

Annex 3 Housing development quantities

Table 1: Comparison of LTC model development inputs with adopted and emerging local plans and Government’s standard local housing need calculation (as at 2017)

Local Authority (Figure is number of dwellings 2009 – 25 used in LTC V2 model)	Core Scenario Phasing Assumptions (Housing only) – totals are cumulative				Comments
	2026	2031	2041	2051	
Basildon (6,800)	3,444	6,885	6,885	6,885	<p>LTC not showing any housing development in Basildon post 2031.</p> <p>Revised publication version of Local Plan (2014 – 34) going to Council 18 October 2018 with housing target of 17,791 or 889 dpa + area of search post 2031. See http://www.basildonmeetings.info/ieListDocuments.aspx?CId=216&MId=6436 .</p> <p>Local Housing Need based on standard methodology (according to report) should now be around 991 dpa. If this figure is correct, then the local housing need over the period to opening of LTC (2016 -26) would be around 9,900 dwellings compared to 3,444 used in modelling.</p> <p>For period to design year (2016 – 41) the local housing requirement based on 991 dpa would be 24,775. The modelling therefore is based on a housing figure that is around 17,890 below what might reasonably be expected for the design year if growth targets are met.</p> <p>Even if the lower 889 dpa was to be rolled forward over the period 2016 – 41, this would result in a housing requirement of 22,225 with the 6,885 figure used in the modelling representing a 15,340 dwelling shortfall.</p>
Bexley (No figure)	3,563	3,563	3,563	3,563	<p>LTC not showing any housing development in Bexley post 2026. Government’s standard methodology established housing need in Bexley as being 1,723 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p>

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					<p>Bexley's adopted Core Strategy (2012) is available at https://www.bexley.gov.uk/sites/default/files/2018-01/Bexley-Core-Strategy.pdf . This was based on a then London Plan housing requirement equivalent to 335 dwellings per year.</p> <p>Bexley is currently in the process of updating its local plan and has adopted a growth strategy covering the period 2020 – 2050 that will inform the emerging document – see links at http://democracy.bexley.gov.uk/ieListDocuments.aspx?CId=149&MId=28502&Ver=4 .</p> <p>The intention is to plan for around 31,500 new homes over this period, subject to the necessary infrastructure being provided. This equates to an annualised housing figure of 1,050 per annum, with areas for new housing development and jobs identified.</p> <p>Policy H3.3 and Table 3.1 of the existing adopted London Plan (2016) at https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf provides an annualised average housing target of 446 dpa for the period 2015 – 25.</p> <p>This would be increased under Policy H1 of the Draft New London Plan at https://www.london.gov.uk/sites/default/files/draft_london_plan_chapter_4.pdf which provides an annualised average housing target of 1,245 dpa for the period 2019/20 – 2028/29.</p> <p>Based on the lower figure for the period 2016 – 2019/2020; the higher figure for 2020/21 – 2028/29; and the Government's standard methodology figure (2017) thereafter the housing requirement would be: 10,053 for 2016 – 26; 17,234 to 2031; 34,464 to 2041 (design year for LTC); and 68,928 to 2051. The modelling therefore is based on a housing figure that is around 30,901 below what might reasonably be expected for the 2041 design year if growth targets are met.</p> <p>Even if the lower 1,245 dpa figure was to be rolled forward for the period 2026 – 2041, this would provide for a total of 28,728 dwellings over the period 2016 – 2041 – still 25,165 higher than the figure used in the modelling.</p>
Brentwood (7,585)	1,500	3,080	4,080	4,080	<p>The Brentwood Replacement Local Plan was adopted in 2005 and therefore pre-dates both the NPPF 2012 and the 2018 update.</p> <p>This is available at https://www.brentwood.gov.uk/pdf/30102013165238u.pdf . It should be noted that</p>

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					<p>this does not contain a relevant local housing needs target. It is however in the process of updating this to cover the period 2015 – 2030 with details available on-line at http://www.brentwood.gov.uk/index.php?cid=694 .</p> <p>Brentwood Council published a Regulation 18 consultation draft of its site allocations plan to meet local housing needs in January 2018. This set out that the local objectively assessed need was for 380 dpa but noted the Government’s standard methodology resulted in a higher figure of 454 dpa see https://brentwood.moderngov.co.uk/ieListDocuments.aspx?CId=128&MId=1927 .</p> <p>The SoS has threatened to intervene if the council does not make progress on updating its local plan – see http://www.brentwood.gov.uk/pdf/07062018141103000000.pdf . It is unclear when the council will proceed to submission given the Regulation 19 consultation has not yet taken place. An Extraordinary Meeting of the Council is scheduled for 8 November 2018 but no agenda was on-line at the time of writing.</p> <p>Brentwood is engaging with other South Essex Councils with the objective of developing a joint long term strategic planning strategy for the wider area to 2050 – see Memorandum of Understanding at https://democracy.southend.gov.uk/documents/s22648/05%20APPENDIX%201%20-%20South%20Essex%20Joint%20Strategic%20Plan%20Memorandum%20of%20Understanding%202018.pdf</p> <p>Given uncertainty and the fact that the submission version of the local plan has yet to be published, the most robust approach to determining scale of housing development is to use the higher figure produced under the Government’s standard methodology (2017) which give a figure of 454 dpa. However, this should be treated with a degree of caution because this is likely to be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>This aside, the housing requirement for Brentwood would be 4,450 for 2016 - 2026; 6,720 to 2031; 11,260 to 2041 (design year for LTC); and 15,800 to 2051. The LTC figure is therefore some 7,180 light for the 2041 design year.</p>
Bromley	8,131	8,131	8,131	8,131	LTC not showing any additional housing in Bromley post 2026. Government’s standard methodology established housing need in Bromley as being 2,564 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change

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(No figure)					<p>methodology.</p> <p>Policy H3.3 and Table 3.1 of the existing adopted London Plan (2016) at https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf provides an annualised average housing target of 641 dpa for the period 2015 – 25. This would be increased under Policy H1 of the Draft New London Plan at https://www.london.gov.uk/sites/default/files/draft_london_plan_chapter_4.pdf which provides an annualised average housing target of 1,424 dpa for the period 2019/20 – 2028/29.....well below the Government’s centrally produced figure.</p> <p>As per the approach taken with Bexley above, based on the lower figure for the period 2016 – 2019/2020; the higher figure for 2020/21 – 2028/29; and the Government’s standard methodology figure (2017) thereafter the housing requirement would be: 11,891 for 2016 – 26; 21,291 to 2031; 46,931 to 2041 (design year for LTC); and 72,571 to 2051. The modelling therefore is based on a housing figure that is around 38,800 below what might reasonably be expected for the design year if growth targets are met.</p> <p>Even if the lower 1,424 dpa figure was to be rolled forward for the period 2026 – 2041, this would provide a total of 44,641 dwellings over the period 2016 – 41 – still 36,520 higher than the figure used in the modelling.</p>
<p>Castle Point (4,086)</p>	0	0	0	0	<p>LTC not showing any housing development in Castle Point over entire project period.</p> <p>Local Plan review in progress and housing need figure to 2050 will be set in conjunction with other South Essex authorities (see reference in Brentford above).</p> <p>Most recent document currently available on council’s website (May 2017) analysing housing need at South Essex level from 2014 base is available at https://www.castlepoint.gov.uk/download.cfm?doc=docm93jjm4n3557.pdf&ver=5939 . This suggests a housing need of 300 dpa after having regard to impact of GLA area.</p> <p>Government’s standard methodology established housing need in Castle Point as being 342 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p>

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					<p>Based on Government's (2017) housing requirement the need would be around 3,420 dwellings for period 2016 - 2026; 5,130 to 2031; 8,550 to 2041 (design year for LTC); and 11,970 to 2051.</p> <p>The LTC figure is therefore some 8,550 light for the 2041 design year.</p>
<p>Dartford (18,403)</p>	12,716	15,821	16,521	16,521	<p>LTC not showing any additional housing growth in Dartford beyond 2041. Only site delivering any housing in 10 years beyond 2031 is Dartford Town Centre and Northern Gateway – 700 units. Rate of delivery in Eastern Quarry should be checked with Ebbsfleet Development Corporation (EDC) – only 2,650 seems low.</p> <p>Dartford in process of updating local plan. Existing Core Strategy (2011) remains South East Plan based with housing target above local need – see https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/adopted-plans</p> <p>Likely that delivery will be front loaded over period due to EDC being charged with delivery at pace.</p> <p>Government's standard methodology established housing need in Dartford as being 778 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Based on this, housing requirement would be 7,780 for 2016 - 2026; 11,600 to 2031; 19,450 to 2041 (design year for LTC); and 27,230 to 2051.</p> <p>The LTC figure is therefore some 2,929 light for the 2041 design year.</p> <p>NB. No allowance made within transport assessment for London Resort theme park. Unclear as to whether site 69 in list for 800 dwellings and 2,300 sqm B2 industry at Swanscombe Peninsula (including Croxton and Gary site) is supposed to be a surrogate for this in non-theme park world.</p>
<p>Gravesham (5,249)</p>	2,692	3,424	3,424	3,424	<p>LTC not showing any housing development in Gravesham beyond 2031, with only 732 in the 10 years 2026 – 31.</p> <p>Adopted local plan Core Strategy adopted in 2014 – see http://www.gravesham.gov.uk/home/planning-and-building/local-plan/gravesham-local-plan-core-strategy . In process of updating local plan to consider options for meeting identified housing need</p>

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					<p>shortfall to 2028.</p> <p>Government's standard methodology established housing need in Gravesham as being 508 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Based on this, housing requirement would be 5,080 for 2016 - 2026; 7,621 to 2031; 12,700 to 2041 (design year for LTC); and 17,780 to 2051. Figures differ from recent local plan consultation due to different base and need to take into account backlog.</p> <p>The LTC figure is therefore some 9,276 light for the 2041 design year.</p>
<p>Havering</p> <p>(No figure)</p>	1,873	1,873	1,873	1,873	<p>LTC not showing any housing development in Havering beyond 2026.</p> <p>Havering local plan 2016 – 31 has been submitted for examination see https://www.havering.gov.uk/downloads/download/641/havering_local_plan . This plans for 17,550 dwellings over this period compared to the 1,873 set out in the LTC modelling.</p> <p>Government's standard methodology established housing need in Havering as being 1,821 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Policy H3.3 and Table 3.1 of the existing adopted London Plan (2016) at https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf provides an annualised average housing target of 1,170 dpa for the period 2015 – 25.</p> <p>This would be increased under Policy H1 of the Draft New London Plan at https://www.london.gov.uk/sites/default/files/draft_london_plan_chapter_4.pdf which provides an annualised average housing target of 1,875 dpa for the period 2019/20 – 2028/29.....slightly above the Government's centrally produced figure.</p> <p>In this instance, it would seem appropriate to apply the emerging local plan figure of 1,170 dpa for the period 2016 – 19 and the higher figure of 1,875 dpa thereafter given it accords with the emerging London Plan and Government estimate, rolling it forward post 2031.</p> <p>Based on this, the housing requirement for Havering would be 16,635 for the period 2016 – 26; 26,010</p>

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					<p>to 2031; 44,760 to 2041 (LTC design year); and 63,510 to 2051.</p> <p>The LTC figure is therefore some 42,887 light for the 2041 design year – the 1,873 figure used actually only represents 1 year’s housing requirement under the emerging London Plan.</p> <p>Even if the lower 1,170 dpa figure were used for the entire period up to 2041, this would still give a total of 29,250 dwellings or some 27,377 more than used in the LTC modelling.</p>
<p>Maidstone (5,478)</p>	2,190	3,284	3,649	3,649	<p>Maidstone BC adopted a new local plan covering the period 2011 - 2031 in October 2017 based on delivering 883 dpa see - . http://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/local-plan-information/tier-3-primary-areas/what-is-the-local-plan</p> <p>This compares to the Government’s standard methodology which established housing need in Maidstone as being 1,236 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Clearly, there is a major difference between the two figures and given Maidstone will be required to review its local plan within 5 years, it is prudent for the purposes of this exercise to base the first 5 years on the lower figure and increase it to the higher thereafter.</p> <p>Based on this, housing requirement would be 10,595 for 2016 – 26; 16,775 to 2031; 29,135 to 2041 (design year for LTC); and 41,360 to 2051.</p> <p>The LTC figure is therefore some 25,486 light for the 2041 design year.</p> <p>Even if the 883 dpa figure was to be used for the 25 year period 2016 – 41 (LTC design year), the total would still be 22,075 or some 18,426 dwellings more than used in the LTC modelling.</p>
<p>Medway (13,279)</p>	2,019	2,409	2,409	2,409	<p>LTC shows no housing development in the Medway area post 2026.</p> <p>Medway is in the process of updating its local plan for period 2012 - 35, with a consultation on strategic options having been undertaken in March – June 2018 at https://www.medway.gov.uk/info/200133/planning/525/planning_public_consultations .</p> <p>This includes a number of options based on a locally assessed need for 1,281 homes per year. A number of major sites are identified for potential development on the Hoo Peninsula which in general</p>

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					<p>terms are common to all options. This could mean between 9,318 – 12,162 new homes are delivered in this location. None of these appear to have been included in the modelling for LTC, even though they are likely to load onto junctions associated with the LTC project via A289 Wainscott By-Pass etc. See consultation booklet at https://www.medway.gov.uk/downloads/file/2088/development_strategy_consultation_booklet</p> <p>The locally derived figure of 1,281 dpa compares to the Government’s standard methodology which established housing need in Medway as being 1,655 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Based on the Government (2017) figure, housing requirement would be 16,550 for 2016 – 26; 24,825 to 2031; 41,375 to 2041 (design year for LTC); and 57,925 to 2051.</p> <p>The LTC figure is therefore some 38,966 light for the 2041 design year.</p> <p>NB. It should also be noted that the LTC modelling fails to include any commercial development on the Hoo Peninsula. Whilst final employment land allocations are currently not known, LTC modelling should have regard to the presence of large strategic employment sites at the Isle of Grain and Kingsnorth which are likely to expand.</p> <p>Also, there are now plan to create an Innovation Park at Rochester Airport that will impact on the M2/A229 junction – see https://www.medway.gov.uk/info/200177/regeneration/738/innovation_park_medway.</p> <p>Given it is intended that this could deliver up to 100,000 sqm of commercial floorspace (similar to what is assumed for Eastern Quarry, Dartford) this should be included in the modelling as it would take up capacity on a key junction feeding LTC.</p>
Sevenoaks (1,196)	1,526	1,526	1,526	1,526	<p>LTC shows no housing development in Sevenoaks post 2026.</p> <p>Sevenoaks in process of updating local plan for period 2015 – 35, seeking to address Government requirement to deliver up to 14,000 new dwellings by the end of that period. See consultation webpage https://www.sevenoaks.gov.uk/info/20069128/new_local_plan/389/draft_local_plan_consultation .</p>

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					<p>The Government's standard methodology established housing need in Sevenoaks as being 698 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Based on this figure, the housing requirement for Sevenoaks would be 6,980 for 2016 – 26; 10,400 to 2031; 17,450 to 2041 (design year for LTC); and 24,430 to 2051.</p> <p>This is clearly challenging for Sevenoaks given the extent of Green Belt and environmental designations covering the area. The recent consultation seeks to identify sites where development could be located through to 2035 but with a minor shortfall (approx.500) against need. However, the figures do provide an indication of how the general scale of need <u>might</u> be accommodated at least through to 2035.</p> <p>At least some of this development could occur in areas which may impact on the M25/M20 junction at Swanley and/or in the area of Hartley/Longfield which could impact on the local highway network in Dartford/Gravesham close to the river crossings. Because Sevenoaks has not reached a preferred options stage, these impacts have not as yet been tested.</p> <p>Based on the Government's (2017) figures for annualised housing need in Sevenoaks, the LTC figure is around 15,924 light for the 2041 design year.</p> <p>NB. Development in south of district not likely to have significant effect on M25 corridor so modelling should seek to distinguish in broad terms what scale of development is likely to go where and take this into account.</p>
<p>Thurrock (12,460)</p>	1,806	5,044	5,044	5,044	<p>LTC shows no housing development in Thurrock post 2031.</p> <p>The Current adopted Thurrock Core Strategy (updated 2015) covers the period through to 2026 – see https://www.thurrock.gov.uk/sites/default/files/assets/documents/core_strategy_adopted_2011_amended_2015.pdf . Policy CSSP1 notes that the former East of England Plan contained a Thurrock housing figure of 18,500 for the period 2001 – 21. Thurrock therefore allocated 13,500 for the period 2009 – 21 and 4,750 for the next 5 year period 2021 – 26 – latter equates to 950 dpa.</p> <p>Thurrock is in the process of updating its local plan for the period, with a report having been put on the agenda for full Council on the 25 July 2018 prior to commencement of a stage 2 Issues and Options</p>

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				<p>consultation.</p> <p>This was withdrawn due to the publication by Government of the new National Planning Policy Framework and the consultation has yet to take place. See https://democracy.thurrock.gov.uk/ieListDocuments.aspx?CId=134&MId=5475&Ver=4 + printed draft minutes.</p> <p>However, the report does refer to a housing need requirement of 31,763 over a 20 year period. This equates to 1,588 dpa.</p> <p>This is higher than the figure produced using the Government's standard method (2017) of 1,158 dpa but this will be subject to change given release of latest household projections and the possibility that Government may change methodology.</p> <p>Thurrock is also engaging with other South Essex authorities in terms of determining development needs and a joint spatial strategy which may also result in different figures/distributions of development.</p> <p>Based on the Government's (2017) lower figure for annualised housing need (1,158 dpa), the housing requirement for Thurrock would be 11,580 for 2016 – 26; 17,380 to 2031; 28,950 to 2041 (design year for LTC); and 40,530 to 2051.</p> <p>Based on the above, the LTC figure is around 23,906 light for the 2041 design year. Clearly, the shortfall would be greater had the Thurrock derived figure been used.</p> <p>NB: Whilst they do not appear in the uncertainty log, the Transport Report does set out how the DP World and Tilbury port developments have been factored into the modelling, based on the Transport Assessments that supported the applications.</p> <p>The Tilbury2 Transport Assessment (Oct 2017) is available on line at https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/TR030003/TR030003-000254-ES%20Appendix%2013.A%20Transport%20Assessment.pdf</p> <p>This predicts that the development will generate 3,041 vehicle movements per day (2,123 HGV and 618 staff movements) and provides forecasts for the following time periods (which has a</p>
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					<p>good fit with LTC peaks):</p> <ul style="list-style-type: none"> • Strategic Road Network AM peak (7.00 – 8.00) • Local Road Network AM peak (8.15 – 9.15) • Inter Peak (13.00 – 14.00) • Evening Peak Hour (17.00 – 18.00)
<p>Tonbridge and Malling (5,078)</p>	2,540	3,101	3,101	3,101	<p>LTC shows no housing development in Tonbridge and Malling post 2031.</p> <p>The current adopted Tonbridge and Malling local plan Core Strategy (2007) covers the period 2006 – 21 – see https://www.tmbc.gov.uk/_data/assets/pdf_file/0020/13808/Core_Strategy.pdf . Policy CP15 includes a housing target figure for this period of 6,375 dwellings, which equates to 425 dpa over a 15 year period.</p> <p>Tonbridge and Malling is currently in the process of updating its local plan. Public consultation on Regulation 19 pre-submission version taking place over period 1 Oct 2018 – 19 Nov 2018. Regulation 19 document available on line at https://www.tmbc.gov.uk/_data/assets/pdf_file/0005/618890/Local_Plan_Reg19_Consultation_web.pdf .</p> <p>Policy LP3 plans for 6,834 dwellings over the period 2019/20 – 2030/31 or the equivalent of 569 dpa.</p> <p>The Government’s standard methodology established housing need in Tonbridge and Malling as being 859 dpa in 2017 but this will be subject to change given release of latest household projections and the possibility that Government may change methodology. The locally derived housing need figure is therefore well below that suggested by the new standard methodology.</p> <p>If the existing adopted local plan figure applies up to adoption of the new local plan in say 2019/20; the emerging plan is found sound and the lower figure applies for the first 5 years post adoption before a review is required; and something like the Government centrally derived figure applies thereafter – the following would provide a broad idea of the likely housing requirement: 2016 – 26 = 5,838; 10,133 to 2031; 18,723 to 2041 (LTC design year); and 27,313 to 2051.</p> <p>Based on the above calculation, the LTC figure is around 15,622 light for the 2041 design year.</p> <p>NB: It should be noted that the LTC figure for 2031 is actually less than half that set out in the</p>

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				<p>Tonbridge Regulation 19 document, ignoring any delivery prior to the adoption of the new local plan or delivery in the 10 years thereafter leading up to the 2041 design year.</p> <p>Emerging policy LP3 includes a number of strategic housing allocations in the north of the council area that do not appear to have been taken into account in the LTC schedule. These include:</p> <ul style="list-style-type: none"> • Bushey Wood, Eccles – 900 dwellings • East of Hermitage Lane, Aylesford – 1,000 dwellings • North of Borough Green – 1,720 dwellings • Broadwater Farm, North of Kings Hill – 900 dwellings <p>Phasing of delivery of these sites is set out at pages 91 – 92 of the consultation document.</p> <p>NB. Development in south of district around Tonbridge not likely to have significant effect on M25 corridor so modelling should seek to distinguish in broad terms what scale of development is likely to go where and take this into account. Regulation 19 consultation policy LP3 in terms of the major residential development sites splits development between two housing market areas, with approx.. 90% directed to north of council area.</p>
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NB. The figures used in the LTC Version 2 (V2) model are based on an uncertainly log having a base of 2009 with end date of 2025. It is inevitable therefore that there will be differences between those figures and the ones now being used because the log has been rebased to a 2016 survey year. No figures were included for the London boroughs in the LTC V2 model, with predicted traffic growth rates used instead. The V2 uncertainty log is available in the appendices to Volume 5 of the Scheme Assessment report produced for the 2016 consultation at https://highwaysengland.citizenspace.com/ltc/lower-thames-crossing-consultation/supporting_documents/Scheme%20Assessment%20Report%20%20Volume%205%20Appendices.pdf

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Table 2: Scale of residential development shortfall within LTC modelling for core area

North of River							
Council area (figure gives total number of dwellings in area at 2017)	Dwellings at year of opening 2026			Dwellings at design year 2041			Comments
	LTC schedule figure	Est. development Requirement	Shortfall	LTC schedule figure	Est. development Requirement	Shortfall	
Basildon (77,350)	3,444	9,900	6,456	6,885	22,225	15,340	Based on Government's (2017) local housing need figure 991 dpa
Brentwood (32,940)	1,500	4,450	2,950	4,080	11,260	7,180	Based on Government's (2017) local housing need figure 454 dpa
Castle Point (38,460)	0	3,420	3,420	0	8,550	8,550	Based Government's (2017) local housing need figure 342 dpa
Havering (101,720)	1,873	16,635	14,762	1,873	44,760	42,887	Based on emerging local plan figure 1,170 dpa for 2016 – 19 and higher Government's (2017) local housing need figure 1,875 dpa thereafter.
Thurrock (66,470)	1,806	11,580	9,774	5,044	28,950	23,906	Based on Government's (2017) local housing need figure of 1,158 dpa.
Total shortfall			37,362			97,863	
Total existing dwellings in whole area of the above 2017 – 316,940. Estimated shortfall at 2041 therefore represents around equivalent of 23% of existing stock. Shortfall in Thurrock in 2041 represents around equivalent of 37% of existing stock.							
Source for total number of dwellings in each area at 2017: Table 100 at https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants .							

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South of River							
Council area (figure gives total number of dwellings in area at 2017)	Dwellings at year of opening 2026			Dwellings at design year 2041			Comments
	LTC schedule figure	Est. development Requirement	Shortfall	LTC schedule figure	Est. development Requirement	Shortfall	
Bexley (97,630)	3,563	10,053	6,490	3,563	34,464	30,901	Based on 446 dpa for the period 2016 – 2019/2020; 1,245 dpa for 2020/21 – 2028/29; and the Government’s standard methodology figure (2017) of 991 dpa thereafter (see Table 1 above)
Bromley (138,420)	8,131	11,891	3,760	8,131	46,931	38,800	Based on 641 dpa for the period 2016 – 2019/2020; 1,424 dpa for 2020/21 – 2028/29; and the Government’s standard methodology figure (2017) of 2,564 dpa thereafter (see Table 1 above)
Dartford (45,270)	12,716	7,780	+4,936	16,521	19,450	2,929	Based on Government’s (2017) local housing need figure of 778 dpa.
Gravesham (43,000)	2,692	5,080	2,388	3,424	12,700	9,276	Based on Government’s (2017) local housing need figure of 508 dpa.
Maidstone (69,700)	2,190	10,595	8,405	3,649	29,135	25,486	First 5 years based on recently adopted local plan figure of 883 dpa + on Government’s (2017) local housing need figure of 1,236 dpa thereafter.
Medway (113,820)	2,019	16,550	14,531	2,409	41,375	38,966	Based on Government’s (2017) local housing need figure of 1,655 dpa.

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Sevenoaks (49,870)	1,526	6,980	5,454	1,526	17,450	15,924	Based on Government's (2017) local housing need figure of 698 dpa.
Tonbridge and Malling (53,600)	2,540	5,838	3,298	3,101	18,723	15,622	Based on existing local plan figure of 425 dpa to 2019/20; emerging local plan for 569 dpa for 5 years post adoption; and Government's (2017) local housing need figure of 859 dpa thereafter.
Total Shortfall			39,390			177,904	
<p>Total existing dwellings in whole area of the above 2017 – 611,310. Estimated shortfall at 2041 therefore represents around equivalent of 29% of existing stock. Shortfall in Dartford/Gravesham at 2041 represents the equivalent of 14% of existing stock - 12,205 dwellings represents two additional developments of a similar scale to Eastern Quarry.</p> <p>Source for total number of dwellings in each area at 2017: Table 100 at https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants .</p>							