

Monitoring Bexley's deliverable land supply

Housing supply statement at 30 September 2023

1. Planning context

- 1.1. The recent publication of the new [National Planning Policy Framework \(NPPF\)](#) in December 2023 removed the requirement for local planning authorities to produce an annual five year housing land supply report if they have an up-to-date plan in place that sets out at least a five year supply of specific, deliverable sites at the time that it is examined (NPPF para 76).
- 1.2. These criteria have been met through the recent adoption of the [Bexley Local Plan](#), which set out a 16-year housing trajectory from examination through to 15 years from its adoption (the plan was examined in 2022 and adopted in 2023) and that included a [5-year housing land supply \(2022 – 2027\)](#), which was also published separately on the Council's website in advance of the examination of the local plan.
- 1.3. Therefore, further publications of annual 5-year housing land supply reports are now not required. Nonetheless, paragraph 75 of the NPPF states that “local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies.”
- 1.4. Maintaining a supply of sites for housing, along with the delivery of new homes, is assessed as part of monitoring planning policies. The first monitoring report for the Bexley Local Plan will be published at the end of 2024. In the meantime, this statement sets out the Council's housing supply position at 30 September 2023.
- 1.5. Delivery of housing is monitored by the Government through the Housing Delivery Test (HDT), 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. The [HDT 2022 measurement](#) is the most recently published (19 December 2023).

Bexley's housing requirement over the Local Plan 15-year plan period

- 1.6. The Bexley Local Plan was adopted in April 2023 and includes, at Figures 2 and 3 and Table 41, a housing trajectory to 2038. Bexley's housing requirement is set out in the [Mayor's London Plan](#) at 6,850 over a ten-year period starting from April 2019 (the beginning of the plan period for the London Plan). From 2029, an annual figure of 685 is rolled forward to 2038, setting a **Local Plan 15-year (2023-2038) housing requirement for the delivery of 10,275 (net) new homes.**

Housing completions from the start of the plan period for the London Plan 2021

- 1.7. Three years' worth of HDT measurements (2020, 2021 and 2022) have been published since the start of the London Plan 10-year housing requirement period, which demonstrate that Bexley is currently achieving a 91% delivery rate against its housing requirement. Planning permissions granted in the same time period are providing a housing supply that exceeds the housing requirement. See Table 1 below for details.

Financial year	Bexley's housing delivery requirement*	Net new homes completed	Percent delivered against requirement	Net new homes with planning permission	Percent approved against requirement
2019/20	571	215	38%	816	143%
2020/21	456	632	139%	394	86%
2021/22	685	710	104%	636	93%
HDT totals	1,712	1,557	91%	1,846	108%

Table 1: Housing Delivery Test – most recent published measurements and three year average for completions and permissions

2. Housing land supply summary over the plan period

- 2.1. The Council, through its planning consents and local plan site allocations and a reliable supply of 'windfall' sites, is well placed to deliver against its London Plan housing requirement over the 15-year local plan period to 2038. Windfall housing proposals are considered equally alongside planned development due to the local plan's positive policy approach to small sites. Table 2 below sets out the 15-year housing trajectory.

Bexley's 15-year housing requirement	Consented schemes 'live approvals'	Major development in the pipeline (inc. schemes granted subject to S106)	Minimum capacity figures from remaining site allocations	Windfall allowance (inc. small sites and minor developments in the pipeline)	Total housing land supply
10,275	2,774	3,288	2,568	3,660	12,290*

Table 2: Bexley's housing land supply (15-year housing trajectory)

*Bexley's total housing land supply is 120% of its housing requirement over the 15-year plan period

Housing supply from extant permissions and local plan site allocations

- 2.2. At 30 September 2023 the Council had extant (e.g. where planning permission has not lapsed or where the scheme is being built) planning permissions (or 'live approvals') that provide 2,774 (net) housing units. Along with a good supply of homes that will be delivered from consented schemes, there are development proposals for large housing schemes currently in the pipeline (e.g. that have been granted subject to s106 agreements or are submitted applications being considered).
- 2.3. In addition to this, the recently adopted Local Plan includes specific, deliverable site allocations for residential development. These sites make up an important component of the local plan housing trajectory and are already proving to be deliverable – four have had development schemes submitted. Three of these are approved (two are awaiting signing a S106 agreement) and the fourth is with currently being considered. See Table 3 below for these site allocations.

Planning reference	status	Site name/ address	Development proposal	Number of units	Scheduled completion dates
22/01564/FULM	Approved	Former Electrobase/Wheatsheaf Works, Maxim Road, Crayford	Redevelopment of the site to provide new housing, including affordable housing	559	Single phase 2027/28
21/00932/OUTEA	Granted subject to s106	Crabtree Manorway South, Belvedere	Redevelopment of the site to provide new housing, including affordable housing, and commercial floor space	1,250	Phased (5 phases) from 2026/27 to 2034/35
21/01948/OUTEA	Granted pending S106	South Thamesmead (Phases 3 to 7) (Wolvercote Road and Coralline Walk), Abbey Wood	Redevelopment of the site to provide new housing, including affordable housing, and commercial floor space	1,950	Phased (5 phases) from 2027/28 to 2033/34
23/02922/FULM	Submitted (with case officer)	Belvedere Gas Holders, Yarnton Way, Belvedere	Redevelopment of the site to provide new housing, including affordable housing, and commercial floor space	392	Single phase 2028/29
				4,151	

Table 3: Status of local plan site allocations in the planning system at 30 September 2023