

# **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**


## **APPENDIX B**


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

**July 2010**

**DARTFORD**  
BOROUGH COUNCIL

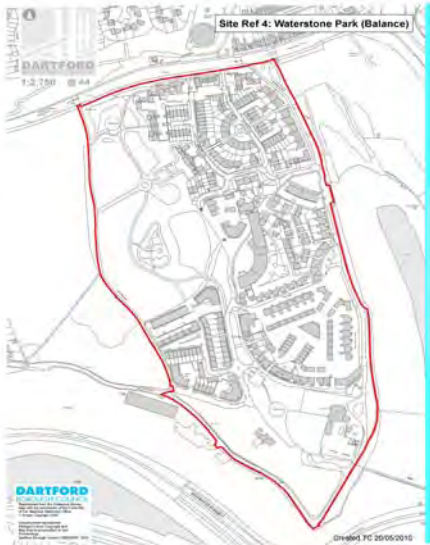
## Dartford SHLAA SITES

Site Name: Ebbsfleet		Site No	1
Site area (ha)	124		
Indicative (homes)	(development in Dartford Borough only)  2230		
Planning Status	Consent		
Current Use	Vacant former agricultural land & former landfill		


Site Name: The Bridge		Site No	2
Site area (ha)	43		
Indicative (homes)	1265		
Planning Status	Consent		
Current Use	Vacant - former hospital and partly greenfield		


## Dartford SHLAA SITES

Site Name: Ingress Park		Site No	3
Site area (ha)	27		
Indicative (homes)	(balance of development)  335		
Planning Status	Application		
Current Use	Vacant - last phase of development		


Site Name: Waterstone Park		Site No	4
Site area (ha)	16		
Indicative (homes)	(balance of development)  68		
Planning Status	Consent		
Current Use	Vacant - last phase of development		


## Dartford SHLAA SITES

Site Name: Craylands Lane		Site No	7
Site area (ha)	2		
Indicative (homes)	110		
Planning Status	Consent		
Current Use	Former quarry and existing employment units		


Site Name: Greenwood		Site No	8
Site area (ha)	0.7		
Indicative (homes)	35		
Planning Status	None		
Current Use	Vacant -spoiled/poor quality land		


## Dartford SHLAA SITES

Site Name: Orchard Street/Kent Road		Site No	14
Site area (ha)	0.14		
Indicative (homes)	6		
Planning Status	Consent		
Current Use	Car Parking Area		

Site Name: Powder Mill Lane		Site No	16
Site area (ha)	2.25		
Indicative (homes)	42		
Planning Status	Consent Subject to Sec 106		
Current Use	Vacant - greenfield site		

## Dartford SHLAA SITES


Site Name: Knockhall Road		Site No	20
Site area (ha)	0.43		
Indicative (homes)	49		
Planning Status	Consent		
Current Use	Residential units		

Site Name: 225 London Road		Site No	21
Site area (ha)	0.13		
Indicative (homes)	9		
Planning Status	Consent		
Current Use	Office and Stores		

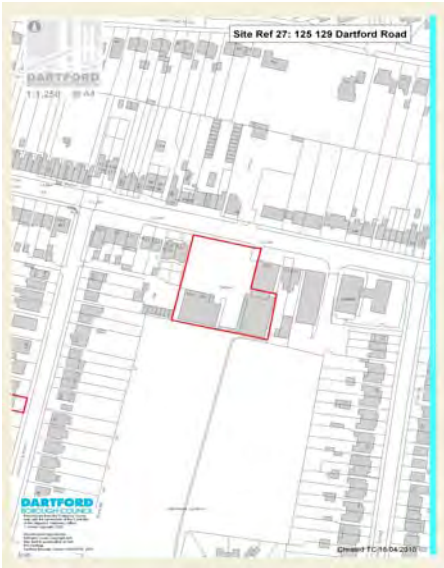


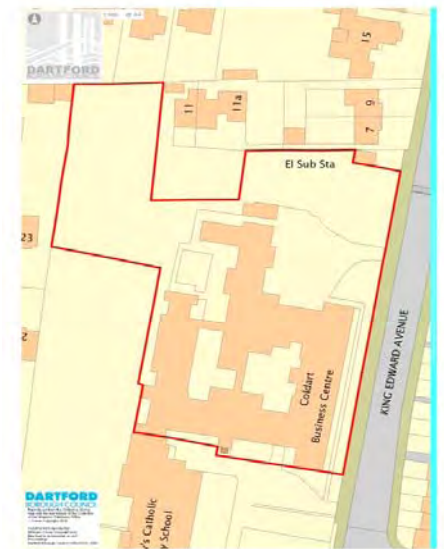
## Dartford SHLAA SITES

Site Name: 28 Spital Street		Site No	22
Site area (ha)	0.02		
Indicative (homes)	9		
Planning Status	Consent		
Current Use	Greenfield - but previously developed		

Site Name: 52 Spital Street		Site No	24
Site area (ha)	0.09		
Indicative (homes)	12		
Planning Status	Consent		
Current Use	Cycle shop with offices above		


## Dartford SHLAA SITES


Site Name: 125 to 129 Dartford Road		Site No	27
Site area (ha)	0.28		
Indicative (homes)	20		
Planning Status	Consent		
Current Use	Coach Depot		

Site Name: The Coleburt Centre, King Edward Ave		Site No	29
Site area (ha)	0.45		
Indicative (homes)	53		
Planning Status	Outline Consent		
Current Use	Vacant - former business and community centre		




## Dartford SHLAA SITES

Site Name: Lowfield Street		Site No	32
Site area (ha)	5.42		
Indicative (homes)	400		
Planning Status	Application		
Current Use	Mainly vacant some existing retail & other associated uses		


Site Name: Northern Gateway West		Site No	33
Site area (ha)	7.2		
Indicative (homes)	350		
Planning Status	None		
Current Use	Partly vacant and occupied employment uses		


## Dartford SHLAA SITES

Site Name: Northern Gateway East (GSK)		Site No	34
Site area (ha)	14.4		
Indicative (homes)	735		
Planning Status	None		
Current Use	Vacant former pharmaceutical works		


Site Name: Millpond		Site No	35
Site area (ha)	3.1		
Indicative (homes)	280		
Planning Status	None		
Current Use	Vacant - former employment site		

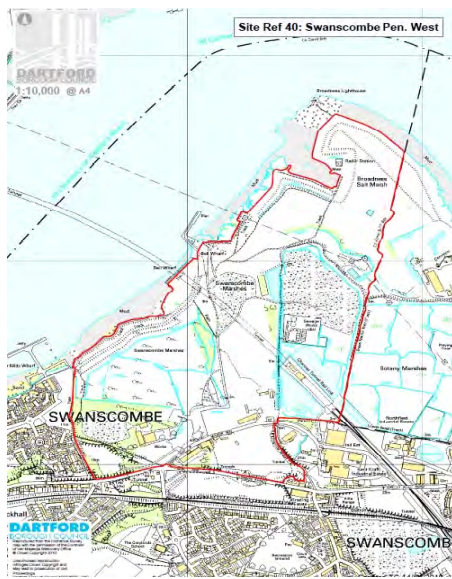
## Dartford SHLAA SITES

Site Name: Station Approach		Site No	36
Site area (ha)	1.3		
Indicative (homes)	155		
Planning Status	None		
Current Use	Offices, rail station, car parks, retail		


Site Name: Overy Street		Site No	37
Site area (ha)	1.19		
Indicative (homes)	125		
Planning Status	None		
Current Use	Retail Warehouse and open car park		


## Dartford SHLAA SITES

Site Name: Co-op Site		Site No	38
Site area (ha)	0.55		
Indicative (homes)	176		
Planning Status	Consent		
Current Use	Vacant - Retail shop		

Site Name: Swanscombe Peninsula		Site No	40
Site area (ha)	138		
Indicative (homes)	800		
Planning Status	None		
Current Use	Existing/previous employment area & marshland		


## Dartford SHLAA SITES


Site Name: Thames Europort		Site No	41
Site area (ha)	18.8		
Indicative (homes)	805		
Planning Status	None		
Current Use	Freight ferry port (not currently operational)		

Site Name: Everards		Site No	42
Site area (ha)	1.47		
Indicative (homes)	211		
Planning Status	Consent		
Current Use	Vacant - former boat yard demolished		

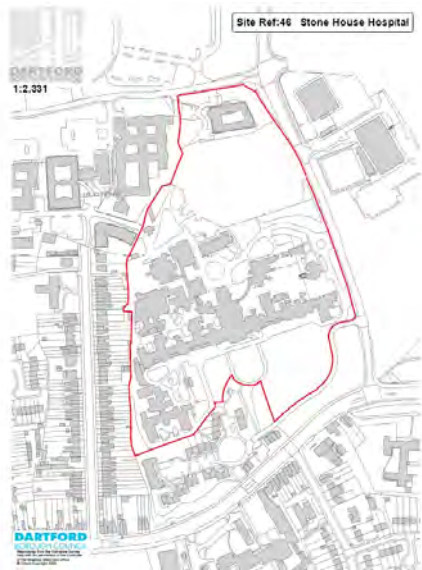



## Dartford SHLAA SITES

Site Name: Fantaseas		Site No	44
Site area (ha)	4.15		
Indicative (homes)	175		
Planning Status	Outline Consent		
Current Use	Vacant - former aqua leisure facility		


Site Name: Eastern Quarry (EQ2)		Site No	45
Site area (ha)	270		
Indicative (homes)	6250		
Planning Status	Outline Consent		
Current Use	Vacant former quarry (part of site still active)		


## Dartford SHLAA SITES

Site Name: Stone House Hospital		Site No	46
Site area (ha)	6		
Indicative (homes)	305		
Planning Status	Pre-App		
Current Use	Vacant - former hospital		


Site Name: Dartford Technology College Campus		Site No	47
Site area (ha)	1.96		
Indicative (homes)	41		
Planning Status	Consent		
Current Use	Vacant former school and associated playing fields		


## Dartford SHLAA SITES

Site Name: St James Lane Pit (Stone Pit 2)		Site No	48
Site area (ha)	20.65		
Indicative (homes)	795		
Planning Status	Application		
Current Use	Vacant - former quarry filled for future develop.		


Site Name: Darenth Mill, Darenth Road		Site No	49
Site area (ha)	1.3		
Indicative (homes)	23		
Planning Status	Consent		
Current Use	Vacant - former mill facility		

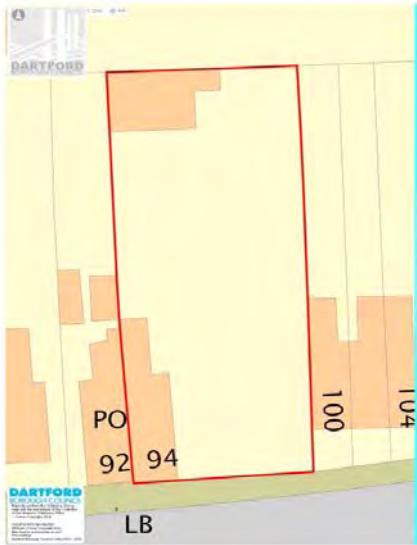
## Dartford SHLAA SITES

Site Name: Tylers House, Dartford		Site No	50
Site area (ha)	0.74		
Indicative (homes)	40		
Planning Status	None		
Current Use	Vacant - former hostel		

Site Name: Hook Place Farm (West) Southfleet		Site No	55
Site area (ha)	0.56		
Indicative (homes)	8		
Planning Status	Consent		
Current Use	Part residential/ redundant agricultural buildings		


## Dartford SHLAA SITES

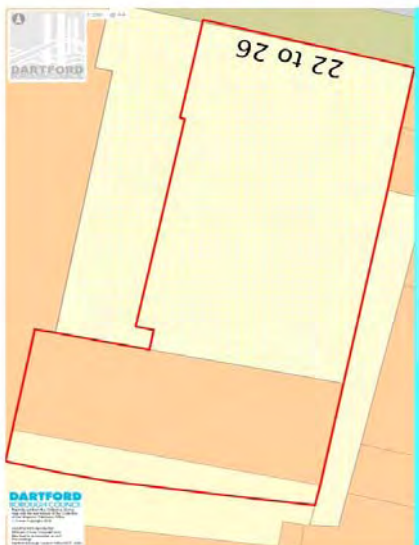
Site Name: Axton Chase		Site No	57
Site area (ha)	6.32		
Indicative (homes)	149		
Planning Status	Outline Consent		
Current Use	School - planned move to new premises		

Site Name: 94-98 London Road		Site No	62
Site area (ha)	0.08		
Indicative (homes)	5		
Planning Status	Consent		
Current Use	Car Sales Forecourt		





## Dartford SHLAA SITES

Site Name: Chastilian Road Workshop A		Site No	63
Site area (ha)	0.11		
Indicative (homes)	11		
Planning Status	Consent		
Current Use	Vacant - former vehicle workshop		


Site Name: 22-26 Spital Street (Courts Furniture)		Site No	66
Site area (ha)	0.12		
Indicative (homes)	14		
Planning Status	Consent		
Current Use	Vacant - demolished retail shop		


## Dartford SHLAA SITES

Site Name: Stone Pits 9 & 9a		Site No	72
Site area (ha)	13		
Indicative (homes)	500		
Planning Status	None		
Current Use	Greenfield - former landfill site used for grazing		


Site Name: Leigh City College		Site No	73
Site area (ha)	2.7		
Indicative (homes)	100		
Planning Status	None		
Current Use	Vacant former school site		


## Dartford SHLAA SITES

Site Name: Land at Stone Crossing		Site No	74
Site area (ha)	0.3		
Indicative (homes)	20		
Planning Status	None		
Current Use	Vacant -former railway land with electrical sub-station		


Site Name: Leyton House, Wilmington		Site No	75
Site area (ha)	0.99		
Indicative (homes)	33		
Planning Status	Pre-App		
Current Use	Vacant - former residential home		


## Dartford SHLAA SITES

Site Name: Fleet Down School (part)		Site No	76
Site area (ha)	0.5		
Indicative (homes)	25		
Planning Status	Pre-App		
Current Use	Greenfield - school playing field site		

Site Name: Former paper mill - south site		Site No	80
Site area (ha)	1.6		
Indicative (homes)	95		
Planning Status	None		
Current Use	Vacant - former industrial works		

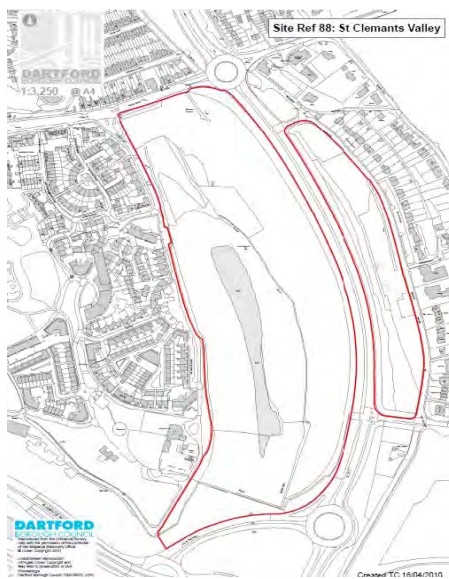
## Dartford SHLAA SITES

Site Name: Police Station - Instone Road		Site No	85
Site area (ha)	0.5		
Indicative (homes)	67		
Planning Status	Application		
Current Use	Vacant - former police station		

Site Name: Stone Lodge		Site No	87
Site area (ha)	32		
Indicative (homes)	530		
Planning Status	None		
Current Use	Mainly Greenfield part former landfill ,farmland and buildings		





## Dartford SHLAA SITES

Site Name: St Clements Valley		Site No	88
Site area (ha)	18		
Indicative (homes)	350		
Planning Status	None		
Current Use	Greenfield - mainly agricultural land		

Site Name: Former paper mill - north site		Site No	90
Site area (ha)	4.5		
Indicative (homes)	230		
Planning Status	None		
Current Use	Site in the process of being decommissioned		

## Dartford SHLAA SITES

Site Name: Northfleet West Sub Station		Site No	91
Site area (ha)	36		
Indicative (homes)	1250		
Planning Status	Consent Subject to Sec 106		
Current Use	Greenfield/electric substation		

Site Name: Elmstone, Betsham		Site No	92
Site area (ha)	0.8		
Indicative (homes)	24		
Planning Status	None		
Current Use	Part Greenfield/Residential plot		

## Dartford SHLAA SITES

**Site Name:** Land nr South View Orchard Way/Rowhill School **Site No** 106

<b>Site area (ha)</b>	1.3
<b>Indicative (homes)</b>	40
<b>Planning Status</b>	None
<b>Current Use</b>	Greenfield -Equestrian including livery




**Site Name:** Milan Day Centre **Site No** 107

<b>Site area (ha)</b>	0.07
<b>Indicative (homes)</b>	9
<b>Planning Status</b>	Consent
<b>Current Use</b>	Social care day centre



<b>Site Name:</b> Part of North End Farm (2 sites)		<b>Site No</b>
<b>Site area (ha)</b>	1.5	
<b>Indicative (homes)</b>	45	
<b>Planning Status</b>	None	
<b>Current Use</b>	Former Parking Facility	

<b>Site Name:</b> Dartford Marshes		<b>Site No</b>	110
<b>Site area (ha)</b>	90		
<b>Indicative (homes)</b>	3500		
<b>Planning Status</b>	None		
<b>Current Use</b>	Greenfield - Open marshland		

## Dartford SHLAA SITES

**Site Name:** Land frontage at St Mary's Road, Stone

**Site No**

**111**

**Site area (ha)**

0.5

**Indicative  
(homes)**

25

**Planning Status**

None

**Current Use**

Part Greenfield/part domestic  
garages



**Site Name:** Milk Depot, Watling Street

**Site No**

**112**

**Site area (ha)**

0.39

**Indicative  
(homes)**

27

**Planning Status**

Outline Consent


**Current Use**


Vacant - former milk depot







## Dartford SHLAA SITES

Site Name: Mabledon Hospital		Site No	113
Site area (ha)	0.9		
Indicative (homes)	25		
Planning Status	None		
Current Use	Previous hospital site (buildings demolished) in Green Belt		


Site Name: NG East (RBT)		Site No	114
Site area (ha)	2.85		
Indicative (homes)	325		
Planning Status	None		
Current Use	Business Units		

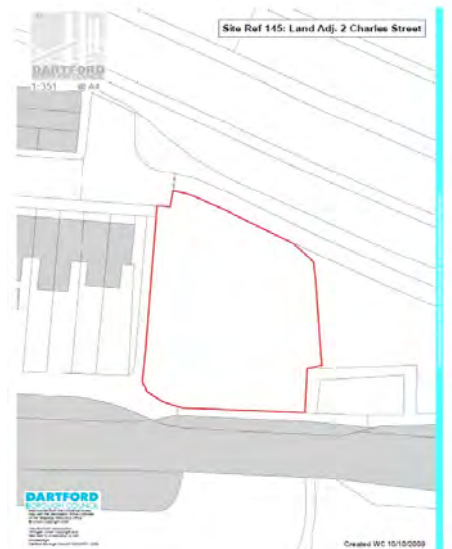
## Dartford SHLAA SITES

Site Name: Rear of Two Brewers		Site No	118
Site area (ha)	0.04		
Indicative (homes)	12		
Planning Status	Consent		
Current Use	Surface car park		

Site Name: Blackshole Farm		Site No	127
Site area (ha)	1.3		
Indicative (homes)	70		
Planning Status	None		
Current Use	Vacant - former farm buildings and part greenfield		

## Dartford SHLAA SITES

Site Name: Darenth Road		Site No	128
Site area (ha)	6.4		
Indicative (homes)	240		
Planning Status	Consent Subject to Sec 106		
Current Use	Vacant - former gravel quarry & stables		

Site Name: Land adj 2 Charles Street		Site No	145
Site area (ha)	0.09		
Indicative (homes)	5		
Planning Status	Consent		
Current Use	Greenfield - open land		

## Dartford SHLAA SITES

**Site Name:** St Vincent's Filling Station

**Site No** 152

**Site area (ha)**

0.1

**Indicative  
(homes)**

6

**Planning Status**

Consent

**Current Use**

Vacant - former Petrol station



**Site Name:** Greenhithe Car Park (Steele Ave)

**Site No** 281

**Site area (ha)**

0.6

**Indicative  
(homes)**

30

**Planning Status**


None


**Current Use**

Surface car park/commercial building




## Dartford SHLAA SITES


Site Name: Former Biffa Landfill at London Rd, Greenhithe		Site No	282
Site area (ha)	9.5		
Indicative (homes)	415		
Planning Status	None		
Current Use	Former quarry and landfill site		

Site Name: Empire Sports Ground		Site No	284
Site area (ha)	2.5		
Indicative (homes)	100		
Planning Status	None		
Current Use	Mainly greenfield - former company sports ground		





## Dartford SHLAA SITES

Site Name: Hollands Farm, Hawley Road		Site No	287
Site area (ha)	0.4		
Indicative (homes)	12		
Planning Status	None		
Current Use	Part brown/greenfield - farm now in community use		


Site Name: Bean Triangle		Site No	288
Site area (ha)	13.9		
Indicative (homes)	485		
Planning Status	None		
Current Use	Mix of commercial, residential and woodland		

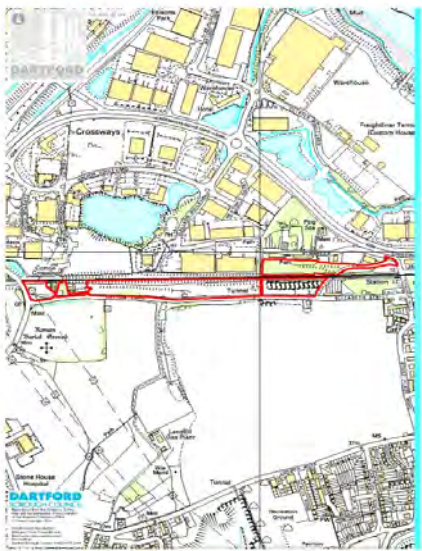
## Dartford SHLAA SITES

Site Name: Former Piggery Site		Site No	290
Site area (ha)	0.58		
Indicative (homes)	13		
Planning Status	Consent Subject to Sec 106		
Current Use	Vacant - former piggery		


Site Name: Enterprise House, Dartford		Site No	292
Site area (ha)	0.1		
Indicative (homes)	8		
Planning Status	None		
Current Use	Vacant - office building		


## Dartford SHLAA SITES

Site Name: Johnsons Wharf		Site No	293
Site area (ha)	2.7		
Indicative (homes)	180		
Planning Status	None		
Current Use	Aggregate wharf facility		

Site Name: Land North of Cotton Lane		Site No	295
Site area (ha)	5.2		
Indicative (homes)	320		
Planning Status	None		
Current Use	Part Greenfield - scrubland and some residential		

## Dartford SHLAA SITES

Site Name: Corner of Walnut Tree Avenue		Site No	296
Site area (ha)	0.1		
Indicative (homes)	5		
Planning Status	None		
Current Use	Car Park		

Site Name: Adj. to 116 Priory Road		Site No	297
Site area (ha)	0.1		
Indicative (homes)	5		
Planning Status	Application		
Current Use	Vacant brownfield site		

## Dartford SHLAA SITES

**Site Name:** Livingstone Hospital

**Site No** 298

**Site area (ha)** 0.6

**Indicative  
(homes)**

35

**Planning Status**

None

**Current Use**

Local hospital facility



**Site Name:** Queen Elizabeth's Resource Centre

**Site No** 299

**Site area (ha)** 0.6

**Indicative  
(homes)**

30

**Planning Status**

None


**Current Use**

Day centre for disabled people



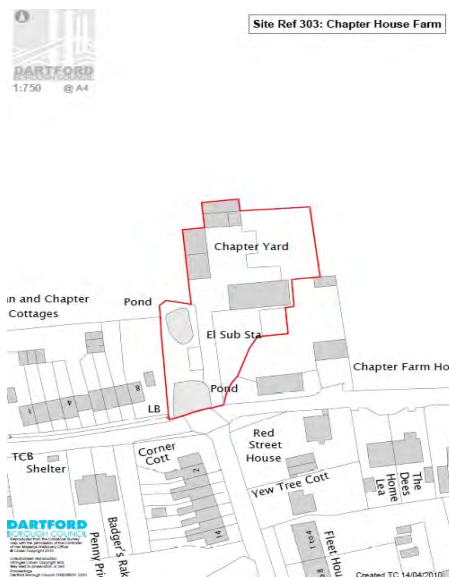


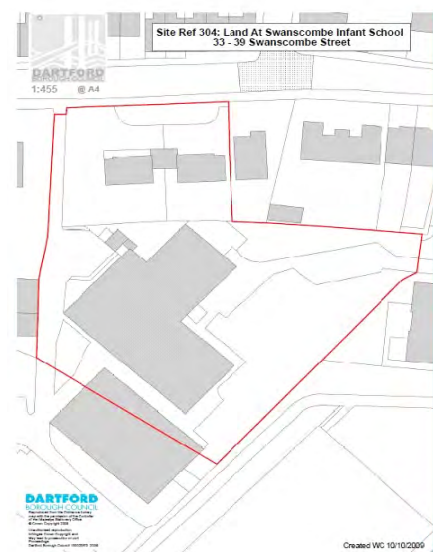
## Dartford SHLAA SITES

Site Name: Land to the rear of 62-66 Spital St		Site No	300
Site area (ha)	0.2		
Indicative (homes)	25		
Planning Status	None		
Current Use	Various employment uses		

Site Name: Langworth Close/Orchard Way		Site No	302
Site area (ha)	1.4		
Indicative (homes)	40		
Planning Status	None		
Current Use	Greenfield - woodland/scrubland		

## Dartford SHLAA SITES

Site Name: Chapter Farm Yard, Southfleet		Site No	303
Site area (ha)	0.2		
Indicative (homes)	6		
Planning Status	None		
Current Use	Former farm buildings used for storage		

Site Name: Land parcel at Swanscombe Infant School		Site No	304
Site area (ha)	0.4		
Indicative (homes)	20		
Planning Status	None		
Current Use	Current school planned move to new site		

## Dartford SHLAA SITES

**Site Name:** Land parcel at Knockhall Community Primary Sch **Site No** 305

**Site area (ha)** 0.5

**Indicative  
(homes)**

25

**Planning Status**

None

**Current Use**

Greenfield - part of existing school playing field



**Site Name:** Land parcel at the Brent Primary School

**Site No** 306

**Site area (ha)** 0.1

**Indicative  
(homes)**

5

**Planning Status**


None


**Current Use**

Part of primary school facility - canteen





## Dartford SHLAA SITES

Site Name: Land Rear of 92 - 106 Havelock Road		Site No	339
Site area (ha)	0.3		
Indicative (homes)	12		
Planning Status	Consent		
Current Use	Residential gardens		

Site Name: Land at Bean Farm (3 sites)		Site No	346
Site area (ha)	16		
Indicative (homes)	385		
Planning Status	None		
Current Use	Greenfield - farmland		


## Dartford SHLAA SITES

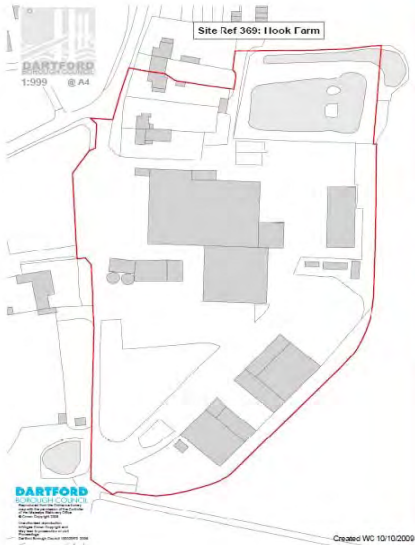
Site Name: Station Road, Betsham		Site No	349
Site area (ha)	0.5		
Indicative (homes)	12		
Planning Status	None		
Current Use	Greenfield - grazing land with some trees		

Site Name: 44A Waldeck Road		Site No	352
Site area (ha)	0.07		
Indicative (homes)	9		
Planning Status	Consent		
Current Use	Vacant Printing works		





## Dartford SHLAA SITES

Site Name: Land adj to 15 Invicta Road		Site No	368
Site area (ha)	0.08		
Indicative (homes)	5		
Planning Status	Consent		
Current Use	Vacant former light industrial units		


Site Name: Hook Place Farm (East)		Site No	369
Site area (ha)	2.6		
Indicative (homes)	60		
Planning Status	None		
Current Use	Packing and Distribution of produce (operational)		


## Dartford SHLAA SITES

Site Name: GSK North Site		Site No	378
Site area (ha)	10.5		
Indicative (homes)	405		
Planning Status	None		
Current Use	Pharmaceutical works (operational)		


Site Name: Dartford Fresh Water Marshes		Site No	380
Site area (ha)	21.5		
Indicative (homes)	825		
Planning Status	None		
Current Use	Greenfield - marshland		


## Dartford SHLAA SITES

Site Name: "The Tank" off London Road		Site No	382
Site area (ha)	5.3		
Indicative (homes)	200		
Planning Status	None		
Current Use	Vacant - former quarry which has been surcharged for future re-development.		

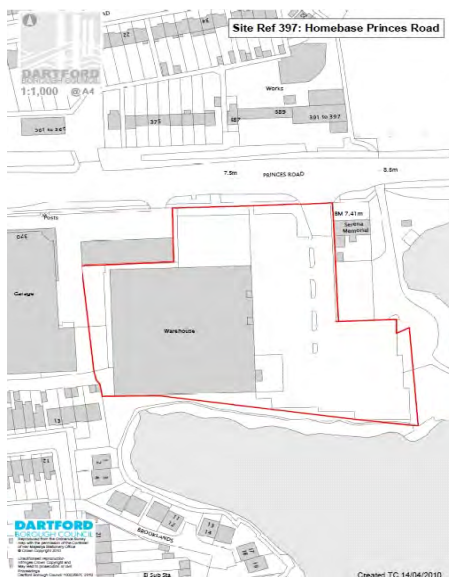
Site Name: Land to the rear of Main Road, Longfield		Site No	383
Site area (ha)	3.32		
Indicative (homes)	100		
Planning Status	None		
Current Use	Greenfield agricultural land		


## Dartford SHLAA SITES

Site Name: Horticultural Centre, Shirehall Road		Site No	384
Site area (ha)	1.9		
Indicative (homes)	55		
Planning Status	None		
Current Use	Existing horticultural centre-built/greenfield		

Site Name: Rear of Bretherne Meeting Hall, Leydenhatch Lan		Site No	385
Site area (ha)	1.6		
Indicative (homes)	45		
Planning Status	None		
Current Use	Greenfield scrubland/some church open space		

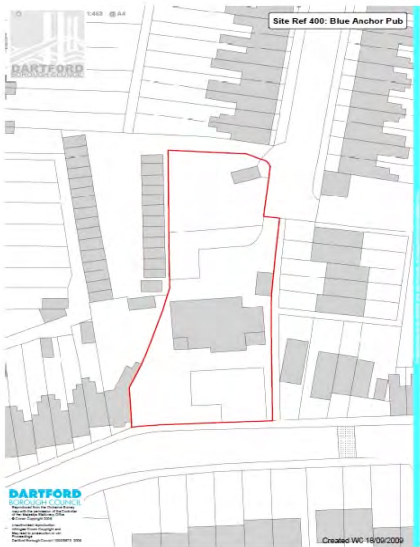
## Dartford SHLAA SITES


Site Name: Homebase, 394 Princes Road		Site No	397
Site area (ha)	1		
Indicative (homes)	65		
Planning Status	None		
Current Use	DIY store with car parking		

Site Name: 69-73 High St, Greenhithe		Site No	398
Site area (ha)	0.12		
Indicative (homes)	9		
Planning Status	Consent		
Current Use	Vacant - former transport yard		




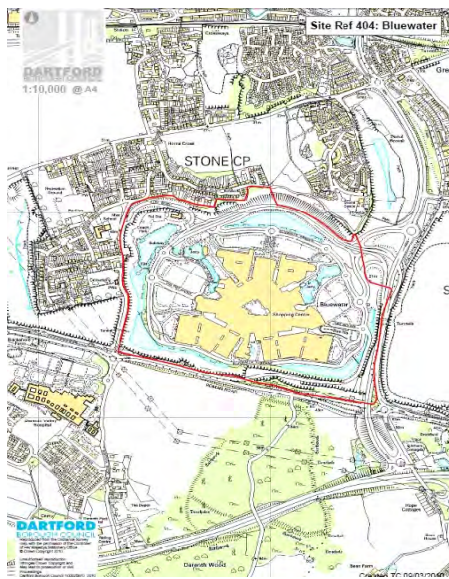
## Dartford SHLAA SITES

Site Name: Blue Anchor Pub		Site No	400
Site area (ha)	0.15		
Indicative (homes)	9		
Planning Status	Consent		
Current Use	Vacant - former public house		


Site Name: Rear of 101 - 113 Hawley Road		Site No	402
Site area (ha)	0.1		
Indicative (homes)	12		
Planning Status	Consent		
Current Use	Vacant former industrial works		


## Dartford SHLAA SITES

Site Name: Allotment Land, Burnthouse Lane, Hawley		Site No	403
Site area (ha)	1.7		
Indicative (homes)	50		
Planning Status	None		
Current Use	Private allotment Gardens		

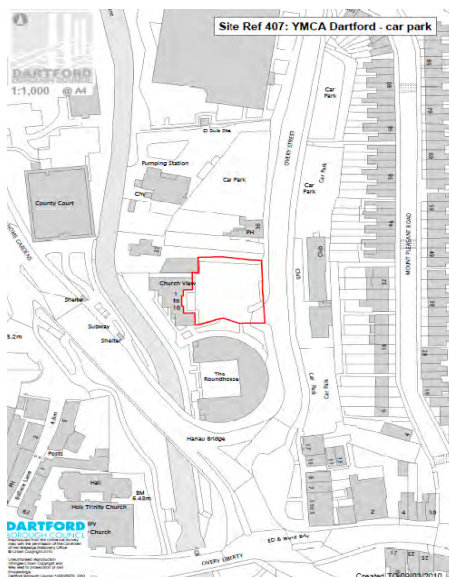
Site Name: Bluewater		Site No	404
Site area (ha)	94.6		
Indicative (homes)	500		
Planning Status	None		
Current Use	Regional shopping centre (to remain)		


## Dartford SHLAA SITES

Site Name: Questor Riverside		Site No	405
Site area (ha)	2.8		
Indicative (homes)	110		
Planning Status	None		
Current Use	Woodland, operational employment unit		


Site Name: Martin Drive Site adj to Stone House Hospital		Site No	406
Site area (ha)	1.9		
Indicative (homes)	75		
Planning Status	None		
Current Use	Vacant -former residential units for nurses		


## Dartford SHLAA SITES

Site Name: YMCA car park, Dartford		Site No	407
Site area (ha)	0.1		
Indicative (homes)	24		
Planning Status	Consent		
Current Use	Car Park		

Site Name: Land adj to Joyce Green Cemetery		Site No	408
Site area (ha)	0.3		
Indicative (homes)	16		
Planning Status	Application		
Current Use	Greenfield - scrubland		


## Dartford SHLAA SITES


Site Name: Orchard House		Site No	409
Site area (ha)	0.1		
Indicative (homes)	5		
Planning Status	Application		
Current Use	Store and workshop ancillary to residential dwell		

Site Name: Court Lodge Farm		Site No	502
Site area (ha)	1.2		
Indicative (homes)	35		
Planning Status	None		
Current Use	Farm Yard/packing facility		





## Dartford SHLAA SITES

Site Name: Land at Beacon Road, Bean		Site No	503
Site area (ha)	0.3		
Indicative (homes)	10		
Planning Status	None		
Current Use	Greenfield - open space with woodland		


Site Name: Land at Hawley Road_Arnolds Lane		Site No	506
Site area (ha)	3.2		
Indicative (homes)	95		
Planning Status	None		
Current Use	Greenfield -agricultural land		

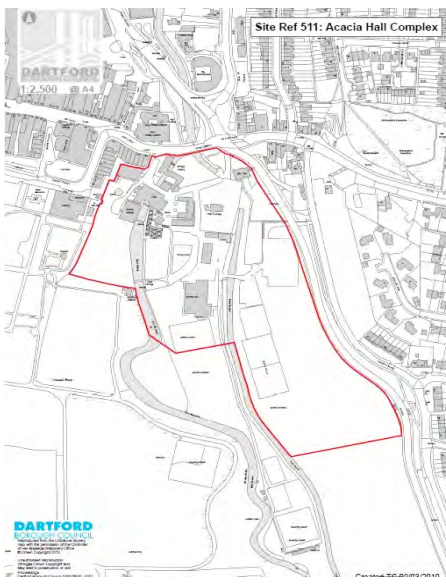
## Dartford SHLAA SITES

Site Name: Land East of Lane End		Site No	507
Site area (ha)	12.5		
Indicative (homes)	300		
Planning Status	None		
Current Use	Greenfield - agricultural land		

Site Name: Land at Malt House Farm		Site No	508
Site area (ha)	6.6		
Indicative (homes)	155		
Planning Status	None		
Current Use	Various operational uses and mech. plant storage		

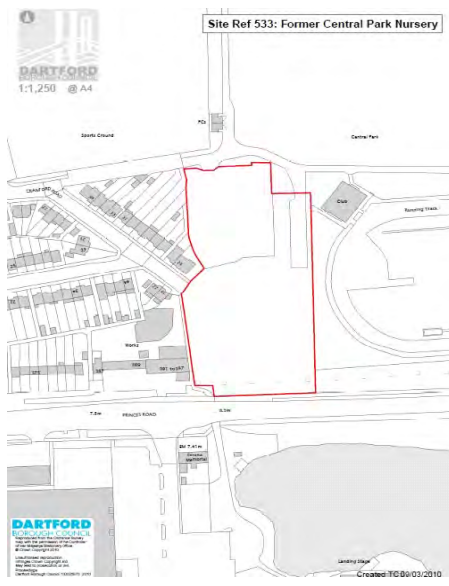
## Dartford SHLAA SITES

Site Name: Land adj to Vestry Cottages, Longfield		Site No	510
Site area (ha)	5		
Indicative (homes)	120		
Planning Status	None		
Current Use	Greenfield - agricultural land		

Site Name: Acacia Hall Complex		Site No	511
Site area (ha)	6.2		
Indicative (homes)	540		
Planning Status	None		
Current Use	Sports and Leisure Complex & parkland/open space		

## Dartford SHLAA SITES

Site Name: Orchards Shopping Centre surface car park		Site No	512
Site area (ha)	1.7		
Indicative (homes)	200		
Planning Status	None		
Current Use	Shopping centre and shoppers Car Parks		

Site Name: Central Park Nursery		Site No	533
Site area (ha)	0.8		
Indicative (homes)	55		
Planning Status	None		
Current Use	Vacant - part brown & greenfield - former nursery		