of years' supply (including 5% NPPF uplift)		5.25

Table 2: Five year housing land supply summary

Five year housing supply summary	development capacity (net new dwellings)
Capacity from SHLAA sites with planning permission (inc. s106 agreements)	356
Capacity from SHLAA sites under construction	1,597
Five year supply capacity from other large sites and large schemes (excludes PDR schemes)	536
Large site/scheme (inc. SHLAA sites) contribution to the overall supply	2,489
Large site/scheme average housing density	102 dwellings per hectare
Percentage of the overall supply capacity from large sites/large schemes	66%
Supply from permitted development rights (PDR) schemes (percentage and total units)	8% (314 units)

Table 3: Large sites and permitted development summary

Table 4 – Extant planning permissions that have not started construction as of 30 September 2021

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
Binsey Walk, Thamesmead	THAMESMEAD EAST	16/01287/OUTM	Redevelopment of site to provide 329 residential units and commercial floorspace	17040326	22/12/2016	1.755	259
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
Hainault House, 35 - 37 Lesney Park Road	ERITH	19/02274/FULM	Redevelopment of site to provide 25 units	17040016	28/01/2020	0.560	25
Former Erith Quarry, Fraser Road (Parcel 13)	ERITH	14/02155/OUTM33	Parcel 13: 13 residential units	17040325	01/07/2020	0.000	13
Residential development on SHLAA sites						2.595	356
Land East of Junction of Yarnnton Way & Picardy Manorway	BELVEDERE	18/02135/OUTM	Redevelopment of site to provide 69 flats		19/12/2019	0.280	69
21 Picardy Street	BELVEDERE	20/00908/FULM	Redevelopment of site to provide 38 residential units.		28/07/2021	0.120	38
Land East of Maiden Lane	CRAYFORD	19/00941/FULM	Redevelopment of site to provide 35 residential units		10/03/2020	0.510	35
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
Former Lamorbey Swimming Centre, 157 Station Road	BLACKFEN & LAMORBEY	19/01828/FULM	Redevelopment of site to provide 27 residential units.		01/07/2020	0.170	27
Europa House Europa Trading Estate Fraser Road	ERITH	18/03034/FUL	Formation of 31 live/work units		23/09/2019	0.275	31
Lord Kitchener Public House, 21 Wrotham Road	CROOK LOG	19/01997/FULM	Change of use of the ground floor of the existing public house to retail, conversion of the existing first and second floor and alterations and extensions to provide 19 residential units		19/02/2021	0.190	19
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
Fraser House, Europa Trading Estate, Fraser Road	ERITH	19/02865/FUL	Formation of 17 live/work units		03/12/2020	0.072	17
Land to the rear of 44 Erith High Street	ERITH	18/03247/FULM	Erection of 13 residential units		18/01/2021	0.090	13
106 Bexley Road	ERITH	19/02740/FULM	Alterations and extensions to existing building to provide 13 residential units		08/12/2020	0.160	12
Land to the rear of 32 - 38 Alers Road	CROOK LOG	19/00684/FULM	Erection of 11 residential units		19/08/2020	0.220	11
(11-15) Market Place	BEXLEYHEATH	18/01462/FULM	Redevelopment of site to provide 10 residential units		02/04/2020	0.142	10
Residential development on other large sites and/or large schemes						2.555	330
Land to the rear of 2 - 6 Warren Road fronting Pincott Road	BEXLEYHEATH	20/02195/FUL	Erection of 9 residential units		25/01/2021	0.065	9
188 - 192 West Street	ERITH	19/01737/FUL	Conversion of existing building to provide 9 residential units		17/04/2020	0.023	9
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
52 - 54 Bellegrave Road	FALCONWOOD & 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
2 Picardy Road	BELVEDERE	20/00311/FUL	Redevelopment of site to provide 9 residential units		09/03/2021	0.083	8
166 Penhill Road	BLENDON & PENHILL	19/00866/FUL	Demolition of the existing dwelling and erection of one 3 storey block to provide 8 residential units		10/09/2019	0.071	8
Broadway House, Trinity Place	BEXLEYHEATH	21/00046/FUL	Formation of an additional floor to provide 7 residential units, in addition to change of use from offices on the first and second floors to provide 18 residential units secured under 20/00431/PRIOR		17/03/2021	0.170	7
176 and 178 Bexley Road	NORTHUMBERLAND HEATH	19/00039/FUL	Redevelopment of site to provide 9 residential units		19/03/2019	0.105	7
Garages to the rear of 20 - 28 Blenheim Drive	EAST WICKHAM	19/01394/FUL	Erection of 1 residential unit		08/12/2020	0.110	6
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
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
86 Crayford Road	CRAYFORD	19/00320/FUL	Redevelopment of site to provide 7 residential units		22/05/2019	0.050	6
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
Land adjacent to 22 Abbey Crescent	BELVEDERE	21/00250/FUL	Erection of 5 residential units		30/04/2021	0.025	5

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
70 - 74 Sidcup High Street	SIDCUP	19/02792/FUL	Extension of existing building to provide 5 residential units		22/06/2020	0.080	5
Garages to the rear of 3 - 9 Filston Road and 100 Holly Hill Road	ERITH	19/02597/FUL	Redevelopment of site to provide 5 residential units		03/03/2020	0.034	5
33 Monterey Close	ST MARYS & ST JAMES	18/03183/FUL	Redevelopment of site to provide 6 residential units		04/07/2019	0.230	5
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
1 and 1b Central Avenue	FALCONWOOD & WELLING	18/01011/FUL	Extension of existing building to provide 6 residential units		27/02/2019	0.032	5
47 - 49 Northend Road	SLADE GREEN & NORTH END	19/02727/FUL	Redevelopment of site to provide 9 residential units and commercial floorspace		17/12/2020	0.078	4
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
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 1 - 18 Evans Court Sherman Close	CRAYFORD	19/02060/FUL	Redevelopment of site to provide 4 residential units		31/10/2019	0.027	4
7 Lodge Lane	DANSON PARK	19/01628/FUL	Extension of existing building to provide 5 residential units		25/09/2019	0.054	4
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
128 Rushdene	THAMESMEAD EAST	19/01726/FUL	Redevelopment of site to provide 4 residential units		09/03/2021	0.049	3
104 and 106 Bellegrave Road	FALCONWOOD & WELLING	20/02658/FUL	Extension and alterations to existing building to provide 3 residential units		22/01/2021	0.012	3
Land Adjacent 25 Sycamore Avenue	BLACKFEN & LAMORBEY	19/02197/FUL	Redevelopment of site to provide 3 residential units		18/08/2020	0.028	3
135 London Road	CRAYFORD	19/01134/FUL	Extension and alterations to existing dwelling to provide 4 residential units		24/06/2020	0.038	3
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
23 Woolwich Road	BELVEDERE	19/00741/FUL	Redevelopment of site to provide 3 residential units		16/03/2020	0.036	3
92 Blackfen Road	BLACKFEN & LAMORBEY	19/01274/FUL	Redevelopment of site to provide 3 residential units		05/03/2020	0.056	3
54 Pembroke Road	ERITH	18/02527/FUL	Redevelopment of site to provide 4 residential units		10/09/2019	0.056	3
104 Lion Road	CHRISTCHURCH	19/01354/FUL	Extension of existing building to provide 4 residential units		20/08/2019	0.070	3
43 and 45 Bellegrave Road	FALCONWOOD & WELLING	19/00952/FUL	Conversion and alterations to provide 3 residential units and 1 self-contained office		10/06/2019	0.024	3
Rear of 59 Bellegrave Road	FALCONWOOD & WELLING	18/03042/FUL	Redevelopment of site to provide 3 residential units		18/03/2019	0.050	3
105 Tile Kiln Lane	ST MARYS & ST JAMES	21/01550/FUL	Redevelopment of site to provide 3 residential units		14/09/2021	0.021	2
122 Old Road	CRAYFORD	20/03414/FUL	Alterations to existing building and a change of use from retail to provide 2 residential units		12/03/2021	0.025	2
Carrington Chislehurst Road	SIDCUP	20/01130/FUL	Extension to provide 2 residential units		08/12/2020	0.080	2
1 Parkside Parade Northend Road	BARNEHURST	20/01491/FUL	Redevelopment of site to provide 3 residential units		27/10/2020	0.041	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
5 Abbey Crescent	BELVEDERE	19/02465/FUL	Redevelopment of site to provide 3 residential units		09/07/2020	0.037	2
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
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
Garages Adjacent To 94 Howbury Lane	SLADE GREEN & NORTH END	19/01922/FUL	Redevelopment of site to provide 2 residential units		08/10/2019	0.015	2
175 Broadway	CHRISTCHURCH	19/01413/FUL	Extension of existing building to provide 3 residential units		04/09/2019	0.019	2
4 - 5 Market Place	CHRISTCHURCH	18/02696/FUL	Extension of existing building to provide 2 residential units		03/06/2019	0.014	2
50 Clifton Road	DANSON PARK	18/01949/FUL	Extension of existing building to provide 3 residential units		30/01/2019	0.033	2
First Floor, 40 Bellegrave Road	FALCONWOOD & WELLING	18/01800/FUL	Change of use from offices to 2 residential units		02/01/2019	0.012	2
253A Westwood Lane	BLACKFEN & LAMORBEY	21/01966/FUL	Change of use from retail to provide 1 residential unit		17/09/2021	0.004	1
28 Blackfen Road	BLACKFEN & LAMORBEY	20/02584/FUL	Redevelopment of site to provide 2 residential units		05/08/2021	0.070	1

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
437 Blackfen Road	BLENDON & PENHILL	21/00674/FUL	Conversion of existing dwelling to provide 2 residential units		07/06/2021	0.027	1
110 Howard Avenue	BLENDON & PENHILL	20/02863/FUL	Extension to provide 2 residential units		29/03/2021	0.033	1
148 Station Road	BLACKFEN & LAMORBEY	20/02811/FUL	Extension to provide of an additional residential unit		26/03/2021	0.018	1
92 Halfway Street	BLACKFEN & LAMORBEY	21/00090/FUL	Extension and alterations to the existing dwelling to provide 2 residential units		10/03/2021	0.054	1
190 Colyers Lane	BARNEHURST	20/00290/FUL	Redevelopment of site to provide 2 residential units		11/11/2020	0.036	1
45 and 47 Nuxley Road	BELVEDERE	20/01859/FUL	Extension and alterations of existing building to provide commercial floorspace on the ground floor and an HMO above		09/11/2020	0.015	1
43 Sydney Road	THAMESMEAD EAST	19/01037/FUL	Extension and alterations to existing building to provide 2 residential units		02/11/2020	0.039	1
137 Crayford Road	CRAYFORD	20/01830/FUL	Alterations to shopfront to provide 1 residential unit on the first floor		22/10/2020	0.000	1
24 Wellington Parade, Blackfen Road	BLACKFEN & LAMORBEY	20/01397/FUL	Extension to provide 1 residential unit		23/09/2020	0.007	1
139A Bellegrove Road	FALCONWOOD & WELLING	20/01463/FUL	Conversion of existing building to provide 2 residential units		24/08/2020	0.016	1
Land to the rear of 78 - 80 Sidcup High Street	SIDCUP	20/01118/FUL	Extension and alterations to existing building to provide a 16 bedroom HMO		16/07/2020	0.060	1
72 Bethel Road	FALCONWOOD & WELLING	18/00352/FUL	Conversion of existing dwelling to provide 2 residential units		06/07/2020	0.026	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 & WELLING	20/00329/FUL	Conversion of existing building to provide 2 residential units		06/04/2020	0.016	1
52 Sidcup High Street	SIDCUP	20/00237/FUL	Conversion of existing dwelling to provide 2 residential units		31/03/2020	0.010	1
5 Central Avenue	FALCONWOOD & WELLING	19/02637/FUL	Change of use from mini cab office to 1 residential unit		03/03/2020	0.004	1
47 Birkbeck Road	SIDCUP	19/02547/FUL	Change of use from retail to provide 1 residential unit		25/02/2020	0.008	1
100 Barnehurst Road	BARNEHURST	19/02404/FUL	Change of use of first floor to provide 1 residential unit		21/02/2020	0.018	1
18 Priory Drive	WEST HEATH	19/02243/FUL	Redevelopment of site to provide 2 residential units		23/01/2020	0.088	1
262 Broadway	CROOK LOG	19/02836/FUL	Alterations to the existing building to provide 1 residential unit on the first floor		15/01/2020	0.000	1
89 Sidcup High Street	SIDCUP	19/01629/FUL	Alterations to first floor to provide 1 additional residential unit		18/10/2019	0.032	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
55 Heathside Avenue	BRAMPTON	19/00561/FUL	Extension of existing building to provide 2 residential units		18/09/2019	0.015	1
124 Radnor Avenue	DANSON PARK	19/01253/FUL	Extension of existing building to provide 1 residential unit		27/08/2019	0.026	1
374 Blackfen Road	BLENDON & PENHILL	19/01441/FUL	Extension of existing building to provide 1 residential unit		07/08/2019	0.018	1
9 Lessness Avenue	LESNES ABBEY	19/00228/FUL	Extension of existing building to provide 1 residential unit		03/06/2019	0.017	1
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
24 Blackfen Road	BLACKFEN & LAMORBEY	19/00559/FUL	Extension and alterations of existing building to provide 1 residential unit		15/05/2019	0.015	1
4 Churchfield Road	FALCONWOOD & WELLING	19/00562/FUL	Redevelopment of site to provide 2 residential units		01/05/2019	0.026	1
66 Stephen Road	BARNEHURST	19/00093/FUL	Extension of existing building to provide 1 residential unit		12/04/2019	0.033	1
72a Eversley Avenue	COLYERS	18/02699/FUL	Redevelopment of site to provide 2 residential units		20/12/2018	0.042	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
Residential development on small sites and/or small schemes						4.548	244
12 Parkwood Road	ST MARYS & ST JAMES	17/01354/FUL	Erection of 1 residential unit		12/10/2018	0.060	1
Windy Ridge, Freemantle Road	BELVEDERE	17/01758/FUL	Redevelopment of site to provide 1 residential unit		19/02/2019	0.064	1
124 Upton Road	CHRISTCHURCH	18/00974/FUL	Erection of 1 residential unit		16/08/2019	0.046	1

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
Land to the rear of 1 - 3 Cloudeley Close	LONGLANDS	18/01827/FUL	Erection of 1 residential unit		09/11/2018	0.020	1
Rear of 298 Broadway	CHRISTCHURCH	18/02253/FUL	Erection of 1 residential unit		11/12/2018	0.016	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
83 Penhill Road	BLENDON & PENHILL	18/03094/FUL	Erection of 1 residential unit		26/03/2020	0.018	1
2 Ridge Way	CRAYFORD	19/00050/FUL	Erection of 1 residential unit		07/02/2020	0.018	1
1 Norfolk Crescent	BLACKFEN & LAMORBEY	19/00398/FUL	Erection of 1 residential unit		24/05/2019	0.016	1
53 Mill Road	NORTHUMBERLAND HEATH	19/00497/FUL	Erection of 1 residential unit		12/07/2019	0.054	1
111 Danson Crescent	DANSON PARK	19/00816/FUL	Erection of 1 residential unit		30/09/2019	0.017	1
Rear of 114 Corbylands Road	BLACKFEN & LAMORBEY	19/00935/FUL	Erection of 1 residential unit		06/07/2020	0.010	1
90 Olyffe Avenue	EAST WICKHAM	19/01078/FUL	Erection of 1 residential unit		24/06/2019	0.033	1
169 Rowley Avenue	BLENDON & PENHILL	19/01194/FUL	Redevelopment of site to provide 1 residential unit		15/07/2019	0.020	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
238 Hurst Road	BLENDON & PENHILL	19/01803/FUL	Erection of 1 residential unit		16/10/2019	0.020	1
9 West Street	ERITH	19/01851/FUL	Erection of 1 residential unit		10/12/2019	0.008	1
822 East Rochester Way	FALCONWOOD & WELLING	19/01853/FUL	Erection of 1 residential unit		31/01/2020	0.035	1
45 Dartford Road	ST MARYS & ST JAMES	19/02017/FUL	Redevelopment of site to provide 1 residential unit		23/12/2019	0.100	1
Land to the rear of 1 Lamorbey Close	SIDCUP	19/02193/FUL	Erection of 1 residential unit		04/11/2019	0.009	1
40 Kentish Road	BELVEDERE	19/02200/FUL	Erection of 1 residential unit		17/12/2019	0.008	1
1A Midfield Parade Mayplace Road East	CRAYFORD	19/02738/FUL	Erection of 1 residential unit		20/03/2020	0.008	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
Candleford Rectory Lane	SIDCUP	19/02845/FUL	Erection of 1 residential unit		23/10/2020	0.100	1
79 Sydney Road	LONGLANDS	19/02964/FUL	Redevelopment of site to provide 1 residential unit		03/02/2020	0.039	1
2 Pinewood Avenue	BLACKFEN & LAMORBEY	20/00024/FUL	Erection of 1 residential unit		01/05/2020	0.029	1
2 Nurstead Road	NORTHUMBERLAND HEATH	20/00256/FUL	Erection of 1 residential unit		14/04/2020	0.020	1
11 Holmsdale Grove	BARNEHURST	20/00420/FUL	Erection of 1 residential unit		15/09/2020	0.020	1
4 Broadway	BEXLEYHEATH	20/00552/FUL	Erection of 1 residential unit		21/09/2020	0.020	1
25B Pickford Road	CROOK LOG	20/00573/FUL	Redevelopment of site to provide 1 residential unit		21/05/2020	0.014	1
116 Crayford Way	CRAYFORD	20/00855/FUL	Erection of 1 residential unit		24/06/2020	0.020	1
18 King Harolds Way	WEST HEATH	20/00913/FUL	Erection of 1 residential unit		16/09/2020	0.034	1
1 Bexley Lane	SIDCUP	20/00953/FUL	Erection of 1 residential unit		08/12/2020	0.024	1
37 Monterey Close	ST MARYS & ST JAMES	20/01070/FUL	Conversion of existing outbuilding to provide 1 residential unit		05/03/2021	0.405	1
269 Riverdale Road	ERITH	20/01128/FUL	Erection of 1 residential unit		28/08/2020	0.040	1
30 Park View Road	FALCONWOOD & WELLING	20/01228/FUL	Erection of 1 residential unit		24/08/2020	0.008	1
7 Maida Road	BELVEDERE	20/01278/FUL	Erection of 1 residential unit		23/07/2020	0.036	1
2 Newbery Road	SLADE GREEN & NORTH END	20/01840/FUL	Erection of 1 residential unit		14/10/2020	0.040	1
59 Wansunt Road	ST MARYS & ST JAMES	20/02141/FUL	Erection of 1 residential unit		26/01/2021	0.100	1
1 Beechway	BLENDON & PENHILL	20/02464/FUL	Erection of 1 residential unit		02/12/2020	0.063	1

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
Land to the rear of 1 - 3 Cloudeley Close	LONGLANDS	20/02554/FUL	Erection of 1 residential unit		23/02/2021	0.030	1
11 Montrose Avenue	EAST WICKHAM	20/02684/FUL	Erection of 1 residential unit		14/01/2021	0.021	1
1 Gordon Road	BLACKFEN & LAMORBEY	20/02859/FUL	Erection of 1 residential unit		29/01/2021	0.037	1
Land between 10 and 14 Victoria Road	ERITH	20/02989/FUL	Erection of 1 residential unit		13/01/2021	0.023	1
6 Whitfield Road	WEST HEATH	20/03243/FUL	Erection of 1 residential unit		22/02/2021	0.040	1
224 Erith Road	BEXLEYHEATH	20/03376/FUL	Erection of 1 residential unit		23/07/2021	0.069	1
10 Durham Road	SIDCUP	21/01078/FUL	Erection of 1 residential unit		07/09/2021	0.038	1
51 Perry Street	CRAYFORD	21/01489/FUL	Erection of 1 residential unit		17/09/2021	0.050	1
Monitoring potential self-build and custom housebuilding						1.999	48
Garages Adjacent 9 Wadeville Close	BELVEDERE	20/00800/PIP	Permission in principle for the redevelopment of the site to provide 4 to 7 residential units		07/07/2020	0.060	7
Garage site at Betsham Road	NORTH END	19/01273/FUL	Redevelopment of site to provide 6 residential units pursuant to 19/00393/PIP		30/10/2019	0.049	6
Garages adjacent 5 - 10 Lumley Close	BELVEDERE	20/00799/PIP	Permission in principle for the redevelopment of the site to provide 2 to 4 residential units		07/07/2020	0.050	4
Monitoring permission in principle (PIP) developments						0.159	17
Cray House Maidstone Road	SIDCUP	21/02344/PRIOR	Notification of prior approval for the change of use from offices to 57 residential units		22/09/2021	0.800	57
River House, 1 Maidstone Road (first and second floors)	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
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
Broadway House, Trinity Place	BEXLEYHEATH	20/00431/PRIOR	Notification of prior approval for the change of use from offices to provide 18 residential units. (RE-SUBMISSION FOLLOWING 17/00967/PRIOR)		28/04/2020	0.210	18
Samuel House, 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
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
142 - 148 Main Road	LONGLANDS	21/01673/PRIOR	Notification of prior approval for the change of use from offices to 13 residential units.		22/06/2021	0.080	13
14 Fraser Road	ERITH	21/00847/PRIOR	Notification for Prior Approval for a proposed change of use from offices to 8 residential units		06/05/2021	0.040	8
70 - 72 Bexley High Street	ST MARYS & ST JAMES	20/02550/PRIOR	Notification of prior approval for the change of use from offices to 6 residential units.		26/11/2020	0.232	6
39 Upper Wickham Road	FALCONWOOD & WELLING	21/00974/PRIOR	Notification of prior approval for the change of use of building from offices to 6 residential units.		07/05/2021	0.013	6
5 Powerscroft Road	SIDCUP	21/02467/PRIOR	Notification of prior approval for the change of use from offices to 6 residential units		29/09/2021	0.080	6
14 Fraser Road	ERITH	21/00848/PRIOR	Notification of prior approval for the change of use from retail to provide 4 residential units.		12/05/2021	0.016	4
39 Belmont Road	NORTHUMBERLAND HEATH	21/02038/PRIOR	Notification of prior approval for the change of use from offices to 4 residential units.		13/08/2021	0.030	4
104 Sidcup High Street	SIDCUP	19/00499/PRIOR	Notification of prior approval for a change of use from offices to 2 residential units		30/05/2019	0.014	2
79 Station Road	SIDCUP	20/02359/LDCP	Change of use of the first and second floors from retail to 2 residential units		15/12/2020	0.010	2
22 Sidcup High Street	SIDCUP	21/00078/LDCP	Change of use from offices to 2 residential units		09/03/2021	0.020	2
70A Bellegrove Road	FALCONWOOD & WELLING	21/01878/PRIOR	Notification of prior approval for a change of use from ancillary retail space to 2 residential units		09/08/2021	0.009	2
4a Crayford Way	CRAYFORD	17/02636/PRIOR	Notification of prior approval for a change of use from retail to 1 residential unit		19/12/2017	0.008	1
First Floor, 244a Blackfen Road	BLACKFEN & LAMORBEY	19/01209/PRIOR	Notification of prior approval for a change of use from offices to 1 residential unit		30/07/2019	0.007	1
146 Crayford Road	CRAYFORD	20/02835/PRIOR	Notification of prior approval for a change of use from a betting office to 1 residential unit		23/12/2020	0.024	1
69A Bexley High Street	ST MARYS & ST JAMES	20/03100/PRIOR	Notification of prior approval for a change of use from offices to 1 residential unit		26/01/2021	0.011	1
144 Welling High Street	FALCONWOOD & WELLING	21/00526/LDCP	Change of use of the existing first floor (financial services) to 1 residential unit		15/04/2021	0.004	1
22 Sidcup High Street	SIDCUP	21/00973/PRIOR	Notification of prior approval for a change of use to 1 residential unit		10/05/2021	0.002	1
266 Sherwood Park Avenue	BLENDON & PENHILL	21/02338/PRIOR	Notification of prior approval for a change of use from a dry cleaners to 1 residential unit		27/09/2021	0.018	1

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	area (ha)	units (net)
56 Bellegrove Road	FALCONWOOD & WELLING	21/02468/PRIOR	Notification of prior approval for a change of use from retail to 1 residential unit		22/09/2021	0.006	1
Monitoring residential development through PDR schemes						2.643	222
Bushey Court, Hazel Road	NORTH END	18/02211/LDCP	Change of use from 12 care rooms to 8 sheltered housing apartments		20/11/2018	0.181	-4
76 Gilbert Road	BELVEDERE	18/03206/FUL	Change of use from a residential dwelling to use for supported living		26/04/2019	0.020	-1
62 Pembroke Road	ERITH	20/00060/FUL	Change of use from a residential dwelling to a residential care home		27/04/2020	0.060	-1
20 Victoria Street	BELVEDERE	20/00351/FUL	Change of use from 1 residential dwelling to a children's home		21/04/2020	0.010	-1
23 Cheviot Close	BARNEHURST	20/01392/FUL	Change of use from a residential dwelling to use for supported living		01/06/2021	0.020	-1
169 - 171 King Harolds Way	WEST HEATH	20/02934/FUL	Change of use from 1 residential dwelling to a doctors surgery		14/06/2021	0.000	-1
99A Picardy Road	BELVEDERE	20/01126/LDCP	Change of use from a residential dwelling to use for supported living		21/07/2020	0.015	-1
48 St Andrews Close	THAMESMEAD EAST	20/01134/LDCP	Change of use from a residential dwelling to a residential care home		10/08/2020	0.020	-1
31 Poplar Mount	BELVEDERE	20/01174/LDCP	Change of use from a residential dwelling to use for supported living		20/07/2020	0.012	-1
79 Sydney Road	THAMESMEAD EAST	20/02873/LDCP	Change of use from a residential dwelling to use for supported living		31/12/2020	0.020	-1
57 Barnes Cray Road	CRAYFORD	20/03032/LDCP	Change of use from a residential dwelling to use for supported living		17/03/2021	0.020	-1
Monitoring loss of existing residential dwellings						0.378	-14
Total capacity (net) from all approvals that have not started						14.877	1,203

Table 4: List of development sites originating from the London Planning Datahub with extant planning permission that have not started as of 30/09/2021

*Note: Ward data has been provided by the London Planning Datahub and both pre-2018 wards and current wards are used, depending on when the information was added to the Datahub. The ward data will continue to be updated to the current wards.

Table 5 – consented development schemes currently under construction

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	start date	area (ha)	units (net)
Southmere Village (Phase 1A), Yarnton Way	THAMESMEAD EAST	16/01251/FULM	Redevelopment of site to provide 525 residential units and commercial floorspace	17040320	22/12/2016	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	17/09/2018	1.740	518
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 48 complete	17040325	14/04/2015	05/07/2016	5.385	180
Former Erith Quarry, Fraser Road (Phase 2A)	ERITH	14/02155/OUTM01	Parcel 1: 119 residential units and commercial floorspace	17040325	16/12/2016	29/01/2019	1.005	119
Former Erith Quarry, Fraser Road (Phase 2B Parcels 10 & 14)	ERITH	14/02155/OUTM26	Parcels 10 & 14: 115 residential units	17040325	16/12/2016	11/07/2018	0.000	115
Ballast Wharf, 91-101 West Street	ERITH	08/11096/FULM	Redevelopment of site to provide 54 residential units, commercial and open space	17040308	04/12/2013	12/10/2016	0.229	54
Former Erith Quarry, Fraser Road (Phase 1)	ERITH	14/02155/OUTM	Phase 1: primary school, 86 residential units and an ecology area (47 units complete)	17040177	14/04/2015	05/07/2016	1.300	39
Former Erith Quarry (Phase 2B Parcel 7), Fraser Road	ERITH	14/02155/OUTM03	Parcels 7, 10 & 14: 139 residential units. Partially superseded by 14/02155/OUTM26 for parcels 10 & 14	17040325	16/12/2016	11/07/2018	2.600	39
Residential development on SHLAA sites							15.039	1,597
Old Farm Park, Old Farm Avenue	SIDCUP	17/00577/OUTM01	Reserved matters application to provide 60 residential dwellings		03/06/2019	23/01/2020	1.470	60
Development at Arthur Street	NORTH END	18/03154/FULM	Redevelopment of site (excluding Warwick Court) to provide 320 residential units		19/09/2019	07/08/2020	2.250	57
45 Sidcup Hill	SIDCUP	18/00203/FULM	Redevelopment of site to provide 42 residential dwellings		04/10/2019	20/11/2019	0.240	42
Former Belvedere Police Station, 2 Nuxley Road	BELVEDERE	18/02578/FULM	Redevelopment of site to provide 26 residential units		13/06/2019	31/07/2019	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	08/09/2021	0.149	11

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	start date	area (ha)	units (net)
267 Broadway	CHRISTCHURCH	17/02148/FULM	Redevelopment of site to provide a ground floor restaurant with 10 residential units above		05/12/2018	16/12/2020	0.032	10
Residential development on other large sites and large schemes							4.311	206
106 Sidcup High Street and 1 Elm Road	SIDCUP	19/01372/FULM	Redevelopment of site to provide 9 residential units and commercial floorspace including a cinema		14/10/2019	22/02/2021	0.036	9
271 Broadway	CROOK LOG	19/02292/FUL	Redevelopment of site to provide 9 residential units		13/12/2019	28/09/2020	0.026	9
Garages between 164 - 166 Hurstwood Avenue	COLYERS	16/01231/FUL	Redevelopment of site to provide 8 residential units		20/12/2017	23/06/2020	0.284	8
104 Sidcup High Street	SIDCUP	19/01725/FUL	Extension of building to provide office space and 8 residential units		10/09/2019	12/05/2020	0.040	8
107 - 113 Central Avenue	EAST WICKHAM	18/01813/FUL	Redevelopment of site to provide 7 residential units		28/09/2018	12/08/2021	0.025	7
Former Linpac Corrugated Cases Ltd, Richmer Road	NORTH END	18/03292/FUL	Erection of a building to provide 6 residential units		03/07/2019	20/01/2020	0.140	6
475, 475a and 475b Blackfen Road	BLENDON & PENHILL	16/02004/FUL	Redevelopment of site to provide one restaurant and 6 residential units		21/03/2017	02/02/2021	0.042	6
142 - 146 Station Road	SIDCUP	19/02130/FUL	Rear extensions and alterations provide 6 residential units		27/11/2019	09/12/2019	0.034	6
Former Linpac Corrugated Cases Ltd, Richmer Road	NORTH END	19/02955/FUL	Change of use from retail to 5 residential units		23/03/2020	23/03/2020	0.140	5
Station Approach Clinic, William Foster Lane	EAST WICKHAM	18/00852/FUL	Erection of 5 residential units		20/09/2018	20/09/2018	0.049	5
69 Granville Road	SIDCUP	20/02663/FUL	Extension to provide 5 residential units.		23/12/2020	08/09/2021	0.032	5
Land adjacent to Holy Redeemer and rear of The Vicarage, Days Lane	BLACKFEN & LAMORBEY	15/00237/FUL	Erection of 4 residential units		31/07/2015	27/06/2018	0.150	4
10 Lower Park Road	BELVEDERE	17/00523/FUL	Redevelopment of site to provide 4 residential units		25/05/2017	04/02/2019	0.050	3
Orchard View Farm, 63 Parsonage Lane	CRAY MEADOWS	17/02176/FUL	Redevelopment of site to provide 3 residential units		28/11/2018	14/05/2021	0.038	3
3-6 Pembroke Parade, Pembroke Road	ERITH	11/01474/FUL	Extension of existing building to provide 3 residential units		31/10/2011	06/06/2014	0.011	3
28 Bellegrave Road	FALCONWOOD & WELLING	16/02191/FUL	Redevelopment of site to provide 3 residential units and an office		21/03/2017	13/07/2018	0.011	3
32 Tile Kiln Lane	ST MARYS & ST JAMES	19/01082/FUL	Redevelopment of site to provide 3 residential units		09/08/2019	04/08/2020	0.220	2
19 The Grove	DANSON PARK	18/02832/FUL	Conversion and extension to existing dwelling to provide 2 residential units		10/01/2019	15/06/2020	0.061	2
Rear of 102 - 106 Woolwich Road	BELVEDERE	17/02678/FUL	Redevelopment of site to provide 2 residential units		07/08/2018	16/03/2020	0.047	2
9 Lewis Road	CRAY MEADOWS	17/01316/FUL	Extension and alterations to provide 2 residential units		17/08/2017	23/06/2020	0.041	2
Rear of 437 Blackfen Road	BLENDON & PENHILL	17/01937/OUT	Outline application for erection of 2 residential units		02/11/2017	15/01/2018	0.037	2
142 - 146 Bellegrave Road	FALCONWOOD & WELLING	18/00887/FUL	Extension of existing building to provide 6 residential units		08/02/2019	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		21/08/2015	22/05/2018	0.017	2
108 Bellegrave Road	FALCONWOOD & WELLING	17/02420/FUL	Extension of existing building to provide 2 residential units		01/02/2018	30/07/2020	0.013	2
Ground Floor, Wolsley House, Wolsley Close	CRAYFORD	15/00832/FUL	Change of use from offices to 1 residential unit		29/06/2015	01/10/2015	0.035	1
280A Broadway	CROOK LOG	19/01956/FUL	Change of use from retail to 1 residential unit		03/10/2019	01/11/2019	0.019	1
21 Stuart Mantle Way	COLYERS	16/02538/FUL	Conversion of existing dwelling to provide 2 residential units		24/11/2016	09/08/2017	0.025	1
2 Maida Road	BELVEDERE	19/02151/FUL	Conversion of existing dwelling to provide 2 residential units		16/03/2020	05/05/2020	0.016	1
Lesure, Honeyden Road	CRAY MEADOWS	18/02480/FUL	Conversion and extension to existing dwelling to provide 2 residential units		16/11/2018	14/02/2019	0.101	1
18 Penhurst Avenue	BLENDON & PENHILL	16/01689/FUL	Conversion and extension to existing dwelling to provide 2 residential units		05/10/2016	03/04/2017	0.042	1
Rear of 25 - 27 Watling Street	BEXLEYHEATH	19/02128/FUL	Detached two storey building at rear to provide 1 x 2 bed duplex flat		14/01/2020	25/10/2020	0.040	1
Old Bexley Equestrian Training Centre Vicarage Road	ST MARYS & ST JAMES	14/00141/FUL	Extension and conversion of existing building to provide 1 residential unit		08/06/2016	01/06/2017	0.186	1
1 Park Approach	DANSON PARK	19/00247/FUL	Extension of existing building to provide 1 residential unit		15/04/2019	21/04/2021	0.020	1
Rear of 61 Parkhurst Road	ST MARYS & ST JAMES	16/02976/FUL	Extension of existing building to provide 1 residential unit		31/07/2017	02/06/2020	0.014	1

Site name/address	Ward* (see note at end of table)	Application no	Development proposal	SHLAA number	permission date	start date	area (ha)	units (net)
6 Palm Avenue	CRAY MEADOWS	18/01929/FUL	Extension of existing building to provide 1 residential unit		27/09/2018	17/02/2021	0.014	1
29 Pickford Lane	BRAMPTON	16/00288/FUL	Extension of existing building to provide 1 residential unit		08/07/2016	08/05/2019	0.002	1
Residential development on small sites and small schemes							2.082	118
Land adjacent 30 Love Lane	ST MARYS & ST JAMES	13/00666/FUL	Erection of 1 residential unit		23/07/2013	01/06/2016	0.035	1
381 Long Lane	BRAMPTON	19/01313/FUL	Erection of 1 residential unit		25/07/2019	24/09/2020	0.031	1
Land adjacent 55 Stafford Road	LONGLANDS	16/01847/FUL	Erection of 1 residential unit		07/10/2016	02/09/2019	0.030	1
Land adjacent 86 Heversham Road	BRAMPTON	13/00375/FUL	Erection of 1 residential unit		14/06/2013	07/06/2016	0.022	1
Land adjacent 29 Sandcliffe Road	ERITH	15/02983/FUL	Erection of 1 residential unit		06/07/2016	02/02/2018	0.020	1
Land adjacent 34 Redbourne Drive	THAMESMEAD EAST	18/02482/FUL	Erection of 1 residential unit		28/11/2018	20/01/2020	0.012	1
Garages and land adjacent to 17 Betsham Road	SLADE GREEN & NORTH END	20/00600/FUL	Erection of 1 residential unit		26/01/2021	04/08/2021	0.025	1
Land adjacent to 29 Sandcliff Road	ERITH	20/02949/FUL	Erection of 1 residential unit		04/02/2021	02.02.2018	0.013	1
Land adjacent to 12 Lydd Road	WEST HEATH	20/02018/FUL	Erection of 1 residential unit		25/01/2021	14/06/2021	0.031	1
41 Ridge Way	CRAYFORD	20/02724/FUL	Erection of 1 residential unit		08/02/2021	09/06/2021	0.010	1
81 Wansunt Road	ST MARYS & ST JAMES	18/03039/FUL	Redevelopment of site to provide 1 residential unit		12/02/2019	02/12/2019	0.090	1
15 Camden Road	ST MARYS & ST JAMES	18/02808/FUL	Redevelopment of site to provide 1 residential unit		24/01/2019	05/08/2020	0.056	1
Land adjacent to 37 Freta Road	CHRISTCHURCH	13/01150/FUL	Redevelopment of site to provide 1 residential unit		11/10/2013	19/11/2015	0.030	1
37 Albany Close	BLENDON & PENHILL	19/00277/FUL	Redevelopment of site to provide 1 residential unit		03/06/2019	26/08/2020	0.026	1
Adjacent to 24 Barnehurst Avenue	COLYERS	15/02341/FUL	Redevelopment of site to provide 1 residential unit		31/12/2015	06/07/2017	0.016	1
Land to the rear of 30 Park View Road	DANSON PARK	16/01234/FUL	Redevelopment of site to provide 1 residential unit		12/07/2016	19/07/2017	0.008	1
Land adjacent 19 Crescent Road	LONGLANDS	17/01905/FUL	Redevelopment of site to provide 1 residential unit		16/08/2018	07/02/2020	0.008	1
Orchard View Farm, 63 Parsonage Lane	ST MARYS & ST JAMES	20/01091/FUL	Redevelopment of site to provide 1 residential unit.		12/08/2020	14/05/2021	0.079	1
Garage and garden to the rear of 8 - 10 Park Grove	BEXLEYHEATH	19/02303/FUL	Redevelopment of site to provide 1 residential unit pursuant to 19/00212/PIP		28/02/2020	29/06/2020	0.020	1
Monitoring potential self-build and custom housebuilding							0.562	19
Heather Court, 6 Maidstone Road	CRAY MEADOWS	20/00657/PRIOR	Prior approval for proposed change of use from offices to 66 residential units		21/05/2020	19/02/2021	0.719	66
Rear of 11 to 15 Market Place	CHRISTCHURCH	18/02743/PRIOR	Prior approval for a proposed change of use from retail to 4 residential units		05/03/2019	25/06/2020	0.083	4
76 and 78 Crayford High Street	CRAYFORD	17/02727/PRIOR	Prior approval for a proposed change of use from industrial to 7 residential units		20/12/2017	11/04/2018	0.023	7
80, 84, 84a, 84b and 84c Crayford High Street	CRAYFORD	18/00485/PRIOR	Prior approval for a proposed change of use from offices to 6 residential units		04/04/2018	11/04/2018	0.020	6
76a, 82a and 84d Crayford High Street	CRAYFORD	18/00470/PRIOR	Prior approval for a proposed change of use from offices to 3 residential units		09/04/2018	11/04/2018	0.020	3
80a and 82 Crayford High Street	CRAYFORD	18/00486/PRIOR	Prior approval for a proposed change of use from industrial to 2 residential units		05/04/2018	11/04/2018	0.017	2
First and Second Floor, 280a Broadway	CHRISTCHURCH	19/00807/PRIOR	Prior approval for a proposed change of use from retail to 2 residential units		17/06/2019	01/11/2019	0.017	2
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		30/12/2015	17/04/2019	0.024	2
Monitoring residential development through PDR schemes							0.923	92
Total capacity (net) from all sites under construction							22.917	2,032
Final total once 70 units removed (considered to be completed)								1,962

Table 5: List of development sites originating from the London Planning Datahub currently under construction as of 30/09/2021

*Note: Ward data has been provided by the London Planning Datahub and both pre-2018 wards and current wards are used, depending on when the information was added to the Datahub. The ward data will continue to be updated to the current wards.