

Gravesham Borough Council Five Year Deliverable Housing Land Supply Statement 2017-2022

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Introduction

1.1. Local Planning Authorities are required by the National Planning Policy Framework (NPPF) to publish a five-year housing land supply assessment on an annual basis to demonstrate how they will maintain delivery of a five-year supply of housing land to meet their housing requirement. Recent changes to the Planning Policy Guidance (PPG) re-emphasises this point, whilst providing Local Planning Authorities the opportunity to publish such an assessment sooner if significant new evidence becomes available. This document takes not account of the proposed changes to the NPPF and associated guidance published in March 2018.

1.2. The Council's adopted development plan includes the Gravesham Local Plan Core Strategy (Gravesham LPCS), which was adopted in September 2014. The Examination of the Council's Local Plan Core Strategy (LPCS) thoroughly considered and examined up-to-date housing requirements for the Borough and the deliverability of sites that contribute towards the Borough's five-year land supply. In accordance with the NPPF and PPG, this assessment is based on the housing requirement set out in the Gravesham LPCS and covers the plan period 2011 to 2028.

1.3. This five year land supply statement supports the "*plan, monitor and manage approach*" to housing delivery by monitoring both past and anticipated completions over a period of time. Undertaking such an approach enables the Council to enact measures as needed to ensure that a flexible supply of land for housing exists. This contributes to ensuring that adopted housing requirements are met.

1.4. This statement draws upon the Borough's Authority Monitoring Reports and the adopted Local Plan Core Strategy (September 2014) and should be read in conjunction with these documents. In particular, this supply statement uses the information published in the 2016-2017 Authority Monitoring Report which covers the survey year ending 31 March 2017.

1.5. This document presents an assessment for the five-year period from 1st April 2017 to 31st March 2022, and the report uses baseline information as at December 2017, as this is the date of the most recent full assessment of housing land availability

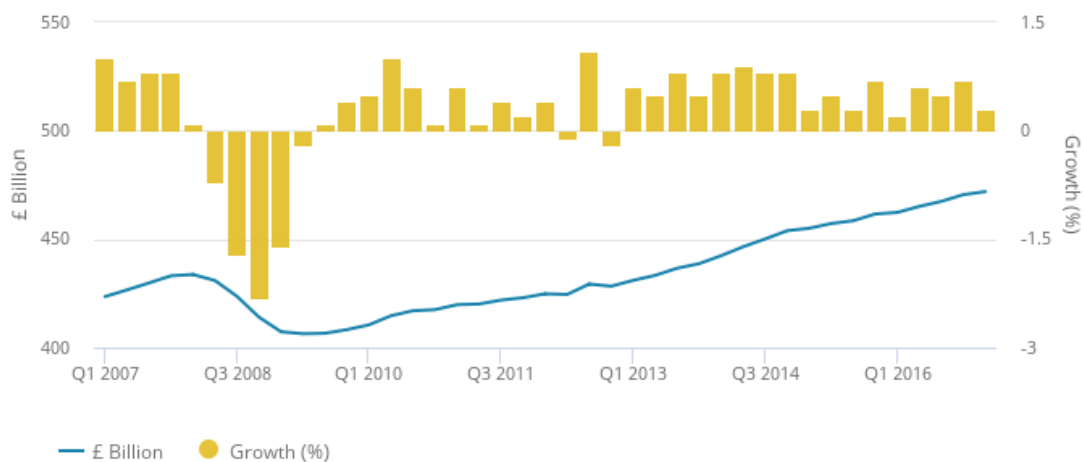
Past Housing Delivery

1.6. One of the core planning principles of the NPPF is to proactively drive and support sustainable economic development to deliver homes. In furtherance of this principle it states that Local Planning Authorities (LPAs) should identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements. An additional buffer of 5% (moved forward from later in the plan period) should be provided to ensure choice and competition in the market for land, unless there has been a persistent under delivery of housing. In such circumstances the buffer should be increased to 20%.

1.7. The NPPF also states that LPAs may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Such supply should not include residential gardens in the urban area.

1.8. To assess whether the Council has “a record of persistent under delivery of housing”, it is important to look at the long-term trend over an economic cycle. As the Gravesham LPCS was adopted in September 2014, there is a need to review housing delivery against previous development plan targets. Delivery has to be assessed against the overall performance of the housing market and the health of the economy in general, as whilst the Council permits planning applications to ensure a sufficient supply, it is for the housing market to build sufficient dwellings to meet consumer demand.

1.9. According to the Office for National Statistics¹ (ONS), GDP in the UK grew consistently during the 2000s until a financial market shock affected UK and global economic growth in 2008 and 2009. Economic growth resumed towards the end of 2009, but generally at a slower rate than the period prior to 2008. For example the UK has experienced slightly slower average compound GDP growth in the 5 years following the economic downturn compared with the 5 years prior to the economic downturn.

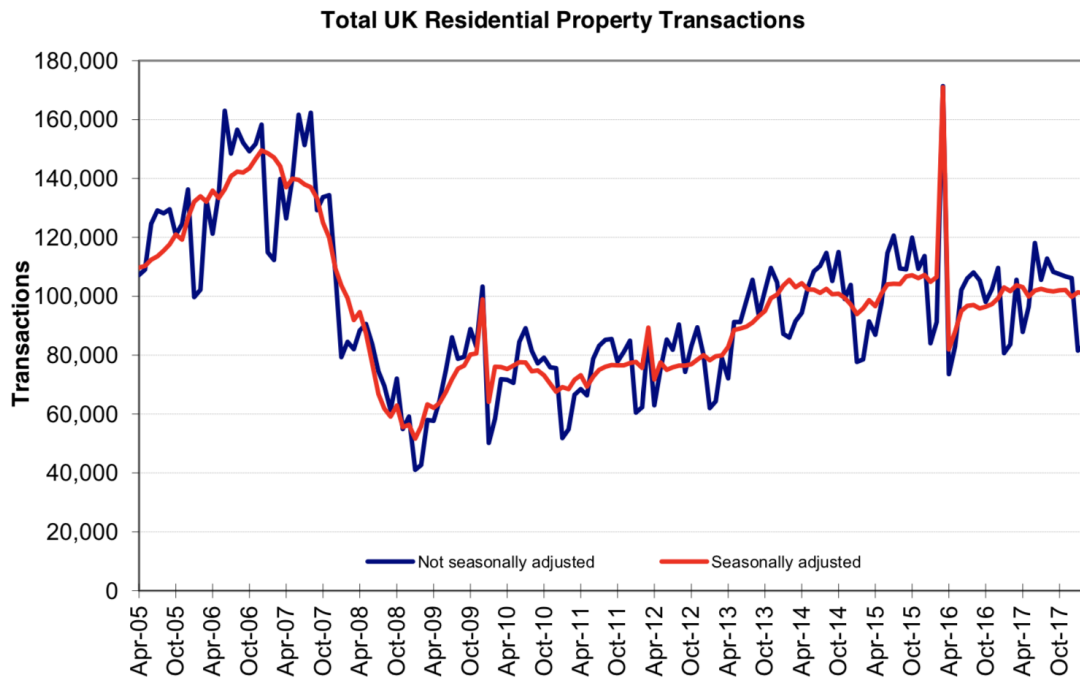


Source: Office for National Statistics

1.10. The chart overleaf sets out the long-term movement in residential property transactions, the impact of 2008 downturn / credit crunch on the housing market is quite apparent, property transactions slumped from a peak of approx. 160,000 transactions prior to 2008 to approximately 40,000 transactions in 2008-2009. Apart from a spike in transactions between 2015-2016, residential transactions have yet to recover to pre-2008 levels. It’s also

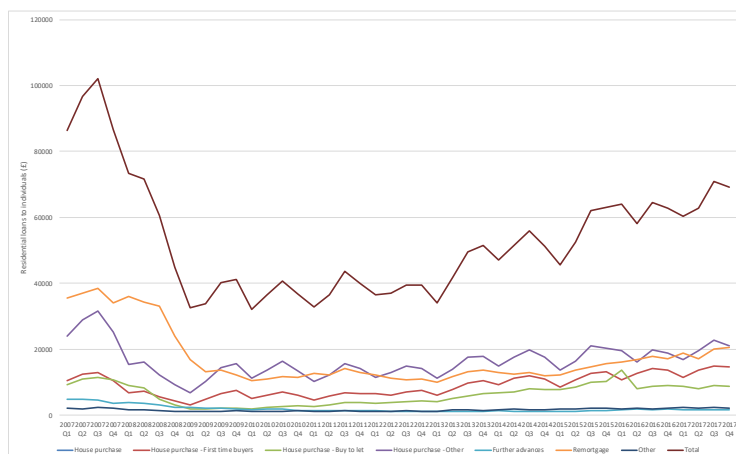
¹ <https://goo.gl/H5ngOX>

clear from the data available that whilst residential transactions have been on an upward trajectory since 2008-2009 the rate of growth remains subdued in comparison to pre-2008 levels.



Source: HM Revenue and Customs - UK Property Transaction Statistics

1.11. Mortgage statistics published (see chart below) by the Bank of England and the Financial Conduct Authority illustrates also illustrates the impact of the 2008-2009 downturn on mortgage lending. It's clear from the information available, that total mortgage lending levels remain below the peak experienced in 2007 and that the pace of growth in mortgage lending for home purchases and remortgaging is subdued



Source: Bank of England & Financial Conduct Authority - Residential loans to individuals

1.12. The economic fluctuations, particularly those related to the housing sector explain the erratic nature of housing delivery at present. The success of the housing market is predicated on a strong economy, and at present it's clear that in terms of volume and value, the housing market is not keeping pace with national objectively assessed needs for housing. This weaker demand for housing inevitably results in developers not implementing planning permissions or reducing construction rates in order to maintain house prices and their margins.

1.13. The Gravesham LPCS sets a housing requirement of 6,170 dwellings for the period 2011 to 2028. The table below shows that the number of net dwellings completed between 1st April 2011 and 31st March 2017 was 1,325 dwellings against the cumulative requirement of 1,950 dwelling, resulting in a shortfall of 625 dwellings.

Monitoring Year		Dwelling Supply	Dwelling Target	Undersupply/Oversupply	% of target
2011	2012	177	325	-148	54
2012	2013	401	325	76	123
2013	2014	156	325	-169	48
2014	2015	246	325	-79	76
2015	2016	180	325	-145	55
2016	2017	165	325	-160	51
		Dwelling Target: 2011-2017 Adopted Gravesham Local Plan Core Strategy, 2014			

1.14. Whilst the rate of house building is affected by decisions made by the Council, it is also influenced by market demand and supply as alluded to earlier, which can be influenced by a number of factors such as the availability of development finance, mortgages, the general state of the economy, etc. Further information regarding market factors that impact upon house building is included within the Authority Monitoring Report².

1.15. Against the current economic backdrop, the evidence presented suggests that the Borough's housing market is keeping in tune with the national economy and the economic fluctuations seen at the national level are the main cause for shortfalls in delivery at present, rather than local factors such as the availability of land or lack of permitted schemes. As a result, it is not considered that the present shortfall represents persistent under-delivery against the housing targets set in the Local Plan Core Strategy as referred to in paragraph 47 of the National Planning Policy Framework. Therefore, only a 5% buffer needs to be applied to the five year land supply in this statement.

² <https://goo.gl/dqkJtq>

1.16. It should also be noted that delivery of housing during the period 2016-2017 continued to be affected by the influence of the decisions made by large site developers during the post-recession period. This resulted in delays to key sites coming forward, however, with the assistance of the Ebbsfleet Development Corporation (EDC), this situation has now started to change. Development is now progressing at pace at North East Gravesend and Springhead, with building also expected to commence in the short term at Northfleet Embankment East. Outline planning permission has also been granted for land south of Coldharbour Road and the applicants have advised the Council they intend to submit details pursuant applications in the near future. It should be noted that this particular site was allocated through Local Plan Core Strategy on greenfield land to enable delivery of housing at pace and within the early part of the plan period.

The Housing Requirement

1.17. Policy CS02 of the Gravesham LPCS sets out the scale and distribution of development and includes a housing requirement for at least 6,170 new dwellings for the plan period 2011-2028, to be delivered at a variable rate as follows;

- at least 325 dwellings per year for 2011/2012 – 2018/2019,
- at least 363 dwellings per year for 2019/2020 – 2023/2024,
- at least 438 dwellings per year 2024/2025 – 2027/2028.

1.18. The Gravesham LPCS also sets out the distribution of residential development within the Borough in Table 5. This table is duplicated below.

	Key Sites and Other Sites	Sub-Total 2011-2028	Total 2011-2028
Northfleet Embankment & Swanscombe Peninsula East Opportunity Area	Land East of Grove Road and Robin's Creek Key Site	200	1,030
	Old Northfleet Residential Extension Key Site	530	
	Northfleet Embankment East Regeneration Area Key Site	250	
	Other Sites	50	
Gravesend Riverside East & North East Gravesend Opportunity Area	Canal Basin Regeneration Area Key Site	650	780
	North East Gravesend Regeneration Area Key Site	130	
Gravesend Town Centre Opportunity Area*	Heritage Quarter Key Site	330	890
	Other Sites	560	
Ebbsfleet (Gravesham) Opportunity Area*	Springhead Quarter Key Site	690	690
	Northfleet Rise Key Site	0	
Rest of Borough (Additional sites with known development)	Land at Coldharbour Road Key Site	500	1,550
	Other Sites (5 or more)	850	

	Key Sites and Other Sites	Sub-Total 2011-2028	Total 2011-2028
potential)	dwelling) – Urban		
	Other Sites (5 or more dwelling) – Rural	60	
	Projected completions of currently permitted schemes of 4 or less dwelling	140	
Borough-wide (Unidentified sites)	Small and large site windfalls	780	1,240
	Unidentified sites to be allocated in Site Allocations and Development Management Policies DPD	460	
Total		6,170	6,170
Housing Requirement		6,170	6,170

1.19. In order to identify the housing requirement for the five-year period from 1st April 2017 to 31st March 2022, the total housing requirement over the plan period needs to be adjusted to take account of the level of housing that has already been completed between 2011 and 2017. This is shown in the table below.

Monitoring Year (1st April – 31st March)	Completions (Dwellings)
2011-2012	177
2012-2013	401
2013-2014	156
2014-2015	246
2015-2016	180
2016-2017	165
Total 2011-2017	1,325

1.20. The housing requirement for the period 2011-2017 is 1,950 dwellings; during this period there were 1,325 completions. As a result there is a shortfall in delivery of 625 dwellings, these dwellings must be carried forward to the remaining plan period i.e. 2017-2028. The requirement for the remaining plan period 2017 to 2028 is therefore 4,845 dwellings.

1.21. The housing requirement for the five-year period (2017 to 2022) is 1,739 dwellings. However, taking account of the under-delivery of 625 dwellings from 2011-2017 (as explained in paragraph 1.20), the revised five-year housing requirement is 2,364 dwellings, see table below.

Housing Requirement for the period 1 April 2017- 31 March 2022

A	Net dwelling requirement 2011-2028	6,170
B	Net dwelling requirement 1 April 2011 – 31 March 2017	325 dwellings per year x 6 = 1,950
C	Net dwellings built 1 April 2011 – 31 March 2017	1,325
D	Shortfall (A-B)	625
E	Requirement 31 March 2017 - 31 March 2022	(325 dwellings per year x 2 = 650 + 363 dwellings per year x 3 = 1,089) 650 +1,089=1,739
F	Total requirement 31 March 2017 - 31 March 2022 (D+E)	2,364

1.22. There are two methods used to calculate the five-year land supply, these being the Liverpool and Sedgfield methods. Both methods have been subjected to scrutiny; the Liverpool method spreads any previous undersupply in housing over the remaining Plan period, whilst the Sedgfield method spreads any previous undersupply over the first five-year land supply period only. For the purposes of this statement only the Sedgfield method is utilised.

1.23. Using the Sedgfield method, the housing requirement plus a 5% buffer (as required by paragraph 47 of the National Planning Policy Framework) for the next five-year period is therefore 2,482 dwellings.

Five Year Deliverable Housing Land Supply target (using Sedgfield Method)

LPCS Housing Requirement 2017-2022	1,739
Undersupply to take into account	625
Total requirement (including undersupply)	2,364
Total requirement with a 5% buffer applied	2,482

Sources of Deliverable Housing Land Supply

1.24. Sources of housing land supply (see Appendix A) which contribute to the 5-year deliverable supply (2017-2022) are comprised of:

- a) Planning permissions
- b) Local Plan Core Strategy key sites without planning permission
- c) Specific unallocated sites
- d) Small and large site windfalls

1.25. Planning permissions (outline or full) have a total capacity of 2,620³ dwellings (source: Gravesham 2016-2017 Authority Monitoring Report). In addition, there is one planning applications with has the capacity to deliver 225 units during this period (2017-2022) which has been approved by the Ebbsfleet Development Corporation subject to the completion of a S.106 Agreement. This planning application is:

- Northfleet Embankment West

1.26. Local Plan Core Strategy Key sites without planning permission have the capacity to deliver 468 dwellings during this 5 year period, and include:

- Northfleet Embankment East (Keepmoat have subsequently been granted planning permission to deliver 598 units on this site in September 2017)

1.27. Specific unallocated sites have the potential to make a contribution to housing delivery during the 5 year period. Such sites have a capacity to deliver 193 dwellings and include:

- M Block, Bath Street
- Valley Drive Regeneration
- St Hilda's Depot Regeneration

1.28. Large site windfalls are envisaged to contribute 150 dwellings to the land supply within the 2017-2022 period. Further information regarding windfalls can be found in the evidence base supporting the LPCS Examination.

1.29. In total these sites have the capacity to deliver 2,673 dwellings between the period 1st April 2017 – 31st March 2022 against a five year deliverable housing land supply target (using Sedgefield Method) of 2,482 dwellings.

1.30. On the basis of the above, it is the Council's view that the Borough has a five year housing land supply which identifies sufficient sites to deliver the Borough's housing requirement for the five year period between 1st April 2017 - 31st March 2022 (as set out above) whilst providing flexibility of choice to meet a 5% buffer requirement and address any existing undersupply from 2011.

1.31. Furthermore, as noted by the Inspector who conducted the LPCS Examination, it is reasonable for strategic sites to deliver at a quicker rate than expected by the Council and developers. To this end, the Government has established the Ebbsfleet Development Corporation (EDC) which came into being on 20th April 2015. The objective of the EDC is to coordinate investment and drive forward development with the Government providing £310m to unlock the infrastructure needed to create the garden city. As explained in the Government's consultation document "The Ebbsfleet

³ Includes projected completions on sites of 4 or less dwellings that have planning permission

Development Corporation will be responsible for acting as the catalyst for the creation, at pace, of a new garden city for the 21st Century at Ebbsfleet”⁴.

1.32. The Council is working in partnership with the EDC to bring forward development within the area. Both Dartford and Gravesham Borough Councils have adopted the EDC’s Framework Masterplan for the area, as well as progressing discussions with developers and site owners to expedite delivery of development. To date this has resulted in delivery of Springhead, Ebbsfleet at a greater pace than previously envisaged, an increase in the quantum and pace of development at Northfleet Embankment East, a more detailed review of the delivery of Northfleet Rise and consideration of sites outside of EDC area which could aid in the delivery of the Garden City vision.

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/342421/20140807-Formatted-Condoc-Final.pdf

Appendix A - Sources of Deliverable Housing Land Supply (1 April 2017 - 31 March 2022 only)

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	19960035	Springhead Park	489
Permitted	20141214	Land at Coldharbour Road	225
Permitted	20120931	Heritage Quarter (Eastern site only)	141
Permitted	20160046	Clifton Slipways West Street West Off Bath Street Roundabout	133
Permitted	20151266 and 20151267	Northeast Gravesend	156
Permitted	20120590	Gravesend Police Station Windmill Street 133	86
Permitted	20150141	Land South Of Dalefield Way Dering Way Gravesend Kent	24
Permitted	20150502	Former Northfleet Police Station Vale Road Northfleet Gravesend Kent DA11 8DA	21
Permitted	20140573	3-11 Harmer Street Gravesend Kent DA12 2AP	20
Permitted	20140715	3-11 Harmer Street Gravesend Kent DA12 2AP	18
Permitted	20130298	Fox and Hounds Public House 27 London Road Northfleet Gravesend DA11 9JH	17
Permitted	20150028	128 London Road Northfleet Gravesend Kent DA11 9LE	14
Permitted	20140682	The Old Barracks Armoury Drive Gravesend Kent DA12 1LZ	13
Permitted	20110994	Rear of 19-21 Queen Street	13
Permitted	20170036	63 & Part Of The Rear Gardens Of 65, 67, 69 And 71 Whitehill Road Gravesend Kent DA12 5PF	11
Permitted	20150115	Land Adj To Ashfield College Road Northfleet Gravesend Kent DA11 9DJ	10

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20160727	Garages And Land Off Lanes Avenue And Packham Road Northfleet Gravesend Kent	10
Permitted	20120994	128 Milton Road	9
Permitted	20130957	3 & 4 London Road Land To Rear Of	9
Permitted	20131133	23 - 25 King Street Gravesend Kent DA12 2DU	8
Permitted	20140351	Adjacent to Jolly Drayman Wellington Street Gravesend Kent DA12 1JA	8
Permitted	20150156	Lindfield Electrical Stuart Road Gravesend Kent DA11 0BZ	8
Permitted	20151138	Aercon Works Alfred Road Gravesend Kent DA11 7QF	7
Permitted	20160427	24 Queen Street Gravesend Kent	7
Permitted	20150057	174 Parrock Street & 3 - 5 Saddington Street Gravesend Kent DA12 1ER	6
Permitted	20150149	Pelham Lodge Residential Home 52 Pelham Road Gravesend Kent DA11 0HZ	6
Permitted	20150462	3 High Street Gravesend Kent	6
Permitted	20150486	Rosebank Residential Home 56 Pelham Road Gravesend Kent DA11 0HZ	6
Permitted	20151089	31-33 High Street Gravesend Kent DA11 0AZ	6
Permitted	20160539	Man Of Kent 53 - 57 Wrotham Road Gravesend Kent DA11 0QB	6
Permitted	20160791	Cheema Fabrics 29 - 30 High Street Gravesend Kent DA11 0AZ	6
Permitted	20110352	Lomer Farm Wrotham Road Meopham Gravesend Kent DA13 0AN	5
Permitted	20120482	166-168 Parrock Street Gravesend Kent DA12 1ER	5
Permitted	20150553	23-25 King Street Gravesend Kent DA12 2DU	5
Permitted	20150693	Garages Site And Land South Of Farlow Close Northfleet Gravesend Kent DA11 7JD	5
Permitted	20140292	198/199 Parrock Street Gravesend Kent DA12 1EW	4

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20150959	55 Rochester Road Gravesend Kent DA12 2JN	4
Permitted	20130170	12-14 High Street and 2 Bank Street	4
Permitted	20160182	195 Parrock Street Gravesend Kent DA12 1EW	4
Permitted	20160429	Site Of Former White Post PH 61 Pelham Road Gravesend Kent DA11 0JA	4
Permitted	20140493	17-18 New Road Gravesend Kent DA11 0AA	3
Permitted	20140680	27 - 28 Windmill Street Gravesend Kent DA12 1AX	3
Permitted	20140701	Orchard Lea Farm Shorne Ifield Road Shorne Gravesend Kent DA12 3HE	3
Permitted	20141003	60 Milton Road Gravesend Kent DA12 2PJ	3
Permitted	20151234	83 Pier Road Northfleet Gravesend Kent DA11 9NA	3
Permitted	20160304	10 Clarence Place Gravesend Kent DA12 1LD	3
Permitted	20140557	Parsonage Barn Parsonage Farm The Street Cobham Gravesend Kent DA12 3DG	2
Permitted	20140981	48 Cobham Street Gravesend Kent DA11 0SA	2
Permitted	20150558	Former Site Of 2 Wilberforce Way Gravesend Kent DA12 5DQ	2
Permitted	20150692	Garage Blocks Tooley Street Northfleet Gravesend Kent DA11 9PW	2
Permitted	20151092	19 - 20 King Street Gravesend Kent DA12 2EB	2
Permitted	20151020	194 Lower Higham Road Gravesend Kent DA12 2NN	2
Permitted	20150697	24 Stone Street Gravesend Kent DA11 0NP	2
Permitted	20140304	21 New Road Gravesend Kent DA11 0AA	2
Permitted	20160369	J A Builders 41 The Hill Northfleet Gravesend Kent DA11 9EX	2
Permitted	20160567	1 New Road Gravesend Kent DA11 0AA	2

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20141061	Land Rear Of 1-13 Dudley Road Northfleet Gravesend Kent	2
Permitted	20160682	28 Darnley Street Gravesend Kent DA11 0PJ	2
Permitted	20160709	The Pilot 42 East Terrace Gravesend Kent DA12 2DB	2
Permitted	20160807	Costa Coffee 1 New Road Gravesend Kent DA11 0AA	2
Permitted	20110171	6 Beechwood Drive Meopham Gravesend Kent DA13 0TX	1
Permitted	20110989	The Studio Camer Street Meopham Gravesend Kent DA13 0XT	1
Permitted	20120950	Brindleshaw Barn David Street Meopham Gravesend Kent	1
Permitted	20130097	Land Adjacent To 20 East Kent Avenue Northfleet Gravesend Kent	1
Permitted	20160718	5 Stanley Crescent Gravesend Kent DA12 5SZ	1
Permitted	20130456	Greensleeves Rhododendron Avenue Culverstone Meopham, Gravesend Kent DA13 0TT	1
Permitted	20130875	Plumrush Harvel Lane Meopham Gravesend Kent DA13 0DH	1
Permitted	20131050	Happy Lands Watling Street Rochester Kent ME2 3UQ	1
Permitted	20131114	Combe Haven 45 Rhododendron Avenue Meopham Gravesend Kent DA13 0TU	1
Permitted	20131168	1 New Road Gravesend Kent DA11 0AA	1
Permitted	20140494	Hazel Lodge Rhododendron Avenue Meopham Gravesend Kent DA13 0TU	1
Permitted	20140546	Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS	1
Permitted	20140661	Barn At Meopham Valley Vineyard Meopham Green Meopham Gravesend Kent	1
Permitted	20140675	26 St Georges Crescent Gravesend Kent DA12 4AR	1

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20140748	Dabbs Place Farm Jeskyns Road Cobham Gravesend Kent DA13 9BL	1
Permitted	20140806	Marling Cross Lodge Watling Street Gravesend Kent DA12 5UD	1
Permitted	20140817	Land Adjacent To 55 South Hill Road Gravesend Kent DA12 1JZ	1
Permitted	20140893	Land Adjacent To 55 Forge Lane Higham Rochester Kent	1
Permitted	20140954	Land Adjacent To 52 Huntley Avenue Northfleet Gravesend Kent	1
Permitted	20141039	94 Gordon Road Northfleet Gravesend Kent DA11 9JW	1
Permitted	20150060	Side Garden Of 16 Havengore Avenue Gravesend Kent DA12 2QP	1
Permitted	20150170	Homerest Gore Green Road Higham Rochester Kent ME3 7HJ	1
Permitted	20150334	NRG Gym 65 New Road Gravesend Kent DA11 0AE	1
Permitted	20150374	Holmlea Farm Green Farm Lane Shorne Gravesend Kent DA12 3HL	1
Permitted	20150395	Corner Site Junction Of High Street Lawn Road Northfleet Kent	1
Permitted	20150407	36 Darnley Street Gravesend Kent DA11 0PH	1
Permitted	20150422	Barretts Folly Gravesend Road Shorne Gravesend Kent DA12 3JJ	1
Permitted	20150657	Unit 5 Bowes Estate Wrotham Road Meopham Gravesend Kent DA13 0QB	1
Permitted	20150719	Brackenside Pear Tree Lane Shorne Gravesend Kent DA12 3JX	1
Permitted	20150741	Darcha Dean Lane Harvel Gravesend Kent DA13 0BS	1
Permitted	20150812	Land Adjacent To Leylands Farm Cottage Wrotham Road Meopham Gravesend Kent	1
Permitted	20150966	Side Garden Of 4A Beresford Road Northfleet Gravesend Kent DA11 9JU	1
Permitted	20151016	377 Singlewell Road Gravesend Kent DA11 7RL	1

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20151044	Rear Garden Of 8 Old Road East Gravesend Kent DA12 1NQ	1
Permitted	20151082	Little Court Watling Street Higham Rochester Kent ME2 3UQ	1
Permitted	20151235	61 Old Road West Gravesend Kent DA11 0LW	1
Permitted	20160484	7 Scott Road Gravesend Kent DA12 5TU	1
Permitted	20160450	Wendover Lower Rochester Road Higham Rochester Kent ME3 7HD	1
Permitted	20160351	Rear Of 196 Lower Higham Road Gravesend Kent DA12 2NN	1
Permitted	20160736	38 Beaumont Drive Northfleet Gravesend Kent DA11 9NW	1
Permitted	20150636	The Oaks Sallows Shaw Cobham Gravesend Kent DA13 9BP	1
Permitted	20150798	Land South Of 162 Darnley Road Gravesend Kent	1
Permitted	20150870	1A-1B Wellington Street Gravesend Kent DA12 1JA	1
Permitted	20151137	Greenacres Farm Brimstone Hill Meopham Gravesend Kent DA13 0BN	1
Permitted	20151139	Oldlands Gold Street Cobham Gravesend Kent DA13 0XA	1
Permitted	20160099	Waterworks House School Lane Higham Rochester Kent ME3 7JL	1
Permitted	20160150	8 Fairview Road Istead Rise Gravesend Kent DA13 9DR	1
Permitted	20160556	Ivy Cottage Leafy Lane Meopham Gravesend Kent DA13 0DR	1
Permitted	20160764	38 Darnley Street Gravesend Kent DA11 0PH	1
Permitted	20160854	Side Garden Of 31 Stanley Crescent Gravesend Kent DA12 5SZ	1
Permitted	20160890	Land Adjacent To 214 Springhead Road Northfleet Gravesend Kent DA11 8HS	1
Permitted	20160904	Evas Folly Residential Home 33 Parrock Road Gravesend Kent DA12 1QE	1
Permitted	20160980	Salem Yard Salem Place Northfleet Gravesend Kent DA11 9QA	1

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Permitted	20161108	Land Adjacent To 20 East Kent Avenue Northfleet Gravesend Kent	1
Permitted	20161125	Side Garden Of 15 Barr Road Gravesend Kent DA12 4DU	1
Permitted	20161257	92 Flowerhill Way Istead Rise Gravesend Kent DA13 9DQ	1
Permitted	20150904	Firbank Wrotham Road Meopham Gravesend Kent DA13 0AQ	1
Permitted	20151031	Venesta Woodlands Lane Shorne Gravesend Kent DA12 3HH	1
Permitted	20150376	61 Lennox Road Gravesend Kent DA11 0EL	1
Permitted	20141074	Gravesham Muslim Cultural And Educational Centre St Hildas Way Gravesend Kent DA12 4AZ	1
Permitted	20151080	29A Milton Road Gravesend Kent DA12 2RF	-1
Permitted	20160463	1 And 2 Haig Gardens Gravesend Kent DA12 1NE	-1
Permitted subject to s106 Agreement etc	20090238	Northfleet Embankment West	225
Specific allocated sites	Allocated - Key Site	Northfleet Embankment East - Keepmoat Scheme	468
Specific unallocated sites	SLAA Site - Subject to a planning application 20160670	M Block, Bath Street	70

Status	Site Reference	Site Name	Total no. of dwellings 2017-2022
Specific unallocated sites	SLAA Site - Subject to a planning application 20170737	St Hildas Depot Regeneration	17
Specific unallocated sites	SLAA Site	Valley Drive Regeneration (see https://www.gravesham.gov.uk/home/news-and-events/news/2016/councils-200-new-homes-scheme)	100
Windfalls		Large Site Windfalls	150