

# **London Borough of Bexley**

## **Five year housing land supply**

### **1 April 2026 to 31 March 2031**

Demonstrating a five year housing land supply for decision making purposes

## 1. Background and context

Paragraph 78 of the [National Planning Policy Framework](#) (NPPF) requires each local planning authority to prepare and publish a five year housing land supply each year to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next five years.

Bexley has an adopted up to date local plan that contains strategic policies setting out the housing requirement for the area ([Bexley Local Plan](#) policy SP2). The annual average of this housing requirement figure has been used when calculating an updated five year housing land supply for the period 1 April 2026 to 31 March 2031 for decision taking purposes.

Government Guidance on [Housing supply and delivery](#) states that “for decision-taking purposes, an authority will need to be able to demonstrate a five year housing land supply when dealing with applications and appeals.” The guidance also notes that “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 National Planning Policy Framework.”

## 2. Demonstrating the five year housing supply

The requirement to identify a supply of deliverable sites is set out in paragraph 78 the NPPF, which states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies... The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

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

The adopted Bexley Local Plan (April 2023) sets out, in strategic policy SP2, the housing requirement as a total figure over the plan period, which is then provided as an annual average illustrated by the local plan housing trajectory. This annual requirement is for 685 (net) new dwellings. The local plan is an up-to-date plan as it is less than five years old, which means the annual requirement of 685 is the correct figure to apply when demonstrating a five year supply. The five year total then needs to be augmented by buffers of 5% or 20% as set out above.

The Council does not trigger part (b) as the most recent Housing Delivery Test measurement (2023) indicates a healthy rate of housing delivery for Bexley. Therefore, a 5% buffer could be applied in line with part (a); however, part (c) will apply to Bexley from 1 July 2026 and as the updated supply is being

published for the purposes of decision taking, a 20% buffer of additional supply (moved forward from later in the plan period) has been added to the five year housing requirement. This is being addressed now in this five year housing land supply assessment to ensure that the supply will be up to date for the full year to 31 March 2027.

This results in the Council having to demonstrate a supply of land sufficient to accommodate 4,110 net additional dwellings over the next five years.

### **Identified sites that make up the five year housing land supply**

The five year housing land supply is made up of specific, deliverable sites in the borough and forms the deliverable tranche of Bexley's residential development pipeline (which is the housing trajectory set over the local plan period and reported on in the local plan monitoring report)

The housing supply can be delivered as 'new build' dwellings, conversions of existing buildings that are already in residential use to provide more dwelling units, or changes of use to residential from other uses (such as offices or shops). Dwellings can take the form of houses, flats, or HMOs (houses in multiple occupation) – essentially any place that creates full-time living accommodation. They can be bedrooms in care homes (Use Class C2) and student accommodation, although these non-self-contained (NSC) dwellings have ratios applied when calculation the amount they contribute to the housing supply. Caravans or mobile homes that have planning consent to be used as a main residence also count towards housing supply.

The supply is set out in 'net' figures, which means that any existing residential units on the identified specific sites, whether they are to remain or are to be demolished, are subtracted from the total number of residential units proposed in the development scheme, leaving just the additional units to be counted towards the five year housing land supply. However, the total (gross) amount of housing proposed on a development site and the residential area of the site allows a calculation of the density of the housing.

The supply is always published as a forward projection for the coming five financial years and for this report, the supply is from 1 April 2026 to 31 March 2031. The data assessed for this supply was current at 31 December 2025, with verified residential (net) completions data current at 31 July 2025. The time gap between data verification and forward projection means that an assumption is made when deducting units from the supply to allow for residential completions for the current 2025-2026 financial year in advance of the data verification process for completions that is undertaken each summer and submitted to MHCLG in the autumn.

The five year housing land supply is comprised of the following elements of Bexley's residential development pipeline:

- extant (e.g. that have not lapsed) consented schemes, including developments that are under construction, with large schemes (e.g. developments of more than 200 dwellings) phased as per the developer's agreed build-out rate (meaning that completions of some dwellings may not be in the five year supply)
- schemes that have been approved by a 'resolution to grant' pending section 106 agreements (planning contributions) and any direction by the Mayor of London, again with phased build-out rates for large schemes of over 200 units

- submitted planning applications currently under consideration by the local planning authority for major residential development proposals that are considered policy compliant and located on local plan site allocations, residential areas or town centres, with large schemes (e.g. developments of more than 200 units) phased as per the developer’s proposed build-out rate and expected start date when permission is secured
- submitted planning applications currently under consideration by the local planning authority for small residential schemes (e.g. fewer than 10 units) where the combined total number of units has been multiplied against the authority’s average permission rate for minor development proposals to ensure the figure aligns with historic rates
- residential schemes at the pre-application stage for designated local plan site allocations where the proposal is policy compliant – in this instance this is for only one development proposal on a Council-owned local plan site allocation
- a small sites allowance for the final three years of the five year period, based on historic windfall delivery rates and expected future trends.

### Bexley’s identified five year housing land supply for 1 April 2026 to 31 March 2031

The figures in Table 1 below summarise the headline (net) residential dwelling figures.

<b>Demonstrating a five year housing land supply</b>	
Five year total identified housing land supply capacity (net dwellings)	<b>4,125</b>
Bexley's housing requirement (685 multiplied by 5 years + 20% NPPF buffer)	<b>4,110</b>
Number of years' supply measured against the housing requirement	<b>6.02 years</b>
Supply as a percentage of the housing requirement (with 20% NPPF buffer)	<b>100.4%</b>

**Table 1: Headline capacity figures (net dwellings) from the five year housing land supply assessment**

The main components of the five year housing land supply are detailed in the table below.

<b>five year housing land supply component</b>	<b>residential (net) dwellings</b>	<b>residential site area (hectares)</b>	<b>development density (dwellings per hectare)</b>
(a) consented schemes minus schemes anticipated to complete prior to the start of the five year housing land supply period	2,166	23.040	94
(b) 'resolution to grant' schemes	388	1.738	223
(c) submitted residential schemes	563	6.803	83
(d) pre-applications schemes	93	0.30	310
(e) small sites allowance	915	10.198	90
<b>total five year housing land supply</b>	<b>4,125</b>	<b>44.978</b>	<b>109</b>

**Table 2 Sub-totals for each component of Bexley's five year housing land supply**

## Annex – Supporting information

### Charting the five year housing land supply within the longer local plan housing trajectory period.

The chart below illustrates an amended Local Plan housing trajectory (residential development pipeline) with the five year housing land supply identified for 2026/27 to 2030/31.

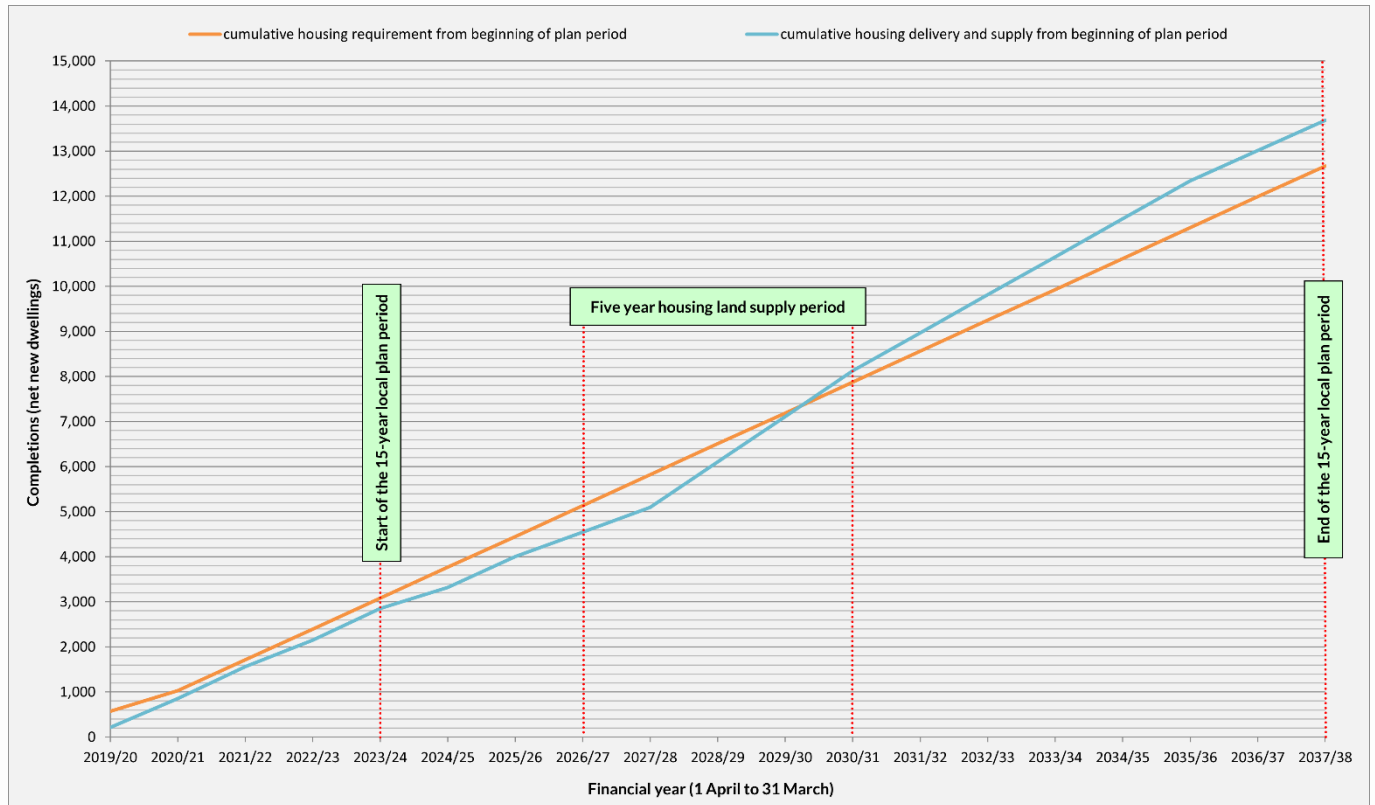


Figure 1: Local Plan Housing Trajectory - residential development pipeline

### Detailed tables of schemes contributing to the five year housing supply

As identified above, a local planning authority’s demonstrated five year housing land supply, is formed of several components. The data tables in the following pages provide more detailed information, particularly for major (10 or more dwellings) residential schemes that:

- have secured planning permission, including subject to a s106 agreement and any direction by the Mayor of London or Secretary of State (where relevant)

- have been submitted into the planning system and are considered to be, in principle, an appropriate development proposal for the land uses of the site

Data for minor (e.g. fewer than 10) residential permissions and submitted schemes has been aggregated and the pre-application scheme detailed information is not included. Housing from large HMOs, prior approval (PDR) schemes, such as changes from office or shops to residential, live/work units and C2 older persons housing make up 8% of the overall housing supply.

Further, the amount of affordable housing secured from fully approved qualifying schemes and 100% affordable schemes has been included, with the result that these schemes will deliver 608 affordable homes, which is a 33% affordable housing rate from the combined development capacities of these qualifying sites, and 20% of all consented residential development.

**(a) Live approvals (extant major residential schemes with planning permission, including development under construction)**

Tables 3 and 4 below set out extant planning permissions for major (10 or more residential units) development schemes, providing 2,091 (net) dwellings, which makes up 77% of consented development and 51% of Bexley's five year housing land supply. The first table (Table 3) includes developments that should make a contribution to the delivery of affordable housing (including 100% affordable schemes that are fewer than 10 homes). The second table (Table 4) includes major developments that are not required to deliver affordable housing, such as changes of use through permitted development rights, sui generis live/work units, and C2 care homes for older people.

A further 396 planning permissions for minor residential development (fewer than 10 units) provide an additional 623 (net) units that make up the 'live approvals' component of the five year housing land supply. However, there is a time gap between data verification and forward projection, which means that an assumption is made when deducting units from the supply to allow for residential completions for the current 2025-2026 financial year in advance of the data verification process for completions that is undertaken each summer and submitted to MHCLG in the autumn. This means that 548 (net) dwellings will be removed from the five year housing land supply figure, bringing the (net) total of consented schemes to 2,166 for the supply.

planning ref	site allocation or main land use designation	status	decision or start date	site name and address	development proposal	proposed	net gain	total affordable	percentage affordable	total site area (hectares)	residential site area (hectares)	density (units per hectare)
22/01564/FULM	SA21-CRA01 Former Electrobases/Wheatsheaf Works	Commenced	04/01/2025	Former Electrobases/Wheatsheaf Works, Maxim Road, Crayford	Phased redevelopment of the site to provide 559 residential units	559	559	240	43%	7.190	3.149	178
16/01287/OUTM01	primarily residential area	Commenced	01/08/2019	Southmere Village Phase 2, Binsey Walk, Abbey Wood	Phased redevelopment of site to provide 329 residential units with commercial floor space	329	329	137	42%	1.900	1.810	182
24/02488/FULM	town centre	Approved	06/03/2026	4 to 8 Sedgemere Road, Abbey Wood	Redevelopment of the site to provide 228 residential units with commercial floor space	228	228	65	29%	0.270	0.270	844
20/00782/OUTM01	primarily residential area	Commenced	26/03/2023	Erith Quarry (Parcel 1), Fraser Road, Erith	Details of reserved matters for parcel 1 to provide 145 residential units with commercial floor space	145	145	131	90%	20.300	0.680	213
20/00782/OUTM07	primarily residential area	Commenced	11/03/2026	Erith Quarry (Parcels 5 and 8), Fraser Road, Erith	Details of reserved matters for parcels 5 and 8 to provide 132 residential units	128	128	0	0%	1.640	1.640	78
23/03414/FULM	SA15-BXH01 Former Bexley CCG Offices	Approved	11/08/2025	Former Bexley Maternity Hospital site and 237 Erith Road, Barnehurst	Redevelopment of site (including converting the former Bexley Maternity Hospital) to provide 121 residential units	121	121	18	15%	1.460	1.460	83
23/00254/FULM	SA10-ERI01 Erith Western Gateway	Approved	19/04/2024	Walnut Tree Depot, Stonewood Road, Erith	Redevelopment of the site to provide 65 residential units with commercial floor space and public open space.	65	65	0	0%	0.800	0.400	163
20/00775/OUTM27	primarily residential area	Commenced	05/02/2024	Erith Quarry (Parcel 9), Fraser Road, Erith	Details of reserved matters for parcel 9 to provide 60 residential units	60	60	0	0%	0.390	0.390	154
08/11096/FULM	primarily residential area	Commenced	12/10/2016	Ballast Wharf, 91 to 101 West Street, Erith	Redevelopment of site to provide 54 residential units and commercial floor space	54	54	0	0%	0.229	0.229	236
23/01307/FULM	primarily residential area	Approved	19/04/2024	176 Slade Green Road, Slade Green	Redevelopment of the site to provide 44 residential units	44	42	0	0%	0.270	0.270	163
25/01304/FULM	SA10-ERI01 Erith Western Gateway	Approved	20/11/2025	The Old Post Office, 89 Erith High Street, Erith	Redevelopment of site to provide 33 residential units and commercial floor space	33	33	0	0%	0.100	0.100	330

planning ref	site allocation or main land use designation	status	decision or start date	site name and address	development proposal	proposed	net gain	total affordable	percentage affordable	total site area (hectares)	residential site area (hectares)	density (units per hectare)
23/00433/FULM	primarily residential area	Approved	01/08/2025	The Great Harry Public House, Parsonage Manorway, Belvedere	Redevelopment of the site to provide 30 residential units	30	30	0	0%	0.300	0.300	100
21/03064/FULM	primarily residential area	Approved	13/07/2023	106 Bexley Road, Erith	Conversion, alterations and extensions to existing building to provide 16 residential units	16	15	0	0%	0.160	0.160	100
23/03120/FULM	town centre	Approved	09/07/2025	235 to 237 Broadway, Bexleyheath	Redevelopment of the site to provide commercial use at ground floor and 15 residential units above	15	15	£120,219 payment in lieu	0%	0.100	0.100	150
24/03058/FULM	primarily residential area	Approved	23/12/2025	58 to 68 Lyndhurst Road, Bexleyheath	Redevelopment of the site to provide 12 residential units	12	12	0	0%	0.140	0.140	86
24/01667/FULM	town centre	Approved	01/05/2025	70 Pier Road, Erith	Refurbishment of existing building to provide 10 residential units and commercial floor space	10	10	0	0%	0.087	0.060	167
19/02727/FUL	primarily residential area	Commenced	17/12/2021	47, 47A, 47B, 47C, 49, 49A, 49B, and 49C Northend Road, Erith	Redevelopment of the site to provide 9 affordable housing residential units and commercial floor space	9	5	9	100%	0.082	0.078	115
16/01231/FUL	primarily residential area	Commenced	26/06/2020	Garages between 164 to 166 Hurstwood Avenue, Erith	Redevelopment of the site to provide 8 affordable housing residential units	8	8	8	100%	0.284	0.284	28
<b>consented schemes sub-totals</b>						<b>1,866</b>	<b>1,863</b>	<b>608</b>	<b>33%</b>	<b>35.702</b>	<b>11.520</b>	<b>162</b>

Table 3 Sub-totals for major residential development schemes that qualify for providing affordable housing and smaller 100% affordable scheme

planning ref	relevant (main) land use designations	status	decision date or start date	site name and address	development proposal	proposed	net gain	total site area (hectares)	residential site area (hectares)	density (units per hectare)
19/03072/FULM	primarily residential area	Approved	26/01/2023	2 to 8 Danson Road, Bexleyheath	Redevelopment of site to provide a 70 bedroom (C2) nursing home	70	66	0.440	0.440	159
22/00622/FULM	employment area	Commenced	01/06/2025	Europa House, Fraser Road, Erith	Construction of three additional storeys together with alterations to existing building to provide light industrial units and 60 live/work (SG) units	60	60	0.200	0.200	300
22/02989/FULM	employment area	Approved	26/01/2024	Fraser House, Fraser Road, Erith	Construction of two additional storeys together with alterations to existing building to provide commercial and light industrial units and 31 live/work (SG) units	31	31	0.300	0.300	103
25/00608/PRIORG	primarily residential area	Approved	15/05/2025	Roxby House, 20 to 22 Station Road, Sidcup	Prior Approval change of use of the building from office use to provide 28 self-contained residential units	28	28	0.100	0.100	280
25/00197/FUL	primarily residential area	Approved	15/09/2025	138 Lensbury Way, Abbey Wood	Alterations and extensions to existing older persons (C2) care home to provide additional bedrooms	18	18	0.200	0.200	90
25/00112/PRIORB	primarily residential area	Commenced	12/04/2025	West Lodge, Russell Close, Bexleyheath	Prior Approval for demolition to provide a residential block of 13 studio units	13	13	0.090	0.090	144

planning ref	relevant (main) land use designations	status	decision date or start date	site name and address	development proposal	proposed	net gain	total site area (hectares)	residential site area (hectares)	density (units per hectare)
23/02244/PRIORU	primarily residential area	Approved	15/01/2024	105 to 139 (Block A) and 141 to 175 (Block B), Wessex Drive, Erith	Prior Approval for an upwards extension of an additional storey on a residential building to provide 12 additional residential units	12	12	0.700	0.700	17
<b>consented schemes (no affordable housing requirement) sub-totals</b>						<b>232</b>	<b>228</b>	<b>2.030</b>	<b>2.030</b>	<b>114</b>

Table 4 Sub-totals for major residential development schemes that are not required to provide affordable housing

**(b) Approved phased redevelopment schemes that are pending section 106 agreements, any direction by the Mayor of London or other related planning matters**

Bexley Local Plan site allocations are performing well, with five sites that have secured planning permission. However, two approved schemes unlikely to deliver much housing during the five year housing land supply period are shown in Table 5 (see 'status' column). Nonetheless, the Crabtree Manorway South development is programmed to deliver its first phase during the five year housing land supply period, providing a (net) total of 388 units for the supply, which is identified in the final row of the table.

planning ref	site allocation or main land use designation	status	decision date or start date	site name and address	development proposal	proposed	net gain	total affordable	percent affordable	total site area (hectares)	residential site area (hectares)	density (units per hectare)
21/01948/OUTEA	SA02-ABW02 Lesnes Estate/Coralline Walk	Approved After permission was secured a request for a judicial review was filed with the courts and the request is currently being considered	23/12/2025	Lesnes Estate and Coralline Walk, Land bounded by Harrow Manorway, Yarnton Way, Lensbury Way and Maran Way, Abbey Wood	Outline application for the phased estate redevelopment of the site to provide up to 1,950 residential units, commercial floor space and enhancements to public open space and all other associated ancillary works	1,950	1,381	647	33%	11.070	11.070	176
21/00932/OUTEA	SA09-BEL07 Crabtree Manorway South	Approved subject to a legal agreement and any direction by the London Mayor and Secretary State	14/12/2023	Land at Crabtree Manorway South, Belvedere	Outline application for the phased redevelopment of the site to provide up to 1,250 residential units and commercial floor space and all other associated ancillary works	1,250	1,250	188	15%	5.600	5.600	223
<b>approved schemes sub-totals</b>						<b>3,200</b>	<b>2,231</b>	<b>835</b>	<b>26%</b>	<b>16.670</b>	<b>16.670</b>	<b>192</b>
<b>approved schemes sub-totals</b>							<b>388</b>	<b>188</b>	<b>15%</b>	<b>5.600</b>	<b>1.736</b>	<b>223</b>

Table 5: Local Plan site allocations with approved development schemes with the sub-total for Phase 1 of the Crabtree Manorway South development included in the five year housing land supply

**(c) Major development proposals submitted and in the process of being determined**

Major residential proposals that are considered to be policy compliant, located in appropriate locations for residential development where delivery is likely within the five year housing land supply period are set out in Table 6. Alongside this is a further 91 submitted applications for minor residential development providing an additional 160 units for this component of the five year housing land supply (figure reduced by average permission rate). This brings the (net) total for submitted residential schemes to 563 for the supply.

planning ref	relevant (main) land use designations	status	property name	development proposal	proposed	net gain	total affordable	percentage affordable	total site area (hectares)	residential site area (hectares)	density (units per hectare)
19/00682/OUTM01	primarily residential area, nature conservation area	with case officer	Former allotments and 48 Howbury Lane, Slade Green	Details of reserved matters for the redevelopment of the site to provide 48 affordable housing residential units	48	47	48	100%	0.600	0.600	80
20/00782/OUTM06	primarily residential area	with case officer	Erith Quarry (Parcels 11 and 12), Fraser Road, Erith	Details of reserved matters for Parcels 11 and 12 to provide 100 residential units	100	100	0	0%	1.430	0.900	111

planning ref	relevant (main) land use designations	status	property name	development proposal	proposed	net gain	total affordable	percentage affordable	total site area (hectares)	residential site area (hectares)	density (units per hectare)
21/00668/FULM	primarily residential area, conservation area	with case officer	Bird College, Alma Road, Sidcup	Demolition of various buildings and erection of a new three storey student accommodation and educational buildings	96	38	0	0%	0.999	0.270	356
22/00576/FULM	primarily residential area; open space	with case officer	Land to the rear of 4 to 22 and 2 Cheviot Close, Bexleyheath	Redevelopment of the site to provide 24 residential units	24	24	0	0%	0.350	0.160	150
24/03055/FULM	town centre; conservation area	with case officer	1 to 15 Footh Cray High Street, Sidcup	Redevelopment of the site to provide 22 residential units and commercial floor space	22	14	0	0%	0.030	0.030	733
25/02256/FULM	SA20-BXH06 Land behind Belvedere Road	with case officer	Land to the rear of 19 to 83 Belvedere Road, Bexleyheath	Erection of 70 residential units with associated amenity space, landscaping, parking, refuse stores, and access.	70	70	7	10%	1.350	1.350	52
25/02544/FULM	primarily residential area	with case officer	138 Main Road, Sidcup	Redevelopment of site to provide 12 residential units	12	12	0	0%	0.070	0.070	171
26/00267/FULM	town centre	with case officer	100 Station Road, Sidcup	Redevelopment of site to provide 14 residential units and commercial floor space	14	14	0	0%	0.070	0.070	200
26/00333/FULM	primarily residential area	with case officer	Crayford Social Club, 13 Crayford Way, Crayford	Redevelopment of site to provide 18 residential units, commercial floor space and a retained social club	18	18	0	0%	0.210	0.050	360
<b>Dwellings in five year housing land supply</b>					<b>412</b>	<b>403</b>	<b>60</b>	<b>15%</b>	<b>5.298</b>	<b>3.647</b>	<b>113</b>

Table 6 Sub totals for major submitted development proposals currently under consideration that are policy compliant and with units that are likely to be built out during the five year housing land supply period

**(d) Development proposals at pre-application stage**

Whilst the Council is working with developers on a number of residential schemes at pre-application stage, only one is considered very likely to have an application submitted, approved and development built out (93 units) within the five year period. This is for a Council owned site and a planning performance agreement is in place and the pre-application work is significantly progressed. This capacity has been included in the housing supply figure.

**(e) Small sites allowance – the final component of the five year housing land supply**

Historic build out rates for windfall sites, which are an important part of Bexley's housing supply, provide on average 31% of the delivery of Bexley's housing target. These small development schemes, where proposed in appropriate locations, can be quickly approved and built out. Therefore, three years of Bexley's small sites allowance, equating to 915 dwellings, is applied to the final years of the supply. This is slightly below historic build out rates at 27% but allows for a straightforward application of this element of Bexley's housing requirement.

**Sub-categories within the five year housing land supply – note that this is not a separate component of the supply figure**

Percentage of housing supply that is provided by large HMOs, live/work units, student accommodation, C2 care homes and changes of use from permitted development (office to resi and shops to resi) make up a relatively small percentage of the overall supply. This is likely due to the planning control the Council exercises from its Article 4 Directions that are in place, particularly for HMOs and Prior Approvals (PD) in town centres and in industrial areas. The total supply figure is 363 units, or just under 9% of the supply.