

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

SHLAA

**PART OF DARTFORD'S
LOCAL DEVELOPMENT FRAMEWORK**

July 2010

DARTFORD
BOROUGH COUNCIL

North Kent Strategic Housing Market Partnership

The Dartford SHLAA has been produced by Dartford Borough Council in liaison and consultation with key stakeholders – public agencies, house builders, land owners, site agents and representatives. In March 2010 an exploratory meeting to discuss the formation of a North Kent Strategic Housing Market Partnership (NKHMP) was held with a number of stakeholders, most of whom had expressed an interest in becoming part of a future NKHMP. The meeting involved discussion regarding the formation of a partnership (covering Dartford, Gravesham and Medway) and its remit and role. The Council also presented the key changes that were to be made to the final document in response to public consultation. Further details can be found in Appendix D Consultation.

Stakeholders at the meeting agreed to the following endorsement of the final document.

'The emerging North Kent SHMP (a partnership of local authorities, developers, registered social landlords and planning representatives) has considered the methodology, process and outputs of Dartford's Strategic Housing Land Availability Assessment and endorses the document as meeting the process and output requirements as set out in *Planning Policy Statement 3: Housing*, and *National Guidance Notes SHLAA Practice Guidance* (2007).

The partnership considers that Dartford's Strategic Housing Land Availability Assessment is an appropriate evidence document to support Dartford's LDF policy making'

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(SD = separate document – published ancillary to the report)

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Dartford's Strategic Housing Land Availability Assessment

1 Introduction

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) identifies sites with potential for residential development and assesses the likelihood of delivery in the period up to 2026. The SHLAA will be used to inform plan making as part of the Local Development Framework and will not in itself determine housing allocations. The SHLAA is the first step in the process of identifying sites which have a prospect of delivery, and further assessments will flow from this. Other relevant assessment processes such as sustainability assessment and PPS 25 flood risk sequential testing will appraise the relative merits of each site. Taken together with the SHLAA, these further assessments will enable the identification of sites that are most appropriate to meeting Core Strategy objectives. Identified sites with prospect for delivery will be taken forward as housing land allocations through Local Development Framework Development Plan Documents.

2 National Policy and Guidance on SHLAA's

- 2.1 Planning Policy Statement 3 (Housing) requires local planning authorities to set out in their Local Development Documents broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. In the case of Dartford's Core Strategy, the estimated adoption date is 2011, with a consequent need to identify the 15 year land supply to 2026. Local Planning Authorities are advised to use Strategic Housing Land Availability Assessments (SHLAA's) to identify specific sites for development. As part of this process, PPS3 requires local planning authorities to
- identify specific sites that are capable of being delivered in the first five years of the plan (in the case of the Dartford SHLAA this will be from 2010 to 2015) ;
 - identify a further supply of specific sites that have a reasonable prospect of being developed in years 6–10 of the plan and, where possible, for years 11–15 of the plan;
 - where it is not possible to identify specific sites for years 11–15 of the plan, indicate broad locations for future growth; and
- 2.2 Strategic Housing Land Availability Assessments. Practice Guidance (Communities and Local Government June 2007) provides more detailed guidance on the purpose and content of SHLAA's. Their primary role is identified as:

- Identifying sites with potential for housing –*Dartford's SHLAA identifies a wide range of sites for further assessment*
- Assessing their housing potential – *Dartford's study identifies sites, assesses their suitability and estimates the amount of housing they can provide*
- Assessing whether they are likely to be developed – *Dartford's study assesses the availability and achievability of identified sites*

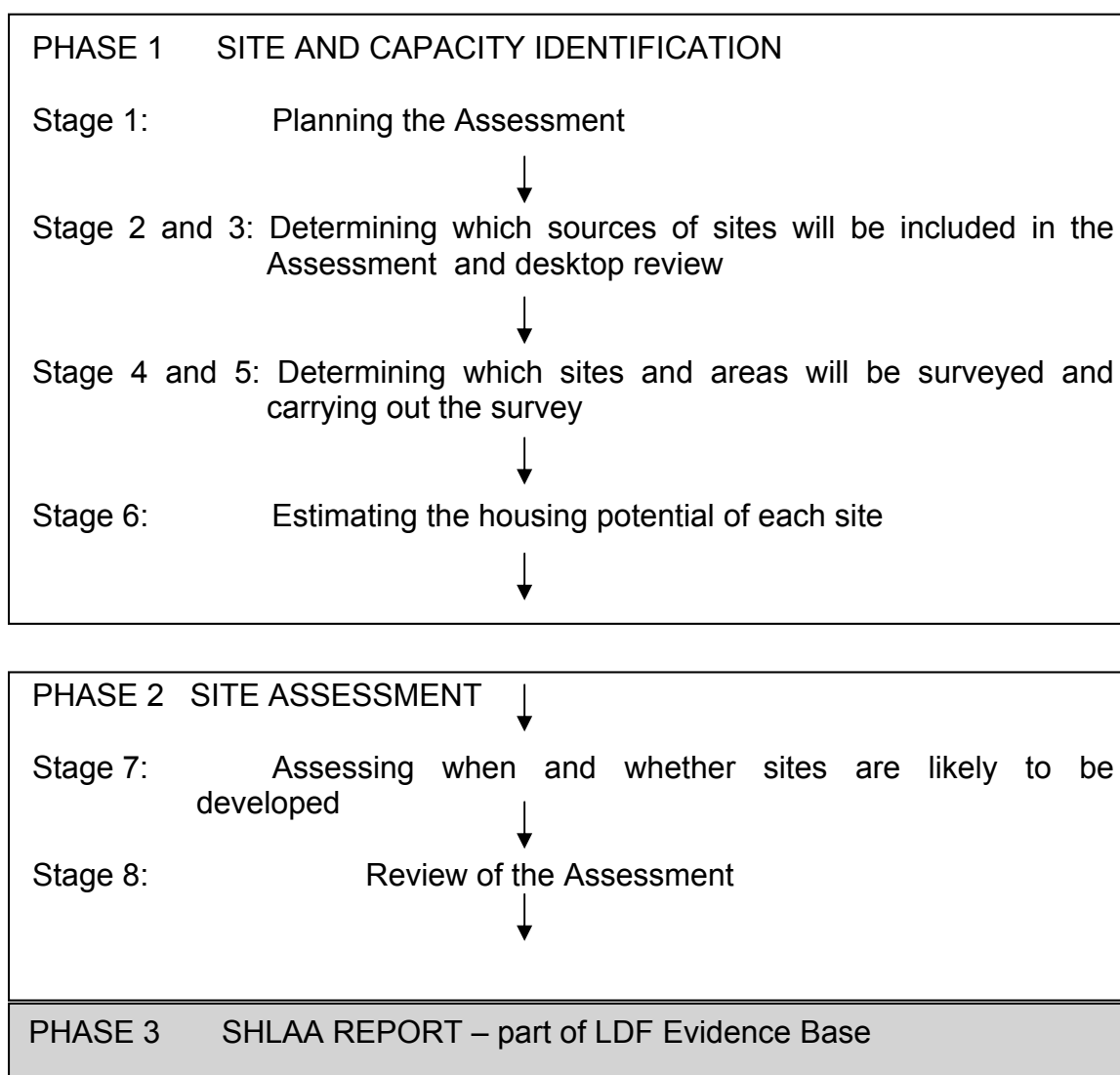
2.3 SHLAA practice guidance sets out the minimum outputs of the assessment these are:

- A list of sites cross referenced to maps showing locations and boundaries
- Assessment of the suitability, availability and achievability of each site to determine when an identified site is realistically expected to be developed
- Potential quantity of housing that could be delivered on each identified site
- Constraints on the delivery of identified sites
- Recommendations on how these constraints could be overcome and when

All these outputs are contained in this document and detailed references set out in appendix G.

2.4 The Government's practice guidance sets out a framework for the assessment with eight main stages. This process is shown in Figure 1 below. The Dartford SHLAA has followed the process set out in guidance, although some stages have been combined. This report sets out the approach used by the Council at each stage of assessment.

Figure 1: Stages of Assessment



3 Future Housing Delivery

- 3.1 In preparing the Dartford SHLAA a target of 17,340 additional dwellings as required in the South East Plan was taken into account in identifying sufficient available and achievable land for housing to inform local development documents. The SHLAA also took into account that approximately 1950 of the required 17,340 homes had already been delivered between 2006 and 2009.
- 3.2 In July 2010 the Government announced the revocation of all Regional Spatial Strategies resulting in this requirement no longer being binding on the Council. At this stage the SHLAA had been finalised and stakeholder consultation completed. The Council determined that the land availability indicated through the outcome of the assessment provided sufficient understanding of development potential to support

the proposed objectives of the Core Strategy without need for further revision to the SHLAA.

4. Phase 1 Stage 1 Planning the Assessment

- 4.1 Whilst the SHLAA guidance recommends that assessments should normally be carried out at a sub-regional level for an entire housing market area, it accepts that there may be circumstances where an assessment cannot be prepared for the housing market area as a whole. The SHLAA Practice Guidance was published in 2007. By this time the Council had already progressed early phases of its Core Strategy and Site Specific Allocations (SSA) Development Plan Documents, including preferred options public consultation. Additionally, programming differences between the other local plan authorities in the housing market area made it impractical to carry out a housing market-wide assessment at this stage. Consequently, it was decided to progress the SHLAA at a district level.
- 4.2 The Guidance advises that the SHLAA is to be founded on partnership working with key stakeholders such as house builders, social landlords, local communities and other agencies. The SHLAA has been produced in liaison with key stakeholders and further details of SHLAA consultation is set out in Appendix E. A Strategic Housing Market Partnership may be set up at a later stage (some early discussion with stakeholders has already taken place) which would consider any subsequent updates of the SHLAA.
- 4.3 The methodology used has closely followed the Kent and Medway Assessment Protocol. Planning officers agreed, in September 2007, to prepare a protocol for undertaking SHLAAs in Kent to ensure consistency in the interpretation of practice guidance and to ensure a sound evidence base for LDFs. This was released to relevant stakeholders for consultation, at a draft stage and representations used in finalising the final protocol. The protocol has also taken into account advice from other bodies such as Government Office for the South East, Planning Advisory Service and the former SEE Partnership Board. The protocol is intended to complement Government guidance, but also recognises that local planning authorities require flexibility in their specific approach to deal with local circumstances. A draft outline of the methodology used in the Dartford SHLAA, was made available to site owners and other interested parties during both the Interim SHLAA consultation January 2008 and site information gathering exercise in Summer 2008.
- 4.4 It was decided at an early stage that the SHLAA would be progressed by Dartford Council planning officers. A number of sites had already been identified with potential for housing delivery and undergone early stages of public consultation (see para 4.1). This provided an initial pool of sites to take forward through an Interim SHLAA, produced in

conjunction with the Core Strategy Preferred Options consultation document. The Interim SHLAA (December 2007) detailed the assessments of these sites together with additional sites identified during stage 2 and 3 (sourcing sites). All responses to the consultation on the Interim SHLAA, and those regarding specific sites and other relevant Core Strategy responses have been used to update the site assessments. The final SHLAA includes:

- A full review of potential sites using an updated assessment methodology in accordance with the Strategic Housing Land Availability Assessment Protocol for Kent and Medway (September 2008) and having regard to relevant representations made during the Core Strategy Preferred Options Consultation
- Incorporation of stakeholders and land owners responses regarding site suitability, constraint identification and availability of potential sites gathered through a survey carried out during the Summer 2008 and draft consultation in October 2009. See Appendix D
- Incorporation of ongoing discussions with site representatives throughout the assessment process.
- An updated delivery trajectory based on the outcome of the review of potential sites.

5. Stages 2 and 3: Determining Sources of Sites Included in the Assessment and Desktop review

5.1 In preparing a SHLAA, the Council is advised to consider a wide range of sites. A desktop review was initiated during the Summer of 2007 to identify sites with potential for housing in the Borough. These sources have been further reviewed and updated since this time. Guidance suggests a variety of data sources that could be used to identify sites, these include sites in the planning process such as site allocations, sites with planning permission and site specific development briefs, and other sources such as Ordnance Survey maps, local planning authority urban capacity studies. Additionally, sites with planning applications or subject to pre-application discussions have also included in the review. The pool of Dartford sites assessed has drawn on the following sources:

- a. Sites with extant planning permission for housing
- b. Sites subject to a current planning application or pre-application discussions
- c. Sites identified in Dartford's Site Specific Allocations Preferred Allocations Document July 2006
- d. Sites put forward for consideration in response to the Site Specific Allocations (July 2006), Dartford Town Centre AAP

(September 2007) and Core Strategy Preferred Options (July 2006 and January 2008) consultations

- e. Sites put forward through Site Owner consultation - Summer 2008 or through direct approach to the Council
- f. Surplus public sector land and public land known to have a likelihood of disposal over the 15 year period
- g. A desk-top study, using Ordnance Survey maps and aerial photography, identifying other vacant and derelict sites of one hectare and over
- h. A desk-top study, using Ordnance Survey maps and aerial photography, identifying other non-residential sites within the urban area of one hectare and over which may have potential for change of use to residential

5.2 In line with government guidance and the Kent and Medway Protocol methodology, some types of site have been excluded from the assessment. Whilst stating that particular types of land may be excluded, practice guidance requires that the reasons for doing so must be justified. The justification for the exclusion of these particular site types is set out in Table 2.

The types of sites that have been excluded from the assessment are:

- (i) Sites which have a level of protection afforded through national designation
- (ii) Sites in the Green Belt that do not have a reasonable prospect of being identified as suitable for residential development.
- (iii) Small sites with potential for fewer than five units

5.3 Table 1 Justification for excluding specific site types

Site Type Excluded	Justification
(i) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)	National policy advises against development that would adversely impact national sites of conservation interest (See Figure 2)
(ii) Inappropriate site locations in the Green Belt	Sites have not been ruled out of SHLAA assessment on the basis that they are within the Green Belt. This will enable those sites with a strong justification for development, in spite of any national policy presumption against Green Belt development, to be considered for potential development. Only those sites within the Green Belt with poor connectivity to and fairly isolated from existing settlements have been excluded from

	the assessment. All other potential sites in the Green Belt have been taken through the SHLAA assessment and will be further appraised regarding impacts and sustainability through the Sustainability Assessment of sites.
(iii) small sites that have potential for less than five units	It was considered that adequate potential housing land supply during the fifteen year period could be identified on sites with potential capacity of 5 units and over. Assessment of sites with a capacity of five units and over and above 0.15 hectares is also in accordance with the SHLAA protocol for Kent and Medway agreed in September 2008.

5.4 A list of sites identified through the desktop review but then excluded because all or a large proportion of the site came within an exclusion type is set out in table 3 below. Figure 3 provides a borough-wide map showing the location of excluded sites.

5.5 Table 2 Sites identified but excluded from the SHLAA (refer to Appendix B for Map location).

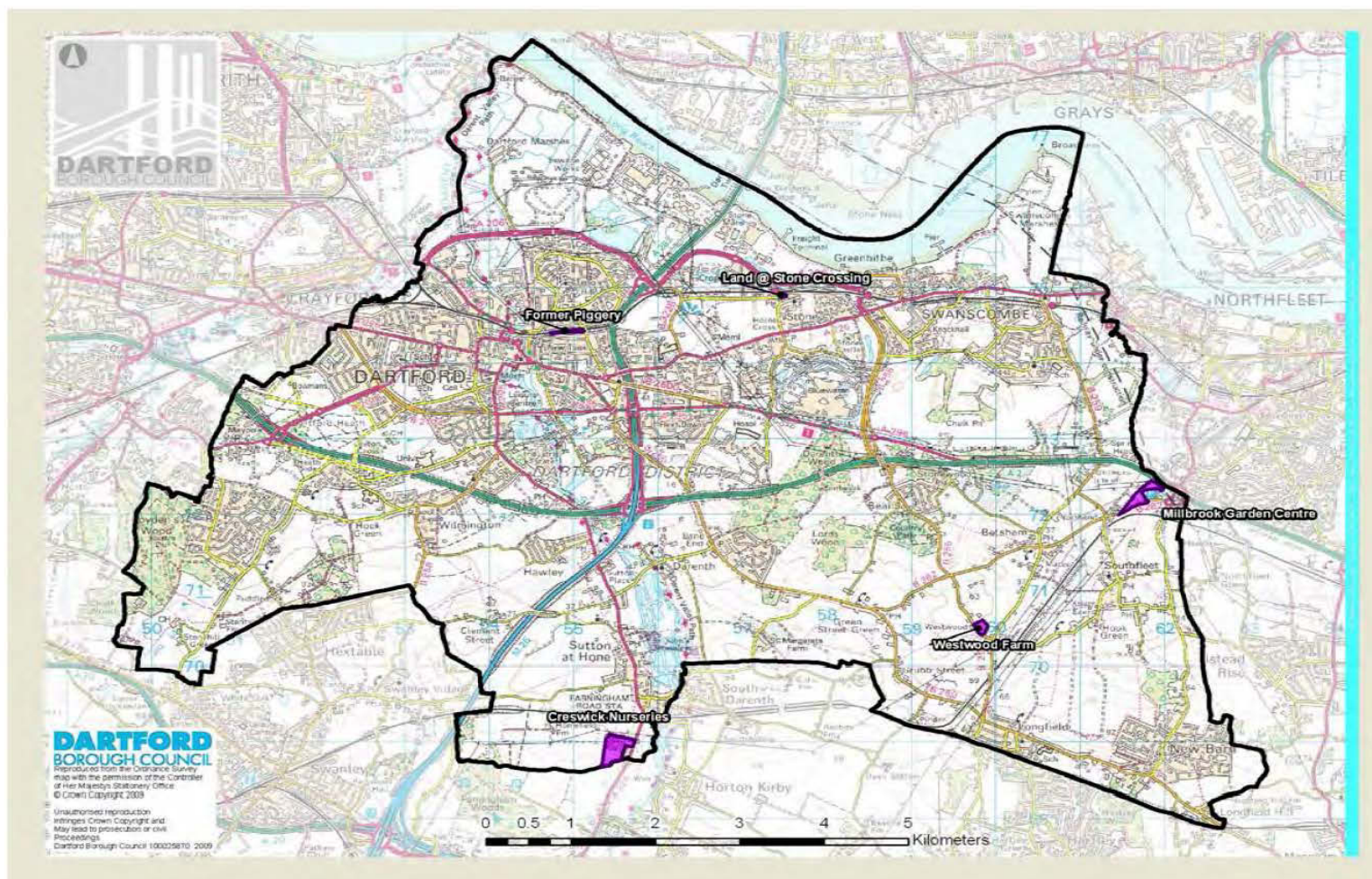
Site Name	Address	Exclusion Type
Land adjacent to Millbrook Garden Centre	Station Road	(ii) Inappropriate site location in the Green Belt
Land at Westwood Farm	Westwood Road	(ii) Inappropriate site location in the Green Belt
Creswick Nurseries	Dartford Road	(ii) Inappropriate site location in the Green Belt
Land at Darenth Court Farm	Darenth Hill	(ii) In appropriated location in the Green Belt

Land adjacent to Coopers Cottages	Hawley Road	(iii) small sites that have potential for less than five units
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- 5.6 All sites identified using the various sources during the desktop review were plotted on the Council's Geographic Information Database. An OS boundary map together with other historic or current information pertaining to the site was stored in a paper filing system. A electronic SHLAA database was set up and site details recorded such as size of site, site owner, developer or agents details where known.
- 5.7 At this stage of the assessment process site owners and developers were sent a questionnaire requesting further information on site suitability, availability and achievability. A copy of the OS boundary map generated from the GIS system was also supplied and stakeholders asked to confirm boundaries or correct as necessary. The questionnaires were distributed during the Summer of 2008 with a separate questionnaire being sent to those sites with and without current planning permission. Additionally each contacted stakeholder was also invited to submit details of other sites in which they had an interest and that they wished to be included in the SHLAA review. Several further sites were submitted in response to this invitation, mainly located in rural and Green Belt areas. Additional sites which fell below the minimum site area threshold or within an excluded site type were not taken forward to the next stage of the assessment. Appendix D contains a list of those developers, agents and landowners who responded to the questionnaire.

Dartford SHLAA

Figure 3 Location of Sites Excluded from the SHLAA



6. **Stages 4 and 5: Determining which sites and areas will be surveyed and carrying out the survey**

6.1 The guidance suggests the carrying out of site surveys to identify additional sites not sourced through other means. In Dartford's case, it was considered that the likelihood of identifying sites over one hectare (see source types g and h Stages 2 and 3) not picked up through the desk top survey was low. After applying an assessment of potential capacity to each site (stage 6) it was determined that a sufficient pool of sites had been identified for further assessment. This approach is consistent with practice guidance which sets out the factors to take into account in determining how comprehensive and intensive the survey element of the assessment should be. The factors include:

1. the nature of the housing challenge *-a sufficient pool of sites had been identified in the desktop review to meet Dartford's former regional housing requirement and to provide some flexibility in delivery*
2. the nature of the area and land supply *- the desktop study revealed a good supply of large and medium sites in the urban area.*

6.2 A survey of sites identified through the desktop review is required to aid the robustness of the assessment and ensure consistency of information on the site including potential constraints. Each sites' relevant characteristics have been recorded on the Council's SHLAA database and include:

- Site size
- Site boundaries
- Current use(s)
- Surrounding land use(s) and character
- Physical constraints – topography, potential for flooding, natural and man-made features, ground conditions
- Access to public transport and supporting local facilities

It was decided that sites well advanced in the planning process should not been visited, as potential constraints to development and measures to address these will have been identified. Information from the annual housing land audit was used in obtaining an up to date understanding of development progress on those sites with planning permission. Where available, site information was sourced from documents such as environmental impact assessments and detailed planning briefs. The key site characteristics of all remaining sites have been identified through the use of relevant information sources such as Ordinance Survey, constraint mapping data and aerial photography together with a site survey. Information supplied through the land owner and

developer survey (Summer 2008) and ongoing stakeholder discussion has also been verified and used.

7. Stage 6: Estimating the housing potential of each site

- 7.1 Practice Guidance advises that capacities may be established through the application of existing or emerging local density policies. The Core Strategy preferred options proposed some generic density guidance. However, this does not provide sufficient guidance, particularly at densities of over 50 dph, to enable capacity calculations. More detailed density assumptions have, therefore, been developed, as shown in Table 3 below. These draw on the emerging policy and current practice in Dartford based on density data taken from a range of built and committed sites and a variety of housing types and locations. It has also drawn on the study of residential densities: Sustainable Residential Quality: Exploring the Housing Potential of Large Sites By Llewelyn Davies, October 2000 which have been applied in the London Plan 2004.
- 7.2 Assumptions have been made in determining the developable area of a site. The emerging approach of the Core Strategy states that new development will make a significant contribution to new green space provision and green links in the Borough, and sets out open space requirements in relation to site size. This emerging approach has been taken into account in calculating the developable area of SHLAA sites not yet in the planning process. For the purpose of the assessment sites with gross developable areas of 20ha and over were reduced by approximately 30% and those sites between 2ha and 20ha by approximately 20%, to reflect the likely on site Green Grid requirements. Allowance has also been made for known /potential requirements for significant community facilities such as a schools, and key physical constraints such as safety cordons around landfill sites and safeguarded land for access to flood defences. In specific cases, emerging policy approaches and requirements have been applied to the calculation of developable land capacity and these have been noted in Appendix B Site Boundaries and Information.
- 7.3 The nature of the housing mix for each site was determined by considering the location and site characteristics of the sites and thereby the most appropriate or likely type of housing. A middle point of the appropriate density range was then applied to determine an indicative capacity which has been used for trajectory and other impact modelling for evidence purposes. Where a mix of housing types was considered to be the most appropriate the middle point of the combined density range was used. (see Table 3). It is acknowledged that in practice site capacities may be higher or lower than the indicative figure shown and following consultation with stakeholders in October 2009, lower and higher potential within the locational density range have been set out in Tables 8 for those sites assessed as deliverable and developable. This provides sufficient flexibility for final schemes and capacities at

planning application stage to be influenced by adopted LDF or local plan policies and market considerations, as these factors are often key development considerations in bringing forward a proposed scheme. This meets concerns expressed during public consultation that the indicative capacities set out in the SHLAA should not be seen as setting a limit on the overall level of development at a site and that final consideration of capacity should be considered at planning approval stage.

- 7.4 The density criteria were used, in combination with the assessment of developable land, to calculate an indicative capacity on each of the sites that are planning applications or are not in the planning process. Where a site has planning consent the site capacity was based on the number of consented units.

7.5 Table 3 Density Assumptions

Type	Location	Development Type	Density Range (dwellings per hectare)	Indicative density applied (mid-point)	
1	Within 800m of town or district centre and within 400m of frequent public transport (includes Bluewater and Ebbsfleet)	Predominantly flats	100 to 200	150	125
2		Predominantly houses	50 to 120	85	
1/2 (a)		Mixed use development with other uses at ground floor level	50 - 150	100	
3	Within 400m of frequent public transport	Predominantly flats	50 to 100	75	65
4		Predominantly houses	35 to 80	55	
5	Other sites in urban area	Predominantly flats	55 to 80	65	55
6		Predominantly houses	30 to 65	50	
7	Rural areas	Flats and houses	Usually minimum of 30dph but local context also considered	30	

8. Results of Phase 1 (stage 2 to 6): Identification of sources of site, desktop review and estimate of capacity

- 8.1 Table 4 (a) – (h) below set out the results of phase 1 of the SHLAA project. Table 6 provides a summary of these tables. The location and boundary of each site is shown in Appendix B Site boundaries and information. Overall, phase 1 of the project identified sites with a potential capacity of over 30,000 homes to take forward to the site assessment stage. The Council considers that the extent of potential capacity identified through the site selection process (Phase 1) provides a sufficient pool of sites to be taken through an assessment of housing potential without the need for extending the scope of the selection process.

8.2 Table 4 Identified sites and site capacities

(a). Sites with Extant Planning Permission as at March 10

Site No.	Site	Number of homes permitted
1	Ebbsfleet	up to 2230 in Dartford
2	The Bridge (remaining capacity)	1265
4	Waterstone Park (remaining capacity)	38
7	Craylands Lane	110
14	Orchard St/Kent Rd, Dartford	6
20	Knockhall Road, Greenhithe	49
21	225 London Road	9
22	28 Spital Street, Dartford	9
24	52 Spital St, Dartford	12
27	127 Dartford Road	20
29	The Coleburt Centre	53
38	Co-op Site, Spital Street, Dartford	176
42	Everards	211
44	Fantaseas	175
45	Eastern Quarry (EQ2)	up to 6250
47	Dartford Technology College (remaining)	41
49	Darenth Mill, Darenth Road	23
55	Hook Place Farm (West), Southfleet	8
57	Axton Chase	149
62	94 – 98 London Road	5
63	Chastillian Road Workshop A	11
66	22-26 Spital Street, Dartford	14
85	Police Station, Instone Road	57
107	Milan Day Centre	9
112	Milk Depot, Watling Street	27
118	Rear of Two Brewers	12
119	Land rear of 92 – 106 Havelock Road	12
128	Land to the West of Darenth Road	70
145	Land adj 2 Charles Street	5
152	St Vincents Filling Station	6
339	Land rear of 92 Havelock Road	12
352	44A Waldeck Road, Dartford	9
368	Land adj and rear of 15a Invicta Rd	5
398	69 – 73 High St, Greenhithe	9
400	Blue Anchor Pub	9
402	101-113 Hawley Rd	12
407	YMCA car park	24
	Total Number of dwellings permitted	11,142

- (b). Sites subject to a current planning application or pre-application discussions (including sites due to be determined at Appeal). As at March 2010

Site No	Site	Potential Site Capacity
3	Ingress Park .(Final Phase)	335
16	Powdermill Lane	42
32	Lowfield Street	400
46	Stone House Hospital	305
48	St James Lane Pit	795
75	Leyton House	25
91	Northfleet West Sub Station	1250
284	Empire Sports Ground	100
290	Former Piggery Site	13
297	Land at 115 & 116 Priory Road, Dartford	5
408	Land adj to Joyce Green Cemetery	12
409	Orchard House	5
503	Land at, Beacon Drive	12
	Total number of proposed dwellings	3,824

- (c) Sites identified in Dartford's Site Specific Allocations Preferred Allocations Document July 2006

Site No	Site	Indicative Number of homes identified
33	Northern Gateway West	350
34	Northern Gateway East (GSK)	735
35	Millpond Road	280
36	Station Approach	155
37	Overy Street	125
40	Swanscombe Peninsula	800
41	Thames Europort	805
50	Tylers House, Dartford	40
89	47-53 High Street, Dartford	12
111	Frontage on St Mary's Road, Stone	25
293	Johnsons Wharf	180
	Potential total number of dwellings allocated	3,507

- (d) Sites submitted in response to the Site Specific Allocations, Dartford Town Centre AAP and Core Strategy Preferred Options consultations

Site Number	Suggested Sites	Preliminary estimated capacity

72	Stone Pits 9 and 9a	500
74	Land at Stone Crossing	20
76	Fleetdowns School	17
88	St Clements Valley	350
92	Elmstone, Betsham	24
106	Land nr South View/Orchard Way Wilmington	40
108	Part of North End Farm, Betsham	45
114	Northern Gateway East – Rochester Bridge Trust land	325
288	Bean Triangle	485
369	Hook Place Farm (East)	60
403	Allotment Land, Burnthouse Lane, Hawley	50
506	Land at Hawley Road/Arnolds Lane	95
507	Land East of Lane End	300
508	Hawkspare Plant Hire and Malt House Farm	155
512	Orchards Shopping Centre	200
	Total Estimated	2,666

(e) Sites submitted by site owners as part of ongoing consultation

Site No	Site	Preliminary Estimated Capacity
110	Dartford Marshes	3500
127	Blackshole Farm	70
282	Former Biffa Landfill Site, Greenhithe	415
287	Hollands Farm, Wilmington	12
295	Land North of Cotton Lane	320
300	Land to the rear of 62 – 66 Spital Street, Dartford	25
302	Langworth Close/Orchard Way, Wilmington	40
303	Chapter Farm Yard, Red Street, Southfleet	6
346	Land at Bean Farm, Bean	385
349	Station Road, Betsham	12

383	Land to the rear of Main Road, Longfield	100
384	Horticultural Centre, Shirehall Road	55
385	Rear of Brethren Meeting Hall, Leydenhatch Lane	45
404	Bluewater	500
502	Court Lodge Farm	35
510	Land adj to Vestry Cottages, Longfield	120
	Total Estimated	5,320

- (f) Land in public ownership with potential for disposal over the plan period

Site No	Site Name	Preliminary estimated capacity
73	Leigh City College	100
87	Stone Lodge	530
281	Steele Avenue Car Parks, Greenhithe	30
292	Enterprise House, Dartford	8
298	Livingstone Hospital	35
299	Queen Elizabeth's Resource Centre	30
296	Corner of Walnut Tree Avenue	5
304	Land at Swanscombe Infants School	20
305	Land at Knockhall Community Primary School	25
306	Land at the Brent Primary School	5
511	Acacia Hall Complex	540
	Total Estimated	1,328

- (g) Other vacant and derelict sites that have potential to come forward

Site No	Site	Preliminary Estimated Capacity
8	Greenwood	35
80	Former paper mill – south site	100
113	Mabledon Hospital	25
382	“The Tank” former Swanscombe works	200

405	Questor Riverside	110
	Total Estimated	470

- (h) Other non-residential sites within the urban areas which may have the potential for a change of use to residential

Site No	Site	Preliminary Estimated Capacity
90	Former paper mill – north site	230
378	GlaxoSmithKline (North Site)	370
380	Dartford Fresh Water Marshes	825
397	Homebase, 394 Princes Road	65
533	Central Park Nursery	55
	Total Estimated	1545

8.4 Table 5 Summary of estimated capacities for each type of site source

Source Type	Total potential Capacity (no of units)
(a). Sites with Extant Planning Permission as at March 2010	11,142
(b). Sites subject to a current planning application or pre-application discussions (including sites due to be determined at Appeal). As at March 2010	3, 824
(c) Sites identified in Dartford's Site Specific Allocations Preferred Allocations Document July 2006	3, 507
(d) Sites submitted in response to the Site Specific Allocations, Dartford Town Centre AAP and Core Strategy Preferred Options consultations	2, 666
(e) Sites submitted by site owners as part of ongoing consultation	5, 320
(f) Land in public ownership with potential for disposal over the 15 year period	1, 328
(g) Other vacant and derelict sites that have potential to come forward	470
(h) Other non-residential sites within the urban areas which may have the potential for a change of use to residential	1, 545
Potential capacity of site pool	29, 802

9. Phase 2 Site Assessment

Stage 7: Assessing whether and when sites are likely to be developed

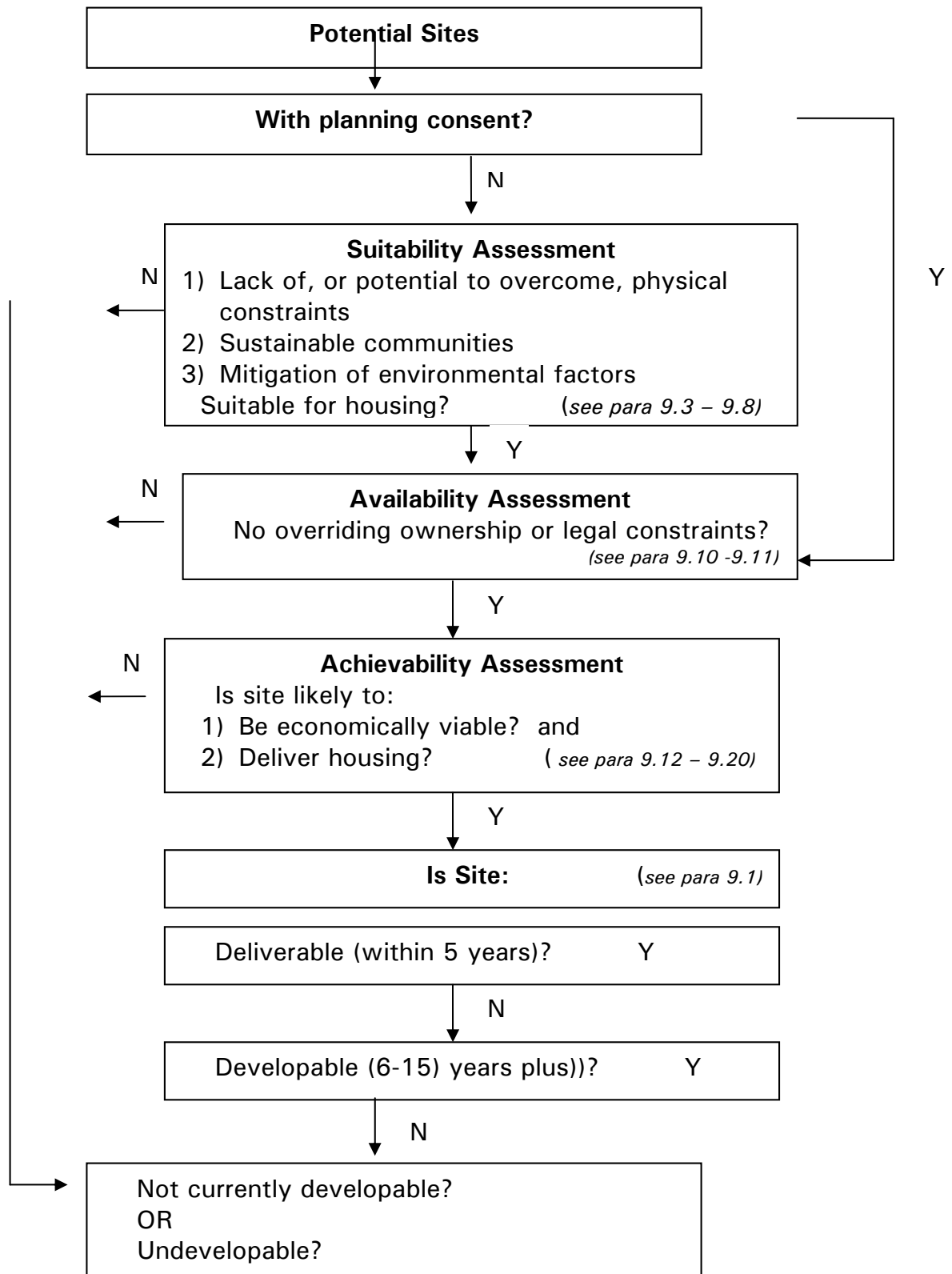
9.1 Having identified a pool of potential housing sites, these were assessed to determine if they are:

- (i) **Deliverable** – available now, in a suitable location with a reasonable prospect of delivery within five years (2010 to 2015)

- (ii) **Developable** – in a suitable location with a reasonable prospect of development at a specific point in time during the next 6 to 15 years or beyond
- (iii) **Not Currently Developable** – where it is unknown when a site could or would be developed. Sites that have current constraints (physical, current policy or availability) that have no present prospect of mitigation but where there is potential for the site to come forward if circumstances change
- (iv) **Undevelopable** – sites that are considered to have no prospect of coming forward during the plan period

9.2 An assessment appraising the suitability (see para 9.3), availability (see para 9.10) and achievability (see para 9.12) of each site has provided the information to determine whether each site is deliverable, developable, not currently developable or undevelopable. The assessment process is shown in Figure 4 below. The assessment was carried out by way of a series of filters. If, after the first filter: suitability assessment, the site was deemed not to be suitable for housing, it was not taken forward to further stages of assessment. Likewise, if the site was deemed not to have a reasonable prospect of being available within 15 years or beyond, it was not assessed further for achievability. Those sites identified as being “not currently developable” will form a “bank” of sites which can be reviewed alongside the review of progress of deliverable and developable sites undertaken annually through the LDF Annual Monitoring Report. This will consider changes to circumstances and constraints identified through the assessment.

Figure 4: Phase 2 Site Assessment



Stage 7a First Filter: Assessing suitability for housing

- 9.3 Practice Guidance states that a site is suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- 9.4 There is no practical means of preventing implementation of planning permissions therefore these sites were not been assessed further for suitability.
- 9.5 A questionnaire was sent to site owners and other interested parties of unconsented sites during Summer 2008, to request fuller details of the site, potential constraints and proposed mitigation measures. Responses were used, together with other supporting information and site surveys to carry out the assessment of site suitability.
- 9.6 Practice guidance sets out the factors to be considered when assessing suitability. These include current policy restrictions, physical problems or limitation, potential impacts and environmental conditions. The policy restrictions considered were confined to identifying if a site was covered by a specific designation such as Green Belt, area of flood risk, or area of conservation interest and identification of potential impacts of development. Sites with current policy restrictions were not automatically excluded from the assessment. An evaluation of potential impacts of the development of individual sites will be evaluated against potential benefits through a separate Sustainability Assessment of Sites. Identified potential sites will also be further assessed for suitability through a PPS 25 Flood Risk Sequential Test. This is consistent with practice guidance which states that the assessment should not be narrowed down by existing policies designed to constrain development so that the local authority is able to decide a strategy for delivering its housing objectives.
- 9.7 The suitability assessment used a number of questions based on the Kent Protocol to ensure each factor is considered appropriately. In relation to creation of sustainable communities: access to public transport, local services and district wide facilities have been taken into account. The Kent Protocol recommended 800m walking threshold for access to services has been applied. A service of 2 or more buses an hour throughout the working day was defined as frequent. A service offering 2 or more buses during the core hours, but a lower frequency in the early morning and evenings was defined as medium frequency. A service of less than 2 buses an hour throughout the working day was defined as low frequency. The decision-aiding questions are set out in Figure 5.

9.8 Figure 5 Tests of Suitability

1. Is the site within:

- 800m walking distance of a public transport interchange providing two or more services per hour?
- 800m walking distance of specific local community facilities?
- 30 minutes public transport time of specific area-wide facilities?

If not, could the scale of the site be sufficient to overcome these constraints (eg. through facilities being provided on site or provision of new public transport infrastructure)?

2. Are there any physical or infrastructure constraints to development at the site and could they be removed?

- (access, highways, capacity, water, drainage, electricity pylons, contamination, adverse ground conditions, hazardous risk, topography, flood zone)

3. Could the development have a detrimental impact on landscape features or conservation interest and could any potential impacts be redressed through mitigation measures?

(townscape, landscape, Green Belt, trees, conservation areas, scheduled ancient monuments, sites of nature conservation interest)

4. Could external environmental factors that may adversely impact prospective residents be made acceptable through mitigation measures?

(air quality, traffic noise)

9.9 Only sites where it was considered that there was no prospect of sufficient mitigation or change in circumstances during the plan period were excluded from the assessment at this stage and identified as “undevelopable”. In a number of cases the assessment indicated the site was “provisionally” suitable and would require further assessment of impacts through sustainability assessment.

Stage 7b Second Filter: Assessing availability for housing

9.10 The following legal and ownership factors have been considered:

- Multiple ownership likely to result in protracted site assembly
- Part of site unavailable for development
- Existing tenancy or legal agreement which could affect the timing or release of the site
- The willingness of the owners to sell
- The willingness of a site owner/developer to develop

9.11 Sites that have been assessed as having ownership or legal constraints, which are unlikely to be overcome during the plan period, have been excluded from the next stage of assessment stage 7c and been identified as those sites that are “not currently developable”.

Stage 7c Final Filter: Assessing achievability for housing

9.12 The last test seeks to ascertain if development of the site is likely to be achieved within the plan period and if so, when this is likely to take place. This involves a judgement about the economic viability of a site, and the capacity of the developer to deliver the housing.

9.13 Practice guidance identifies three factors which should be taken into account to assess the achievability of each site. These are

- Market and Cost Factors - used to make a judgement about the economic viability of a site. This includes consideration of land values (existing and alternative), attractiveness of the locality, level of potential market demand and rate of sales, site preparation costs, relevant planning obligations and prospects for funding to assist development.
- Delivery Factors – developers own phasing, single or multiple developers and size and capacity of the developer.

9.14 The assessment has drawn on the findings of Dartford’s housing viability study¹. This provides a generalised assessment of the viability of housing development in the Borough taking into account:

- Existing and alternative use value of the land
- Density of residential development
- Level of planning obligations sought

9.15 Current advice from Government agencies is that viability assessments regarding deliverability of housing land should be based on “a normal functioning housing market” The Viability Study has taken a view as to what is to be considered ‘normal’ in the context of the Borough whilst also providing a wide range of residual valuations which take into account the effect of changing circumstances. Table 6 Viability Assessment – Residual Land Value provides a summary of likely viability outcome in terms of residual land values at and around “normal” sales values (those sales values that would currently be

¹ Dartford Borough Council Affordable Housing Viability Assessment March 2010

expected in a functioning housing market with credit readily available) and covering a broad range of land value and density variables.



- 9.16 The study has used a generous figure for construction costs which allows for certain site preparation costs such as demolition but does not allow for 'exceptional costs' such as decontamination of brownfield sites. Construction costs have assumed that homes will be built to , Code Level 3 and Lifetime Homes standard.
- 9.17 By considering the individual site circumstances in the context of the main study variables it has been possible to make a broad judgement about the economic viability of the site, including consideration of the impact of any likely exceptional costs (identified earlier in the assessment). Potential opportunities for funding investment have also been considered. The judgement of site viability has been supported by additional information drawing on sales/occupation data of recently completed sites in similar localities where available and Dartford's Strategic Housing Market Assessment 2010.
- 9.18 In considering the potential market demand for homes in Dartford, recent sales and occupation trends of new build properties were considered. Survey data revealed that the majority of new homes built before the housing downturn had been "reserved" for sale before completion and that completed homes were occupied very soon after release of each build phase of a scheme. This demonstrated that in normal market conditions there was significant market demand for new homes built within Dartford. Dartford's Strategic Housing Market Assessment has also highlighted a number of key points regarding the future housing market in Dartford. Inward-migration has been a significant component of population increase in Dartford. Historical data shows that a high proportion (over half) of Dartford's annual average owner occupied housing supply had been taken by inward-migrants and this trend is likely to continue. The Dartford area is likely to remain attractive to new residents. It has been identified as a growth point in the Thames Gateway. With Ebbsfleet. providing fast and direct transport connections to London and the continent; and acting as a transformational hub that will create a large number of new job opportunities leading to demand for an improved quality of housing development. Overall, a number of indicators suggest that, with a return to more normal conditions, the future housing market is likely to remain strong. It has therefore been assumed in the assessment of deliverability that all suitable and available sites in Dartford will receive high market demand, although the previous high demand for flatted development has decreased and is likely to remain low in the short term. This is due to a number of factors such as overhang of flats in the supply and planning pipeline in the Thames Gateway, the demise of the buy-to-let market and possibly the drop in first time buyers due to the more restricted mortgage environment. Presently, there is a higher proportion of flats over houses with planning consent in the borough. The SHLAA has identified that in some cases developers are responding to the current slow down in flatted housing demand through

a change in housing mix of a scheme or by delaying construction of flatted development. This may result in re-application for planning consent and/or alterations to a proposed scheme or in delay to delivery. Where appropriate this has been reflected in the overall assessment of site achievability, potential capacity estimates and/or phasing assumptions.













Table 6 - Viability Assessment

Summary taken from Dartford Affordable Housing Viability Assessment March 2010 Appendix two and three. Tables 37 & 38



Assumptions: 30% affordable housing (30% social 70% intermediate) 17% developer profit, obligations £7,500 -10,000

 RLV likely to be positive
  RLV likely to be negative

A) Nominal EUV

Density - units/ha	30 units per ha	50 units per ha	75 units per ha	100 units per ha	125 units per ha	150 units per ha	175 units per ha	200 units per ha
	Build costs rise - £ per sq m as density increases							
Sales Value £ per square metre								
Normal sales Value less £600 per square metre								
Normal Sales Value less £400 per square metre ↓								
Normal Sales Value less £200 per square metre								
Normal Sales Value								
Normal Sales Value + £200 per square metre								
Normal Sales Value + £400 per square metre								
Normal Sales Value + £600 per square metre								

B) High EUV

Density - units/ha	30 units per ha	50 units per ha	75 units per ha	100units per ha	125 units per ha	150 units per ha	175 units per ha	200 units per ha
	Build costs rise - £ per sq m as density increases							
Sales Value £ per square metre								
Normal sales Value less £600 per square metre								
Normal Sales Value less £400 per square metre ↓								

Normal Sales Value less £200 per square metre								
Normal Sales Value								
Normal Sales Value + £200 per square metre								
Normal Sales Value + £400 per square metre								
Normal Sales Value + £600 per square metre								

C) Medium EUV

Density - units/ha	30 units per ha	50 units per ha	75 units per ha	100units per ha	125 units per ha	150 units per ha	175 units per ha	200 units per ha
Sales Value £ per square metre	Build costs rise - £ per sq m as density increases							
Normal sales Value less £600 per square metre								
Normal Sales Value less £400 per square metre ↓								
Normal Sales Value less £200 per square metre								
Normal Sales Value								
Normal Sales Value + £200 per square metre								
Normal Sales Value + £400 per square metre								
Normal Sales Value + £600 per square metre								

D) Low EUV

Density - units/ha	30 units per ha	50 units per ha	75 units per ha	100units per ha	125 units per ha	150 units per ha	175 units per ha	200 units per ha
Build costs rise - £ per sq m as density increases								
Sales Value £ per square metre								
Normal sales Value less £600 per square metre								
Normal Sales Value less £400 per square metre ↓								
Normal Sales Value less £200 per square metre								
Normal Sales Value								
Normal Sales Value + £200 per square metre								
Normal Sales Value + £400 per square metre								
Normal Sales Value + £600 per square metre								

Commentary: The table assesses residual land value (RLV) against for different ranges of existing use value (EUV) at different densities or sales values. A positive RLV indicates that a landowner may release land for development, whereas a negative RLV indicates that this unlikely to happen. The RLV has been estimated on the basis of comparative sales values in Dartford and probable policy requirements. The table demonstrates that land with a high EUV is unlikely to be developed without a significant increase in land values. The prognosis is more positive on sites with nominal to medium EUV's. Higher EUV's typically apply to sites in existing residential or office use. Such sites are not represented in Dartford's potential housing land supply. Nominal to low EUV's typically apply to low value commercial sites or former mineral extraction sites. Such sites are more prevalent in Dartford's potential housing supply. The table shows that higher density development will generally be problematic in advance of an increase in sales values. This suggests that developments of houses rather than flats, is more likely in the short term.

9.19 Site owners and developers were asked to forecast both their delivery programme and phasing in the questionnaires distributed in Summer 2008. These forecasts were considered during Phase 2 – Site Assessment (Autumn 2008 onwards), however during this time the effects of the economic downturn were becoming more apparent at both a national and local level through a decline of house building starts and levels of planning applications being advanced or submitted. Officers continued to liaise with site owners and developers to obtain their current views on site viability, delivery and phasing during final revision of the SHLAA. These revised views were considered in the assessment of achievability for each site particularly for those sites expected to come forward in the short term, together with the capacity of potential developers and their ability to bring a site forward to provide new homes.

- 9.20 A summary of the assessment for each identified site, examining suitability, site delivery and developability is set out in Appendix F and F

Stage 7d: Overcoming Constraints

- 9.21 Consideration was given to the actions which would be required to overcome any constraints identified during each stage of the site assessment. Where suitable actions were identified, they have been included with the deliverability assessment outcomes for each site and are set out in Appendix G. In September 2009 the North Kent Multi-area Agreement was ratified by the government and partnership authorities. The MAA has provisionally identified a number of actions for further investigation, which could potentially support housing delivery over the next three years. These include re-negotiation of Section 106 agreements, deferred planning obligations, products to support prospective residents accessing new homes public backed delivery vehicles and policy flexibility. The actions identified in the SHLAA assessment have not duplicated the specific actions agreed by the MAA but have taken a wider view of what is required to overcome identified constraints. Where the MAA has provisionally identified a range of actions for a specific site, this has been indicated in the assessment. The MAA has been used in ongoing consideration of future HCA funding for housing through a pilot Single Conversation process that is taking place in North Kent.

10.0 Stage 8: Review of the assessment

- 10.1 Practice guidance states that once the assessment has been completed, the housing potential of deliverable and developable sites can be used to produce a trajectory setting out those potential sites that have been assessed as deliverable and developable, their indicative capacity and when they are likely to provide homes. This is shown in Table 7 below.
- 10.2 A strategic assessment was conducted to ascertain if the overall number of sites could realistically come forward as anticipated. Consideration was given to the overall capacity of the future housing market in Dartford to take up the quantum of projected delivery within the forecast delivery periods. Overall, it was considered that the delivery projections were realistic in a more buoyant market. The Dartford SHMA had concluded that the housing market in Dartford was likely to become stronger in the future and this would ensure a demand for the new homes as they came forward.
- 10.3 At this stage the Council considers that the assessment has identified sufficient deliverable and developable sites in advance of other assessments (Sustainability Assessment and PPS25 Sequential Testing of Sites), and for further consideration of housing land through the Local Development Framework process. Once the outcomes of these further assessments and any further emerging LDF policy considerations, such as achieving balanced growth, have been applied to the SHLAA trajectory a final LDF housing trajectory will be produced. The SHLAA trajectory

projections are based upon phasing assumptions derived through the assessment findings, ongoing discussion with developers/landowners at each site. The levels of delivery for each 5 year band are indicative and are not intended to limit overall or individual site delivery within each period.

- 10.4 The assessment has been able to identify sufficient sites to meet the former South East Plan requirement. The Council considers, that notwithstanding the revocation of this requirement, the SHLAA continues to provide a robust and fair assessment of residential development potential in the borough in normal market conditions.
- 10.5 The SHLAA has found that in the next five year period, housing delivery will be slower as compared to later delivery periods of the plan. This is unavoidable in Dartford due to the large percentage of housing capacity that will be delivered on large sites. This is a factor of the Dartford's growth area status. A large proportion of these sites have been identified over a long period through higher level plans and strategies such as the South East Plan and Thames Gateway strategy. These sites tend to have longer lead-in periods given the time taken to agree and deliver the necessary supporting infrastructure in advance of housing delivery. They are generally difficult to develop, many being despoiled sites. Significant progress has already taken place on site preparation and required infrastructure provision at a number of sites and work is continuing in preparation for future housing delivery. Development of some of the large sites has commenced but has slowed as a result of the economic recession.
- 10.6 It is not considered feasible, within the current national policy framework that an equivalent level of housing capacity could be brought forward through a greater number of smaller sites providing homes in the next five year period. Any compensatory development of smaller sites in the early phases of the Plan, will risk the future deliverability of the large identified sites, since the new strategic infrastructure proposed will not be capable of accommodating higher levels of growth and planned community infrastructure may be inadequate to support these sites. However some actions to bring forward smaller sites identified in the SHLAA and to speed up delivery on the larger sites are being taken forward through the North Kent Multi Area Agreement and this could result in an improved profile. Where appropriate the Council has begun to progress some of the MAA actions such as re-consideration of site programming and deferred Section 106 requirements.

Table 7 Trajectory of Developable and Deliverable Sites (Five Year Bands)

SITE REF	SITE	INDICATIVE CAPACITY	LOWER CAPACITY	HIGHER CAPACITY	PLANNING STATUS	2010/11 to 2014/15	2015/16 to 2019/20	2021 to 2024/25	2025/26	POTENTIAL CAPACITY UP TO 2026
Deliverable - Sites with potential to deliver housing within the next five years										
1	Ebbsfleet	2230	1800	2230	Consent	150	500	500	100	1250
2	The Bridge	1265	1265	1265	Consent	440	500	325		1265
3	Ingress Park _ Eastern Extension	335	335	335	Application	335				335
4	Waterstone Park	38	38	38	Consent	38				38
7	Craylands Lane	110	110	110	Consent	110				110
8	Greenwood	35	20	45	None	35				35
16	Powder Mill Lane	42	42	42	Consent Subject to HoT	42				42
20	Knockhall Road	49	49	49	Consent	49				49
21	225 London Road	9	9	9	Consent	9				9
22	28 Spital Street	9	9	9	Consent	9				9
29	The Coleburt Centre, King Edward Ave	53	53	69	Outline Consent	53				53
32	Lowfield Street	400	215	585	Application	100	300			400
34	Northern Gateway East (GSK)	735	440	1075	None	300	435			735

36	Station Mound	155	100	200	None	155				155
38	Co-op Site	176	176	176	Consent	176				176
42	Everards	211	211	211	Consent	211				211
44	Fantaseas	175	175	175	Outline Consent	175				175
45	Eastern Quarry (EQ2)	6250	5500	6250	Outline Consent	300	900	1250	300	2750
46	Stone House Hospital	305	165	472	Pre-App	305				305
47	Dartford Technology College Campus	41	41	41	Consent	41				41
48	St James Lane Pit (Stone Pit 2)	795	505	1160	Application	250	545			795
49	Darenth Mill, Darenth Road	23	17	23	Consent	23				23
55	Hook Place Farm (West) Southfleet	8	8	8	Consent	8				8
57	Axton Chase	149	149	149	Outline Consent	149				149
75	Leyton House, Wilmington	33	33	33	Pre-App	33				33
85	Police Station - Instone Road	57	57	57	Application	57				67
91	Northfleet West Sub Station	1250	1000	1500	Consent Subject to HoT	150	900	200		1250
112	Milk Depot, Watling Street	27	27	27	Outline Consent	27				27
118	Rear of Two Brewers	12	12	12	Consent	12				12
128	Darenth Road	240	140	310	Consent Subject to	200	40			240

					HoT					
145	Land adj 2 Charles Street	5	5	5	Consent	5				5
152	St Vincents Filling Station	6	6	6	Consent	6				6
290	Former Piggery Site	13	13	13	Consent Subject to HoT	13				13
292	Enterprise House, Dartford	8	5	12	None	8				8
339	Land Rear of 92 - 106 Havelock Road	12	12	12	Consent	12				12
352	44A Waldeck Road	9	9	9	Consent	9				9
368	Land adj to 15 Invicta Road	5	5	5	Consent	5				5
398	69-73 High St, Greenhithe	9	9	9	Consent	9				9
400	Blue Anchor Pub	9	9	9	Consent	9				9
407	YMCA car park, Dartford	24	24	24	Consent	24				24
409	Orchard House	5	5	5	Application	5				5
503	Land at Drudgeon Way, Bean	10	10	10	None	10				12
Developable - Sites with potential to deliver housing after five years and before 2026										
24	52 Spital Street	12	12	12	Consent		12			12
35	Millpond	280	140	420	None		280			280
37	Overy Street	125	50	200	None		125			125
40	Swanscombe Peninsula	800	602	1700	None		50	550	200	800

41	Thames Europort	805	430	1235	None			200	150	350
80	Former Arjo Wiggins Site	100	30	150	None		100			100
87	Stone Lodge	530	335	770	None		200	330		530
88	St Clements Valley	350	220	505	None			250	100	350
90	Arjo Wiggins Papermill	230	125	360	None		230			230
114	NG East (RBT)	325	131	570	None			325		325
297	adj. 116 Priory Road	5	5	5	Application		5			5
378	GSK North Site	370	200	567	None		170	200		370
382	"The Tank" off London Road	200	150	340	None		200			200
405	Questor Riverside	110	66	140	None			110		110
406	Martin Drive Site adj to Stone House Hospital	75	45	130	None			75		75
	Total	18699	15289	23673		4069	5570	4240	850	14,726

11.0 SHLAA outcomes and Five Year Supply

- 11.1 This report has set out the methodology, assumptions and judgements used in the Dartford SHLAA and its findings. This is a core requirement of Government guidance and is required to be discussed and agreed upon with stakeholders.
- 11.2 The methodology has been used to identify those potential housing sites that are likely to be achievable in Dartford during the plan period. Table 9 sets out those sites which have been assessed to be either deliverable or developable together with a summary identifying when the site is likely to be developed, indicative capacity, constraints and recommendations on how the constraints could be overcome.
- 11.3 Practice guidance requires local authorities to identify sufficient specific deliverable sites for the first five years of a plan and to keep this topped up over time. Table 7 demonstrates a potential supply of sites that are expected to deliver housing in the next five year period (2010/11 - 2014/15) of 4,648 homes and demonstrates that delivery will increase in later five year periods. The reasons for slower delivery in the next five year period are set out in paragraphs 10.5 and 10.6.
- 11.4 The SHLAA has identified a number of sites that presently have no prospect of coming forward for residential development due to issues such as; current policy or site constraints; uncertainty regarding existing uses on site; or where the current aspiration of the site owner or developer may change. It is recognised that the current delivery position of these sites may alter in the plan period due to change in circumstances or change to planning policy, which would enable them to deliver homes in the future. These sites have been identified as “not currently developable” and are identified in table 10. These sites will be monitored through annual review of the SHLAA.
- 11.5 Sites identified through assessment as having overriding constraints that have little or no prospect of change in the plan period are set out in table 11.
- 11.6 The SHLAA findings indicate that there is likely to be no requirement to release designated Green Belt land to accommodate future housing in the borough. However, further sustainability assessment will indicate whether there is other justification for further local review of Green Belt release on a site specific basis for example due to the development of a site increasing the sustainability of a village, where there are boundary anomalies or where development is likely to enhance a poor quality environment. The sustainability assessment will evaluate the impacts and constraints against the benefits of site development.

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
1	Ebbsfleet	2230	2010 - 2026 and beyond plan period	Land to the north of the site is former municipal landfill. This area of the site will be unsuitable for residential use due to landfill gas emissions and ground stabilisation issues. Phase 1 unlikely to start until 2013/14 likely to be dependent on securing major commercial interest in advance of significant residential build	MAA has identified short term actions
2	The Bridge	1265	Yes - 2010/11 - 2024/5	Site commenced 2004/06 likely to deliver over 12 to 15 years. Reserved Matters approved and being determined for further phases. Delivery in short term may be slowed due to housing market downturn.	MAA has identified short term actions. Approved "Kickstart 1" scheme.
3	Ingress Park	335	Yes - 2010/11 to 2014/15	Developer well advanced in scheme design. Ongoing discussion with DBC regarding contribution requirements.	DBC to conclude and agree contribution requirements with developer
112	Milk Depot, Watling Street	27	Yes - 2010/11 to 2014/15	Site viability is an issue at present. Site likely to be marketed for development when land value and market demand increases.	Site owner may consider reviewing current scheme to improve viability
114	NG East (RBT)	325	Yes - 2020 - 2025	Long term tenants at the site. Potential of site or part of site to come forward for residential development in the plan period will be dependent on lease arrangements with existing tenants, the viability of residential development at the time and may be related to the release and delivery of other NG sites.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme.

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
118	Rear of Two Brewers	12	Yes - 20010/11 to 2014/15	Consented scheme has been revised and re-submitted for planning approval. Town centre mixed use scheme likely to come forward for development once sales values rise.	None Identified
128	Darenth Road	240	Yes - 20010/11 to 2014/15	Although site has planning consent for mixed use there may be limited commercial interest due to market and limited connectivity to existing employment area. Site owner considering development options -revised planning application may be submitted.	Consideration of employment land requirements across the borough will be required. LA determination of new scheme and required Sec 106 if revised scheme is submitted.
145	Land adj 2 Charles Street	5	Yes - 20010/11 to 2014/15	Site is constrained by current lack of demand for flatted development. Planning consent is to expire soon but developer has indicated that they are likely to re-submit application and progress scheme for housing. Expected to start construction as soon as obtain new consent	None Identified
152	St Vincent's Filling Station	6	Yes - 20010/11 to 2014/15	Site requires significant remediation due to previous use. Viability will be a key issue as to when the site is likely to come forward.	None Identified
8	Greenwood	35	Yes - 20010/11 to 2014/15	Several planning consents for residential development at the site which have now lapsed. Historically, the site has been developed in a piece-meal fashion. Site viability is currently impacted by housing market downturn.	None Identified
16	Powder Mill Lane	42	Yes - 20010/11 to 2014/15	Build stalled due to housing market conditions. Site mitigation works in regard to flood and nature conservation are required within certain time parameters to protect water quality - may delay start of build	MAA has identified short term actions.

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
20	Knockhall Road	49	Yes - 20010/11 to 2014/15	Some noise and vibration issues along one side of site but mitigation to be incorporated into scheme. Market demand for flatted development is currently affecting development progress	MAA has identified short term actions
21	225 London Road	9	Yes - 20010/11 to 2014/15	Consented scheme unlikely to come forward until demand for flatted development improves. Will require re-location of current employment use.	None Identified
22	28 Spital Street	9	Yes - 20010/11 to 2014/15	None identified.	None Identified
7	Craylands Lane	110	Yes - 20010/11 to 2014/15	Planning obligations agreed. Site to be marketed and timing likely to be dependent land owners intentions regarding development potential of this and other land holdings in the area	MAA has identified short term actions
29	The Coleburt Centre, King Edward Ave	53	Yes - 20010/11 to 2014/15	Developer currently reconsidering scheme - may be delay due to need to obtain new planning consent.	None Identified
292	Enterprise House, Dartford	8	Yes - 20010/11 to 2014/15	Delivery vehicle is taking publically owned site forward. Specific legal issues to be resolved and this is not likely until 2010/11. Planning application will be submitted at this stage. Site may be constrained due to AQMA	MAA has identified short term actions

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
297	Adj. to 116 Priory Road	5	Yes - 2015/16 - 2019/20	Site development will be subject to sequential assessment	
40	Swanscombe Peninsula	800	Yes - 20015/16 to 2025/26	Parts of the site are likely to be suitable for development but further investigation of mitigation measures, infrastructure requirements and development configuration of Swanscombe Peninsula West and East will be required. It is estimated that ground remediation works in some potential areas will take at least 10 years to be completed.	Progress coordinated planning framework for Swanscombe Peninsula through LDF.
32	Lowfield Street	400	Yes - 20010/11 to 2014/15	Negotiations between developer and Council taking place with respect of phasing and planning requirements to address viability issues.	Council continue to address outstanding planning issues with developer to complete determination of application. Use of CPO powers if required. MAA has identified short term actions.
34	Northern Gateway East (GSK)	735	Yes - 20010/11 to 2019/20	Developers currently acquiring site for substantial residential and mixed use development. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Current HSE Consultation zone will impact on parts of the site in the short term but development phasing should mitigate with unconstrained parts of site coming forward in early phases. Outline application and master planning expected to be progressed shortly.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress master planning and planning requirements.

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
35	Millpond	280	Yes -2015/16 to 20019/20	Developers currently acquiring site for substantial residential and mixed use development. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Current HSE Consultation zone will impact on parts of the site in the short term but development phasing should mitigate with unconstrained parts of site coming forward in early phases. Outline application and master planning expected to be progressed shortly. Sequential assessment required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress planning liaison and establish planning requirements. Site to be taken through sequential assessment
36	Station Mound	155	Yes -2015/16 to 2019/20	Town Centre site with limited constraints to development but in multiple ownership and with current established uses on site. Ongoing discussions with site owners regarding options, investigation of funding sources and site viability assessments are required. Likely to become forward for mixed use development.	HCA/SEEDA, Council and Network Rail to continue to participate in site discussions and progress identified actions as required. MAA has identified short term actions
37	Overy Street	125	Yes - 20015/16 to 2019/20	Town Centre site with some constraints to development requiring mitigation measures. . Site not currently available but potential for release on expiry of current lease. Existing use value likely to affect site viability for residential use in the absence of an increase in residential land values.	MAA has identified short term actions.
38	Co-op Site	176	Yes - 20010/11 to 2014/15	Town Centre site with no identified constraints to development. Existing land value and reduced demand for flatted and town centre commercial development are currently affecting site viability.	MAA has identified short term actions

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
41	Thames Europort	805	Yes - 2020/21 - 2024/25 and beyond	Site owners have signalled that the site will come forward for development in the plan period. Likely that this will be after further consideration of viability of existing use and potential re-development	Site owner to consider options regarding future release of the site
42	Everards	211	Yes - 20010/11 to 2014/15	None Identified - construction underway	None Identified
44	Fantaseas	175	Yes - 20010/11 to 2014/15	The site is in Council ownership and is due to be sold as residential site but limited interest due to current market conditions	MAA has identified short term actions. Council to continue marketing of site
45	Eastern Quarry (EQ2)	6250	Yes - 20010/11 to 2014/15 and beyond 2026	Site owner is developing both Eastern Quarry and adjacent Ebbsfleet sites. Current market conditions are impacting the progress of planning requirements and actual build. Developers are currently considering site viability issues and impacts on phasing across the two sites	MAA has identified short term actions. Developer reviewing phasing and development profile including planning obligations. Council and developer to continue to discuss options to bring the site forward
46	Stone House Hospital	305	Yes - 20010/11 to 2014/15	Site actively being disposed by HCA who have selected a development partner. Due to housing downturn further consideration is being given to the proposed housing mix within the scheme to ensure viability.	HCA and developer to continue to bring site forward. Scheme mix may be revised which will impact on overall capacity. MAA has identified short term actions.

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
47	Dartford Technology College Campus	41	Yes - 20010/11 to 2014/15	None identified. Development underway	None Identified
48	St James Lane Pit (Stone Pit 2)	795	Yes - 20010/11 to 2019/20	Further land fill required. Planning approval for development platform agreed during Summer 2009. Developer is progressing development proposal.	Developer to progress planning proposal. MAA has identified short term actions.
4	Waterstone Park	68	Yes - 20010/11 to 2014/15	Construction due to start should be built within 12 to 18 months	MAA has identified short term actions. Approved "Kickstart 1" scheme.
49	Darenth Mill, Darenth Road	23	Yes - 20010/11 to 202014/15	None identified. Developer is progressing new scheme and is likely to re-submit a planning application in the near future. Intends to begin build once planning and building consent obtained.	None Identified
55	Hook Place Farm (West) Southfleet	8	Yes - 20010/11 to 202014/15	Site owner will progress development until sales values sufficiently improve.	None Identified
57	Axton Chase	149	Yes - 20010/11 to 2014/15	Site is due to be marketed. Will become available after proposed move of existing school to new site (under construction) which is programmed for 2011 and beyond	None Identified

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
90	Former paper mill - north site	230	Yes - 2015/16 to 2019/20	Site delivery may be constrained in the short term until HSE consultation zone is withdrawn. Consideration of future development options for the site underway. Sequential assessment required. Any contamination likely to be mitigated.	DBC to liaise with site owners and potential developers regarding development options and likely planning requirements.
75	Leyton House, Wilmington	33	Yes - 20010/11 to 2014/15	None identified - developer actively progressing site to obtain planning consent	None Identified
80	Former paper mill - south site	95	Yes -2015/16 to 2019/20	The site will not come forward for residential development until HSE consultation zone withdrawn.	
85	Police Station - Instone Road	67	Yes - 2010/11 to 2014/15	Site is set to be marketed. Town centre location but delivery is likely to be dependent on a rise in land and sales values to ensure viability.	
87	Stone Lodge	530	Yes - 2015/16 to 2024/25	Site identified for recreational uses through Local Plan and is being considered through the LDF. May have potential to include some enabling residential development.	Progress consideration of future use(s) for the site through LDF preparation to inform DBC as to how and when to bring site forward.
88	St Clements Valley	350	Yes - 2020/21to 2024/25	Requires further detailed consideration of constraints and impacts and how these can be addressed through development mix, capacity and design.	Progress consideration of future use(s) for the site through LDF preparation

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
91	Northfleet West Sub Station	1250	Yes - 20010/11 to 2024/25	Current reduced land value together with site mitigation costs and scale of infrastructure likely to impact on viability. Results of archaeological survey may constrain residential capacity - likely to be between 1000 to 1500 units.	Council to liaise with site owners regarding proposed development profile with regard to outcome of archaeological survey, viability and planning obligations. MAA has identified short term actions.
382	"The Tank" off London Road	200	Yes -2015/16 to 2024/25	Further investigation of ground conditions to assess suitability and agreements regarding highways access will be required. Site to be marketed and timing likely to be dependent land owners intentions regarding development potential of this and it's other land holdings in the area	Ongoing consideration in conjunction with future development at Swanscombe Peninsula by the Council and land owners.
378	GSK North Site	405	Yes -2015/16 to 2024/25	Site may come forward in the future for residential development. Investigation of on-site mitigation required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. Land owner to progress on-site constraints and development of development options.
398	69-73 High St, Greenhithe	9	Yes - 20010/11 to 2014/15	Site requires significant remediation due to oil tanks being present on site and land contamination. Site cleared and remediation/mitigation work underway and construction expected to start soon.	None Identified

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
352	44A Waldeck Road	9	Yes - 20010/11 to 2014/15	Unlikely to be developed until current demand for and sales values of flatted development increase	None Identified
400	Blue Anchor Pub	9	Yes - 20010/11 to 2014/15	Site is to be marketed for residential development and is likely to be dependent on improved land value.	None Identified
402	Rear of 101 - 113 Hawley Road	12	Yes - 20010/11 to 2014/15	Unlikely to be developed until current demand and sales values for flatted development increase	None Identified
503	Land at Beacon Road, Bean	10	Yes - 20010/11 to 2014/15	Current planning application subject to determination through appeal.	Determination of planning application
24	52 Spital Street	12	Yes - 2015/16 to 2019/20	Existing retail use still in operation. Viability over the existing use value will be a key driver.	None Identified
339	Land Rear of 92 - 106 Havelock Road	12	Yes - 20010/11 to 2014/15	Revised scheme to be submitted for approval soon	None Identified

Figure 6 Map showing Deliverable and Developable Sites

Table 8 Deliverable and Developable Sites					
Site Ref	Site Name	Indicative Capacity	Delivery Period	Development Issues	Overcoming Issues
405	Questor Riverside	110	2020/21 - 2024/25	Site owner considering future development options for the land. Unlikely to come forward for development in the short to medium term and may come forward for residential or employment uses.	DBC to continue to engage with landowner regarding future intentions for the site
368	Land adj to 15 Invicta Road	5	Yes - 20010/11 to 2014/15	Low current demand for flatted development and low sales values are likely to impact on the sale of the site to a developer in the short to medium term	None Identified
406	Martin Drive Site adj to Stone House Hospital	75	Yes -2015/16 to 2019/20	Although site owners have earmarked the site for future residential - re-development and a site planning framework has been adopted by DBC, the current market slowdown has slowed any progress. Site owners are currently considering future options for releasing the site for residential development.	None Identified
407	YMCA car park, Dartford	24	Yes - 20010/11 to 2014/15	Development underway and to be completed Summer 2011. On-site constraints are currently being resolved through legal agreement and design solutions	None Identified
409	Orchard House	5	Yes - 20010/11 to 2014/15	Although flatted development is proposed at the site, the units are likely to be marketable and viable due to the sites proximity to the transport interchange and future employment opportunities at Ebbsfleet. No development issues identified	None Identified
290	Former Piggery Site	13	Yes - 20010/11 to 2014/15	Site currently has marginal viability and level of planning contributions is still under negotiation. Current viability issues may stall final planning consent and short term delivery of the site.	DBC to progress agreement of planning contributions to enable planning consent.

Figure 6 Map showing Deliverable and Developable Sites

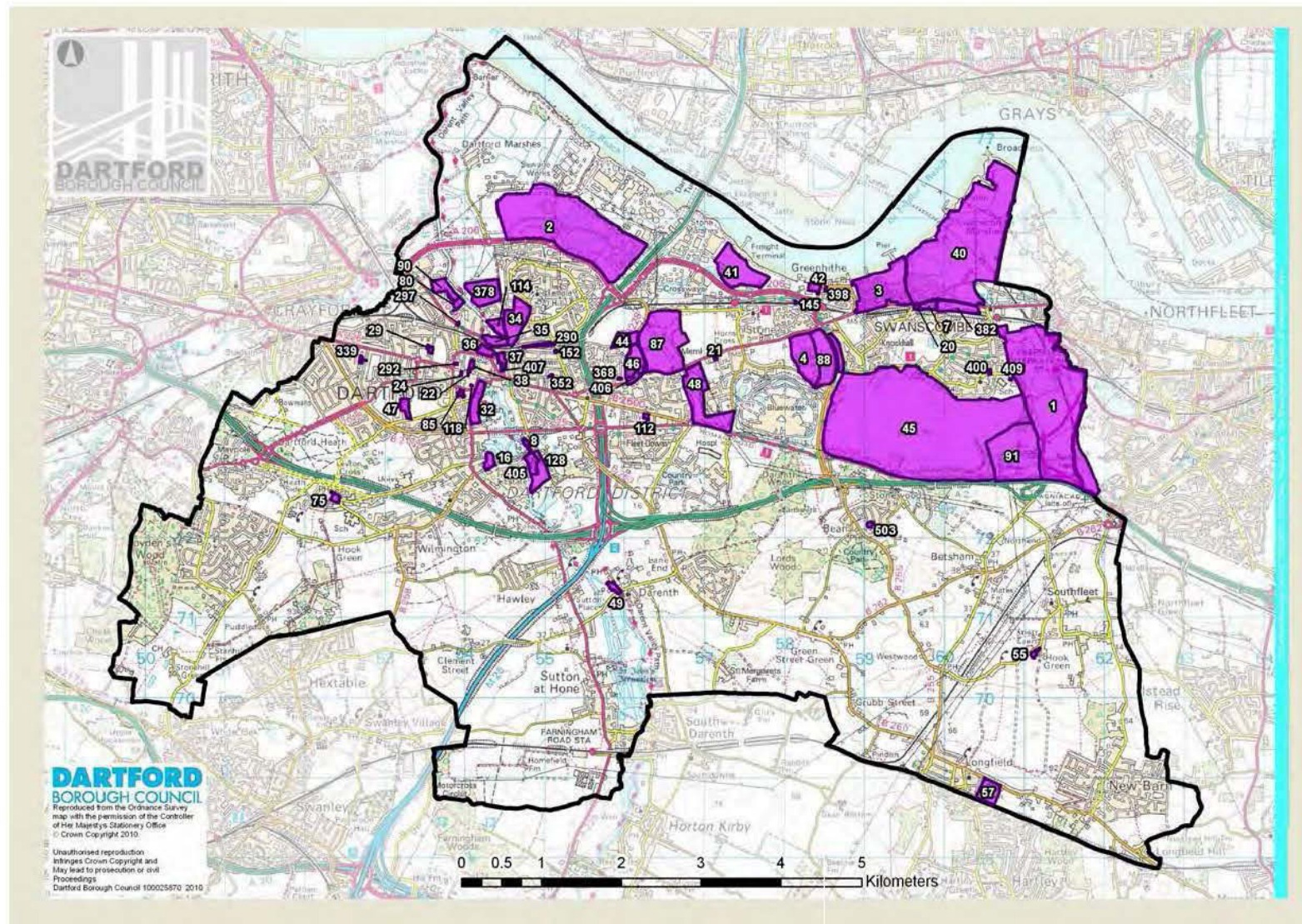


Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
108	Part of North End Farm (2 sites)	45	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to public transport or local facilities. These issues and consideration of impacts on Green Belt to be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
111	Land frontage at St Mary's Road, Stone	25	Legal issues regarding land ownership will restrict the site coming forward for development.	Investigation of potential to resolve land ownership issues.
113	Mabledon Hospital	25	Limited potential capacity within former building footprint may hinder viability due to mitigation costs. HCA are considering alternative uses for the site. Development has a number of significant issues such as separation, loss of high value biodiversity and habitats; and potential to impact on the openness of the Green Belt and to increased potential for coalescence. These issues to be further investigated through sustainability assessment.	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.
127	Blackshole Farm	70	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, development of the site would lead to encroachment of the Green Belt adjacent to part of the northern urban corridor and potential to lead to increased coalescence with settlements to the south. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
281	Greenhithe Car Park (Steele Ave)	30	Land is used for commuter parking at present. Surrounding area has known on-street parking issues and Council is currently implementing on-street parking management. If the commuter parking were lost, alternative parking provision will be required	Further consideration of parking requirements and options in the area
282	Former Biffa Landfill at London Rd, Greenhithe	415	Further assessment of gassing and impacts of ground stabilisation will be required by the Council and the Environment Agency. The future use of the site will need to be considered in the light of evidence findings regarding open space through the LDF	Further detailed gassing and ground stabilisation data to be progressed by land owner. Consideration of future potential uses of the site may be identified in later DPDs based on the outcomes of LDF open space and biodiversity studies
284	Empire Sports Ground	100	Although the site is likely to be come available in the plan period, this greenfield site has been identified as a community asset which should be strengthened in the Swanscombe Masterplan. Further consideration regarding the loss of accessible open and recreation space will be required. The site is significantly constrained by steep gradient and the scheme design will need to ensure safe and convenient pedestrian, cycle and vehicular connectivity to the surrounding area and local facilities. There is potential to connect into existing and proposed footpaths and cycle networks and to provide new non- vehicular routes from the site.	Further consideration of loss of accessible greenspace and sports ground will be considered through the sustainability assessment of sites and LDF background assessment evidence
287	Hollands Farm, Hawley Road	12	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of identified constraints is possible development of the site would increase the potential for coalescence between Wilmington and Hawley although this will need further consideration due to the villages being dissected by the A2 at present. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Table 9 Sites identified as currently not developable				
Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
14	Orchard Street/Kent Road	6	Site is remaining planning commitment the majority of which was completed several years ago. The land is in use as a car park although there may be potential for development in the future	None Identified
27	125 to 129 Dartford Road	20	Developer currently progressing alternative uses for the site	None Identified
288	Bean Triangle	485	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of a number of identified constraints is possible development of the site would increase the potential for coalescence between Bean and new built development in Ebbsfleet Valley. These issues will be further evaluated through sustainability assessment. Further assessment of highways capacity and access constraints is required.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
293	Johnsons Wharf	180	Long term tenant on site. Emerging Kent Minerals Development Framework identifies the wharf for protection. Consideration of the impact of loss of wharf facility will be required.	Kent Minerals Framework to consider future wharf requirements`
296	Corner of Walnut Tree Avenue	5	Removal of the existing parking facility is likely to have a significant impact on the amenity of local residents and businesses. Alternative parking solutions will be required.	Further consideration of parking requirements in the area

Table 9 Sites identified as currently not developable				
Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
33	Northern Gateway West	350	Site is in different ownerships with some areas earmarked for comprehensive redevelopment for employment uses and others in operational employment use. Site has significant constraints which are unlikely to be mitigated within flood zone 3a and significant parts of site within HSE consultation zone due to presence of operational gas holder	None Identified
50	Tylers House, Dartford	40	Site owner is progressing the site for alternative uses.	None Identified
62	94-98 London Road	5	Site owner currently marketing the site for other commercial use	None Identified
63	Chastilian Road Workshop A	11	Access to site is constrained by site ownership issues.	None Identified
66	22-26 Spital Street (Courts Furniture)	14	Developer is progressing an alternative scheme for the site due to viability issues associated with exceptional site costs	None Identified
76	Fleet Down School (part)	25	Release of site is dependent on future school requirements	None Identified

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
92	Elmstone, Betsham	24	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to public transport and facilities and may impact on the openness of Green Belt. These issues to be further evaluated through Sustainability Assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
106	Land nr South View Orchard Way/Rowhill School	40	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to local facilities and would form an encroachment into the Green Belt. These issues to be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
107	Milan Day Centre	9	Present legal/ownership issues regarding access to the site have no current prospect of being reconciled.	None Identified
369	Hook Place Farm (East)	60	Brownfield site partly within the existing village confines. In advance of Green Belt review through the development plan, part of the site is policy constrained. Development of whole site would lead to encroachment into the Green Belt and increased coalescence. Limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
303	Chapter Farm Yard, Southfleet	6	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. Although there are few on-site constraints, the site has limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
304	Land parcel at Swanscombe Infant School	20	The site is surplus to the school requirements and has been earmarked by the Education authority for disposal. This will have to be evaluated against future needs forecasting that is being progressed by the education authority.	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements
298	Livingstone Hospital	35	Future of current operation health facility still to be considered.	None Identified
300	Land to the rear of 62-66 Spital St	25	Access to site cannot be secured until land ownership issues resolved.	None Identified
302	Langworth Close/Orchard Way	40	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
				site development.
305	Land parcel at Knockhall Community Primary School	25	This greenfield site will require further assessment regarding the loss of open and recreation space and consideration of future school capacity needs currently being undertaken by Kent Education. Timetable for site coming forward is dependent upon Kent Education's future land release programme	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements. Further consideration of the impact of the loss of playing field within LDF assessment evidence
346	Land at Bean Farm (3 sites)	385	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Current access to frequent public transport and local facilities poor but potential to mitigate. Significant highways constraint will require further assessment. Site tenancies will require to be terminated and potential loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
349	Station Road, Betsham	12	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Limited access to frequent public transport and local facilities. These issues will be further investigated through sustainability assessment.	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.
383	Land to the rear of Main Road, Longfield	100	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential to increase coalescence. Development would lead to the loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
				conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
384	Horticultural Centre, Shirehall Road	55	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential coalescence. Current employment facility would be lost. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
385	Rear of Bretheren Meeting Hall, Leydenhatch Lane	45	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential for increased coalescence. These issues will be further evaluated through sustainability assessment. Site access may be dependent on the availability of adjacent landholdings.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
397	Homebase, 394 Princes Road	65	Site currently in retail use and presently no plans to release site for re-development	None Identified

Table 9 Sites identified as currently not developable

Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
502	Court Lodge Farm	35	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Limited accessibility to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
506	Land at Hawley Road_Arnolds Lane	95	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
507	Land East of Lane End	300	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
508	Land at Malt House Farm	155	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and loss of small employment area. Site has poor accessibility to local facilities. These issues will be further evaluated through	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the

Table 9 Sites identified as currently not developable				
Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
			sustainability assessment.	Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
510	Land adj to Vestry Cottages, Longfield	120	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increase coalescence. Site has poor accessibility to local facilities. Agricultural land will be lost. These issues will be further investigated through sustainability assessment.	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.
306	Land parcel at the Brent Primary School	5	Site likely to come forward when re-location of present canteen facility takes place. This will have to be evaluated against future needs forecasting that is being progressed by the education authority.	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements
404	Bluewater	500	The site has potential to deliver residential development in the future, Although the physical isolation of the site may need to be addressed.i	Consideration of the future potential for residential development may be dependent on integration with Eastern Quarry
403	Allotment Land, Burnthouse Lane, Hawley	50	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. Development of the site will also result in the permanent loss of available allotment land in the borough. These issues will be further evaluated through sustainability assessment. Potential highways issues will require consideration and mitigation.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Table 9 Sites identified as currently not developable				
Site Ref	Site Name	Indicative Capacity	Development Issues	Overcoming Issues
408	Land adj to Joyce Green Cemetery	16	Suitability uncertain - site may not meet requirements of flood risk exception test	
74	Land at Stone Crossing	20	Land presently constrained by Crossrail safeguarding	None Identified
511	Acacia Hall Complex	540	The Council is currently considering long term re-development options at the site including enhancement of the current sports facilities	None Identified
512	Orchards Shopping Centre surface car park	200	The site is in use for shoppers car parking and retail activities and there is no current plan to release the site for re- development. Consideration of the impact of the loss of town centre facilities would be required together with consideration of potential to utilise the site to provide enhanced and new town centre services as part of the regeneration objectives for the town centre.	Further consideration of parking requirements and options with land owner.
533	Central Park Nursery	55	Site is being considered for alternative uses.	None Identified

Table 10 Sites identified as undevelopable in the plan period			
Site ID	Site Name	Indicative Capacity	Site Issues
72	Stone Pits 9 & 9a	500	Gassing site and land stabilisation issues. Options for site are being considered by landowner including potential for future open space community use.
73	Leigh City College	100	Air quality issues.
110	Dartford Marshes	3500	Green Belt encroachment. Nature conservation and biodiversity value of site. Flood zone 3a with limited opportunity for safe evacuation routes.
295	Land North of Cotton Lane	320	The site is isolated and substantial parcels of land within the site are constrained by Crossrail safeguarding. There are a number of other significant onsite constraints and environmental issues that will require mitigation.
299	Queen Elizabeth's Resource Centre	30	Air quality issues
380	Dartford Fresh Water Marshes	825	Considerable site mitigation and remediation of constraints and development impacts would be required. Currently constrained by HSE consultation zone. Site owner intentions for the site uncertain. Emerging Kent Minerals Development Framework identifies the marshes as a preferred area for mineral working but identifies that a restoration scheme would be required. This will affect availability of the site for development.

12.0 Annual Monitoring

12.1 This report provides a comprehensive first assessment which has identified sites that have potential for housing in Dartford and assesses their development and delivery potential. It is not envisaged that there will be a need to re-survey the district to source and assess further potential sites for some time. Practice guidance requires the initial comprehensive assessment to be regularly kept up to date as part of the Annual Monitoring Report exercise. This will support the updating of the housing trajectory and the identification of the five year supply of specific deliverable sites.

12.2 The review will record:

- Sites with planning permission that are now under construction and that are completed or the stage they have reached.
- Planning applications have been submitted or approved on sites identified in the assessment
- Progress made in removing constraints and whether a site is now deliverable or developable and when
- Unforeseen events which now mean a site is no longer deliverable or developable and how this could be addressed

12.3 The quantity of sites and their overall capacity identified as deliverable, developable or not currently developable through the SHLAA, provides a bank of sites for consideration through future AMR update. A more comprehensive SHLAA review will be considered where, in the light of changing circumstances, the annual review identifies significant delivery issues that cannot be resolved through consideration of alternative SHLAA sites.

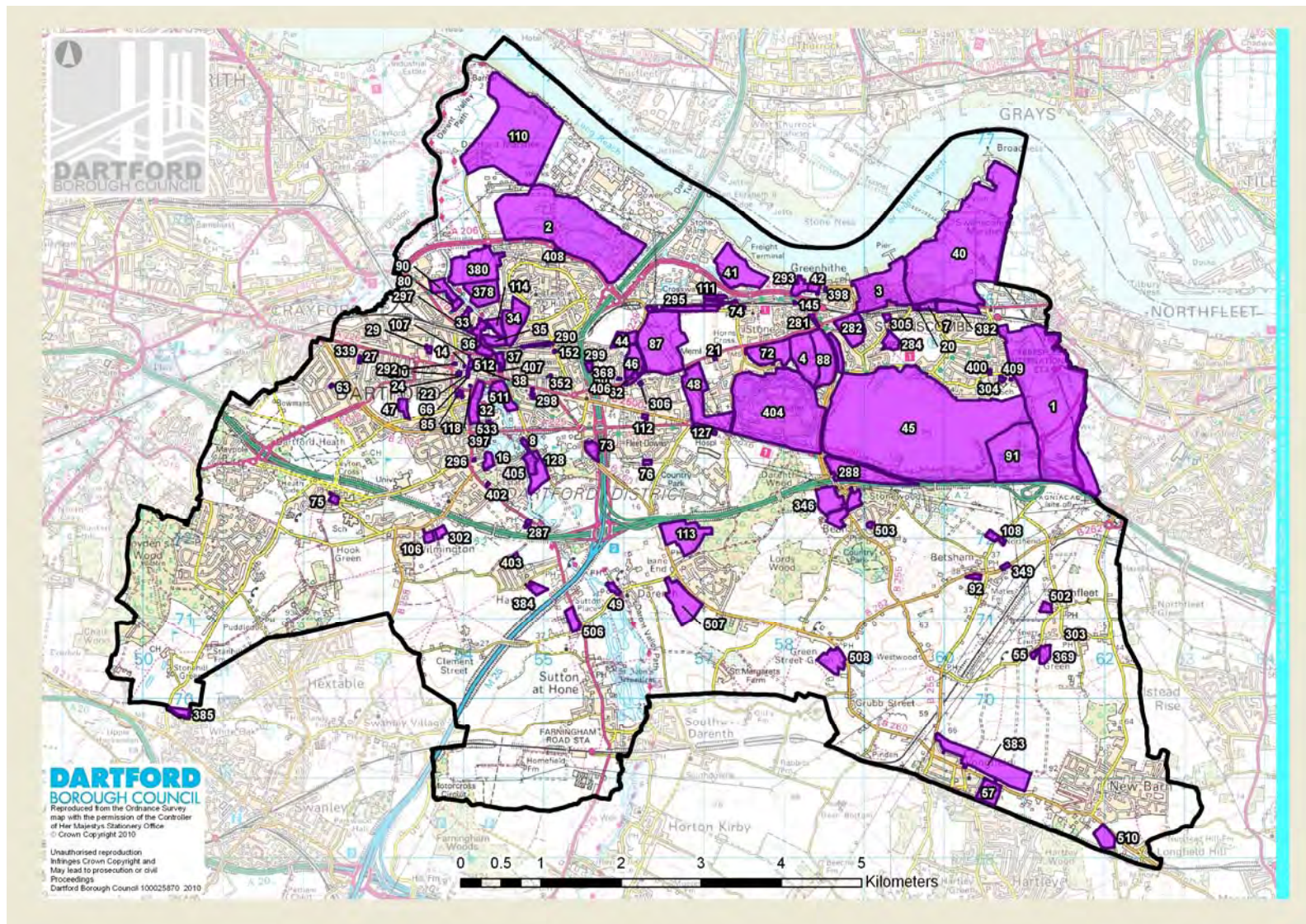
13.0 Dartford SHLAA – Key Findings

13.1 The key outcomes of the Dartford SHLAA are;

- The identification of a “bank” of deliverable and developable sites which provides the basis for meeting the housing needs of the borough and that have the potential to bring additional regeneration benefits (to be further assessed through sustainability assessment)
- The majority of identified capacity comes from deliverable and developable sites that are large previously developed strategic sites and/or located in the north of the borough. However, more than half of identified deliverable and developable sites have capacity for less than 100 units.

- Some of the large developable sites will continue to deliver homes beyond the plan period
- 4069 number of homes have been assessed to be delivered from specific deliverable sites in the next five years (2009 to 2014)
- The rate of housing delivery is forecast to increase in later years of the plan period
- Sufficient deliverable, developable and “currently undevelopable sites” have been identified to provide flexibility in housing delivery in the future if required
- Market and viability factors are a key factor in determining housing delivery due to the high levels of mitigation and infrastructure requirements at a number of development sites in the borough.

APPENDIX A BOROUGH MAP OF SHLAA SITE LOCATIONS



APPENDIX C



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

ASSESSMENT OF POTENTIAL SITES FOR HOUSING

The Council is conducting a survey of potential housing sites in the Borough, in line with Government guidance contained in PPS 3 (Housing) and guidance on Strategic Housing Land Availability Assessment : Practice Guidance (July 2007) to assist in its preparation of the LDF Core Strategy.

This questionnaire is aimed at site owners and land agents who hold an interest in potential housing sites within the borough of Dartford over the next 15 years and beyond. A separate questionnaire has been supplied to site owners and developers of sites that have current planning permission for residential development.

Potential sites have been derived from representations made to previous LDF development plan consultations, previously allocated sites, pre-application interest and desktop studies of potential availability in the urban area. The information provided will be used in updating the interim SHLAA assessment of December 07 and will be used to inform the Submission Core Strategy.

It is important that you respond to this questionnaire as the information provided will enable us to assess whether your site can be brought forward for development.

IMPORTANT

1. Small sites (with potential for less than five units) should not be included as they are exempt from Dartford's SHLAA assessment.
2. A separate form must be used for each site.
3. Each form must be accompanied by a map identifying the boundaries of the parcel of land suggested for residential development. A map of the potential site, identifying the boundary (where known) has been included with this questionnaire. Please verify that the boundary is correct by indicating your agreement in the relevant section at the bottom of the map and returning it together with the questionnaire. Please amend where incorrect and clearly mark correct boundary.
6. Please note that whilst all proposed sites will be assessed, the submission of a completed form to the Council does not guarantee that

the site will be identified as having the potential to deliver residential development.



ASSESSMENT OF POTENTIAL SITES FOR HOUSING

1. SITE DETAILS

Site Address	
OS Grid Reference	
Current Use	
Do you envisage this site coming forward for residential/mixed use development?	
Your Estimate of Potential Site Capacity	

Please check and indicate your agreement to the boundary shown on the enclosed site location map or amend if necessary. This must be returned together with the questionnaire.

2. YOUR DETAILS

Your Name	
Company	
Status eg. Landowner, developer, agent etc	
Who Representing (if an agent)	

Please indicate to whom future correspondence should be sent regarding the site	
Name and Role (if different to above)	
Address	
Telephone Number	
Email	

3. OWNERSHIP

Are you/the company you represent the sole owner of the site? Y / N	
Are you/the company you represent the part owner of the site? Y / N	
If you/the company you represent are not the sole owner, please list other owner/owners with contact details if available	1.
	2.
If you/the company you represent do not own the site please give details of ownership and contact details if available	

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The following questions need only be completed if you anticipate the site coming forward for residential development.

4. POSSIBLE CONSTRAINTS

To the best of your knowledge are there any constraints which may affect the timing or cost of developing the site? These may be in regard to those listed below, if there are others please specify

	Details of specific constraint(s)	Have you planned to deal with this constraint? If so please give brief details of how	Anticipated start and end dates to deal with each constraint
Access e.g creation of connection to existing road network			
Infrastructure e.g lack of connection to water supply, electricity etc			
Topography			
Ground Conditions e.g groundwater source protection zone, ground			

stabilisation, land forming required etc			
Hazardous Risks eg contamination/pollution			
Flood Risk			
Legal Issues e.g delays in land acquisition, disputed land ownership etc			
Other			

4. AVAILABILITY

When do you anticipate commencement of development on the site? (month and year if known)	
What is your estimate of number of completions for each year?	
When do you anticipate completion of development on the site? (month and year if known)	

6. SITE SURVEY

It may be necessary for an officer of the Council to visit and carry out a site survey unaccompanied. If there are access difficulties, please provide contact details to enable a visit to be arranged.

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Dartford Borough Council – contact details

APPENDIX D – Consultations

The SHLAA has been made available to stakeholders at three separate consultation periods.

1. Interim SHLAA January 2008

An interim SHLAA was published alongside the Core Strategy Preferred Options consultation document. The interim SHLAA contained details of methodology and the assessment outcomes of the initial pool of sites. Relevant responses to the Core Strategy Consultation and interim SHLAA document have been used to update the report.

2. Site Questionnaire to site owners, developers and other interested parties – Summer 2008 and ongoing

A site questionnaire requesting further information regarding suitability, availability and achievability of identified sites was sent to all known contacts. The request also included an invitation to submit further sites to the pool of source sites.

List of developers, agents and landowners who responded to the Summer 2008 questionnaire

Name/Company Name	Site
1. Keymer Cavendish	Stone Pits 9 & 9A London Road Stone
2. Private Site Owner	North End Farm
3. London & Quadrant Housing	389-397 Princes Road Dartford DA1 1JU
4. Private Site Owner	Land near South View/Orchard Way
5. DHA Planning	North End Farm
6. Pellings LLP	Dartford Technology College
7. Graham Simpkin Planning	Elmstone, Betsham
8. CB Richard Ellis	Northfleet West Sub Station, Southfleet Road
9. English Partnerships	Stone House Hospital
10. Nathaniel Lichfield & Partners	Mill Pond Road
10. Nathaniel Lichfield & Partners	Northern Gateway East
11. GVA Grimley	389 Princes Road/Lowfield Street
12. Private Site Owner	Land on South West

	Side of Main Road Longfield/Vestry Cottages
13. Nathaniel Lichfield Partners	Co-op Site
14. Cluttons	Northern Gateway East 2
15. Nathaniel Lichfield & Partners Planning	Dairy Depot, Watling Street
16. Nathaniel Lichfield & Partners Planning	Land at rear of 62-66 Spital Street
17. Kent County Council	Land at Steele Avenue, Greenhithe
18. Kent County Council	Corner of Walnut Tree Avenue
19. CDMR Dartford Ltd	Thames Europort
20. Graham Simpkin Planning	Hollands Farm
21. Graham Simpkin Planning	Bean Triangle
22. Graham Simpkin Planning	Court Lodge Farm
23. Heaton Planning	Johnson's Wharf
24. Collins & Coward	Land at 68-70 Beacon Drive, Bean
25. Barton Willmore	Land North of Cotton Lane
26. Head Base	47-53 High Street, Dartford
27. Batcheller Thacker	Land at Lane End, Darenth
28. Smiths Gore	Blackshole Farm, Watling Street
29. Holmes Antill	The Bridge North of Bob Dunn Way Dartford
30. AE Ratcliffe & Associates/Private Site Owner	Land at Rear of 33 & 35 Myrtle Road
31. David Lock Associates	Site of Douglas Brothers Craylands Lane
32. Graham Simpkin Planning	Part of Hook Place Farm, Hook Green Road, Southfleet, Kent
33. Graham Simpkin Planning	Part of Hook Place Farm, Hook Green Road, Southfleet, Kent
34. Graham Simpkin Planning	Chapter Yard Red Street Southfleet

35. Private Site Owner	225 London Road, Greenhithe
36. Private Site Owner	Longworth Close Wilmington
37. Barton Willmore	St James' Pit/Stonegate Quarry
38. Private Site Owner	The Coleburt Centre
39. Kent County Council	Axton Chase School
40. Kent County Council	Lowfield Street
41. Dartford Borough Council	Fantaseas Site
42. DHA Planning	Brent Primary School London Road
43. DHA Planning	Knockhall Community Primary School, Eynsford Road, Greenhithe
44. DHA Planning	Swanscombe Infant School, 37-39 Swanscombe Street
45. Private Site Owner	Land off Station Road, land around Millbrook Garden Centre
46. Private Site Owner	Land adjacent to No 2 Charles Street, Stone
47. DHA Planning	Dartford Police Station
48. Barton Willmore	Empire Sports Ground
49. Entec UK Ltd	Land at Bean Farm Dartford

3. Final SHLAA stakeholder consultation document November 2009

All interested parties and stakeholders were invited to comment on the draft SHLAA document in November 2009. 16 stakeholders responded and their views and comments have been incorporated into the final document. Additionally a workshop to which all stakeholders were invited was held and a presentation given regarding the methodology and findings. Twenty-six representatives attended the event and the comments expressed incorporated into the final document. The key points made in representations is set out below together with the Council's response.

The Five Year Land Supply

Comments:

Comments were made regarding the failure to meet housing targets over the first five years of the plan period, contrary to Government Guidance in PPS3.

The point was made that SHLAA housing supply is overly dependent on a relatively small number of large, complex brownfield sites. Comments were made that these large sites need to be subject to realistic phasing and that there was a need to recognise that in poor market conditions their viability is questionable. The argument was made that the Council needs to allocate more sites for short and medium term development to ensure the risk of a serious supply shortage in the plan period is minimised.

Many respondents commented that the shortfall in the five year housing land supply should be addressed in the final version of the SHLAA, and a range of sites were advanced to contribute to the achievement of this aim.

Response:

Paragraph 7.8 to Policy H1 of the South East Plan makes it clear that the annual figures set out for each local authority area, are not be regarded as annual targets and are intended to be used in monitoring progress towards the achievement of plan objectives, and to inform management of housing supply. The expectation is that strong delivery in some years will offset weak deliver in other years. This is demonstrated in the SHLAA housing trajectory.

The SHLAA trajectory forecasts that the overall South East Plan housing requirement can be met within the Plan period and that sufficient flexibility exists to overcome delivery blockages that may arise. However in the early years housing delivery has been low as compared to the indicative South East Plan average delivery. This is unavoidable in Darford's case due to the large percentage of housing capacity coming from large brownfield sites. A large proportion of these sites have been identified over a long period through regional and sub-region strategies and for some of the biggest, such as Eastern Quarry and Ebbsfleet, the planning process is already well advanced. These sites tend to have longer lead-in periods given the time taken to agree and deliver the necessary supporting infrastructure in advance of housing delivery.

In assessing delivery issues and potential mitigation measures the SHLAA has taken into account that many of these larger sites will be identified by

the Core Strategy as essential to the delivery of the emerging regeneration strategy for Dartford.

The Panel Report from the South East Plan Examination in Public recognised that the relation of housing supply with 'infrastructure requirements, phasing and deliverability' is critical. Given, the planned level of development, it is particularly important with respect to Dartford, that an accumulation of 'compensatory' development through windfall sites in the early phases of the Plan do not place a constraint on the delivery of the identified priority sites at later stages of the plan, as a result of the identified infrastructure programme being insufficient to meet these un-programmed demands. These issues will be addressed through the Core Strategy.

However, it is recognised that there is a need to stimulate the delivery of housing in the early stages of the plan period and actions to speed up delivery on the larger sites are being taken forward through the North Kent Multi Area Agreement. This is identified as an action point in paragraph 10.5 of the SHLAA Report.

The treatment of Green Belt Sites

Comments:

Comments were made by some respondents regarding the need to include Green Belt sites within the 'developable' category of the SHLAA. It was argued that the failure to provide an adequate five year land supply provides a justification for a Green Belt review, or the identification of areas of safeguarded land in accordance with PPG2. Contrasting comments were made that there was no need for any change to the Green Belt and that Green Belt sites should have been excluded from the SHLAA Assessment.

Response:

The Kent and Medway Structure Plan (2006) made provision for the amendment of the Green Belt boundary on the north side of the A2 to exclude Eastern Quarry and St Clements Valley from the Green Belt. The SHLAA findings indicate that there is likely to be no requirement to release designated Green Belt Land in order to meet the RSS housing requirement. Sufficient sites exist, predominantly to the north (but with some sites to the south of the A2) to meet the requirement. This is in accordance with Policy KG1 of the Regional Spatial Strategy which states that metropolitan Green Belt should be protected from development and that development should be focused on the urban area.

However, in advance of additional testing for the need for a Green Belt review through the Core Strategy preparation, sites have not been ruled

out of the SHLAA assessment purely on the basis that they are within the Green Belt.

This provides the opportunity for those sites with a strong justification for development, despite a general presumption against Green Belt development, to be brought forward. Only those sites within the Green Belt with poor connectivity to and fairly isolated from existing settlements have been excluded from the assessment. All other potential sites in the Green Belt have been taken through the SHLAA assessment and will be further appraised regarding impacts and sustainability through a Sustainability Assessment of sites. This is in line with the SHLAA practice guidance (para 21) which states that with the exception of 'more clear-cut designations such as SSSI', scope of assessment should not be narrowed by existing policies designed to constrain development, so that the local planning authority is in the best position when it comes to decide its strategy for delivering its housing objectives.

A Sustainability assessment of sites, including those presently constrained through existing Green Belt planning policy, will indicate whether there is a justification for further local review of the Green Belt boundaries.

Education

Comments:

A comment was made that the forecasts for the future requirements for school places, were subject to a high margin of error. As a consequence it was asserted that school land currently deemed to be surplus to future requirements, should be retained as community space to provide a degree of contingency for new education sites if more places were required.

Response:

School sites not already released have been classified as "not currently developable" pending further capacity assessments and clarification on the potential of these sites for school expansion.

The consideration of employment sites for housing

Comments:

Comments were made at the Workshop regarding the extent to which employment sites had been considered for housing and that this may result in too much loss of employment land.

Response:

The majority of employment sites in the SHLAA had already been brought to our attention through previous rounds of consultation. The desktop study identified other potential sites as possibilities for change from

employment to either housing or mixed use sites. Not all existing employment sites were assessed. The Employment Land Assessment also identified that existing employment land is healthy and that ongoing employment will be required to meet the growth anticipated for the area.

The SHLAA sites identified for change from employment to housing or mixed use, such as GSK and Arjo Wiggins, are vacant sites where there is unlikely to be take-up of the whole site for employment uses.

The mix of accommodation to be delivered within the housing supply

Comments:

Comments were made at the workshop regarding the extent to which the need identified in the SHMA for good quality homes and an appropriate mix of housing types and jobs would be delivered through the application of the densities proposed in the SHLAA.

Response:

Large proportions of the SHLAA sites have already been permitted and therefore the mix of housing types to be delivered is already defined to some extent. The remaining sites have been examined carefully and potential higher and lower capacities have been identified through the application of a range of densities and a mid range capacity used in the SHLAA. This will enable developers and the Council to give more consideration to ensuring balance of housing types and uses is delivered at planning application stage.

SHLAA Methodology

Comments:

Some comments were made with respect to the SHLAA methodology. Some representations were made in relation to the application of the suitability criteria with regards to accessibility, the presence of constraints, and the appropriate densities to sites and requesting that some re-assessment was required in relation to specific sites. One comment was made that the assumptions behind the derivation of housing potential were not clear and transparent.

Response:

The site assessments were reviewed and updated incorporating site specific representations where appropriate. Appendix H details where the Core Outputs are located within the SHLAA report, and the process checklist section of this report (page 5) identifies where the methods, assumptions, judgements applied and taken in the assessment are set out in the Report. Further information has been included in Table 4 regarding mid point densities used in capacity calculations, to ensure greater

transparency of approach.
Density Calculations
<p>Comments:</p> <p>Some responses expressed a desire for density to be reviewed on a site by site basis rather than with reference to particular formulas, and stressed that the capacity figures must not constrain the flexibility to bring forward divergent levels of development. Others acknowledged the value of the wide density ranges but commented as to whether the SHLAA could specify the mid point for each range.</p>
<p>Response:</p> <p>For the purposes of estimating and monitoring future housing supply it is necessary to use indicative figures. This provides a basis for identifying future infrastructure needs for the area, and how to plan to respond to this supply. It should be noted that these are indicative figures for the purposes of strategic planning and each proposed scheme will be tested at application stage.</p> <p>The calculation of density and the indicative capacities for sites is explained within the SHLAA and the capacity of each site without planning permission or a planning application has been calculated on the same basis within the parameters outlined in the assessment. The nature of the housing mix for each site was determined by considering the location and site characteristics, and the area. A middle point of the appropriate density range was applied, and where a mix of housing types was considered to be the most appropriate the middle point of the combined density range was used.</p> <p>Whilst the mid range has been used to give an indicative total supply, the revised SHLAA shows the impact of the wide density ranges, contained in the assessment, on the potential capacity of individual sites and overall sites. In addition, the mid point of each range is now specified, to provide greater clarity.</p> <p>The calculation of densities for family homes was derived from previous schemes and the indicative figures from the study of residential densities: 'Sustainable Residential Quality: Exploring the Housing Potential of Large Sites' by Llewelyn Davies, October 2000.</p>
Suitability – Mitigation through future neighbouring development
<p>Comments:</p> <p>The issue of future improvements to infrastructure or of planned future developments bringing about new infrastructure, which could enhance the</p>

suitability of particular site for housing, was raised by respondents. It was felt that this should be accorded appropriate consideration and weight in the calculation of whether a site was developable and deliverable within the plan period.

Response:

The issue of the potential for mitigation, to make sites developable or improve their suitability for housing, arising from infrastructure provision from future neighbouring development, was addressed in the SHLAA, and relation to the specific sites highlighted through the consultation the individual cases have been reviewed. It should be noted that only sites where it was considered that there was no prospect of sufficient mitigation or change in circumstances during the plan period were identified as 'undevelopable.' A specific category of 'Not currently developable' has been created for sites where it is unknown when a site could or would be developed. These are sites that have current constraints (physical, current policy or availability) that have no present prospect of mitigation but where there is potential for the site to come forward if circumstances change.' Those sites will form a "bank" of sites which can be reviewed alongside the review of progress on deliverable and developable sites undertaken annually through the LDF Annual Monitoring Report. This will consider changes to circumstances in currently identified constraints.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
3	Ingress Park	27	Site partially in Flood Zone 3A,	Not currently within 800m of transport or local facilities.	Adjoins area of natural green space	None Identified	Site design can mitigate against flood risk and impacts on adjoining green space. Likely to meet requirements of Exception test. Fastrack service through site to be provided as part of development to provide public transport accessibility.	Yes - site design likely to mitigate against flood risk
8	Greenwood	0.7	Potential highways issues onto Junction 1B and onto Princes Road.	No local facilities (other than sports club) within 800m although nearby public transport provides good access to the town centre	Limited potential loss of wooded boundary onto roads adjoining site	None Identified	Potential to mitigate highways issues through design. Proximity to Fastrack services will enable lower levels of traffic generation. Site design could mitigate against environmental impact of loss of wooded area	Yes - suitable
32	Lowfield Street	5.42	Potential Highway capacity issues, some land within Flood Zone 3A	Located in town centre and close to bus, rail and retail facilities and other community uses.	Northern part of the site lies within conservation area, contains and is close to some listed	EIA suggests negligible impact of/ on AQMA	Highways capacity issues can be addressed through implementation of schemes proposed	Yes large brownfield (partly vacant) site

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					buildings and fronts Central Park on it's eastern flank		through the Kent Thameside Strategic Transport Infrastructure programme demand and traffic management measures. Impacts on the conservation area, listed buildings and Central Park can be mitigated . Likely to meet requirements of Exception test.	
33	Northern Gateway West	7.2	Contains operational gas holder (HSE Land use consultation zone). Possible land contamination, within flood zone 3A and limited opportunities for safe evacuation routes	Within 800m of station, public transport and just over 800m to town centre facilities	Potential impact on listed pub and listed wall. Potential loss of established employment area.	Shadowing of railway walls and potential noise/vibration affecting the southern part of the site. Southern part of site also falls within TC AQMA	Likely to be difficult to overcome lack of flood evacuation routes, Design to address current immovable constraints may impact on viability.	No - flood risk issues and HSE consultation zones unlikely to be mitigated.
34	Northern Gateway East (GSK)	14.4	Potential highways capacity issues. Steeply sloping site. Possible land contamination.	Southern half of the site within 800m of railway Dartford Town Centre and bus stops. Majority of site within 800m distance of	None Identified	None identified	Highways capacity issues could be addressed through implementation of schemes proposed in	Yes - but capacity may be affected in short term due to HSE land

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			Limited area at north site gassing. HSE land use consultation zone currently covering all north west portion of site.	local facilities.			the Kent Thameside Strategic Transport Infrastructure programme and through demand and traffic management measures. Potential to provide Fastrack/enhance public transport in area which will enable reduced car trip rates. . Slope of site can be addressed through scheme design. Gassing land would be suitable for public open space's consultation zone unlikely to deter development of the site as a whole. Site contamination can be mitigated.	use constraint.
35	Millpond	3.1	Small portions of the site within Flood Zone 3A. May be some ground contamination due to previous uses.	Within 400m of station and 800m of town centre - retail, supporting facilities and public transport.	None Identified		Site suitable for mixed use development enabling scheme design to mitigate flood risk and AQMA impacts to residential uses.	Yes - Constraints can be mitigated through design

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			Some parts of the site are within HSE consultation zones (middle and outer) Potential highways capacity constraints.				Highways capacity issues could be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme and demand and traffic management measures. Potential to provide Fastrack/enhance public transport in area which will enable reduced car trip rates. Land contamination can be mitigated. HSE consultation zone unlikely to deter development of site as a whole.	
36	Station Mound	1.3	Small portion of site in north west corner identified for Crossrail safeguarding. Potential highways	Excellent access potential - station and bus interchange within 200m. Town centre facilities within 800m. Current School facilities are over	None Identified	Within town centre AQMA. Close proximity to busy station and railway line used for passenger and	Potential for mitigation through scheme design. Highways issues can be addressed through implementation of	Yes - limited constraints and potential for mitigation through site design.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			capacity issues.	800m		freight movement - potential noise and vibration issues	schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme	
37	Overy Street	1.19	Possible contamination from former uses. Flood Zone 2. Potential highways capacity issues.	Excellent accessibility to town centre facilities (within 800m) and public transport	None identified	Located close to town centre AQMA	Potential to minimise car movement and additional impact on AQMA through improved accessibility to public transport and town centre. Likely to meet requirements of Exception test. Mitigation measures to deal with any contaminated land highly likely.	Yes - Constraints likely to be mitigated.
40	Swanscombe Peninsula	138	Potential highways capacity issues. Large parts of site are land filled and have potential land contamination issues. Large area of marsh land. Majority of site situated in Flood Zone 3a. Likely	Not within 800m of public transport or local facilities at present.	Some open land with trees, vegetation and drainage ditches. Black Duck Marsh identified area of conservation interest - high value biodiversity habitats. Small area of potential archaeological interest at southern edge of	Potential noise issues arising from existing employment uses to the east of the site. Noise and vibration from High Speed 1? South edge of site located in London Road.	Potential scale of site together with other nearby potential development sites site may support provision of new access nodes, mitigation of highways capacity constraints through implementation of schemes proposed in the Kent Thameside	Yes -some parcels to the south of the peninsula have potential suitable for residential development. Likely to be up to 30ha of the site that may be

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			other constraints regarding ground conditions - stabilisation. Subsoil etc. Cliff face forms the majority of the southern site boundary. High Speed 1 rail line traverses site at ground level and in tunnel. Over head power lines on site. Northern end of peninsula constrained by Port of London Authorities requirements for sightlines and communication channels.		site.		Strategic Transport Infrastructure programme and supporting community infrastructure. Potential to meet requirements of Exception test. Ground conditions assessments will be required. Contamination in landfill areas and potential requirements for land raising/compacting to remediate current ground conditions. may take over 10 years before development can take place. Scheme design likely to mitigate impacts on area of conservation value and amenity issues. Areas of nature conservation interest can be protected from development.	suitable. May be dependent on development at other nearby sites to ensure provision of required infrastructure. Flood risk and current ground conditions would have to be addressed. May not be possible to overcome some of site constraints, such as PLA restrictions and land contamination. This will limit site capacity.
41	Thames	18.8	Highways capacity	Within 400m of Fastrack	None Identified	Employment uses	Mitigation possible.	Yes - mitigation

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
	Europort		may be an issue although former use generated significant traffic movement. . Site very closely located to Dartford Tunnel Approach (1a) likely to be an issue. Within flood zone 3a. Possible contamination due to previous landfill.	services and train station. Limited local facilities nearby.		(mainly warehouse and office) adjacent to the site.	Likely to meet requirements of Exception test. Potential for highway improvements to address junction 1a capacity and short term improvements are being considered by HA and KCC. Longer term resolution will be through the provision of an additional Thames crossing.	of constraints likely.
46	Stone House Hospital	6	Potential contamination issues and highways impacts at Junction 1a. Potential migration impacts of landfill sites close by.	Site is within 800m of frequent bus route, some local facilities and schools.	Former hospital building grade 2 listed. TPO covers all trees on site.		Mitigation of constraint and impact issues through site preparation and scheme design. Potential for highway improvements to address junction 1a capacity and short term improvements are being considered by HA and KCC. Longer term resolution will be through the provision of an additional Thames	Yes -brownfield site. Mitigation of site constraints likely.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
							crossing.	
48	St James Lane Pit (Stone Pit 2)	20.65	Highways capacity issues. Site levels currently impact on access/integration with adjacent uses due to steep cliff sides. Overhead power lines traverse the site. Former landfill site adjacent to northern boundary - potential gas migration Potential issues regarding ground conditions and stabilisation after completion of development platform.	Within 800m of bus services and limited local facilities	Potential archaeological interest of the site falls to the south boundary adjoining Watling St	Northern boundary of the site falls within a AQMA	Current planning application is being progressed to address mitigation requirements. Highways capacity constraints can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme	Yes - remediation and mitigation measures are being identified as part of proposed scheme through application process.
50	Tylers House, Dartford	0.74	None identified	Within 800m of public transport and local facilities	None identified	Site is within Tunnel Approach AQMA	Unlikely to mitigate air quality issues to the east of the site.	Part suitable. Eastern parcel not suitable for residential development due to poor air quality
72	Stone Pits 9 &	13	Former landfill -	Within 800m of bus	Site is open grazing	Northern boundary	Suitable mitigation	No - unlikely to

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT								
Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
9a			gassing site. Situated on a major aquifer. Land settlement issues	services. Some local facilities nearby	land.	of site within AQMA	measure to address gassing and ground stabilisation, are unlikely in the plan period	mitigate constraints in plan period.
73	Leigh City College	2.7	Part of site sloping. Potential junction capacity issues at junction 1b of M25	Within 800m of Fastrack and some local services	None Identified	Eastern part of site within AQMA and site studies have identified further air quality issues covering the rest of the site	Air quality issues are unlikely to be resolved to satisfy requirements for residential development.	Not Suitable
74	Land at Stone Crossing	0.3	Electrical sub-station may require re-location/removal. Potential contamination issues due to former use and near-by landfill site	Within 800m of bus services and railway station	Potential loss of existing tree-cover although no TPOs	Site adjacent to North Kent Line potential noise and amenity issue. Land at southern boundary rises steeply - potential daylight issues - at present site has poor natural light	Some constraints are likely to be mitigated through scheme design although constraints such as the electrical sub-station may be more problematic.	Yes - the site is in a sustainable location but some constraints may be difficult to mitigate which may constrain capacity
75	Leyton House, Wilmington	0.99	None Identified	Not within 800m of local facilities. Within 800m of medium frequency bus service	Adjoins open Green Belt land to the north although set in a low density residential area. Some TPOs on site	None Identified		Yes - suitable is a brownfield site although has limited accessibility to local facilities and public

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
								transport
76	Fleet Down School (part)	0.5	None Identified	Within 800m of bus services and local facilities	Site is currently open grassed area and lies adjacent to Green Belt . Has open views to the south of the site but is set in established residential area	None Identified	Impact on adjacent open landscape could be mitigated through design	Yes - no significant constraints identified
80	Former paper mill - south site	1.6	Site within inner and middle HSE consultation zone which will severely restrict capacity for residential development. Within Flood zone 3a. Potential highways capacity issues.	Located within 800m of station and some local facilities. Dartford Town centre within 1km.	None Identified	None Identified	Mitigation unlikely until HSE consultation zone removed - assume from 2013 onwards. Likely to meet requirements of Exception test. . Potential to enhance access to bus and local services as part of comprehensive re-development at Northern Gateway. Highways issues can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure	Yes - will be suitable in the medium to long term providing HSE land use consultation zone is removed.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
							programme	
85	Police Station - Instone Road	0.5	Potential highway capacity issues.	Within 800m of town centre facilities, bus and rail services	None Identified	None Identified	Highways issues can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme and demand and traffic management measures.	Yes - suitable
87	Stone Lodge	32	Land identified for recreational leisure in Local Plan. Strategic highways capacity issue at Junction 1A.. Main oil pipe runs north to south across site. Power lines also cross site north - south, Gassing landfill sites adjacent to the east and north-west - possible migration issues. Some areas of the	Majority of site within 800m of bus service. Southern part of site just over 800m to train station. Limited local facilities nearby.	Development would impact on existing open landscape.	Northern boundary within AQMA	Development capacity of the site could enable supporting highways and community infrastructure. Potential for highway improvements to address junction 1a capacity and short term improvements are being considered by HA and KCC. Longer term resolution will be through the provision of an additional Thames crossing. Potential for scheme design to	Yes although constraints and potential impacts will limit the capacity of the site.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			site have significant gradient.				mitigate other constraints or partial development of site to avoid the constraints.	
88	St Clements Valley	18	Highways capacity. East - west sloping. Pond covers part of the site. Possible gas migration from nearby landfill sites. Overhead power line on the southern edge of the site	Within 800m of railway station and bus services, supermarket and other local facilities.	Technically in the Green Belt but Kent Structure Plan identified removal from this allocation together with Eastern Quarry. Site provides a "green" strip between Bean Road and residential development to the west and any development would have a visual impact on the existing landscape.	North part of the site is within London Rd AQMA	Sympathetic development on part of the site that is well related to built environment to the west and north would reduce impact on green landscape. Highway Capacity constraints can be overcome through Strategic Transport Infrastructure Programme.	Yes - although constraints and potential impacts will limit the capacity of the site
90	Former paper mill - north site	4.5	Site within inner and middle HSE consultation zone which currently restricts capacity for residential development. Part of site within Flood zone 3a. Potential	Located within 800m of some local facilities but not to public transport services.	None Identified	None Identified	Mitigation unlikely until HSE consultation zone removed - assumed from 2013 onwards. Likely to meet requirements of Exception test. Potential to enhance access to bus and local	Yes - once the HSE consultation zone constraint is withdrawn.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			contamination due to former uses.				services as part of comprehensive re-development at Northern Gateway. Highways impacts can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme and other transport management.	
92	Elmstone, Betsham	0.8	None identified	Limited access to local facilities in village. Medium frequency bus service in close proximity.	Located within the Green Belt on the edge of a village settlement. Would form encroachment into Green Belt and potential visual impact on open landscape to the south of existing village.	None Identified	None Identified	Provisionally yes but see Appendix F.
106	Land nr South View Orchard Way/Rowhill School	1.3	None Identified	Within 800m of bus services and limited local facilities	Site within Green Belt on the edge of Wilmington village surrounds. Currently open land with trees Would form	None Identified		Provisionally yes but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					encroachment into Green belt.			
108	Part of North End Farm (2 sites)	1.5	None identified	Within 800m of pub and low frequency bus service	Site within Green Belt on existing farm complex used for agricultural and food processing/packaging - potential loss of employment. . Site is separated from main village settlement and all adjoining land is in agricultural use. Development has the potential to lead to increased coalescence with Betsham and to the openness of surrounding Green Belt land.	None Identified		Provisionally yes, but see Appendix F.
110	Dartford Marshes	90	Highways capacity issues. Marshy ground conditions and within Flood zone 3a with limited opportunity for safe evacuation routes.TE2100	Not within 800m of public transport or local services at present	Would form an encroachment into Green Belt with a significant impact on current openness of marshland in Dartford and adjoining Bexley Borough. Could lead	None identified	Unlikely due to the number of major constraints on the site	Unsuitable - a number of overriding constraints exist on the site

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			identifies the marshes as an area for habitat translocation. Stretch of River Thames adjacent to marshes is being considered as a potential location for a new flood barrier and land would be required for on shore supporting facilities.		to increased potential for coalescence between Dartford built environment and Slade Green in Bexley. Site is designated site of nature conservation interest and with future potential to be designated as SSSI. High biodiversity and habitat value.			
111	Land frontage at St Mary's Road, Stone	0.5	Allocated for employment use in LP. Within Flood Zone 3a.	Within 400m of Fastrack and train station. Other supporting facilities including large convenience store within 1 km.	None Identified	None Identified	Likely to meet requirements of Exception test.	Yes - main constraints are mitigatable. The accessibility to public transport is good although access to local supporting facilities are poor.
113	Mabledon Hospital	0.9	Is identified as a "major developed site" within the	Parts of developable footprint within 800m of bus service and local	In Green Belt. Site is open and wooded land together with	The north boundary of the site is adjacent to the A2	Limited scope to mitigate significant issues regarding	Provisionally yes, for development

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			Green Belt and identified for development for hospital, institutional or recreational purposes in Local Plan. Likely issues regarding access from road network onto the site and highways capacity	services although separated from the nearby settlement at Lane End and would require improved access.	adjacent areas to the east and west. The nature conservation value of the site has greatly increased after the removal of the former hospital buildings resulting in significant habitat and vegetation value. Development of the site would increase potential for coalescence between Land End and urban development to the north of the A2 and would result in a significant encroachment into the Green Belt impacting the openness of the current landscape.	trunk road and there are likely to be issues of air quality and noise.	separation, loss of biodiversity habitats and impact on the openness of the Green Belt and development of "free-standing" housing. Other constraints can be mitigated.	within building footprint. But see Appendix F.
114	NG East (RBT)	2.85	Potential land contamination. Flood risk zone 2. Currently partly within HSE consultation zone	Within 800m of railway station and bus services. Town centre is within and just over 800m walking distance	None identified	None identified	HSE consultation zone assumed to be removed from 2013. Likely to meet requirements of Exceptions test.	Yes - suitable but capacity on part of site may be reduced prior to removal of HSE zone.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			(middle and outer). Potential highways constraints				Highways issues can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure programme	
127	Blackshole Farm	1.3	None identified.	Within 800m of Fastrack. Within 1km of local facilities on the Fleet Estate.	Located within the Green Belt adjoining urban development to the west and north. Land to the east and south is Green Belt and partly open landscape, partly containing Darenth Park Hospital. Development of the site would form an encroachment into the Green Belt land adjacent to the major urban corridors to the south of the A2 and would lead to increased potential for coalescence between settlements to the	Overhead power lines close to the eastern boundary of the site	Archaeological survey of site would be required. Potential to mitigate impacts of development through design.	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					south and the main urban areas in the borough. Location has potential for archaeological remains.			
281	Greenhithe Car Park (Steele Ave)	0.6	Potential issues with gas migration from nearby gassing landfill site. Northern part of site within Flood zone 3a. Southern part of the site required for future highways/junction improvement	Within 800m of bus services, train station. And a number of local facilities.	None Identified.	Approximately one third of southern site within AQMA	Potential to mitigate although southern part of site likely to be constrained due to AQMA and junction improvements. Likely to meet requirements of Exceptions test.	Yes - part of site suitable but capacity likely to be constrained.
282	Former Biffa Landfill at London Rd, Greenhithe	9.5	Potential highways capacity issues. Former landfill site (inert construction and commercial waste) Likely low levels of degradable waste and recent gas monitoring indicates reducing and low levels of	Majority of site within 800m of train station, bus services and a number of local services. Other local services are fairly close	Would impact on the current openness of the area. Identified as an area of potential archaeological site and within Local term plan as an area to provide open space to meet identified deficiencies.	Northern boundary of the site is within AQMA	Potential to mitigate some of the on-site constraints through design measures. Further detailed assessment of gas reporting and investigation into stabilisation issues would be required. Further consideration of the long term	No - further assessment of gassing and impacts of ground stabilisation will be required

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			gassing. Overriding land stabilisation issues unlikely. Some undulation of land				requirements for open space through the LDF is also required.	
284	Empire Sports Ground	2.5	Potential access issues onto local highway due to significant steep gradient from Knockhall Rd onto the site	Within 800m of local bus services and some local facilities - but steep gradient may act as a deterrent to pedestrian and cyclist access/egress	Site is adjacent to public open space and is used as an extension by the public for walking, games etc. The Swanscombe Master plan identifies the site as a community asset where measures to increase use should be encouraged in the Swanscombe Master plan. A bowling green and club is also located on the site.		Gradient is a significant constraint	Yes - potential to be suitable although consideration regarding the loss of accessible green and recreation space will be required and issues of different levels constraining connectivity will need to be overcome.
287	Hollands Farm, Hawley Road	0.4	None Identified	Within 800m of bus service. Majority of other facilities are nearby but are just over 800m away.	Located within the Green Belt although site is developed land with a variety of former farm buildings. Development would increase potential for	Potential traffic noise and air quality issues to the south due to the proximity of the A2 trunk road	Scheme design could mitigate environmental and conservation impacts and amenity issues	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					coalescence between Wilmington and Hawley.			
288	Bean Triangle	13.9	At present site can only be accessed from the west. Potential issues regarding highways capacity and A2 Bean junction. Overhead power lines run along southern boundary of site. Site is physically separated from adjoining land by A2, Watling St and Bean Road.	Not within 800m of public transport or local services	Located within the GB although parts of the site are developed Residential development beyond the current footprint would impact on the integrity of the site and would form an encroachment into Green Belt. It would lead to an increase potential for coalescence between Bean and new urban development to the North in Ebbsfleet Valley. Potential archaeological interest - strip of land running along northern boundary. Two large areas of the sites covered by TPOs.	SW corner of site located in AQMA. Southern boundary of site is adjacent to A2 trunk road - potential traffic noise and air quality issues	Mitigation of a number of constraints is possible through scheme design, although some issues regarding access and capacity would require further assessment. Addressing these constraints is likely to greatly restrict capacity of site.	Provisionally yes but see Appendix F.
292	Enterprise House,	0.1	None identified	Located within town centre and good access to public	Within town centre conservation area	Some of the site is within town centre	Scheme design to comply with	Yes - constraints can

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
	Dartford			transport and facilities		AQMQ	conservation area requirements and to take into account AQMA constraint	be mitigated through scheme design
293	Johnsons Wharf	2.7	Within flood zone 3a. Potential highways capacity issues.	Within 800m of public transport and local facilities	None Identified	None Identified	Likely to meet requirements of Exception test. Highways capacity constraints can be overcome through Strategic Transport Infrastructure Programme.	Yes - Site mitigation likely to address flood vulnerability issues
295	Land North of Cotton Lane	5.2	Highway constraint issues associated with junction 1a(M25) and other potential development sites. Adjoins gassing site -potential issues of gas migration. SE corner of site has a significant gradient. Substantial parts of the site have Crossrail safeguarding directions which	South part of site is isolated , the N Kent line dissects the north and south parts of the site. Parts of the site are within 800m of railway station and Fastrack although the majority of local facilities are up to 1 km away. The western potion of the site is not within 800m of public transport or local facilities.	Adjoins Stone Lodge - large area of open pubic space to the south with rising land with views from the southern part of the open space.	Site adjoins North Kent railway line - potential noise and vibration issues	Site is isolated and parts of the site are heavily constrained by Crossrail safeguarding. There are also a number of other constraints will need to be further investigated.	Unsuitable - the site is isolated and currently heavily constrained through Crossrail safeguarding. There are a number of other significant onsite constraints and environmental issues that will require

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			may also impact access. Smart part of site at northern boundary within Flood zone 3a. Overhead power lines and oil pipeline dissect part of site north -south. Part of site identified as having potential archaeological interest.					mitigation.
296	Corner of Walnut Tree Avenue	0.1	None identified	Within 800m of bus services and to limited local facilities.	Area of potential archaeological interest.	Car park is used by current residents and visitors to local facilities. Removal of the car park is likely to cause significant parking issues in the area which already has identified parking problems	Unlikely as there are limited alternative parking options.	Yes - although parking issues will need to be resolved
297	Adj. to 116 Priory Road	0.1	Within flood zone 3a	Within 800m of train station, bus services and town centre facilities	None Identified	Potential issues of amenity due to overlooking for existing and new	Potential to mitigate amenity issues through design. Likely to meet requirements of	Yes - although flood risk assessment requirements

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
						residents.	Exception test - safe evacuation route may be problematic	will need to be met
298	Livingstone Hospital	0.6	None identified	Within 800m of bus services, local services and town centre facilities	Site is identified as having potential archaeological interest.	Strip of land to the north boundary of the site is within AQMA	Mitigation through site investigation and scheme design likely	Yes
299	Queen Elizabeth's Resource Centre	0.6	No significant constraints identified	Within 800m of bus and limited local services	None Identified	Site is within Tunnel Approach AQMA and is affected by significant traffic noise issues.	Sufficient mitigation against impacts of low air quality and traffic noise unlikely.	No - environmental factors unlikely to be overcome.
300	Land to the rear of 62-66 Spital St	0.2	Site has no access at present	Located in town centre excellent access to public transport and facilities	Land identified as having potential archaeological interest	None Identified	Site survey will identify extent of archaeological constraint. Legal ownership issues may resolve access constraints (see site availability)	Yes, providing access constraints can be overcome
302	Langworth Close/Orchard Way	1.4	None Identified	Within 800m of bus services and local facilities	Located in the Green Belt adjacent to current village boundary. Landscape consists of mature trees and vegetation. Would form an encroachment into	None Identified	None identified	Provisionally yes, but will require further assessment of potential impacts of encroachment into the Green

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					Green Belt land adjacent to village			Belt.
303	Chapter Farm Yard, Southfleet	0.2	None Identified.	Access to limited local facilities in village. Medium frequency bus service.	North part of the site is within Green Belt although land is occupied by farmyard and former agricultural buildings. Development of north part of site would form encroachment into Green Belt on village boundary	None Identified	None Identified	Provisionally yes, but see Appendix F.
304	Land parcel at Swanscombe Infant School	0.4	None Identified	Within 800m of local services and public transport	Loss of existing school capacity will need to be evaluated against emerging Kent Education capacity requirements forecasting	None Identified		Yes - infill site within existing residential area although the loss of existing school capacity will need to be evaluated in the context of future capacity requirement forecasts
305	Land parcel at Knockhall Community Primary	0.5	None Identified	Within 800m of bus services and some local facilities	Currently used as school playing field. The requirement for the land to continue as	North part of site adjacent to railway line - noise and vibration issues	Potential mitigation of environmental and amenity impacts likely through site design	Yes - but further consideration regarding the

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
	School				school playing field should be evaluated against emerging Kent Education capacity requirements forecasting and loss of open and recreation space	likely		loss of part of the playing field and future school capacity needs will be required
306	Land parcel at the Brent Primary School	0.1	None Identified	Site within 800m of bus services, some local facilities and schools	Loss of existing school capacity will need to be evaluated against emerging Kent Education capacity requirements forecasting	None Identified		Yes - infill site within existing residential area although the loss of existing school capacity will need to be evaluated in the context of future capacity requirement forecasts
346	Land at Bean Farm (3 sites)	16	No utilities infrastructure to site at present. Highways capacity is a major constraint at Bean Junction.	Within 800m of low frequency bus service and local facilities	Within designated Green Belt. Development would form an encroachment into Green Belt and would impact on the current openness and character of the agricultural landscape.	Northern boundary of site likely to be affected by traffic noise and air quality issues as adjacent to A2 trunk road.	Some scope for reducing impact of development on adjacent ancient woodland and agricultural land through design and use of buffer zones. Highways capacity and	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					Increased coalescence between Bean village and developments north of the A2. Darenth Wood ancient woodland adjoins the site to the east. Would lead to loss of agricultural land.		traffic impacts will require further investigation and assessment. Scale of site may provide some enhancement to provision of local facilities.	
349	Station Road, Betsham	0.5	None Identified	Not within 800m of public transport or local facilities other than pub.	Site located in designated Green Belt and would form encroachment into Green Belt adjacent to confines of Betsham village. Likely impact on openness of landscape surrounding north-west village boundary. Increased potential for coalescence between Betsham and North End Farm. SW tip of site is identified as having potential archaeological interest.	None Identified	None Identified	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
369	Hook Place Farm (East)	2.6	None Identified	Limited local facilities nearby and served by low frequency bus services	Brownfield site. Loss of current employment use. Part of site is within Green Belt and would form an encroachment adjacent to the boundary of village with agricultural land to the eastern/southern boundary. Potential increased coalescence with Red Street settlement to the east.	None Identified	None Identified	Provisionally yes, but see Appendix F.
378	GSK North Site	10.5	Potential highways access and capacity constraint on local highways and Junction 1A. Potential contamination issues due to historical pharmaceutical use. Site has been raised - potential issues with load	Majority of site is within 800m of public transport and local facilities.	Site is adjacent to Dartford Fresh Water marshes and may impact on current biodiversity.	None Identified	Mitigation of site issues likely through site preparation and design. Likely to meet requirements of Exception test. Highways capacity can be addressed through implementation of schemes proposed in the Kent Thameside Strategic Transport Infrastructure	Yes - constraints can be mitigated.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			bearing capacity. Within flood zone 3a				programme, through short term improvements under consideration at Junction 1a and demand and traffic management measures. In the longer term Junction 1a issues will be resolved through provision of a additional river crossing.	
380	Dartford Fresh Water Marshes	21.5	Allocated for employment use in Local Plan. Access to site possible to south and north but there are constraints on the strategic highways network and at Junction 1A. Electricity pylons and cables intersect site . Marshland within Flood Zone 3a. With HSE land use	Site is fairly inaccessible (more than 800m walking distance) in terms of public transport and supporting local facilities. NE part of site within 800m of Fastrack route.	Area is of high conservation interest and is a local wildlife site containing a variety of biodiversity and wildlife habitats.	Within HSE land use zone inner and middle consultation zones.	Site would require considerable mitigation and remediation for development including land raising, for loss of biodiversity habitats. Highways and access constraints require further investigation. Potential for highway improvements to address junction 1a capacity and short term improvements are being considered by HA and KCC. Longer	No -mitigation of significant constraints is unlikely.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			zone inner and middle consultation zone.				term resolution will be through the provision of an additional Thames crossing. Accessibility to public transport and services may improve through provision at the Bridge development and potential development at Northern Gateway.	
382	"The Tank" off London Road	5.3	Levelled site but due to steep cliff face only north - east point of site has easy access to road. Potential highways capacity issues. Land backfilled but ground level still 1.8m cliff face to the south and east side of the site. . Potential issues with ground conditions due to land fill - settlement etc .Former landfill	Majority of site is within 800m of bus and rail services. Local facilities in close proximity.	None identified	Site is constrained by overshadowing from cliff sides.	Potential access to Craylands Lane to be agreed. Site investigations as to ground conditions and contamination will be required. Re-profiling of site likely to be required to mitigate flood risk. Design to mitigate against overshadowing. North part of site is within AQMA.	Yes - constraints may be mitigated.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			site nearby - possible contamination issues. SFRA identifies risk of flooding through rapid inundation					
383	Land to the rear of Main Road, Longfield	3.32	Sloping site.	Within 800m of public transport and Longfield village centre	Located within designated Green Belt adjacent to Longfield village confines and would form encroachment. Increased potential for coalescence between nearby settlements. Site is set on elevated position which acts as a green landscape visual buffer to the northern boundary of the village and would impact on the openness of the landscape. Potential loss of agricultural land. Land has been identified as having potential	None Identified	Mitigation of archaeological value through site survey and scheme design.	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					archaeological interest.			
384	Horticultural Centre, Shirehall Road	1.9	Potential issues regarding local highways capacity and access.	Within 800m of bus service. Limited local facilities in close proximity	Located in designated Green Belt and would form encroachment adjacent to Hawley village confines. Would result in coalescence with Garden Centre facility to the south -east. Loss of existing employment use.	South -east end of the site is located close to the M25 motorway potential issues of traffic noise and air quality	Potential to mitigate highways and residents amenity issues	Provisionally yes, but see Appendix F.
385	Rear of Bretheren Meeting Hall, Leydenhatch Lane	1.6	Potential highways capacity issues. Additional land would be required to ensure suitable access.	Within 800m of low frequency bus service and primary school. Other facilities not in close proximity	Located in designated Green Belt adjacent to established residential development in adjoining borough. Development would form an encroachment and may impact openness of landscape to the north of the existing residential area. Increased potential coalescence between Hextable and Swanley.	None Identified	Access to site may be provided through adjoining landholdings.	Provisionally yes, but see Appendix F.

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Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
397	Homebase, 394 Princes Road	1	Potential access/highways capacity issues - very close to Lowfield St/Princes Road junction. Site within Flood Zone 3a	Within 800m of bus services and town centre facilities	None Identified	Northern part of site is within AQMA	Potential to mitigate identified constraints through site design. Likely to meet requirements of Exception test. Highways capacity constraints can be overcome through junction improvements.	Yes
403	Allotment Land, Burnthouse Lane, Hawley	1.7	Local highways capacity may constrain potential wider scale development of the site	Not within 800m of bus services or other local facilities	Located in designated Green Belt and would form encroachment adjacent to Hawley village confines. Loss of existing allotment land - currently in use. Potential impact on open landscape to north-east boundary of Hawley	None Identified	Unlikely to mitigate loss of usable allotment land. Potential mitigation of landscape impacts.	Provisionally yes - but see Appendix F.
404	Bluewater	94.6	Potential highways and access issues. Current access is located through one part of the site other than for Fastrack. Potential highways capacity	Many parts of the site are within 800m of Fastrack and public bus services but physical isolation of site restricts access to facilities on foot/cycle other than those routes available on site.	Potential impact on cliff faces which are identified as being of local geological importance (RIGS) and on locally important biodiversity and wildlife habitats.	May be amenity issues arising from adjoining retail and leisure use	Potential to mitigate potential impacts and constraints through scheme design, although this may constrain residential capacity of the site. Strategic highways	Yes - although a number of mitigation measures are likely to be required and isolation of the site will need to

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			issues related to A2 Bean junction and convergence of shoppers and residential traffic. Potential gas migration arising from nearby landfill area to the north of the site. Site is isolated from local facilities which is compounded by steep cliff face.		Further built development may detract on the character design and layout concept of existing shopping centre. Potential loss of shopper car parking		capacity issues can be addressed through implementation of schemes identified in the Kent Thameside Strategic Transport Scheme programme.	be addressed. This may be dependent upon phasing of development at Eastern Quarry.
405	Questor Riverside	2.8	Possible access constraints - existing highways poor quality for non-vehicular traffic and traffic improvements would be required Powdermill Lane and Darenth Road. Adjacent to land fill site - although unlikely contamination migration issues as	Majority of site within 800m of Fastrack service. Some local services nearby - private nursery, private sports club but majority of local services in excess of 800m within the town centre.	Site is heavily wooded with a number of TPOs. Large area of site is identified as having archaeological interest. Would result in the loss of a large employment unit currently vacant?	Large employment area to the west of the site - potential noise impacts arising from uses on the site although many of the units are in B1a or B8 use.	All identified constraints and impacts are likely to be mitigated through scheme design and required off site improvements	Yes - constraints likely to be mitigated through site design

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			land restored for agricultural use. Small area of western part of the site is within Flood Zone 3a					
406	Martin Drive Site adj to Stone House Hospital	1.9	Potential strategic highways constraints including junction 1A.	Within 800m of frequent bus route, some local facilities and schools.	Adjoins the Stone House Hospital site - potential impacts on area facing the grade 2 listed building. A TPO area covers the whole site.	Area along the southern boundary is within a AQMA	Mitigation of constraint and impact issues through site preparation and design. Highways issues can be resolved through short term improvements at Junction 1a (under consideration) and in the longer term through the provision of a new Thames crossing. Schemes identified in the Kent Thameside Strategic Transport Scheme programme will also resolve some highways impacts.	Yes - brownfield site. Mitigation of current site issues likely
408	Land adj to Joyce Green Cemetery	0.3	Works will be required to ensure suitable access from existing	Within 800m of Fastrack service and local facilities. Potential loss of accessible natural greenspace with	Potential loss of accessible natural greenspace with footpath (unassigned).	None Identified	May not meet requirements of Exception test - greenfield site and	No - site may not meet requirements of Flood Risk

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			highway. Majority of footpath (unassigned). the site is within Flood Zone 3a		Would dissect large green/wooded green land parcel between Temple Hill residential area and Bob Dunn Way.		uncertain sustainability benefits. Potential to mitigate impact on existing green space areas to the east and west of the site and provide access requirements through scheme design	Exception Test
409	Orchard House	0.1	None Identified	Within 800m of low frequency bus service. Additionally bus services including Fastrack, North Kent line railway station and Ebbsfleet International/domestic station approximately 1km away. Within 800m of local services	Potential contamination arising from former vehicle workshop use.	None Identified	Low levels of contamination can be mitigated through remediation.	Yes - suitable brownfield site although limited accessibility to closely located public transport
502	Court Lodge Farm	1.2	Highways capacity issue - single carriageway lane provides access.	Within 800m of medium frequency bus service and to some local facilities.	Western proportion of the site is located in designated Green Belt and would form an encroachment adjacent to village confines. Would lead to increased coalescence with Betsham village. The	None Identified	Potential to mitigate impact on conservation area and highways issues through site design.	Provisionally yes, but see Appendix F.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT								
Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					site is developed with agricultural buildings. Eastern area of the site is within Southfleet Village conservation area. Eastern area of the site has also been identified as having potential archaeological interest.			
503	Land at Beacon Road, Bean	0.3	Steep gradient east- west across site	Within 800m of low frequency bus service and to some local facilities	Would result in loss of open space in village	None Identified	Potential to deal with site constraints through design. Will require further consideration of the impact of loss of open space and poor access to frequent bus services and local facilities.	Yes - likely to be suitable
506	Land at Hawley Road_Arnolds Lane	3.2	None Identified	Within 800m of medium frequency bus services and to some local facilities. Good range of other local facilities within 1 km.	Would form an encroachment into open land in the Green Belt and will impact on the current openness of the site. Development would increase potential for	None Identified	None Identified	Provisionally yes, but see Appendix F.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT								
Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					coalescence between Sutton-at-Hone and Hawley together with small clusters of homes between. Parts of the site adjoin a residential nursing home and small clusters of existing housing. The site is not connected to a existing settlement and would result in a isolated settlement in the Green Belt			
507	Land East of Lane End	12.5	Potential highways capacity issues. East portion of the site is within Flood Risk zone 3a.	Within 800m of frequent bus services and local facilities at Lanes End	Would lead to encroachment into Green Belt and increase coalescence between Darenth and Lane End. Will impact on openness of landscape and will have visual impact from western boundary of Lane End as would result in development on rising ground (opposite side	None Identified	Potential to mitigate highways capacity issues. Likely to meet requirements of Exception test.	Provisionally yes, but see Appendix F.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					of valley to Lane End settlement).			
508	Land at Malt House Farm	6.6	Potential issues regarding highways capacity. Landfill site nearby - potential gas migration.	Within 800m of bus services but no local facilities in close proximity other than pub and restaurant	Would result in an encroachment into Green Belt. The site is partly developed and used for a mix of employment and community uses which would be lost. The areas adjacent to the site are open agricultural land . Site adjoins ancient monument site and a small parcel has been identified as having potential archaeological interest .The north west tip of the site adjoins the built confines of Green St Green.	None Identified	Potential to mitigate a highways capacity issues and any impacts from landfill site.	Provisionally yes, but see Appendix F.
510	Land adj to Vestry Cottages, Longfield	5	May require additional works to ensure availability of utility infrastructure to site. Small portion	Within 800m of a low frequency bus service. No local facilities in close proximity	Would result in an encroachment into open Green Belt and is likely to impact on the current openness of the site and	Railway embankment to south west of the site although existing tree cover provides a buffer to	Potential to mitigate identified on -site constraints through scheme design.	Provisionally yes, but see Appendix F.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
			of site in the south west corner within Flood Zone 3a.		surrounding landscape. Development of the site would increase the risk of coalescence between New Barn and Longfield Hill settlements. The site is separated from existing settlements. Loss of agricultural land.	noise and overlooking.		
511	Acacia Hall Complex	6.2	Partly sloping site. Potential highways capacity issues in relation to the town centre ring road and access roads. Area next to River Darent is within Flood Zone 3a	Located within town centre and close to bus, rail and retail facilities and other community uses.	Potential impact on current fairly open views from adjacent Central Park to the west across the river. Loss of existing sports and leisure facilities. Large area of land in the northern part of the site is identified as having potential archaeological interest. NW part of the site is within the town centre conservation area	Land along the northern boundary is within the town centre AQMA. Open space adjoining with Central Park would be lost.	Highways issues can be resolved through implementation of schemes identified in the Kent Thameside Strategic Highways Programme. Potential issues regarding safe evacuation routes that would be required to meet requirements of Exception test. Potential to provide mix uses including sports and leisure facilities. Other impact and	Unsuitable - development of the site for housing would lead to significant loss of open space within the town centre.

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT

Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
							constraint issues likely to mitigated through scheme design.	
512	Orchards Shopping Centre surface car park	1.7	Within Flood Zone 3A. Potential highways constraints	Within 400m of station, Fastrack, bus services and all town centre facilities	Would result in loss of existing surface shoppers car park.	North and eastern boundaries are within the town centre AQMA	Potential to address highways issues through implementation of schemes identified in the Kent Thameside Strategic Transport Programme. Unlikely to mitigate air quality issues. Consideration of the impact of the loss of town centre car parking and commercial uses would be required. May be appropriate for mixed use development enabling the scheme design to mitigate flood risk issues although may be limited opportunity for safe evacuation routes	Yes - the site could be suitable for providing residential accommodation within a mixed use scheme
533	Central Park Nursery	0.8	Within flood zone 3A	Within 400m of bus services. Town centre facilities nearby.	Central park to eastern and northern boundary - built development may	Southern part of the site within the town centre AQMA	Mitigation possible. Likely to meet requirements of Exception test. Visual	Yes - suitable part brownfield site not far from town centre

APPENDIX E: SUITABILITY OF SITES WITHOUT PLANNING CONSENT								
Site ID	Name	Size HA	Potential Constraints	Public Transport Local Facilities	Potential Impacts	Environmental Factors	Potential to Mitigate?	Site Suitable for Housing?
					have a negative visual impact from the southern part of the park		impact on Central Park landscape and air quality issues could be mitigated through design	facilities. Mitigation of constraints possible through scheme design although capacity may be reduced.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
1	Ebbsfleet	Yes - Vacant	2010 - 2026 and beyond plan period	Deliverable	124	2230	Land to the north of the site is former municipal landfill. This area of the site will be unsuitable for residential use due to landfill gas emissions and ground stabilisation issues. Phase 1 unlikely to start until 2013/14 likely to be dependent on securing major commercial interest in advance of significant residential build	MAA has identified short term actions
2	The Bridge	Yes - Vacant - some infrastructure in place	Yes - 2010/11 - 2024/5	Deliverable	43	1265	Site commenced 2004/06 likely to deliver over 12 to 15 years. Reserved Matters approved and being determined for further phases. Delivery in short term may be slowed due to housing market downturn.	MAA has identified short term actions. Approved "Kickstart 1" scheme.
3	Ingress Park	Yes - Vacant and cleared for development	Yes - 20010/11 to 2014/15	Deliverable	27	335	Developer well advanced in scheme design. Ongoing discussion with DBC regarding contribution requirements.	DBC to conclude and agree contribution requirements with developer
108	Part of North End Farm (2 sites)	Yes - the site has two landowners who have indicated a willingness to bring land forward for residential development.	No	Not currently developable	1.5	45	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to public transport or local facilities. These issues and consideration of impacts on Green Belt to be further	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		Each land holding can be developed separately					evaluated through sustainability assessment.	to be attached to impacts and constraints, vis a vis benefits of site development.
111	Land frontage at St Mary's Road, Stone	No - the land identified as having potential for housing has ongoing legal issues which will restrict the release of the site for development.	No	Not currently developable	0.5	25	Legal issues regarding land ownership will restrict the site coming forward for development.	Investigation of potential to resolve land ownership issues.
112	Milk Depot, Watling Street	Yes - owner has signalled intention to market site for re-development	Yes - 20010/11 to 2014/15	Deliverable	0.39	27	Site viability is an issue at present. Site likely to be marketed for development when land value and market demand increases.	Site owner may consider reviewing current scheme to improve viability
113	Mabledon Hospital	Not currently available - HCA are currently considering options for the site.	No.	Not currently developable	0.9	25	Limited potential capacity within former building footprint may hinder viability due to mitigation costs. HCA are considering alternative uses for the site. Development has a number of significant issues such as separation, loss of high value biodiversity and habitats; and potential to impact on the openness of the Green Belt and to increased potential for	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							coalescence. These issues to be further investigated through sustainability assessment.	
114	NG East (RBT)	Not currently available but may be potential for all/part of site to come forward in the plan period	Yes -2020 - 2025 plus	Developable	2.85	325	Long term tenants at the site. Potential of site or part of site to come forward for residential development in the plan period will be dependent on lease arrangements with existing tenants, the viability of residential development at the time and may be related to the release and delivery of other NG sites.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme.
118	Rear of Two Brewers	Yes - site owned by development company	Yes - 20010/11 to 2014/15	Deliverable	0.04	12	Consented scheme has been revised and re-submitted for planning approval. Town centre mixed use scheme likely to come forward for development once sales values rise.	None Identified
127	Blackshole Farm	Yes - Site owners have indicated that they wish to release the site for future development	No	Not currently developable	1.3	70	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, development of the site would lead to encroachment of the Green Belt adjacent to part of the northern urban corridor and potential to lead to increased coalescence with	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							settlements to the south. These issues will be further evaluated through sustainability assessment.	constraints, vis a vis benefits of site development.
128	Darenth Road	Yes - vacant site and site owner actively considering development options- potential to re-apply for wholly residential scheme	Yes - 20010/11 to 2014/15	Deliverable	6.4	240	Although site has planning consent for mixed use there may be limited commercial interest due to market and limited connectivity to existing employment area. Site owner considering development options -revised planning application may be submitted.	Consideration of employment land requirements across the borough will be required. LA determination of new scheme and required Sec 106 if revised scheme is submitted.
145	Land adj 2 Charles Street	Yes - site acquired by development company with intention to develop	Yes - 20010/11 to 2014/15	Deliverable	0.09	5	Site is constrained by current lack of demand for flatted development. Planning consent is to expire soon but developer has indicated that they are likely to re-submit application and progress scheme for housing. Expected to start construction as soon as obtain new consent	None Identified
152	St Vincent's Filling Station	Yes - site acquired and being progressed by developer for residential use	Yes - 20010/11 to 2014/15	Deliverable	0.1	6	Site requires significant remediation due to previous use. Viability will be a key issue as to when the site is likely to come forward.	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
281	Greenhithe Car Park (Steele Ave)	No - presently used for commuter parking.	No	Not currently developable	0.6	30	Land is used for commuter parking at present. Surrounding area has known on-street parking issues and Council is currently implementing on-street parking management. If the commuter parking were lost, alternative parking provision will be required	Further consideration of parking requirements and options in the area
282	Former Biffa Landfill at London Rd, Greenhithe	Yes - owners have commissioned development team to take site forward for regeneration. This work has signalled potential for the site to be ready for development in the next three years.	No	Not currently developable	9.5	415	Further assessment of gassing and impacts of ground stabilisation will be required by the Council and the Environment Agency. The future use of the site will need to be considered in the light of evidence findings regarding open space through the LDF	Further detailed gassing and ground stabilisation data to be progressed by land owner. Consideration of future potential uses of the site may be identified in later DPDs based on the outcomes of LDF open space and biodiversity studies
284	Empire Sports Ground	Yes - owners have signalled interest in marketing the site for development (including other uses/mixed	No	Not currently developable	2.5	100	Although the site is likely to be come available in the plan period, this greenfield site has been identified as a community asset which should be strengthened in the Swanscombe Masterplan. Further consideration regarding the loss	Further consideration of loss of accessible greenspace and sports ground will be considered through the sustainability assessment of sites and LDF background assessment evidence

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		uses) during plan period					of accessible open and recreation space will be required. The site is significantly constrained by steep gradient and the scheme design will need to ensure safe and convenient pedestrian, cycle and vehicular connectivity to the surrounding area and local facilities. There is potential to connect into existing and proposed footpaths and cycle networks and to provide new non- vehicular routes from the site.	
287	Hollands Farm, Hawley Road	Yes - owner has indicated that the site could be come available after 2017	No	Not currently developable	0.4	12	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of identified constraints is possible development of the site would increase the potential for coalescence between Wilmington and Hawley although this will need further consideration due to the villages being dissected by the A2 at present. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
8	Greenwood	Yes - site vacant and cleared for development - some site works undertaken	Yes - 20010/11 to 2014/15	Deliverable	0.7	35	Several planning consents for residential development at the site which have now lapsed. Historically, the site has been developed in a piece-meal fashion. Site viability is currently impacted by housing market downturn.	None Identified
14	Orchard Street/Kent Road	No - currently in use as ancillary car park to adjacent residential units	No	Not currently developable	0.14	6	Site is remaining planning commitment the majority of which was completed several years ago. The land is in use as a car park although there may be potential for development in the future	None Identified
16	Powder Mill Lane	Yes - Developer has expressed intention to develop and has progressed design and planning approval of the scheme	Yes - 20010/11 to 2014/15	Deliverable	2.25	42	Build stalled due to housing market conditions. Site mitigation works in regard to flood and nature conservation are required within certain time parameters to protect water quality - may delay start of build	MAA has identified short term actions.
20	Knockhall Road	Yes - site purchased for re-development	Yes - 20010/11 to 2014/15	Deliverable	0.43	49	Some noise and vibration issues along one side of site but mitigation to be incorporated into scheme. Market demand for flatted development is currently affecting development progress	MAA has identified short term actions

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
21	225 London Road	Yes - subject to resolution of alternative accommodation for current site uses	Yes - 20010/11 to 2014/15	Deliverable	0.13	9	Consented scheme unlikely to come forward until demand for flatted development improves. Will require re-location of current employment use.	None Identified
22	28 Spital Street	Yes - no issues identified	Yes - 20010/11 to 2014/15	Deliverable	0.02	9	None identified.	None Identified
7	Craylands Lane	Yes - vacant brownfield site but may depend how land owner wishes to progress their overall land holding in the area	Yes - 20010/11 to 2014/15	Deliverable	2	110	Planning obligations agreed. Site to be marketed and timing likely to be dependent land owners intentions regarding development potential of this and other land holdings in the area	MAA has identified short term actions
27	125 to 129 Dartford Road	No - developer is currently seeking alternative uses for the site	No	Not currently developable	0.28	20	Developer currently progressing alternative uses for the site	None Identified
29	The Coleburt Centre, King Edward Ave	Yes - vacant and purchased by developer - although reconsideration of scheme underway	Yes - 20010/11 to 2014/15	Deliverable	0.45	53	Developer currently reconsidering scheme - may be delay due to need to obtain new planning consent.	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
288	Bean Triangle	Landowners intentions unknown.Part of site in receivership. Land in multiple ownership.	No	Not currently developable	13.9	485	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of a number of identified constraints is possible development of the site would increase the potential for coalescence between Bean and new built development in Ebbsfleet Valley. These issues will be further evaluated through sustainability assessment. Further assessment of highways capacity and access constraints is required.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
292	Enterprise House, Dartford	Yes - site to be acquired by development company for residential development although there are legal issues that are being resolved at present.	Yes - 20010/11 to 2014/15	Deliverable	0.1	8	Delivery vehicle is taking publically owned site forward. Specific legal issues to be resolved and this is not likely until 2010/11. Planning application will be submitted at this stage. Site may be constrained due to AQMA	MAA has identified short term actions
293	Johnsons Wharf	No - operational wharf facility. Landowner has signalled that they do not currently	No	Not currently developable	2.7	180	Long term tenant on site. Emerging Kent Minerals Development Framework identifies the wharf for protection. Consideration of the impact of loss of wharf facility	Kent Minerals Framework to consider future wharf requirements

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		intend to bring site forward for residential development					will be required.	
296	Corner of Walnut Tree Avenue	Yes - Site owner has signalled intention to release site for development	No	Not currently developable	0.1	5	Removal of the existing parking facility is likely to have a significant impact on the amenity of local residents and businesses. Alternative parking solutions will be required.	Further consideration of parking requirements in the area
297	Adj. to 116 Priory Road	Yes - site owner progressing site through planning application process	Yes - 2015/16 -2019/20	Developable	0.1	5	Site development will be subject to sequential assessment	
40	Swanscombe Peninsula	Site vacant and site owner likely to release parts of site with potential suitability for residential development during the plan period. Remediation of current land conditions may take 10 or more years.	Yes - 20015/16 to 2025/26	Developable	138	800	Parts of the site are likely to be suitable for development but further investigation of mitigation measures, infrastructure requirements and development configuration of Swanscombe Peninsula West and East will be required. It is estimated that ground remediation works in some potential areas will take at least 10 years to be completed.	Progress coordinated planning framework for Swanscombe Peninsula through LDF.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
32	Lowfield Street	Land assembly largely completed. Limited CPO's may be required.	Yes - 20010/11 to 2014/15	Deliverable	5.42	400	Negotiations between developer and Council taking place with respect of phasing and planning requirements to address viability issues.	Council continue to address outstanding planning issues with developer to complete determination of application. Use of CPO powers if required. MAA has identified short term actions.
33	Northern Gateway West	Not available - land earmarked and partly assembled for employment redevelopment, is in multi ownership and contains a number of operational employment uses.	No	Not currently developable	7.2	350	Site is in different ownerships with some areas earmarked for comprehensive redevelopment for employment uses and others in operational employment use. Site has significant constraints which are unlikely to be mitigated within flood zone 3a and significant parts of site within HSE consultation zone due to presence of operational gas holder	None Identified
34	Northern Gateway East (GSK)	Yes - site currently being acquired by developer- disposal of site has been slow due to current market conditions	Yes - 20010/11 to 2019/20	Deliverable	14.4	735	Developers currently acquiring site for substantial residential and mixed use development. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Current HSE Consultation zone will impact on parts of the site in the short term but development phasing should mitigate with	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress master planning and planning requirements.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							unconstrained parts of site coming forward in early phases. Outline application and master planning expected to be progressed shortly.	
35	Millpond	Yes - site currently being acquired by developer- disposal of site has been slow due to current market conditions.	Yes -2015/16 to 20019/20	Developable	3.1	280	Developers currently acquiring site for substantial residential and mixed use development. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Current HSE Consultation zone will impact on parts of the site in the short term but development phasing should mitigate with unconstrained parts of site coming forward in early phases. Outline application and master planning expected to be progressed shortly. Sequential assessment required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress planning liaison and establish planning requirements. Site to be taken through sequential assessment
36	Station Mound	Not currently available for development. Potential availability in medium to long term.	Yes -2015/16 to 2019/20	Developable	1.3	155	Town Centre site with limited constraints to development but in multiple ownership and with current established uses on site. Ongoing discussions with site owners regarding options, investigation of funding sources and site viability assessments are required. Likely to become	HCA/SEEDA, Council and Network Rail to continue to participate in site discussions and progress identified actions as required. MAA has identified short term actions

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							forward for mixed use development.	
37	Overy Street	Part of site not currently available. Potential that site may be released for re-development in the future if land owner considers it a viable option. Potential to progress when current lease on retail warehouse expires subject to alternative use values.	Yes - 20015/16 to 2019/20	Developable	1.19	125	Town Centre site with some constraints to development requiring mitigation measures. . Site not currently available but potential for release on expiry of current lease. Existing use value likely to affect site viability for residential use in the absence of an increase in residential land values.	MAA has identified short term actions.
38	Co-op Site	Yes - Vacant department store. Site owners are currently marketing the site for re-development	Yes - 20010/11 to 2014/15	Deliverable	0.55	176	Town Centre site with no identified constraints to development. Existing land value and reduced demand for flatted and town centre commercial development are currently affecting site viability.	MAA has identified short term actions

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
41	Thames Europort	Yes - site likely to become surplus to requirements during plan period. Port facility presently not operational and owners will need to consider when the site may be released for development	Yes - 2020/21 - 2024/25 and beyond	Developable	18.8	805	Site owners have signalled that the site will come forward for development in the plan period. Likely that site will come forward after further consideration of viability of existing use and potential re-development	Site owner to consider options regarding future release of the site
42	Everards	Site available - cleared for development	Yes - 20010/11 to 2014/15	Deliverable	1.47	211	None Identified - construction underway	None Identified
44	Fantaseas	Yes - Available - but currently lack of developer interest	Yes - 20010/11 to 2014/15	Deliverable	4.15	175	The site is in Council ownership and is due to be sold as residential site but limited interest due to current market conditions	MAA has identified short term actions. Council to continue marketing of site
45	Eastern Quarry (EQ2)	Yes - vacant site with developer progressing plans for development. Initial	Yes - 20010/11 to 2014/15 and beyond 2026	Deliverable	270	6250	Site owner is developing both Eastern Quarry and adjacent Ebbsfleet sites. Current market conditions are impacting the progress of planning requirements and actual build. Developers are currently	MAA has identified short term actions. Developer reviewing phasing and development profile including planning obligations. Council and developer to continue to discuss options to bring the site

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		development platform in place.					considering site viability issues and impacts on phasing across the two sites	forward
46	Stone House Hospital	Yes - HCA actively progressing disposal of site	Yes - 20010/11 to 2014/15	Deliverable	6	305	Site actively being disposed by HCA who have selected a development partner. Due to housing downturn further consideration is being given to the proposed housing mix within the scheme to ensure viability.	HCA and developer to continue to bring site forward. Scheme mix may be revised which will impact on overall capacity. MAA has identified short term actions.
47	Dartford Technology College Campus	Yes - in ownership of developer	Yes - 20010/11 to 2014/15	Deliverable	1.96	41	None identified. Development underway	None Identified
48	St James Lane Pit (Stone Pit 2)	Yes - development company actively progressing site for residential development	Yes - 20010/11 to 2019/20	Deliverable	20.65	795	Further land fill required. Planning approval for development platform agreed during Summer 2009. Developer is progressing development proposal.	Developer to progress planning proposal. MAA has identified short term actions.
4	Waterstone Park	Yes - vacant and cleared for development	Yes - 20010/11 to 2014/15	Deliverable	16	68	Construction due to start should be built within 12 to 18 months	MAA has identified short term actions. Approved "Kickstart 1" scheme.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
49	Darenth Mill, Darenth Road	Yes - developer has earmarked the site for residential development	Yes - 20010/11 to 202014/15	Deliverable	1.3	23	None identified. Developer is progressing new scheme and is likely to re-submit a planning application in the near future. Intends to begin build once planning and building consent obtained.	None Identified
50	Tylers House, Dartford	No - site owner is currently seeking alternative use of the site	No	Not currently developable	0.74	40	Site owner is progressing the site for alternative uses.	None Identified
55	Hook Place Farm (West) Southfleet	Yes	Yes - 20010/11 to 202014/15	Deliverable	0.56	8	Site owner will progress development until sales values sufficiently improve.	None Identified
57	Axton Chase	Yes during plan period. School due to move to new site circa 2011	Yes - 20010/11 to 2014/15	Deliverable	6.32	149	Site is due to be marketed. Will become available after proposed move of existing school to new site (under construction) which is programmed for 2011 and beyond	None Identified
62	94-98 London Road	No - likely to be sold for continued business use	No	Not currently developable	0.08	5	Site owner currently marketing the site for other commercial use	None Identified
63	Chastilian Road Workshop A	No - in multiple-ownership. Part of site has been assembled for	No	Not currently developable	0.11	11	Access to site is constrained by site ownership issues.	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		re-development but final parcel has not been released and is required to access the site						
66	22-26 Spital Street (Courts Furniture)	Yes - site acquired for future development	No	Not currently developable	0.12	14	Developer is progressing an alternative scheme for the site due to viability issues associated with exceptional site costs	None Identified
90	Former paper mill - north site	Yes - site currently being decommissioned . Owners considering options for disposal.	Yes - 2015/16 to 2019/20	Developable	4.5	230	Site delivery may be constrained in the short term until HSE consultation zone is withdrawn. Consideration of future development options for the site underway. Sequential assessment required. Any contamination likely to be mitigated.	DBC to liaise with site owners and potential developers regarding development options and likely planning requirements.
75	Leyton House, Wilmington	Yes - site acquired for new homes by developer	Yes - 20010/11 to 2014/15	Deliverable	0.99	33	None identified - developer actively progressing site to obtain planning consent	None Identified
76	Fleet Down School (part)	Not currently available - no specific decision to release site. Will be dependent on future school	No	Not Currently developable	0.5	25	Release of site is dependent on future school requirements	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		requirements.						
80	Former paper mill - south site	Yes - site has been acquired by developer for future residential development	Yes - 2015/16 to 2019/20	Developable	1.6	95	The site will not come forward for residential development until HSE consultation zone withdrawn.	
85	Police Station - Instone Road	Yes - site likely to marketed during plan period	Yes - 2010/11 to 2014/15	Deliverable	0.5	67	Site is set to be marketed. Town centre location but delivery is likely to be dependent on a rise in land and sales values to ensure viability.	
87	Stone Lodge	Yes - the Council is considering options to bring forward sports development with supporting residential scheme	Yes - 2015/16 to 2024/25	Developable	32	530	Site identified for recreational uses through Local Plan and is being considered through the LDF. May have potential to include some enabling residential development.	Progress consideration of future use(s) for the site through LDF preparation to inform DBC as to how and when to bring site forward.
88	St Clements Valley	Yes - current lease in operation but owner has expressed an interest in bring the site forward for	Yes - 2020/21 to 2024/25	Developable	18	350	Requires further detailed consideration of constraints and impacts and how these can be addressed through development mix, capacity and design.	Progress consideration of future use(s) for the site through LDF preparation

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		development in the future						
91	Northfleet West Sub Station	Yes - mid to long term availability once electricity sub-station decommissioned , archaeological survey complete and land values improve.	Yes - 20010/11 to 2024/25	Deliverable	36	1250	Current reduced land value together with site mitigation costs and scale of infrastructure likely to impact on viability. Results of archaeological survey may constrain residential capacity - likely to be between 1000 to 1500 units.	Council to liaise with site owners regarding proposed development profile with regard to outcome of archaeological survey, viability and planning obligations. MAA has identified short term actions.
92	Elmstone, Betsham	Yes - available	No	Not currently developable	0.8	24	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to public transport and facilities and may impact on the openness of Green Belt. These issues to be further evaluated through Sustainability Assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
106	Land nr South View Orchard Way/Rowhi ll School	Yes - owners have indicated interest in bringing site forward for	No	Not currently developable	1.3	40	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		development.					access to local facilities and would form an encroachment into the Green Belt. These issues to be further evaluated through sustainability assessment.	above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
107	Milan Day Centre	Yes - has been earmarked for disposal	No	Not currently developable	0.07	9	Present legal/ownership issues regarding access to the site have no current prospect of being reconciled.	None Identified
382	"The Tank" off London Road	Not currently available - but likely to become available during the plan period	Yes -2015/16 to 2024/25	Developable	5.3	200	Further investigation of ground conditions to assess suitability and agreements regarding highways access will be required. Site to be marketed and timing likely to be dependent land owners intentions regarding development potential of this and it's other land holdings in the area	Ongoing consideration in conjunction with future development at Swanscombe Peninsula by the Council and land owners.
378	GSK North Site	Not currently available but is likely to come forward later in the plan period	Yes -2015/16 to 2024/25	Developable	10.5	405	Site may come forward in the future for residential development. Investigation of on-site mitigation required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. Land owner to progress on-site constraints and development of development options.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
369	Hook Place Farm (East)	Yes - likely to come forward in the plan period	No	Not currently developable	2.6	60	Brownfield site partly within the existing village confines. In advance of Green Belt review through the development plan, part of the site is policy constrained. Development of whole site would lead to encroachment into the Green Belt and increased coalescence. Limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
303	Chapter Farm Yard, Southfleet	Yes - owner has signalled an intention to bring the site forward for future residential development	No	Not currently developable	0.2	6	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. Although there are few on-site constraints, the site has limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
304	Land parcel at Swanscombe Infant School	Yes -planning consent for new facility for two primary schools to merge		Not currently developable	0.4	20	The site is surplus to the school requirements and has been earmarked by the Education authority for disposal. This will have to be evaluated against future needs forecasting that is	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							being progressed by the education authority.	
398	69-73 High St, Greenhithe	Yes - vacant and acquired for residential development	Yes - 20010/11 to 2014/15	Deliverable	0.12	9	Site requires significant remediation due to oil tanks being present on site and land contamination. Site cleared and remediation/mitigation work underway and construction expected to start soon.	None Identified
352	44A Waldeck Road	Yes - current occupiers have transferred operations to a new site and site earmarked for residential development by owner	Yes - 20010/11 to 2014/15	Deliverable	0.07	9	Unlikely to be developed until current demand for and sales values of flatted development increase	None Identified
400	Blue Anchor Pub	Yes - land earmarked for disposal for future development	Yes - 20010/11 to 2014/15	Deliverable	0.15	9	Site is to be marketed for residential development and is likely to be dependent on improved land value.	None Identified
402	Rear of 101 - 113 Hawley Road	Yes - site acquired for residential development	Yes - 20010/11 to 2014/15	Deliverable	0.1	12	Unlikely to be developed until current demand and sales values for flatted development increase	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
503	Land at Beacon Road, Bean	Yes - site acquired by developer for residential development	Yes - 20010/11 to 2014/15	Deliverable	0.3	10	Current planning application subject to determination through appeal.	Determination of planning application
24	52 Spital Street	Not currently available - owner and occupier has identified the site for potential future development although retail shop still in operation	Yes -2015/16 to 2019/20	Developable	0.09	12	Existing retail use still in operation. Viability over the existing use value will be a key driver.	None Identified
298	Livingstone Hospital	No - Primary Care Trust have signalled that requirement for the present facility may be reviewed in the future. Site may be released if operational requirements change	No	Not currently developable	0.6	35	Future of current operation health facility still to be considered.	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
300	Land to the rear of 62-66 Spital St	No - land ownership currently being investigated as land required to access site is likely to be in other ownership. Major land owner has expressed interest in releasing site for development	No	Not currently developable	0.2	25	Access to site cannot be secured until land ownership issues resolved.	None Identified
302	Langworth Close/Orchard Way	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission was likely	No	Not currently developable	1.4	40	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
305	Land parcel at Knockhall Community Primary School	Yes - potential to be released by landowner for development in 5 to 10 years		Not currently developable	0.5	25	This greenfield site will require further assessment regarding the loss of open and recreation space and consideration of future school capacity needs currently being undertaken by Kent Education. Timetable for site coming forward is dependent upon Kent Education's future land release programme	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements. Further consideration of the impact of the loss of playing field within LDF assessment evidence
346	Land at Bean Farm (3 sites)	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission was likely. Site owner has said that they will consider partial release of their landholding at the site.	No	Not currently developable	16	385	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Current access to frequent public transport and local facilities poor but potential to mitigate. Significant highways constraint will require further assessment. Site tenancies will require to be terminated and potential loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
349	Station Road, Betsham	Yes - site owner has signalled that the site could be released for	No	Not currently developable	0.5	12	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		development during the plan period.					Green Belt and increased coalescence. Limited access to frequent public transport and local facilities. These issues will be further investigated through sustainability assessment.	and sustainability issues to be investigated through further Sustainability Assessment.
383	Land to the rear of Main Road, Longfield	Yes - some existing short term tenancies which would be terminated if there was likelihood of the site obtaining planning permission. . Land proposed for development is part of a larger land holding of 16 hectares.	No	Not currently developable	3.32	100	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential to increase coalescence. Development would lead to the loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
384	Horticultural Centre, Shirehall Road	Not currently available - current commercial use on site. Owner has indicated that the site could be released for development if	No	Not currently developable	1.9	55	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential coalescence. Current employment facility would be lost. These issues will be further evaluated through	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		the current use were to cease in the future					sustainability assessment.	constraints, vis a vis benefits of site development.
385	Rear of Bretheren Meeting Hall, Leydenhatch Lane	Yes - land owner has indicated a interest in bringing the land forward. But adjoining land that may be required for site access may not be available.	No	Not currently developable	1.6	45	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential for increased coalescence. These issues will be further evaluated through sustainability assessment. Site access may be dependent on the availability of adjacent landholdings.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
397	Homebase, 394 Princes Road	Not currently available - owners have indicated that they are considering future release of the site. Commercial use still in operation and no decision regarding the site's future has been made.	No	Not currently developable	1	65	Site currently in retail use and presently no plans to release site for re-development	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
502	Court Lodge Farm	Yes - likely to be available after erection of new packing facility - approx 2010	No	Not currently developable	1.2	35	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Limited accessibility to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
506	Land at Hawley Road_Arnolds Lane	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission likely	No	Not currently developable	3.2	95	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
507	Land East of Lane End	Yes - although unclear when and if all site owners intend to release site for development.	No	Not currently developable	12.5	300	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							sustainability assessment.	draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
508	Land at Malt House Farm	Yes - owner has indicated an interest in releasing site for development. Existing tenancies would need to be terminated.	No	Not currently developable	6.6	155	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and loss of small employment area. Site has poor accessibility to local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
510	Land adj to Vestry Cottages, Longfield	Yes - main owner has indicated an interest in releasing the site for development.	No	Not currently developable	5	120	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increase coalescence. Site has poor accessibility to local facilities. Agricultural land will be lost. These issues will be further investigated through sustainability assessment.	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
339	Land Rear of 92 - 106 Havelock Road	Yes - site in process of being purchased by developer	Yes - 20010/11 to 2014/15	Deliverable	0.3	12	Revised scheme to be submitted for approval soon	None Identified
306	Land parcel at the Brent Primary School	Yes - likely to be available by 2013	No	Not currently developable	0.1	5	Site likely to come forward when re-location of present canteen facility takes place. This will have to be evaluated against future needs forecasting that is being progressed by the education authority.	KCC and DBC to further consider site suitability in the context of outcomes of future capacity requirements
404	Bluewater	Yes - site owner has indicated the potential for consideration of land within the site for residential development in the future.	No	Not currently developable	94.6	500	The site has potential to deliver residential development in the future, Although the physical isolation of the site may need to be addressed.i	Consideration of the future potential for residential development may be dependent on integration with Eastern Quarry
405	Questor Riverside	Not currently available - site in multiple ownership. Site owner holding the larger proportion of the site is unlikely to bring site forward for	2020/21 - 2024/25	Developable	2.8	110	Site owner considering future development options for the land. Unlikely to come forward for development in the short to medium term and may come forward for residential or employment uses.	DBC to continue to engage with landowner regarding future intentions for the site

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
		development in the short to medium term. Site may have potential to come forward for employment use to provide additional floorspace to adjacent large employment area						
368	Land adj to 15 Invicta Road	Vacant site. Owners have obtained planning consent to re-develop.	Yes - 20010/11 to 2014/15	Deliverable	0.08	5	Low current demand for flatted development and low sales values are likely to impact on the sale of the site to a developer in the short to medium term	None Identified
403	Allotment Land, Burnthouse Lane, Hawley	Yes - site owner representative has indicated that the site has potential to come forward for development	No	Not currently developable	1.7	50	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. Development of the site will also result in the permanent loss of available allotment land in the borough. These issues will be further evaluated through sustainability assessment. Potential highways issues will require consideration	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
							and mitigation.	
406	Martin Drive Site adj to Stone House Hospital	Yes - site owner has signalled an intention to bring the site forward for residential re-development and is considering options and opportunities for synergies with other nearby residential developments. Likely to come forward for in medium to long term	Yes - 2015/16 to 2019/20	Developable	1.9	75	Although site owners have earmarked the site for future residential - re-development and a site planning framework has been adopted by DBC, the current market slowdown has slowed any progress. Site owners are currently considering future options for releasing the site for residential development.	None Identified
407	YMCA car park, Dartford	Yes - acquired by RSL	Yes - 20010/11 to 2014/15	Deliverable	0.1	24	Development underway and to be completed Summer 2011. On-site constraints are currently being resolved through legal agreement and design solutions	None Identified

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
408	Land adj to Joyce Green Cemetery		No	Not currently developable	0.3	16	Suitability uncertain - site may not meet requirements of flood risk exception test	
409	Orchard House	Yes - site owner has obtained planning consent to develop.	Yes - 20010/11 to 2014/15	Deliverable	0.1	5	Although flatted development is proposed at the site, the units are likely to be marketable and viable due to the sites proximity to the transport interchange and future employment opportunities at Ebbsfleet. No development issues identified	None Identified
290	Former Piggery Site	Yes - site owner actively progressing site for residential development	Yes - 20010/11 to 2014/15	Deliverable	0.58	13	Site currently has marginal viability and level of planning contributions is still under negotiation. Current viability issues may stall final planning consent and short term delivery of the site.	DBC to progress agreement of planning contributions to enable planning consent.
74	Land at Stone Crossing	Land identified for safeguarding for future Cross-rail extension and would require consent of Cross rail authority to be released for alternative development	No	Not currently developable	0.3	20	Land presently constrained by Crossrail safeguarding	None Identified

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Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
511	Acacia Hall Complex	No - - Council has aquired site of the purpose of extending Central Park and not at present. DBC is currently reviewing options for the site including enhancement of the current sports facilities.	No	Not currently developable	6.2	540	The Council is currently considering long term re-development options at the site including enhancement of the current sports facilities	None Identified
512	Orchards Shopping Centre surface car park	No - site is currently in use although there may be potential for re-development in the future	No	Not currently developable	1.7	200	The site is in use for shoppers car parking and retail activities and there is no current plan to release the site for re-development. Consideration of the impact of the loss of town centre facilities would be required together with consideration of potential to utilise the site to provide enhanced and new town centre services as part of the regeneration objectives for the town centre.	Further consideration of parking requirements and options with land owner.

Appendix F: Deliverability and Developability of sites

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues	Overcoming Issues
533	Central Park Nursery	No - land is earmarked for re-location of former service man's club from proposed town centre site	No	Not Currently Developable	0.8	55	Site is being considered for alternative uses.	None Identified

Appendix G

SHLAA Practice Guidance – Core Outputs

1	A list of sites, cross referenced to maps, showing boundaries of specific sites	Borough wide map showing locations (Appendix A). Site schedules including a OS boundary map (Appendix B)
2	Assessment of the deliverability/developability of each identified site (ie in terms of its suitability, availability and achievability to determine when an identified site is realistically expected to be developed	Summary site assessments and outcomes (Appendix E and F)
3.	Potential quantity of housing that could be delivered on each identified site	Site Schedules including indicative site capacities (Appendix B)
4	Constraints on the delivery of identified sites	Delivery and Developability assessment (Appendix F)
5	Recommendations on how these constraints could be overcome and when	Developability assessment (Appendix F)

In addition the report contains;

- A schedule identifying those areas excluded from the assessment and justification for their exclusion. (para 5.3 Table 2)
- A full list of sites identified during phase 1 of the assessment and source (para 8.2 Table 4 (a - h))
- A schedule identifying those available and achievable sites that will supply housing in the next five year period and other sites that realistically could provide homes in the remaining plan period. (Table 9).