



Five-Year Land Supply Statement 2025-2030

July 2026



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1 Introduction

- 1.1 This five year land supply statement sets out how Gravesham Borough Council calculates its five-year housing land supply. The five year period covered by this statement is 1 April 2025 to the 31 March 2030.
- 1.2 The National Planning Policy Framework (NPPF) (MHCLG: December 2024)¹ includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of deliverable housing land when assessed against their housing requirement as set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 1.3 Policy CS02: Scale and Distribution of Development of the Local Plan Core Strategy sets out the Borough's housing need for the period 2011-2026 as being for at least 6,170 new dwellings 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.
- 1.4 Paragraph 78 of the NPPF states that the Borough's five year supply should be set against the strategic requirement as set out in adopted strategic policies or against a local planning authority's local housing need figure, as set out in the Government's Standard Method, where relevant policies are more than 5 years old. As the Borough's Local Plan Core Strategy was adopted in September 2014, it is now more than five years old, therefore the Standard Method as set out in the Government's PPG <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> Guides councils in how to assess their housing needs. ² is utilised for this statement.

Table 1: Gravesham Local Housing Need figure

Local Housing Need	Number of dwellings
Annual Local Housing Need Figure	676 dwellings per annum
Five Year Supply Local Housing Need	3,380 dwellings

¹ National Planning Policy Framework (MHCLG, December 2024):
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

² Planning Practice Guidance, Housing and economic needs assessment - Last updated 12 December 2024

2. Housing Delivery Test Results

- 2.1 To ensure choice and competition in the market for land, the NPPF requires local planning authorities to add an additional 5% buffer to their housing requirements over the next five years. For local authorities where there has been under-delivery in the last 3 years, this buffer is to be increased to 20%.
- 2.2 The NPPF states in paragraph 78b, footnote 40, that under delivery will be measured against the Housing Delivery Test. The latest published Housing Delivery Test³ for Gravesham shows that against a need of 1,789 dwellings, 1,056 dwellings were delivered in the Borough. This results in a Housing Delivery Test 2023 measurement of 59%, which engages the presumption in favour of sustainable development and requires a 20% buffer to be applied.

Table 2: Gravesham Local Housing Need figure with buffer

Local Housing Need	Number of dwellings
Annual Local Housing Need Figure	676 dwellings per annum
Five Year Supply Local Housing Need Figure	3,380 dwellings
Five Year Supply Local Housing Need Figure with 20% buffer applied	4,056 dwellings

³ Housing Delivery Test - <https://www.gov.uk/government/collections/housing-delivery-test>

3. Deliverable Housing Land Supply

- 3.1 Local planning authorities are required to identify a supply of specific, deliverable sites for the first five years of the Local Plan. The NPPF (Annex 2: Glossary p. 72) provides a definition of 'deliverable' as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

- 3.2 In June 2020 the Housing Secretary conceded that the NPPF's definition of a "deliverable" housing site was not a "closed list" but leaves room for decisionmakers to exercise their planning judgement. He stated that *"The secretary of state has explicitly accepted that the definition (of deliverable in the NPPF) is not to be taken as a 'closed list' and site types not listed within the definition - for example, sites with a resolution to grant planning permission subject to the execution of a section 106 agreement, or draft allocations in an emerging plan - are capable of being deliverable if the evidence shows that they are "available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years."* (East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government. Case Number: CO/917/2020).

4. Assessment of Deliverable Housing Land Supply

- 4.1 The Appendix to this statement lists the sites the Council's considers to form part of the Borough's five year housing land supply as at 1st April 2025 (the base date), these sites are considered to be deliverable and have been assessed via the annual monitoring undertaken by the Council. The sites include:
- Local Plan Core Strategy Key Sites without Planning Permission
 - Sites with Planning Permission
 - Specific Unallocated Sites
 - Small and Large Site Windfalls

Local Plan Core Strategy Key Sites without Planning Permission

- 4.2 The Gravesham Local Plan Core Strategy allocates a number of key sites for residential development. The allocated key sites which have been granted planning permission are considered alongside all sites with planning permission in the section below entitled 'Sites with Planning Permission.'
- 4.3 There are four allocated key sites which do not currently benefit from planning permission. These are:

- Canal Basin Area (also known as Albion Waterside), Gravesend;
- Land at Grove Road, Northfleet;
- Heritage Quarter West, St Georges Phase 2, Gravesend and
- Land at Coldharbour Road (KCC owned site only), Northfleet.

4.5 None of these key sites form part of the five year land supply.

Sites with Planning Permission

4.6 As of 31 March 2025, there were 114 sites with planning permission for the development of housing in the Borough. Table 3 shows a summary of the 114 sites by size of site and planning permission.

Table 3: Number of Sites with Planning Permission

Type of Development	Outline Planning Permission No. of Sites	Detailed Planning Permission No. of Sites	Total
Major Development	0	23	23
Non-Major Development	0	91	91
Total	0	114	114

4.7 In total, there are 1,903 homes (net) with planning permission considered to be deliverable within the next five years and which therefore contribute to Gravesham Borough's five year housing land supply. Table 4 below provides a summary of the five year housing land supply from planning permissions by the type of development and planning permission.

Table 4: Number of Deliverable Homes with Planning Permission

Type of Development	Outline Planning Permission No. of Deliverable Homes (net)	Detailed Planning Permission No. of Deliverable Homes (net)	Total
Major Development	0	1,683	1,683
Non-Major Development	0	220	220
Total	0	1,903	1,903

Specific unallocated sites

- 4.8 Work undertaken on the Borough's draft Strategic Housing Land Availability Assessment⁴ has not identified any unallocated sites or sites that do not benefit from planning permission for inclusion in the Borough's five-year land supply at this stage.

Windfall Allowance

- 4.9 Windfall sites are sites that are not formally included in the Local Plan Core Strategy as allocated key sites but which subsequently come forward for residential development. The NPPF defines them as "sites not specifically identified in the development plan". Paragraph 75 of the NPPF allows local planning authorities to make an allowance for windfall sites as part of the anticipated housing land supply where there is "compelling evidence that this will provide a reliable source of supply". It goes on to state that "any allowance should be realistic, having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends".
- 4.10 Windfall sites have historically provided a strong source of housing supply in Gravesham, coming forward on both small sites (defined as sites of 4 units or less) and large sites (defined as 5 units or more).
- 4.11 At the Local Plan Core Strategy Examination (2014), the Examination Inspector considered there was clear evidence to justify including a small and large site windfall allowance in the Borough's housing land supply. All parties, at the examination, agreed that given the evidence in terms of historic and future trends it was appropriate to include a small site windfall allowance of 33 dwellings per year, from year 6 onwards (not from year 1 to 5), and a large site windfall allowance of 30 dwellings per year. As such no allowance is made for small site windfalls in the five year land supply.

Table 5: Windfall Allowance

Windfall	Number of Dwellings
Small Site Windfall Allowance	0
Large Site Windfall Allowance	150

⁴ Draft SHLAA applicable to this period - <https://localplan.gravesham.gov.uk/consult.ti/REG18S2/consultationHome>

Summary of Deliverable Housing Land Supply

- 4.12 The total contribution from the sources constituting Gravesham Borough's five year housing land supply is set out in Table 6 below. Table 6 indicates that a total of 2,053 net homes are considered deliverable over the next five years i.e. between 2025 and 2030.

Table 6: Total Five Year Supply of Deliverable Homes

Component	No. of Deliverable Homes in Next Five Years (net)
Local Plan Core Strategy Key Sites without Planning Permission	0
Sites with Planning Permission	1,903
Specific Unallocated Sites	0
Small and Large Site Windfalls	150
Total	2,053

5. Housing Land Supply Calculation

- 5.1 The previous sections of this statement set out the different considerations that need to be factored into calculating the Borough's five year housing land supply. This section summarises these factors and sets out the Borough's land supply for housing compared with the Borough's local housing need figure, with a 20% buffer applied, for the period 2025-2030.
- 5.2 Table 7 indicates there is a supply shortfall of 2,003 homes against Gravesham Borough's local housing need figure with a 20% buffer applied over the next five years. Table 7 also indicates that Gravesham Borough has the equivalent of a 2.53 years' supply of housing over the next five years, assuming all of the permitted supply comes forward. This calculation is determined by dividing the amount of housing land available (the deliverable housing supply) by the local housing need figure (annual requirement with 20% buffer applied).

Table 7: Calculation of the Borough's housing land supply 2022-2027

Component	No. of Deliverable Homes (net)	No. of Years
(a) Deliverable Housing Supply	2,053	
(b) Local Housing Need Figure (plus 20% buffer)	4,056	
Housing Supply Surplus/Shortfall (a) - (b)	-2,003	
(c) Annual requirement	811	
Years Supply Equivalent Over Five Years (a ÷ c)		2.53

- 5.3 Consequently, Table 7 indicates that Gravesham Borough is unable to demonstrate a deliverable supply of sites for housing against its housing requirement over the next five years from 2025 to 2030. Under the NPPF, councils are required to demonstrate a five-year supply of deliverable housing sites or else face the presumption in favour of sustainable development. This requires the Council to consider planning applications for housing against paragraph 11 (d) of the NPPF. This requires the decision maker, to undertake a balancing exercise to ensure that the correct weight is attached to the shortfall in meeting the 5 year housing land supply requirement and the provisions within the NPPF.

Appendix A - Sources of Deliverable Housing Land Supply (1 April 2025 - 31 March 2030 only)

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	EDC/16/0004	Northfleet Embankment West	466
Permitted Site	20200343	The Charter - Land At Market Square And Horn Yard Car Parks New Swan Yard Gravesend DA12 2EN	242
Permitted Site	20191122	Clifton Slipways West Street Gravesend Kent	236
Permitted Site	20211540	Former Lord Street Car Park	156
Permitted Site	EDC/17/0038	Northfleet Embankment East - Cable Wharf	112
Permitted Site	20220432	Former Gravesend Police Station Windmill Street	75
Permitted Site	20221251	Former Site Of Battle Of Britain Coldharbour Road Northfleet Gravesend Kent	75
Permitted Site	20221328	Bowling Green Church Walk Gravesend Kent , DA12 2QU	62
Permitted Site	20240942	44 - 46 The Grove Gravesend Kent DA12 1DF	37
Permitted Site	20210757	Custom House The Terrace Gravesend Kent	27

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20221111	Joynes House New Road Gravesend Kent DA11 0AJ	24
Permitted Site	20221179	Land At St Columbas Close Gravesend Kent, DA12 4AJ	20
Permitted Site	20211196	Stone Street Land Rear of 24 Gravesend Kent DA11 0NP	19
Permitted Site	20150028	128 London Road Northfleet Gravesend Kent DA11 9LE	14
Permitted Site	20171120	Units 9 And 10 May Avenue Northfleet Gravesend Kent DA11 8RU	14
Permitted Site	20211582	BRT Properties Kent Top Yard Hardys Corner 2 Vale Road Northfleet Gravesend Kent	14
Permitted Site	20220728	Former Guru Nanak Darbar Gurdwara Clarence Place Gravesend Kent	14
Permitted Site	20190520 / 20250262(pending consideration)	The Builders Yard Lower Range Road Gravesend Kent DA12 2QL	14
Permitted Site	20191187 / 20211196 /	Land To The Rear Of Bridge Bar And Club 24 Stone Street Gravesend Kent DA11 0NP	14
Permitted Site	20210672/20130801/20221282	Elizabeth Huggins Cottages Cross Lane West Gravesend Kent	14
Permitted Site	20220431	Former Site Of Fox And Hounds PH 26 - 27 London Road Northfleet Gravesend Kent	13
Permitted Site	20231143	7 Wrotham Road	11

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20200815/20230019	139 And 140 Parrock Street Gravesend Kent	10
Permitted Site	20130957	3 & 4 London Road Land To Rear Of	9
Permitted Site	20181222	168 Parrock Street Gravesend Kent DA12 1ER	9
Permitted Site	20211212	Land Rear Of 2 - 3 Cobham Street Gravesend Kent	8
Permitted Site	20230136	Land At Worcester Close Istead Rise Gravesend Kent	8
Permitted Site	20170688	Site Known As Shawline House Burch Road Northfleet Gravesend Kent	7
Permitted Site	20210215	24 And 24C Queen Street Gravesend Kent DA12 2EE	7
Permitted Site	20210674	45 High Street Gravesend Kent	7
Permitted Site	20231301	Land To Rear Of 15 - 17 Darnley Road Gravesend Kent DA11 0RZ	7
Permitted Site	20160791	Cheema Fabrics 29 - 30 High Street Gravesend Kent DA11 0AZ	6
Permitted Site	20241000	Land To The West Of Nursery Mews Gravesend Kent DA11 7BU	6
Permitted Site	20200412	27 - 28 High Street Gravesend Kent DA11 0AZ	5

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20220953	22 - 25 New Road Gravesend Kent DA11 0AA	5
Permitted Site	20210232/20240611	Garages Rear Of 2 - 28 Campbell Road Gravesend Kent	5
Permitted Site	20200059	195 Parrock Street Gravesend Kent DA12 1EW	4
Permitted Site	20220340	Land Adjacent 2 Milton Place Gravesend Ken	4
Permitted Site	20220856	63 - 64 Milton Road Gravesend Kent DA12 2PJ	4
Permitted Site	20240144	157 Milton Road Gravesend Kent	4
Permitted Site	20240297	Mid Kent Golf Club Singlewell Road Gravesend Kent DA11 7RB	4
Permitted Site	20240308	Land Adjacent To 28 Coutts Avenue Shorne Gravesend Kent DA12 3HJ	4
Permitted Site	20211415 / 20201379	Garages Rear Of Osney Way Car Park Lower Higham Road Gravesend Kent	4
Permitted Site	20200636	Equipets Cleaning Services Ltd Unit D Buckland Farm Chalk Road Higham Rochester Kent ME3 7JY	3
Permitted Site	20200672	Newsbox Express 186 Rochester Road	3
Permitted Site	20210478	13 - 14 Milton Road Gravesend Kent DA12 2RE	3

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20210608	36 - 38 Overcliffe Gravesend Kent DA11 0EW	3
Permitted Site	20230362	39 The Terrace Gravesend Kent	3
Permitted Site	20240186	Buildings North Of Hill Farm Taylors Lane Higham Rochester Kent ME3 7JT	3
Permitted Site	20240604	Steeles Wood Stables Wrotham Road South Street Meopham Kent	3
Permitted Site	20240834	Anglo Saxons Friendly Society Anglo Saxons Hall 2 - 3 Berkley Road Gravesend Kent DA12 2EU	3
Permitted Site	2020/00044/REF	Land Adjacent To Home Farm Cottage School Lane Higham Rochester Kent	3
Permitted Site	20220078 (EDC/21/0081)	Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent	3
Permitted Site	20200525	COSTA 1 New Road Gravesend Kent DA11 0AA	2
Permitted Site	20200635	Unit A Buckland Farm Chalk Road Higham Rochester Kent ME3 7JY	2
Permitted Site	20200704	19 Milton Road, DA12 2RF	2
Permitted Site	20210045	163 Parrock Street Gravesend Kent DA12 1ER	2
Permitted Site	20210435	Land At Brook Road Northfleet Gravesend Kent	2

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20210514	Chalk Scout Group Castle Lane Gravesend Kent DA12 4TQ	2
Permitted Site	20211377	Rose Cottage Milton Road Gravesend Kent DA12 2PP	2
Permitted Site	20220831	17 Darnley Road Gravesend Kent DA11 0RZ	2
Permitted Site	20230248	REAR of 17-19 Perry Street Northfleet Gravesend Kent , DA11 8RA	2
Permitted Site	20230584	Parsonage Farm The Barn The Street Cobham Gravesend Kent DA12 3DG	2
Permitted Site	20230595	Darnley Arms 9 Trafalgar Road Gravesend Kent DA11 0QA	2
Permitted Site	20230794	196 And 197 Parrock Street Gravesend Kent DA12 1EW	2
Permitted Site	20231051	388 Rochester Road Gravesend Kent	2
Permitted Site	20231221	Brimsole Farm Brimstone Hill Meopham Gravesend Kent	2
Permitted Site	20240206	57 Lower Range Road Gravesend Kent DA12 2QL	2
Permitted Site	20240580	Cherry Dene Norwood Lane Meopham Gravesend Kent DA13 0YE	2
Permitted Site	20241006	SLC Alarms And CCTV 20 Stone Street Gravesend Kent DA11 0NP	2

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20241042	Masons Solicitors 35 Perry Street Northfleet Gravesend Kent DA11 8RB	2
Permitted Site	20160890	Land Adjacent To 214 Springhead Road Northfleet Gravesend Kent DA11 8HS	1
Permitted Site	20180074	1 Johns Road Meopham Gravesend Kent DA13 0LP	1
Permitted Site	20180459	Amrit Jewellers 59 Wrotham Road Gravesend Kent DA11 0QB	1
Permitted Site	20190003	Little Acres Longfield Avenue Gravesend Longfield Kent DA3 7LA	1
Permitted Site	20200546	Land East Of 18 Copperfield Close Gravesend Kent	1
Permitted Site	20200637	Unit F Buckland Farm Chalk Road Higham Rochester Gravesend Kent ME3 7JY	1
Permitted Site	20200651	20 Tradescant Drive Meopham Gravesend Kent DA13 0EE	1
Permitted Site	20201100	Graveney Lodge Wrotham Road Meopham Gravesend Kent DA13 0AQ	1
Permitted Site	20210013	Hill Tandoori 8 The Hill Northfleet Gravesend Kent DA11 9EU	1
Permitted Site	20210263	9 Vauxhall Close Northfleet Gravesend Kent DA11 9NP	1
	20210383	Barn At Whitehouse Farm School Lane Higham Rochester Kent	1
Permitted Site	20210564	197A Parrock Street Gravesend Kent	1

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20210861	Side Garden Of 24 Ivy Close Gravesend Kent DA12 5NP	1
Permitted Site	20211448	1 Foxbury Manor Old Watling Street Higham Rochester Kent ME2 3UG	1
Permitted Site	20211472	Invicta Bar 31 Windmill Street Gravesend Kent DA12 1AS	1
Permitted Site	20211538	Barn On Land To The Rear Of Henley Croft And Henley Cottage Henley Street Luddesdown Gravesend Kent	1
Permitted Site	20220147	Olive Court Dickens Road Gravesend Kent DA12 2JY	1
Permitted Site	20220317	Side Garden Of 4 Golf Links Avenue Gravesend Kent DA11 7PA	1
Permitted Site	20221075	14 Royal Pier Road Gravesend Kent DA12 2BD	1
Permitted Site	20221144	124 Wellington Street Gravesend Kent DA12 1JE	1
Permitted Site	20230084	7 The Hill Northfleet Gravesend Kent	1
Permitted Site	20230241	Bailiffs House Camer Park Camer Road Meopham Gravesend Kent	1
Permitted Site	20230263	AP Accountax Ltd 22 Queen Street Gravesend Kent, DA12 2EE	1
Permitted Site	20230266	53 Coldharbour Road Northfleet Gravesend Kent DA11 8AF	1

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20230567	Heritage House 79 - 80 High Street Gravesend Kent DA11 0BH	1
Permitted Site	20230700	Garages At Rockley House Wrotham Road Culverstone Gravesend Kent DA13 0QN	1
Permitted Site	20230871	9 St James's Road Gravesend Kent	1
Permitted Site	20230976	Black Eagle Security Systems 8 Darnley Road Gravesend Kent	1
Permitted Site	20231165	24 Stone Street Gravesend Kent DA11 0NP	1
Permitted Site	20231183	77A Windsor Road Gravesend Kent	1
Permitted Site	20240056	7 The Turnstones Gravesend Kent DA12 5QD	1
Permitted Site	20240152	2 Windmill Street Gravesend Kent DA12 1AD	1
Permitted Site	20240283	Plot 19 Rhododendron Avenue Meopham Gravesend Kent	1
Permitted Site	20240296	Northfield House Wrotham Road Meopham Gravesend Kent DA13 0AQ	1
Permitted Site	20240471	Universal Food Centre 4 - 5 Milton Road Gravesend Kent DA12 2RE	1
Permitted Site	20240487	11A Milton Road Gravesend Kent DA12 2RE	1

Status	Reference (Planning)	Development Name	Total no. of dwellings 2025-2030
Permitted Site	20240739	2 Milton Road Gravesend Kent, DA12 2RE	1
Permitted Site	20240914	377 Singlewell Road Gravesend Kent DA11 7RL	1
Permitted Site	20240979	Gigabytes515 26 Perry Street Northfleet Gravesend Kent	1
Permitted Site	20180641/20230317	33 Ivy Close Gravesend Kent DA12 5NP	1
Permitted Site	20220342	79 And 79A Leander Drive Gravesend Kent DA12 4NF	-1
Permitted Site	20231097	25A Hunt Road Northfleet Gravesend Kent DA11 8JT	-1
Permitted Site	20240535	56 St James Avenue Gravesend Kent DA11 0EY	-1