

London Borough of Bromley

Housing Trajectory 2025

October 2025

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1. INTRODUCTION

- 1.1. This paper provides an up-to-date position of housing land supply in the London Borough of Bromley. The paper considers the adopted and emerging planning policy framework at the time of writing, alongside any relevant implications of case law and planning appeals where necessary.

2. POLICY CONTEXT

- 2.1. There is a range of policy, guidance and relevant case law and material considerations that should inform the preparation of a housing trajectory. These are set out below:

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)

- 2.2. The NPPF (December 2024) sets out the Government's planning policies for England and how these policies should be applied. It is a material consideration in the determination of planning applications. PPG provides further guidance on policies set out in the NPPF.
- 2.3. Paragraph 78 of the NPPF requires local planning authorities (LPAs) 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, or against their local housing need where the strategic policies are more than five years old¹. The London Plan (March 2021) sets out the current adopted strategic policy for Bromley in relation to the relevant housing requirement².
- 2.4. Paragraph 78 also sets out that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period). The default buffer is 5% to ensure choice and competition in the market for land, but it is increased to 20% where delivery of housing (taken as a whole over the previous three years) is below 85% of the total housing target for the same period, as measured by the Government's Housing Delivery Test. For the purposes of this FYHLS, Bromley has a buffer of 20% and the presumption in favour of sustainable development applies, as the Council has not delivered more than 75% of its housing delivery targets based on the latest Housing Delivery Test results³.
- 2.5. The NPPF defines 'Deliverable' as follows:

¹ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance (NPPF December 2024 footnote 39).

² Policy H1 Increasing housing supply of the 2021 London Plan sets out a 10-year housing requirement of 7,740 units (2019/20 – 2028/29 for Bromley, average 774 units per annum).

³ Housing Delivery Test: 2023 results, available from: <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

“Deliverable: *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.”

2.6. With regard to sites which would require further evidence to be considered deliverable, namely those set out in part (b) of the above definition, the PPG⁴ provides further guidance on what this evidence may include (although it is not an exhaustive list). It includes:

- Current planning status – for example on larger scale sites with outline planning permission / hybrid permission 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;
- Firm progress has been made towards the submission of an application – e.g. written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as a successful participation in bids for large-scale infrastructure funding or other similar projects.

2.7. Where a LPA cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer), the presumption in favour of sustainable development is triggered⁵. This means that policies which are most important for determining an application are classed as ‘out-of-date’ (such as policies

⁴ Planning Practice Guidance, Housing Supply and Delivery, Paragraph: 007 Reference ID: 68-007-20190722, available from: <https://www.gov.uk/guidance/housing-supply-and-delivery>

⁵ As set out in footnote 8 of the NPPF as follows: “This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.”

concerning housing supply in situations where a FYHLS cannot be demonstrated). As per paragraph 11 of the NPPF, for decision-taking this means that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance⁶ provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. In this context, paragraph 11 places emphasis on having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁷.

2.8. It should be noted that the presumption in favour of sustainable development does not trump planning statute; the starting point for decision-taking remains S38(6) of the Planning and Compulsory Purchase Act 2004 (“the PCPA”).

2.9. Sites included in years 6-15 must be ‘Developable’, defined as:

***“Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

2.10. This trajectory includes a number of sites within years 6-15, most of which are allocated sites in the Local Plan. They are all considered to have a reasonable prospect of being developed within the trajectory period.

2.11. Paragraph 75 of the Framework states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

London Plan (March 2021)

2.12. The London Plan is the Spatial Development Strategy for London and forms part of the Development Plan for all London boroughs.

2.13. Policy H1: Increasing housing supply includes ten-year targets for net housing completions. The ten-year target (2019/20 – 2028/29) for Bromley Borough is 7,740 units (774 annualised).

2.14. Table 4.2 of the London Plan sets out ten-year targets for net completions on small sites (below 0.25ha); for Bromley the target is 3,790 units (379 annualised). Paragraph 4.2.3 states boroughs are supported in using windfall assumptions in their housing trajectories based on the small sites target:

⁶ These policies are set out in NPPF footnote 7, which includes Green Belt.

⁷ Footnote 9 of the NPPF sets out the relevant NPPF paragraphs that are relevant to these key policies.

“The small sites target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019.”

2.15. This housing trajectory document has assessed housing supply against the figure in the 2021 London Plan. Paragraph 006 of the PPG⁸ confirms that where there is a conflict between adopted strategic housing requirement policies (for example if a new spatial development strategy supersedes an adopted Local Plan) the most recently adopted policies will need to be used for the purposes of calculating FYHLS in accordance with Section 38 (5) of the PCPA.

2.16. This housing trajectory projects delivery for a fifteen-year period, from 2024/25 to 2038/39; for the purposes of the trajectory, the housing target of 774 homes per annum is rolled forward post-2029. Paragraph 4.1.11 of the London Plan states:

“If a target is needed beyond the 10 year period (2019/20 to 2028/29), boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041), and any local evidence of identified capacity, in consultation with the GLA, and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements, and roll forward the housing capacity assumptions applied in the London Plan for small sites.”

2.17. Rolling over the 774 homes per annum figure is consistent with paragraph 4.1.11. There are no significant additional sites from the 2017 SHLAA that would suggest an increase is necessary, nor is there any committed transport infrastructure improvements which would provide any significant further incentive for development. The small sites component of the target makes up around half of the overall target, and paragraph 4.1.11 advocates rolling this forward post 2029; this will also justify a windfall assumption for each year post 2028/29, given the justification for using such assumptions stated in paragraph 4.2.3 of the London Plan (discussed above).

⁸ Planning Practice Guidance, Housing Supply and Delivery, Paragraph: 006 Reference ID: 68-006-20190722, available from: <https://www.gov.uk/guidance/housing-supply-and-delivery>

Review of 2021 London Plan

2.18. The Mayor of London consulted on 'Towards a new London Plan'⁹ document in May 2025. This document sets out a range of potential new London Plan policy options for consideration and discussion. With regard to housing, section 2 of the consultation document states:

"The government has set out new national requirements for the number of homes to be delivered across England. Over the ten-year period of the next London Plan, the government has said the housing need in London is 880,000 new homes. They have also changed the approach to the green belt. London will be required to review and release green belt to meet housing and other development needs where those needs cannot be met in other ways, such as redevelopment within London's existing built area[...]"

2.19. The London Plan review will seek to address how housing requirements will be distributed across London (from 2026 onwards) based on available capacity within the boroughs, established through the preparation of a new Strategic Housing Market Assessment which will form part of the new London Plan evidence base.

2.20. In advance of this new housing requirement figure being established, the existing London Plan target of 774 units per annum up to 2028/29 should be relied on (and rolled forward beyond this), rather than the local housing need figure (calculated using the standard method). This approach is supported by footnote 88 of the NPPF, which states that, in areas where there is an operative Spatial Development Strategy (SDS) which provides the housing requirement for relevant local areas, the SDS will continue to provide the housing requirement for the relevant emerging local plans.

Adopted Bromley Local Plan (January 2019)

2.21. Policy 1: Housing Supply specifies that the Council will make provision for a minimum average of 641 additional homes per annum (which was derived from the 2016 London Plan). As noted above, this trajectory has assessed housing supply against the updated target in the London Plan (774 homes per annum).

2.22. Policy 1 identifies various sources of housing supply to meet the identified housing target, including allocated sites and the development or redevelopment of windfall sites.

⁹ Available from: <https://www.london.gov.uk/programmes-strategies/planning/planning-consultations/towards-new-london-plan>

Bromley Local Plan Review

2.23. A new Bromley Local Plan is being prepared¹⁰. The Council recently consulted on a 'Direction of Travel' Local Plan Regulation 18 document, which included the proposed vision and objectives for the new Local Plan and the preferred policy direction for different policy areas. For the avoidance of doubt, this document does not have any weight in decision-making terms, nor is it relevant to the preparation of this housing trajectory document.

2.24. Following the Direction of Travel consultation, the council are preparing the Submission Draft Local Plan, with the intention to consult on this draft in Summer 2026 in order to submit the Local Plan for examination by December 2026. This draft will include full draft policies and site allocations.

Housing Delivery Test (HDT) measurement

2.25. The HDT measurement is published regularly by the Ministry of Housing, Communities and Local Government (MHCLG). It sets out the net delivery of housing in a LPA over a three-year period against the number of homes required.¹¹ If delivery of the three-year period is between 85-94% the LPA should prepare an action plan in line with national planning guidance to assess likely causes of under-delivery and to identify actions to increase delivery in the future.

2.26. The HDT 2023 measurement shows that Bromley delivered 58% of its housing target for the 3-year period 2020/21 – 2022/23. This has triggered the requirement to produce another action plan. The latest Bromley Housing Delivery Test Action Plan¹² was published in October 2025.

¹⁰ <https://www.bromley.gov.uk/planning-policy/review-bromley-local-plan>

¹¹ As set out above, target of 774 homes per annum for Bromley in 2021 London Plan

¹² Bromley Housing Delivery Test Action Plan 2025, available here:

<https://www.bromley.gov.uk/downloads/file/1833/housing-delivery-test-action-plan>

3. BROMLEY HOUSING TRAJECTORY METHODOLOGY

- 3.1. There is no fixed method for preparing a housing trajectory. The NPPF, PPG and the London Plan provide guidance to assist with preparation, and there is a wealth of case law and planning appeals from which interpretations and information can be gleaned.
- 3.2. This section sets out the methodology followed to prepare the Bromley Housing Trajectory 2025. However, this is not set in stone and the methodology may evolve when preparing future iterations of the housing trajectory, to take account of new guidance, case law and any other relevant considerations.

Base date

- 3.3. The FYHLS base date is the first day of the FYHLS period; the period covered by this trajectory is 2024/25 to 2028/29, hence the base date is 1 April 2024.
- 3.4. Only permissions up to 31/03/2024 have been included, i.e. those permissions that were known at the base date. Evidence of deliverability can post-date the base date, provided that it is used to support sites identified as deliverable as of 31/03/2024.

Housing target

- 3.5. The London Plan attributes a minimum target of 774 units per annum to the Borough that results in a five-year housing requirement target of 3,870 units for the above period; and a total target across the 15-year trajectory period of 11,610 units.
- 3.6. A 20% buffer increases the five-year figure from 3,870 units to 4,644 units, or 929 units per annum. As the buffer brings forward sites from later in the plan period, it does not result in an increase to the overall 15-year target. As a result of the buffer increase to the five-year supply, the annual requirement for years 6-15 is 697 units per annum.

Large sites

- 3.7. For the purposes of producing the Housing Trajectory, the future supply of conventional housing makes a distinction between large sites (0.25 hectares/2,500sqm and above) and small sites (under 0.25 hectares/2,500sqm). This is consistent with the classifications in the London Plan, which was informed by the pan-London SHLAA process.
- 3.8. All large sites included within the FYHLS are considered deliverable; and all large sites included within years 6-15 are considered developable, in line with the respective definitions set out in the NPPF (December 2024).

- 3.9. A lapse rate has not been applied to large sites, as these sites have been checked in detail and their inclusion reflects evidence that they are deliverable. All large sites included in the FYHLS have planning permission and have been assessed to determine if they would be deliverable over the five-year period. Where relevant, developers/agents were contacted to establish if sites were likely to be brought forward or if a start date was known. In some cases, developers were able to confirm that work had already started on site or was imminent.
- 3.10. The large sites included within the housing trajectory are listed in Appendix 1 (Table 5); sites included within the FYHLS are specifically noted.
- 3.11. There is one large site included in Table 5 that has outline planning permission - Lubbock House, 1 Northolme Rise, Orpington, BR6 9RF (planning application reference: 20/01280/OUT). This site progressed after details were approved and conditions discharged up to March 2024. The scheme completed on 14 March 2025. Considering the trajectory start date of 1 April 2024 and the units completing in March 2025, the scheme can remain in the pipeline.

Small sites

- 3.12. As noted above, a small site is one which is under 0.25 hectares/ 2,500sqm. The trajectory assumes small site delivery from two sources:
- Permitted small sites (extant schemes that were permitted up to 31/03/2024); and
 - A windfall assumption.
- 3.13. The GLA moved to a new monitoring system in June 2020 (the Planning London Datahub) that replaced the London Development Database. The Planning London Datahub has experienced several issues with data accuracy since 2020 to date, including the accuracy of pipeline reports.
- 3.14. Planning approval data has been extracted from the Planning London Datahub for the small sites projection in Years 1 and 2 of the trajectory. The data includes extant planning approvals from 2018/19 to 2023/24 and sites that have commenced but not completed by 31/03/2024. Planning approval reports were used for the small site projection instead of an overall pipeline report due to data inaccuracies in the pipeline data. The status of the applications has been checked to ensure completions or lapses up to 31/03/2024 have been removed.
- 3.15. For permitted small sites, a lapse rate is applied to take account of the potential for non-implementation; this is discussed below. The total permitted small sites figure has been phased evenly over the first two years of the FYHLS. This phasing takes account of average completion rate data from schemes on small sites permitted from 2008/09 to 2021/22; this data shows that the average completion time across all completed schemes in this period was 23 months. There is variance depending on scheme size but ultimately this overall average is considered to be sufficiently

robust to inform phasing. Applying the average figure to a scheme permitted at the latest possible date for inclusion in the trajectory (i.e. on the base date of 31/03/2024) would mean that this scheme is delivered within the first two years of the FYHLS.

- 3.16. A windfall assumption has been included which reflects the likely delivery of as yet unknown small sites. The London Plan sets a small site target for each borough¹³; Bromley's target is 379 units per annum. Paragraph 4.2.3 of the London Plan specifies that "[t]he small sites target can be taken to amount to a reliable source of windfall sites which contributes to anticipated supply and so provides the compelling evidence in this respect required by paragraph 70 of the National Planning Policy Framework of 2019." This approach was specifically supported by the Panel of Inspectors in their Report of the Examination in Public of the London Plan 2019¹⁴.
- 3.17. As with the phasing of permitted small sites, average completion data is also an important consideration to inform the phasing of a small sites windfall assumption. It is noted that neither the London Plan nor the Inspectors report provides guidance on when the windfall assumption should be factored in. The Council has factored in a windfall assumption from year three of the trajectory onwards. As noted above, the average completion rate of schemes from 2008/09 to 2021/22 is 23 months. If an additional 6-12 months is assumed as an approximate time taken to achieve planning permission for a small site, this gives a range of 28 to 34 months to allow for as yet unknown small sites to come forward and be delivered. Using an example of an application which is validated on day one of the trajectory (01/04/2024), this would comfortably deliver by the end of year 3 of the trajectory.

Lapse rate

- 3.18. The housing trajectory includes projected housing delivery from a number of planning permissions. However, it is recognised that not all these permissions will come forward; based on the standard commencement condition, a planning application will 'lapse' if it is not implemented within three years of the date of grant of planning permission.
- 3.19. It is therefore considered necessary to apply a lapse rate to certain extant planning permissions in order to reflect the possibility that some of these permissions may not come forward. The Council have only applied a lapse rate to permitted small sites (i.e. those less than 0.25 hectares). As noted above, large sites have been checked in detail, and their inclusion reflects evidence that they are deliverable; hence application of a lapse rate is not necessary.
- 3.20. The lapse rate has been determined by analysing approved planning applications on small sites, from 2008/09 to 2021/22. Over this period, 5,406 residential units were granted planning permission

¹³ As noted in paragraph 4.2.3 of the London Plan, the small sites targets are a component of, and not additional to, the overall housing targets. It is the overall housing target that takes priority, e.g., if the overall target is met in full through large sites, there would not be a requirement to also meet the minimum small sites target.

¹⁴ See paragraph 174, available here: https://www.london.gov.uk/sites/default/files/london_plan_report_2019_final.pdf

(excluding schemes that were superseded) on small sites and 1,742 of these permissions have lapsed; this gives a general lapse rate of 30%. However, the Council have developed a more sophisticated approach which reflects specific lapse rates for different sized developments on small sites. Table 1 below sets out each of the development sizes and the specific lapse rate for each one.

3.21. The Council have applied these specific lapse rates to permitted small sites of the same size, e.g., for all sites which permit one unit, a lapse rate of 31.5% has been applied; for all sites which permit two units, a lapse rate of 28.9% has been applied, etc. Applying these trend-based lapse rates to the permitted small sites delivery projections reduces the figure from 545 residential units to 394 residential units.

Table 1: Lapse rates

Development size	Lapse rate
One unit	31.5%
Two units	28.9%
Three units	35.7%
Four units	29.9%
Five units	30.5%
Six units	11.3%
Seven units	28%
Eight units	26.4%
Nine units	42.8%
10-14 units	43.1%
15-19 units	55.2%
20-24 units	48.6%
25-29 units	0%
30-39 units	15.7%
40-49 units	0%
50+ units	23.6%

Unit numbers

3.22. Housing delivery is categorised as either conventional (or self-contained) housing, or non-self-contained housing; these different types of housing are counted in different ways in terms of how they contribute to meeting identified housing targets.

3.23. Conventional housing is general self-contained housing (houses and flats). It is counted on a per unit basis, i.e. every new house or flat counts as one unit of delivery.

- 3.24. Non-self-contained housing can include care homes, supported housing, Houses of Multiple Occupation (HMOs) and purpose-built student accommodation. This has historically been counted on a per bedroom/bedspace basis, i.e. every bedroom/bedspace counts as one unit of delivery, based on policy and guidance set out in previous London Plans and London Plan Annual Monitoring Reports.
- 3.25. The recording of bedroom losses is considered on a case-by-case basis depending on the length of time a facility has been vacant. For the purposes of taking into account existing bedrooms when sites are redeveloped for C3 purposes these will be netted off if the site has become vacant since 2019¹⁵.
- 3.26. Paragraph 4.1.9 of the London Plan sets out how different non-self-contained accommodation is to be monitored in future:

“Net non-self-contained accommodation for students should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. Net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home. All other net non-self-contained communal accommodation should count towards meeting housing targets on the basis of a 1.8:1 ratio, with one point eight bedrooms/units being counted as a single home. The approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up. The ratios for student accommodation and other forms of communal accommodation mirror the ratios set out in the Government’s Housing Delivery Test Measurement Rulebook.”

- 3.27. The Housing Delivery Test: 2023 measurement technical note¹⁶ sets out that housing provision figures for student accommodation and other communal accommodation (for example HMOs and care home bedrooms) are adjusted by ratios of 2.4:1 and 1.9:1 ratios. E.g. if planning permission was granted for a 50-bedroom care home, the provision would account for approximately 26 bedrooms in housing supply terms.
- 3.28. The Council has four non-self-contained sites (three care homes and one extension to an existing care home) listed in the 2025 trajectory. These are included at a ratio of 1:1.9 (1.9 bedrooms counts as 1 unit) as per the Housing Delivery Test 2023 measurement technical note. These four permissions are expected to complete well within the FYHLS period; to reflect this, Table 3 assumes delivery in Year 1 (2024/25) and Year 2 (2025/26).

¹⁵ A five-year period of vacancy is considered to be reasonable period of time during which existing non-self-contained floorspace can be ‘netted off’, i.e. if existing non-self-contained bedrooms/bedspaces have become vacant since 2019, they are deducted from the total residential units proposed as part of a new application. If existing non-self-contained bedrooms/bedspaces have been vacant since pre-2019, the existing bedrooms/bedspaces are not deducted.

¹⁶ Housing Delivery Test: 2023 measurement technical note, available from:
<https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement/housing-delivery-test-2023-measurement-technical-note>

4. BROMLEY HOUSING TRAJECTORY

4.1. The Bromley housing trajectory 2025 details:

- completions in the ten-years preceding the FYHLS period (2014/15 to 2023/24); and
- anticipated delivery that makes up a future 15-year housing supply (2024/25 to 2038/39).

Table 2: Housing completions 2014/15 to 2023/24

	Small sites	Large Sites	NSC units	Total	Annual target	Cumulative total	Cumulative target
2014/15	171	259	0	430	500	430	500
2015/16	336	433	-11	758	641	1,188	1,141
2016/17	587	335	57	979	641	2,167	1,782
2017/18	375	213	27	615	641	2,782	2,423
2018/19	220	519	7	746	641	3,528	3,064
2019/20	260	301	-3	558	774	4,086	3,838
2020/21	327	50	-55	322	774	4,408	4,612
2021/22	165	55	4	224	774	4,632	5,386
2022/23	217	426	60	703	774	5,335	6,160
2023/24	158	269	2	432	774	5,767	6,934

Source: London Development Database 2020 and GLA Datahub 2025

4.2. Table 2 illustrates that housing completions exceeded housing requirement targets from 2014/15 until 2020/21. From 2019/20 (the start of the adopted London Plan target period), the cumulative shortfall in housing completions is **1,631 units**.

Table 3: Fifteen Year Housing Land Supply 2024/25 to 2028/29

	Years 1-5						Years 6-10	Years 11-15	Years 1-15
	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL	TOTAL	TOTAL	TOTAL
Conventional	265	334	649	643	535	2,426	4,315	1,895	8,636
<i>Large sites</i>	68	137	270	264	156	895	2,420	0	3,315
<i>Small sites permitted prior to start of trajectory period (lapse rate applied)</i>	197	197	0	0	0	394	0	0	394
<i>Small sites windfall assumption</i>	0	0	379	379	379	1,137	1,895	1,895	4,927
Non-self-contained	57	58	0	0	0	115	0	0	115
Total projected housing delivery	322	392	649	643	535	2,541	4,315	1,895	8,751
Housing target (774 units per annum) + 20% buffer (Years 1-5)	929	929	929	929	929	4,645	3,483	3,483	11,610

Source: GLA Planning London Datahub 2025

Note: some numbers have been rounded

4.3. Table 3 shows that Bromley's total projected housing delivery for the period 2024/25 to 2028/29 is 2,541 units. Table 4 calculates the five-year housing supply figure (in number of years), which factors in under-delivery against the adopted housing target in the London Plan since the target base date (2019/20); and the relevant 20% buffer.

Table 4: Bromley five-year housing land supply - 01/04/2024 to 31/03/2029

Step A	Annual housing requirement	774
Step B	Five-year housing requirement (A x 5)	3,870
Step C	Delivery shortfall against adopted London Plan housing target since 2019/20	1,631
Step D	Total five-year housing requirement (B + C)	5,501
Step E	Five-year housing land supply to be demonstrated inclusive of relevant buffer (D + 20%)	6,601
Step F	Five-year housing land supply figure (total units)	2,541
Step G	Housing land supply in Years ((F / E) x 5)	1.93 years

- 4.4. The five-year land supply figure of **1.93 years** is acknowledged as a very significant undersupply and means that the ‘presumption in favour of sustainable development’ will apply. Importantly though, the starting point for decision-taking remains S38(6) of the Planning and Compulsory Purchase Act 2004 (“the PCPA”).
- 4.5. Table 3 shows the projected housing supply for years 6-10 and 11-15. Years 6-10 include projected delivery from a number of sites allocated in the Local Plan which are considered to be ‘developable’ as per the definition set out in the NPPF; these sites will deliver over 20% of the total housing target for the trajectory period, which, alongside small site projections means that there is a consistent future supply of housing in the Borough. This is important context for the FYHLS as well, given the potential for the sites currently within years 6-10 to become demonstrably deliverable in the near future and help to bridge the current FYHLS gap.
- 4.6. Development Control Committee resolved to grant planning permission for an outline application (including 210 residential units) at Crystal Palace Park on 25 March 2021¹⁷. This development is considered to be developable (as per the definition set out in the NPPF) and therefore is included in Years 6-10 of the Trajectory.
- 4.7. In terms of other sources of future housing supply, the following large sites have all received a resolution to grant planning permission and, at the time of writing, are subject to discussions on legal agreements prior to the decisions being issued. Supply from these sites (totalling approximately 800 units) will be included in future iterations of the Bromley Housing Trajectory:

¹⁷ Minutes of the Development Control Committee meeting are available from:
<https://cds.bromley.gov.uk/mgAi.aspx?ID=70025>

- Up to 230 units at Blenheim Shopping Centre, Penge (application reference: 23/00178/FULL1);
- 353 units at Waitrose, Bromley South (application reference: 23/02633/FULL1);
- 138 units at 1 Westmoreland Road, Bromley South (application reference: 24/04820/FULL1); and
- 68 units at Bellegrove, 100 Mickleham Road, Orpington (application reference: 25/00800/FULL1).

APPENDIX 1: SITES INCLUDED WITHIN BROMLEY HOUSING TRAJECTORY 2025

Table 5: Large Sites

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Lilly's Farm Chelsfield Lane Orpington BR6 6NN	19/02343/FULL1	Chelsfield	27/01/2021	S	SC	1	1	0
18 Homefield Rise, Orpington BR6 0RU	20/02697/FULL1 Site 11	Orpington	23/12/2020	S	SC	59	59	0
Land adjacent to Moorcroft House, 18 Wilderness Road Chislehurst	18/05436/FULL1	Chislehurst	05/02/2019	S	SC	1	1	0
Land to the rear of former Dylon International Premises Station Approach Lower Sydenham SE26 5BQ	20/00781/FULL1	Beckenham Town and Copers Cope	29/03/2021	S	SC	254	254	0
Land At Junction with South Eden Park Road and Bucknall Way Beckenham	19/01543/FULL1	Kelsey and Eden Park	05/12/2019	S	SC	143	143	0

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Old Town Hall 30 Tweedy Road BR1 3FE	19/03545/FULL1	Bromley Town	12/03/2021	S	SC	53	53	0
Lubbock House Northolme Rise Orpington BR6 9RF	20/01280/OUT	Farnborough and Crofton	03/02/2021	S	SC	13	13	0
Flamingo Park Club Sidcup Bypass Road Chislehurst BR7 6HL	17/04478/FULL1	Chislehurst	05/07/2019	S	SC	42	42	0
Y Buildings Bromley Civic Centre Stockwell Close Bromley	21/03120/RESPA	Bromley Town	29/09/2021	S	SC	73	73	0
Small Halls, York Rise, Orpington	21/02861/FULL1	Farnborough and Crofton	22/12/2021	S	SC	35	35	0
Selwood House Kemnal Road Chislehurst BR7 6LT	22/04672/FULL1	Chislehurst	31/03/2023	P	SC	4	4	0

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Goddington Manor Court Road Orpington BR6 9AT	20/00307/FULL1	Orpington	24/04/2020	S	SC	2	2	0
West Wickham Library Glebe Way West Wickham BR4 0SH	21/04851/FULL1	West Wickham	26/05/2022	S	SC	26	26	0
Burnt Ash Heights Pike Close Bromley BR1 5BN	21/03622/FULL1	Plaistow	26/09/2022	S	SC	78	78	0
Clifford House, 1 Calverley Close, Beckenham, BR3 1UH	22/03013/FULL1	Beckenham Town and Copers Cope	06/04/2023	S	SC	71	36	35
Car Park, Station Road, Bromley	23/01547/FULL1	Bromley Town	21/12/2023	P	SC	75	75	0
Crystal Palace Park Thicket Road Penge London SE20 8DT	20/00325/OUT	Crystal Palace	N/A	P	SC	210	0	210

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Bromley Civic Centre, Stockwell Close	Site 1	Bromley Town	N/A	NP	SC	70	0	70
Land adjacent to Bromley North Station	Site 2	Bromley Town	N/A	NP	SC	450 ¹⁸	0	450
Hill Car Park and Adjacent Lands, Bromley Town Centre	Site 3	Bromley Town	N/A	NP	SC	150	0	150
Gas Holder Site Homesdale Road Bickley ¹⁹	Site 4	Bickley	N/A	NP	SC	60	0	60
Land adjacent to Bickley Station	Site 5	Bickley	N/A	NP	SC	30	0	30

¹⁸ Note that this figure is derived from the projected delivery from Site 2 (as set out in the Local Plan) minus units already approved on the site under planning application reference: 23/01547/FULL1.

¹⁹A recent appeal decision for this site confirms that this site is 'developable' as per the NPPF definition. Paragraph 39 of the decision states: "[...] it cannot be said there is no reasonable prospect of an application for a policy compliant scheme coming forward within the plan period". Appeal decision available from: <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=43702672>

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
Bromley Valley Gym and Adjacent Lands, Chipperfield Road, St Paul's Cray	Site 6	St Paul's Cray	N/A	NP	SC	200	0	200
West of Bromley High Street and land at Bromley South	Site 10	Bromley Town	N/A	NP	SC	1,191 ²⁰	0	1,191
Homefield Rise, Orpington	Site 11	Orpington	N/A	NP	SC	24 ²¹	0	24
TOTAL						3,315	895	2,420

Source: GLA Datahub 2025

²⁰ Note that this figure is derived from the projected delivery from Site 10 (as set out in the Local Plan) minus units already approved on the site under the following planning application references: 21/04667/FULL1; 22/03042/FULL1; 23/02947/FULL1.

²¹ Note that this figure is derived from the projected delivery from Site 11 (as set out in the Local Plan) minus units already approved on the site under planning application reference: 20/02697/FULL1.

Table 6: Non-self-contained units

Address	Borough reference number	Ward	Date of planning permission	Status (P = Permitted but not started; S = Started; NP = Not permitted)	Self-contained (SC) or non-self-contained (NSC)	Residential units (net gain)	Projected delivery in Years 1-5	Projected delivery in Years 6-15
34 West Common Road Hayes BR2 7BX (complete 24/06/2024)	20/05027/FULL1	Hayes and Coney Hall	04/11/2021	S	NSC	50 beds (26 based on 1:1.9 ratio) ²²	26	0
Hayes Common Bowls Club West Common Road Hayes Bromley BR2 7BY	19/01794/FULL1 and 23/02569/ELUD	Hayes and Coney Hall	25/02/2021 and 25/08/2023	S	NSC	60 beds (32 based on 1:1.9 ratio)	32	0
St Raphaels Residential Home 32 Orchard Road Bromley BR1 2PS	21/02269/FULL1	Bickley and Sundridge	26/05/2022	S	NSC	107 beds (56 based on 1:1.9 ratio)	56	0
47 Beckenham Road West Wickham BR4 0QS	19/04071/FULL1	West Wickham	12/12/2019	S	NSC	1 bed	1	0
TOTAL						115	115	0

Source: GLA Planning London Datahub 2025

²² [Housing Delivery Test: 2021 measurement technical note - GOV.UK](#) (paragraph 2 of section “To calculate the homes delivered, the steps taken were...”), published January 2022.

Table 7: Small Sites

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
	2	Denmark Road	BR1 3AB	22/01782/FULL1	PLASUN	06/10/2022	S	0.069	NSC	-1	-1
First Floor Flat	11	Kelsey Park Road	BR3 6LH	23/01959/FULL2	BECKCO	02/08/2023	S	0.025	SC	-1	-1
	250	Crofton Road	BR6 8JQ	23/00991/FULL2	FARCRT	05/06/2023	P	0.073	SC	-1	-1
	1	Orchard Road	BR1 2PR	22/02530/FULL2	BICKSU	19/01/2024	P	0.115	SC	-1	-1
United Reformed Church	20	Widmore Road	BR1 1RY	23/02640/FULL1	BROMTW	31/08/2023	P	0.152	SC	-1	-1
	332	Main Road	TN16 2HL	22/01473/FULL1	DARWIN	10/06/2022	P	0.042	SC	0	0
	114	Grove Park Road	SE9 4QB	21/04764/FULL3	MOTCHN	12/07/2022	P	0.049	NSC	0	0
	11	Homesdale Road	BR5 1JS	21/02697/FULL1	PETSWK	12/05/2022	S	0.056	SC	0	0
	9	Manor Place	BR7 5QH	22/03389/FULL1	CHIS	06/02/2023	P	0.086	SC	0	0
	7	Longdon Wood	BR2 6EN	22/01312/FULL1	BROCOK	23/05/2022	P	0.098	SC	0	0
	8	Longdon Wood	BR2 6EW	21/04930/FULL1	BROCOK	11/05/2022	P	0.177	SC	0	0
Burnhill House	50	Burnhill Road	BR3 3LA	22/01203/FULL1	COPERS	23/05/2022	P	0.199	SC	0	0
	18	Oxenden Wood Road	BR6 6HR	22/02619/FULL1	CHELSE	21/10/2022	P	0.212	SC	0	0
	18	Longdon Wood	BR2 6EW	22/02005/FULL1	BROCOH	13/07/2022	P	0.216	SC	0	0
	20	Park End	BR1 4AN	23/03947/FULL1	BROMTW	30/01/2024	P	0.012	NSC	0	0
First Floor Flat	398	Croydon Road	BR3 4EX	23/01701/FULL2	CLOCK	14/07/2023	P	0.016	NSC	0	0
Rose Cottage		Warren Road	BR6 6ER	23/01484/FULL1	CHELSE	08/09/2023	P	0.059	SC	0	0
	32	Kenwood Drive	BR3 6QX	23/03743/FULL1	KELEDN	06/12/2023	P	0.06	SC	0	0
The Croft		Mottingham Lane	SE9 4RX	22/00896/FULL1	MOTCHN	23/11/2023	P	0.119	SC	0	0
Pantiles		Sevenoaks Road	BR6 7SE	23/02751/FULL1	CHELSE	12/10/2023	P	0.203	SC	0	0
	32	Parish Lane	SE20 7LH	19/04735/FULL1	PENCAT	28/01/2020	S	0.01	SC	1	1
	3	Wiverton Road	SE26 5JA	19/04972/FULL1	PENCAT	25/02/2020	S	0.01	SC	1	1
	301	Crofton Road	BR6 8EZ	19/04193/FULL1	FARCRT	08/01/2021	S	0.094	SC	1	1
	151	Anerley Road	SE20 8EF	21/01078/AXRPA	CRYSTL	07/05/2021	P	0.01	SC	1	1
	87A	Beckenham Lane	BR2 0DN	21/03457/PLUD	BROMTW	25/01/2022	P	0.01	SC	1	1

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
	71	Chislehurst Road	BR6 0DQ	21/03267/AXRPA	PETSWK	20/09/2021	P	0.024	SC	1	1
	66	Avondale Road	BR1 4EZ	22/00066/FULL1	PLASUN	24/03/2022	S	0.075	SC	1	1
	3	Orchard Road	BR1 2PR	21/01200/FULL1	BICK	04/06/2021	S	0.17	SC	1	1
	15	Heathfield Road	BR2 6BG	22/00755/FULL1	BROCOK	14/04/2022	P	0.011	SC	1	1
The Orchard Land Rear Of 5		Rookery Road	BR6 7JQ	22/04745/FULL3	DARWIN	28/03/2023	P	0.07	SC	1	1
		Hamlet Road		22/02549/FULL1	CRYSAN	23/12/2022	P	0.071	SC	1	1
	43	Windsor Drive	BR6 6EY	21/05405/FULL1	CHEPRB	04/04/2022	P	0.006	SC	1	1
	49A	Mottingham Road	SE9 4QZ	22/02702/FULL1	MOTTNG	10/11/2022	P	0.01	SC	1	1
	154	Maple Road	SE20 8JB	22/01661/FULL1	PENCAT	12/07/2022	P	0.012	SC	1	1
	48	Chatterton Road	BR2 9QE	22/03715/FULL1	BROCOH	15/11/2022	P	0.013	SC	1	1
	50	Royston Road	SE20 7QN	22/04194/FULL1	PENCAT	07/03/2023	P	0.015	SC	1	1
	90	London Road	BR1 3RL	22/02789/FULL1	PLAIST	23/09/2022	P	0.019	SC	1	1
	118	Elmers End Road	BR3 4TA	22/00205/FULL1	CLOCK	05/04/2022	P	0.02	SC	1	1
	21	Windsor Drive	BR6 6EY	20/04944/FULL1	CHEPRB	27/05/2022	P	0.021	SC	1	1
	38	Station Road	BR6 0SA	22/02945/FULL1	PETSWK	16/09/2022	P	0.027	SC	1	1
	121, 123	Croydon Road	BR3 3RA	22/03530/FULL1	KELEDN	22/12/2022	P	0.038	SC	1	1
The Chantry		Mottingham Lane	SE9 4RW	22/00864/FULL1	MOTCHN	20/02/2023	P	0.045	SC	1	1
	37	Tweedy Road	BR1 3PR	22/02263/FULL1	BROMTW	14/09/2022	P	0.046	SC	1	1
	58	Lansdowne Road	BR1 3PQ	22/03298/FULL1	PLAIST	25/10/2022	P	0.051	SC	1	1
	1	Broomwood Road	BR5 2JH	22/00405/FULL1	CRAYVW	26/07/2022	P	0.061	SC	1	1
Land Adjacent To 2 Christy Road		Oaklands Lane		22/04427/FULL1	BIGHIL	05/01/2023	P	0.061	SC	1	1
	1	Valley Road	BR5 3DG	22/02527/FULL1	STPAUC	09/11/2022	P	0.066	SC	1	1
	11	Hartfield Road	BR4 9DA	22/05002/FULL1	HAYCON	13/03/2023	S	0.083	SC	1	1
Land Adjacent to Hollyhead		Jail Lane		21/02728/FULL1	DARWIN	05/05/2022	P	0.106	SC	1	1
Norlands Gate	1	Norlands Crescent	BR7 5QY	22/02054/FULL1	CHIS	24/11/2022	P	0.133	SC	1	1

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
Ruskin Meadows		Jail Lane Biggin Hill	TN16 3AX	22/00185/FULL1	DARWIN	20/05/2022	P	0.14	SC	1	1
	60	The Grove	TN16 3TD	22/01688/FULL1	BIGHIL	16/09/2022	P	0.144	SC	1	1
The Holding		Chelsfield Hill	BR6 7SL	22/02720/FULL1	CHELSF	16/02/2023	P	0.208	SC	1	1
	7	Denbridge Road	BR1 2AG	22/03822/FULL1	BICKSU	08/12/2022	P	0.248	SC	1	1
	21	High Street	BR4 0LP	22/01181/FULL2	WESTWK	09/06/2022	S	0.017	SC	1	1
	21	Bromley Avenue	BR1 4BG	22/01222/FULL1	BROMTW	20/07/2022	S	0.018	SC	1	1
	27	Blandford Road	BR3 4NE	22/01212/FULL1	CLOCK	20/05/2022	S	0.032	SC	1	1
	54	Widecombe Road	SE9 4HJ	23/00207/FULL1	MOTTNG	30/03/2023	S	0.04	SC	1	1
Land Adjacent To	27	Edward Road		22/01279/FULL1	PLASUN	17/05/2022	S	0.113	SC	1	1
	50	Avalon Road	BR6 9AY	23/04578/FULL1	ORPTON	24/01/2024	P	0.063	SC	1	1
	62	Braemar Gardens	BR4 0JW	23/00430/FULL1	WESTWK	04/07/2023	P	0.064	SC	1	1
Land Between Hollyhead and Montem		Jail Lane		23/00180/FULL1	DARWIN	11/09/2023	P	0.094	SC	1	1
	44	Westmoreland Road	BR2 0QS	23/02636/FULL1	SHORPL	22/09/2023	P	0.118	SC	1	1
Brook Villas	4	Sevenoaks Way	BR5 3JD	23/04644/FULL1	STPAUC	22/02/2024	P	0.05	SC	1	1
	77B	Marlow Road	SE20 7XR	23/03199/FULL3	CLOCK	10/01/2024	P	0.006	SC	1	1
	1	Church Row	BR7 5PG	23/01449/FULL2	CHIS	17/10/2023	P	0.004	SC	1	1
	26C	Chislehurst Road	BR6 0DG	23/04112/CUETC3	STMARC	12/01/2024	P	0.007	SC	1	1
	18	Penge Lane	SE20 7DU	23/02632/CUETC3	PENCAT	30/08/2023	P	0.008	SC	1	1
Flat	17	Royal Parade	BR7 6NR	23/04038/FULL1	CHIS	19/02/2024	P	0.009	SC	1	1
	417	Crofton Road	BR6 8NL	23/03420/FULL1	FARCRT	06/11/2023	P	0.01	SC	1	1
	272	High Street	BR6 0NB	23/00637/FULL1	ORPTON	11/05/2023	P	0.01	SC	1	1
	63, 65	Queensway	BR5 1DQ	23/04662/FULL1	PETSWK	28/03/2024	P	0.012	SC	1	1

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
Tallis House	Flat 5	Fair Acres	BR2 9UN	22/05064/FULL1	BROMTW	24/04/2023	P	0.014	SC	1	1
	13	Lancaster Close	BR2 0QF	23/04312/DET	SHORPL	09/01/2024	P	0.016	SC	1	1
	203	High Street	SE20 7PF	23/00542/FULL1	PENCAT	27/04/2023	P	0.019	SC	1	1
	203B	High Street	SE20 7PF	23/01892/FULL1	PENCAT	25/07/2023	P	0.019	SC	1	1
	196	Kent House Road	BR3 1JN	23/03068/FULL3	PENCAT	23/02/2024	P	0.021	SC	1	1
Cudham Frith		Cudham Lane South	TN14 7NZ	23/03277/FULL1	DARWIN	24/11/2023	P	0.021	SC	1	1
	13	Station Approach	BR2 7EQ	22/02409/FULL1	HAYCON	03/05/2023	P	0.022	SC	1	1
	62, 64	High Street	BR7 5AQ	23/03934/FULL3	CHIS	30/01/2024	P	0.022	NSC	1	1
	73	Castlecombe Road	SE9 4AU	23/02037/FULL1	MOTTNG	15/08/2023	P	0.028	SC	1	1
	63	Chesterfield Close	BR5 3PG	23/01696/FULL1	STMARC	07/07/2023	P	0.043	SC	1	1
	55	Slades Drive	BR7 6JX	23/00657/FULL1	CHIS	26/05/2023	P	0.044	SC	1	1
	57	Saxville Road	BR5 3AN	23/04593/FULL1	STPAUC	30/01/2024	P	0.045	SC	1	1
	45	Clovelly Way	BR6 0WD	23/02056/FULL1	STMARC	27/09/2023	P	0.047	SC	1	1
	13	Brookmead Avenue	BR1 2JX	23/01268/FULL1	BICKSU	15/06/2023	P	0.047	SC	1	1
	20	Friar Road	BR5 2BN	23/00886/FULL1	STMARC	26/06/2023	P	0.048	SC	1	1
	63, 65	Queensway	BR5 1DQ	23/04203/CETMC3	PETSWK	18/12/2023	P	0.048	SC	1	1
Land Rear of	12A and 12B	Elmerside Road		23/01749/FULL1	KELEDN	12/07/2023	P	0.049	SC	1	1
	9	Pleasance Road	BR5 3AR	23/03335/FULL1	STPAUC	31/10/2023	P	0.05	SC	1	1
	26	Copthorne Avenue	BR2 8NN	23/01969/FULL1	BROCOH	25/09/2023	P	0.05	SC	1	1
	117	Sevenoaks Way	BR5 3AQ	23/02749/FULL1	STPAUC	24/11/2023	P	0.052	SC	1	1
	85	Oxhath Crescent	BR2 8BN	23/03692/FULL1	BROCOH	05/12/2023	P	0.06	SC	1	1
	161	Croydon Road	SE20 7TY	23/02628/FULL2	CLOCK	29/09/2023	P	0.063	SC	1	1
Hill Cottage		Farnborough Hill	BR6 7EE	22/02719/FULL1	FARCRT	23/05/2023	P	0.072	SC	1	1
	34	Sandford Road	BR2 9AW	23/03251/FULL1	BROMTW	20/12/2023	P	0.072	SC	1	1

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
Land North Of 1 Park Hill		Southborough Road		22/03911/FULL1	BICKSU	20/04/2023	P	0.075	SC	1	1
	200	Court Road	BR6 9DF	23/02423/FULL1	ORPTON	21/03/2024	P	0.081	SC	1	1
	1	Barfield Road	BR1 2HR	23/03838/FULL1	BICKSU	29/11/2023	S	0.09	SC	1	1
	83	Lovibonds Avenue	BR6 8EP	23/03146/FULL1	FARCRT	09/01/2024	P	0.111	SC	1	1
Land Rear Of 18		Scotts Lane		23/01405/FULL1	SHORPL	27/06/2023	P	0.212	SC	1	1
Land at		Grangewood Lane		23/01225/FULL1	BECKCO	05/09/2023	S	0.017	SC	1	1
Rouse Farm		Nash Lane	BR2 6AP	18/02377/FULL1		06/11/2019	S	0.083	SC	2	2
The Parade	78, 80	Croydon Road	BR3 4DF	20/02745/FULL3	CLOCK	02/10/2020	S	0.02	SC	2	2
Goddington Manor		Court Road	BR6 9AT	20/00307/FULL1	ORPTON	24/04/2020	S	0.238	SC	2	2
First And Second Floors	38, 40	High Street	BR4 0NJ	21/00246/PLUD	WESTWK	20/04/2021	P	0.008	SC	2	2
	323	Upper Elmers End Road	BR3 3QP	21/05314/FULL1	KELEDN	09/03/2022	S	0.032	SC	2	2
	94	Crystal Palace Park Road	SE26 6UP	20/01236/FULL1	CRYSTL	02/06/2021	S	0.057	SC	2	2
	25	Goodmead Road	BR6 0HX	20/05255/DET	CRAYVE	14/05/2021	S	0.099	SC	2	2
Land And Garages Between 17 And 18		Gardiner Close		22/00336/FULL1	CRAYVE	26/10/2022	P	0.051	SC	2	2
The Parade	78, 80	Croydon Road	BR3 4DF	22/02362/FULL3	CLOCK	08/08/2022	S	0.021	SC	2	2
Land Between 8 And 10		Teal Avenue		22/01383/FULL1	CRAYVE	29/07/2022	P	0.036	SC	2	2

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
Land Rear of And Adjacent To 45 To 51		Ravensbury Road		22/02311/FULL1	STPAUC	25/11/2022	P	0.039	SC	2	2
	13	Trinity Close	BR2 8ND	22/01629/FULL1	BROCOK	26/07/2022	P	0.049	SC	2	2
Waverley House		Foxgrove Avenue	BR3 5AY	22/00995/FULL1	COPERS	13/09/2022	S	0.117	SC	2	2
Garages Adjacent 2		Shrewsbury Road		23/02120/FULL1	CLOCK	30/01/2024	P	0.044	SC	2	2
	133	Baston Road	BR2 7BS	23/03780/OUT	HAYCON	29/12/2023	P	0.057	SC	2	2
Hall Rear Of 35		George Lane	BR2 7LG	23/03908/FULL1	HAYCON	23/02/2024	P	0.03	SC	2	2
	23	Anerley Road	SE19 2AS	23/00258/FULL1	CRYSAN	11/04/2023	P	0.01	SC	2	2
	11	Lewes Road	BR1 2RN	23/03757/FULL1	BICKSU	24/01/2024	P	0.006	SC	2	2
	15	Heathfield Road	BR2 6BG	22/04378/FULL2	HAYCON	06/06/2023	P	0.01	SC	2	2
	59A	Chislehurst Road	BR7 5NP	22/01273/FULL1	CHIS	27/06/2023	S	0.012	SC	2	2
Thinkpad House	155A	Main Road	TN16 3JP	23/04872/CUETC3	BIGHIL	13/02/2024	P	0.014	SC	2	2
	97	High Street	BR6 0LF	23/01659/CUETC3	ORPTON	15/06/2023	P	0.02	SC	2	2
	20	Southey Street	SE20 7JD	22/04784/FULL1	PENCAT	04/10/2023	P	0.022	SC	2	2
	123, 125	Masons Hill	BR2 9HT	22/04084/FULL1	BROMTW	15/05/2023	P	0.024	SC	2	2
	33	Devonshire Road	SE9 4QP	23/01370/FULL1	MOTTNG	07/07/2023	P	0.039	SC	2	2
Land at	6, 8	Salisbury Road		22/02164/FULL1	BROCOH	03/11/2023	P	0.041	SC	2	2
	515, 519	Upper Elmers End Road	BR3 3DE	23/02526/FULL1	KELEDN	12/10/2023	P	0.043	SC	2	2
	32	Hillcrest Road	TN16 3TY	23/03343/FULL1	BIGHIL	01/11/2023	P	0.053	SC	2	2
Ribble Hurst	45	The Avenue	BR3 5EF	23/04047/NDFLAT	BECKCO	30/01/2024	S	0.161	SC	2	2

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
Raybrook		Highfield Road Biggin Hill	TN16 3UX	22/03233/FULL1	BIGHIL	08/06/2023	P	0.173	SC	2	2
	154	Sevenoaks Way	BR5 3AE	23/00905/FULL1	STPAUC	13/06/2023	S	0.15	SC	2	2
	10	Wheathill Road	SE20 7XH	19/03122/FULL1	CLOCK	08/11/2019	S	0.092	SC	3	3
Market House, First and Second Floors	12, 13	Market Square	BR1 1NA	21/04198/FULL1	BROMTW	23/03/2022	P	0.02	SC	3	3
	168, 170	High Street	BR3 1EW	22/03821/FULL1	BECKCO	21/12/2022	P	0.013	SC	3	3
	5	Albemarle Road	BR3 5HZ	21/05258/FULL1	COPERS	11/04/2022	P	0.025	SC	3	3
Unit 2	62	High Street	BR1 1EG	22/03042/FULL1	BROMTW	03/11/2022	P	0.029	SC	3	3
Glencairn	39	Manor Road	BR3 5JB	22/01580/FULL1	COPERS	22/11/2022	S	0.044	NSC	3	3
	7	Teal Avenue	BR5 3NE	22/02261/FULL1	STPAUC	23/08/2022	P	0.063	SC	3	3
Dover House		Anerley Road Penge	SE20 8EN	21/05464/FULL1	PENCAT	30/05/2022	P	0.113	SC	3	3
	172	Pickhurst Lane	BR2 7JB	21/05711/FULL1	HAYCON	20/06/2022	S	0.146	SC	3	3
	79	Plaistow Grove	BR1 3PB	23/02842/FULL1	PLAIST	26/10/2023	P	0.015	SC	3	3
Summerfield	3	Freelands Road	BR1 3AG	24/00344/NDFLAT	BICKSU	22/03/2024	P	0.172	SC	3	3
	89	Rectory Road	BR3 1HR	22/03453/FULL1	BECKCO	18/09/2023	P	0.048	SC	3	3
Carlton Court		Maple Road	SE20 8EY	23/01413/NDFLAT	PENCAT	08/06/2023	P	0.14	SC	3	3
	12	Station Square	BR5 1LT	21/02069/FULL1	PETSWK	08/03/2022	S	0.024	SC	4	4
	20	Manor Road	BR3 5LE	21/05551/FULL1	KELEDN	18/08/2022	P	0.05	SC	4	4
Oaklands Court	6	Oaklands Road	BR1 3SW	21/04517/FULL1	BROMTW	27/05/2022	P	0.157	SC	4	4
	50C	Chatterton Road	BR2 9QE	23/03771/CUETC3	BROCOH	27/11/2023	S	0.018	SC	4	4
	2	Weighton Road	SE20 8TS	23/00731/FULL1	CRYSAN	15/06/2023	P	0.019	SC	4	4
	139, 141	High Street	BR1 1JD	23/03426/FULL3	BROMTW	14/03/2024	P	0.023	SC	4	4

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
	29a	Station Approach	BR2 7EB	23/02576/FULL1	HAYCON	18/09/2023	P	0.025	SC	4	4
	155	Main Road	TN16 3JP	23/01314/CUETC3	BIGHIL	07/06/2023	P	0.033	SC	4	4
	1	Mayfield Close	SE20 8EJ	23/04163/FULL1	PENCAT	24/01/2024	P	0.045	SC	4	4
Second Floor	140, 144	High Street	BR1 1EZ	23/01918/FULL3	BROMTW	16/10/2023	P	0.149	SC	4	4
	50	High Street	BR1 1EG	23/02947/FULL1	BROMTW	08/11/2023	P	0.022	SC	5	5
Benjamin Court		St Hugh's Road	SE20 8PJ	23/03243/FULL1	CRYSAN	07/12/2023	P	0.039	SC	5	5
Burnhill House 50 Burnhill Road Beckenham BR3 3LA				23/04696/FULL3	BECKCO	21/02/2024	S	0.2	SC	5	5
	54	Station Road	BR6 0SA	20/00946/FULL1	ORPTON	13/07/2020	S	0.056	SC	6	6
El Joyre Lillie Road Biggin Hill TN16 3QB			TN16 3QB	20/01579/OUT	BIGHIL	10/06/2022	P	0.209	SC	6	6
	61	Lawrie Park Road	SE26 6DZ	22/01888/FULL1	PENCAT	26/01/2023	P	0.131	SC	6	6
	167, 169	High Street	SE20 7DS	22/02026/FULL1	PENCAT	25/07/2023	P	0.025	SC	6	6
	97	High Street	BR1 1JQ	23/01490/CUETC3	BROMTW	15/06/2023	P	0.028	SC	6	6
	39	Oregon Square	BR6 8BH	23/00024/FULL1	FARCRT	21/09/2023	P	0.056	SC	6	6
	15	Madeline Road	SE20 8AY	22/03824/FULL1	CRYSAN	20/12/2023	P	0.068	SC	6	6
Orchard Lodge	1B	Copers Cope Road	BR3 1NB	23/01788/FULL1	BECKCO	29/06/2023	P	0.053	SC	7	7
	35	Widmore Road	BR1 1RW	22/00647/FULL1	BROMTW	19/05/2023	P	0.026	SC	7	7
	115A	High Street	BR3 1AG	18/04669/FULL1	COPERS	24/01/2019	S	0.045	SC	8	8
The Hop & Rye	54	London Road	BR1 3QZ	21/01240/FULL1	PLASUN	11/06/2021	S	0.082	SC	8	8
	141	Hayes Lane	BR2 9EJ	22/02735/FULL1	HAYCON	19/01/2023	P	0.123	SC	8	8

Address				Borough Reference Number	Ward	Date of Planning Permission	Status (P = Permitted, S=Started, NP = Not permitted)	Site Size	Self-contained (SC) or Non-self-contained (NSC)	Residential Units (net gain)	Projected delivery in Years 1-5
The Mitre	164	Croydon Road	SE20 7YZ	22/01001/FULL1	CRYSTL	08/06/2022	P	0.041	SC	8	8
	103, 105	High Street	BR1 1JQ	22/03145/FULL1	BROMTW	20/03/2023	S	0.028	SC	8	8
	10	Kemerton Road	BR3 6NJ	23/01637/FULL1	KELEDN	22/06/2023	S	0.134	SC	8	8
	515, 519	Upper Elmers End Road	BR3 3DE	23/04127/CUETC3	KELEDN	21/12/2023	P	0.043	SC	8	8
	35	London Road	BR1 1DG	23/04815/FULL1	BROMTW	29/02/2024	P	0.072	SC	8	8
Burnhill House 50 Burnhill Road Beckenham BR3 3LA			BR3 3LA	21/00564/FULL1	COPERS	11/08/2021	S	0.183	SC	9	9
Anglesea Healthy Living Centre	1	KENT ROAD	BR5 4AD	22/04983/FULL3	STMARC	17/03/2023	P	0.052	SC	9	9
	28	Bruce Grove	BR6 0HF	22/02000/FULL1	ORPTON	13/07/2022	P	0.079	SC	9	9
	136	Main Road	TN16 3BA	21/05518/FULL1	BIGHIL	01/04/2022	P	0.109	SC	9	9
Kelsey House	77	High Street	BR3 1AN	21/02829/FULL1	COPERS	28/09/2022	S	0.104	SC	9	9
Greytown House	221, 227	High Street	BR6 0NZ	23/03488/CDETND	ORPTON	22/11/2023	P	0.107	SC	9	9
	32	Homefield Rise	BR6 0RU	21/03220/FULL1	ORPTON	25/03/2022	S	0.177	SC	15	15
	62	High Street	BR1 1EG	21/04667/FULL1	BROMTW	20/03/2024	P	0.054	SC	30	30
	56	Bourne Way	BR2 7EY	20/04226/FULL1	HAYCON	14/06/2021	S	0.217	SC	32	32
Prospects House	19	Elmfield Road	BR1 1LT	20/04296/FULL1	BROMTW	14/06/2021	S	0.158	SC	61	61
TOTAL										545	545

Source: GLA Planning London Datahub 2025

Notes: The 'Small sites permitted prior to start of trajectory period (lapse rate applied)' figure of 394 units, set out in Table 3, is derived from the gross delivery of 545 units (the total extant permissions in Table 7). For the 545 units from actual permissions, the lapse rate is trend-based, based on the specific lapse rates for different sized schemes, as set out in Table 1.