



Dartford's Brownfield Sites 2019/2020

January 2020

DARTFORD
BOROUGH COUNCIL

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Introduction

The government introduced the requirement for local planning authorities to produce brownfield land registers in 2017¹. They are intended to provide up-to-date and consistent information on previously developed (brownfield) sites that local authorities consider to be appropriate for residential development to encourage more development to come forward on such land.

This document is intended to provide an accessible summary of the information for each site contained in Dartford's brownfield land register which was published in December 2019. The register can be found at: <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/brownfield-land-register>. The information in this document also sets out the key planning policies which apply to each site.

Information contained in a Brownfield Land Register

There are 2 parts to a brownfield land register:

- Part 1 comprises all brownfield sites appropriate for residential development – this is compulsory
- Part 2 comprises those sites granted permission in principle – this is optional.

Brownfield land should be included on part 1 of the register where:

- the site is over 0.25ha or is capable of accommodating 5 or more homes; and
- it is suitable, available and achievable for residential development.

In order to be **suitable**, land must be allocated in the local plan, have planning permission or be appropriate for residential development having regard to impacts on the natural and built environment, local amenity and (for Part 2, if applicable) taking into account any local representations received.

Land is **available** for residential development if the owner or developer has expressed an intention to sell or develop the land or the local authority considers that there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development taking place.

Residential development is considered to be **achievable** if this is likely to take place on the land within 15 years.

The brownfield register has to include certain information about each site entry including the address, a plan, location co-ordinates, the area, whether or not it is owned by a public authority, details of any extant planning permission, whether land is deliverable (i.e. residential development is likely to take place within 5 years), and the minimum net number of dwellings which the land is capable of supporting.

The brownfield land register is a public document and the entries on it should be reviewed at least once per year.

¹ <http://www.legislation.gov.uk/ukxi/2017/403/contents/made>

Dartford's Brownfield Land Register

The official Dartford brownfield land register was published on 24 December 2019 – see <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/brownfield-land-register>. Dartford's register only includes sites falling within part 1 (all brownfield sites appropriate for residential development) and does not include any sites within part 2 (those sites granted permission in principle). The sites contained in the register are all included in the Dartford Draft Strategic Housing Land Availability Assessment (SHLAA) 2020², a number of which have extant planning permission³. They are all capable of accommodating 5 or more homes and are considered by Council planning policy officers to be suitable, available and achievable for residential development. It should be noted that the inclusion of a site in part 1 of the register does not remove the requirement to obtain planning permission.

The table below sets out the total number of sites, the minimum and maximum net number of dwellings and the area of land expected to provide dwellings on previously developed (brownfield) land in Dartford Borough.

Number of Sites	31
Minimum net dwellings	2,593
Maximum net dwellings	5,668
Area (ha)	51.58

Dartford's register includes all the information required by the legislation. This document sets out key information from the register for each site but also includes information on the key relevant Local Plan policies contained in the adopted Dartford Core Strategy 2011 and the adopted Dartford Development Policies Plan 2017 – see <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/adopted-plans>. It should be noted that the policy list is not exhaustive. Where there is a Supplementary Planning Document which is relevant to the site, this is also referred to, as is further information about sites in single and/or public ownership and those within 800m of a railway station.

Dartford town centre is a particularly important area for future growth and investment, not just for new homes but for a range of uses including retail and leisure development. The Council adopted the Dartford Town Centre Framework Supplementary Planning Document in 2018 – see <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/dartford-town-centre>. Where a site is within Dartford town centre as identified on the Policies Map⁴, this is also referred to in the site information.

The Council can give planning advice on most of the sites set out in this document – see <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/advice-and-guidance>. A number of sites lie within Ebbsfleet Garden City. In this area, planning applications are considered by Ebbsfleet Development Corporation and they are responsible for giving advice on sites – see <https://ebbsfleetdc.org.uk/planning/>.

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<https://windmz.dartford.gov.uk/media/Final%20Strategic%20Housing%20Land%20Availability%20Assessment%20Draft%20Site%20Summary%20compendium%202019.pdf>

³ <https://publicaccess.dartford.gov.uk/online-applications/search.do>

⁴ https://windmz.dartford.gov.uk/media/20170713541016Town_Centre_20170621.pdf

Links with the Strategic Housing Land Availability Assessment

The National Planning Policy Framework requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

The supporting Planning Practice Guidance further advises that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

Though there is some overlap, SHLAAs cover a far broader range of sites than those contained in the brownfield land register.

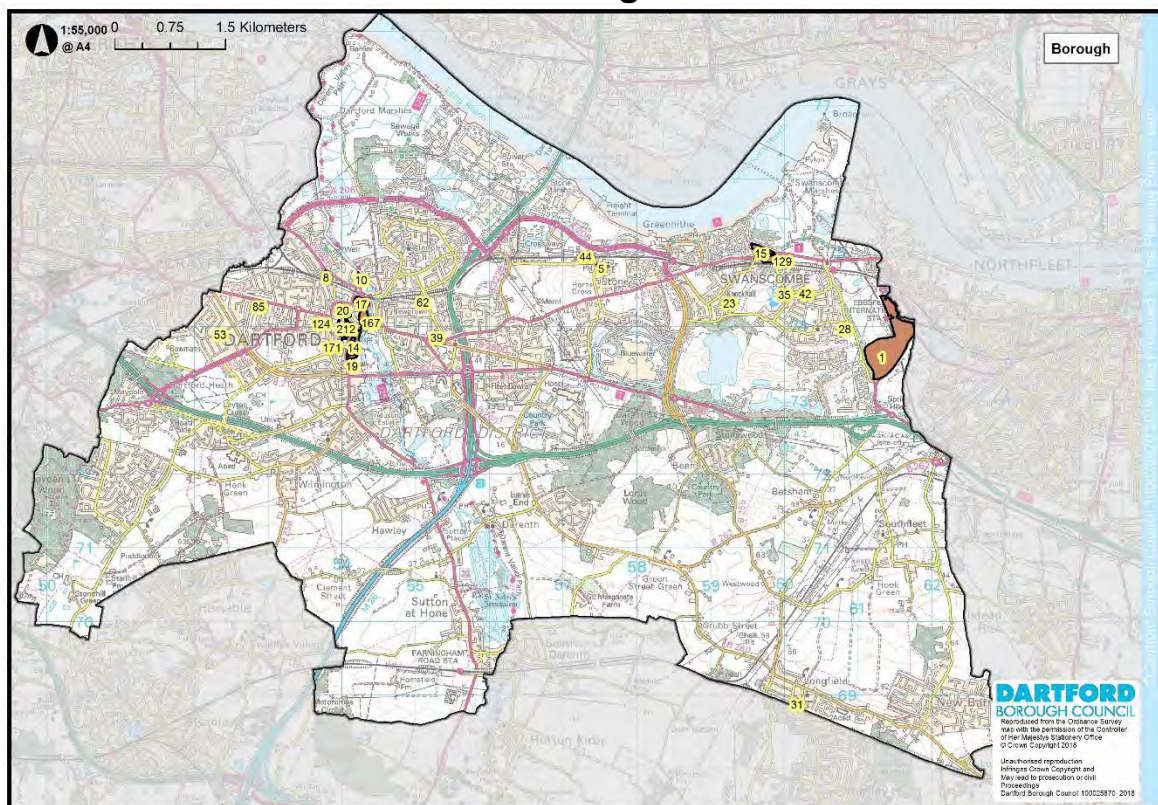
The Dartford Draft SHLAA has recently been produced to inform the Preferred Options consultation on the new Dartford Local Plan in January 2020. This will be finalised later in 2020.

Dartford's Sites – Index

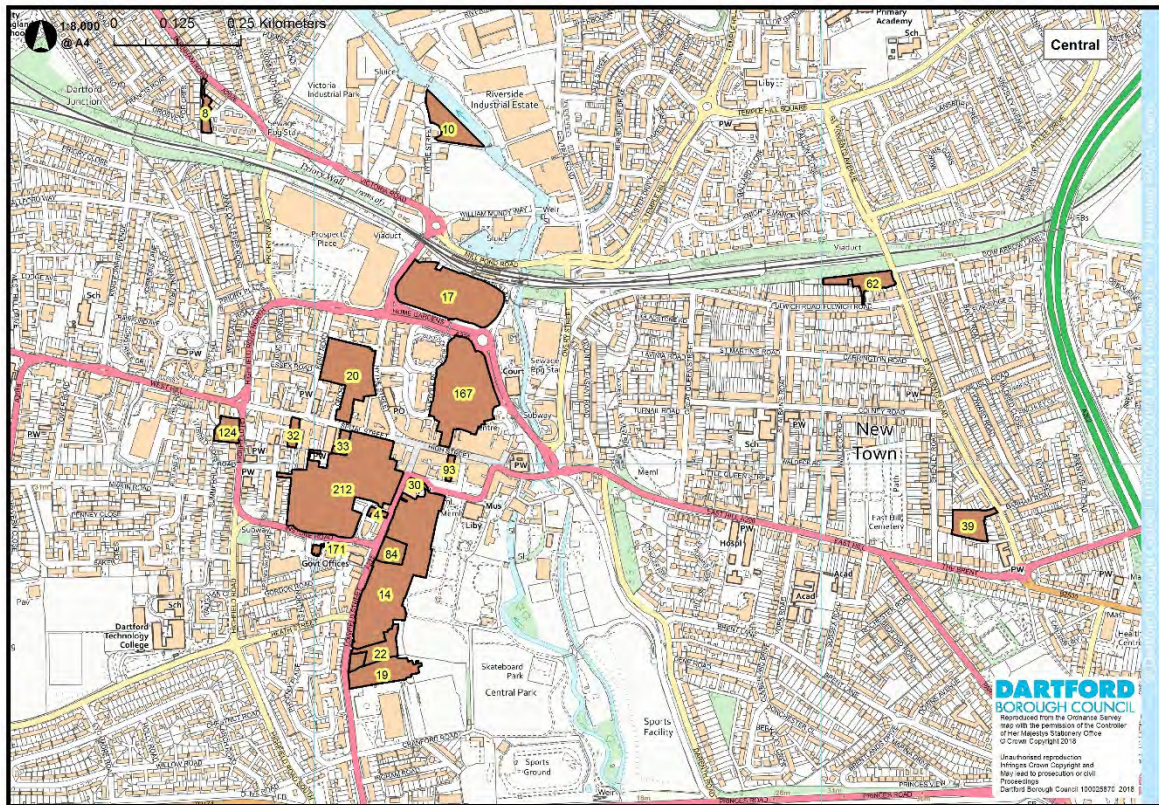
The map below shows the locations of all the identified brownfield sites in Dartford Borough, together with their reference number. The locations are shown in more detail in the subsequent maps which groups the sites by the following areas:

- Central
- West
- East
- Rural

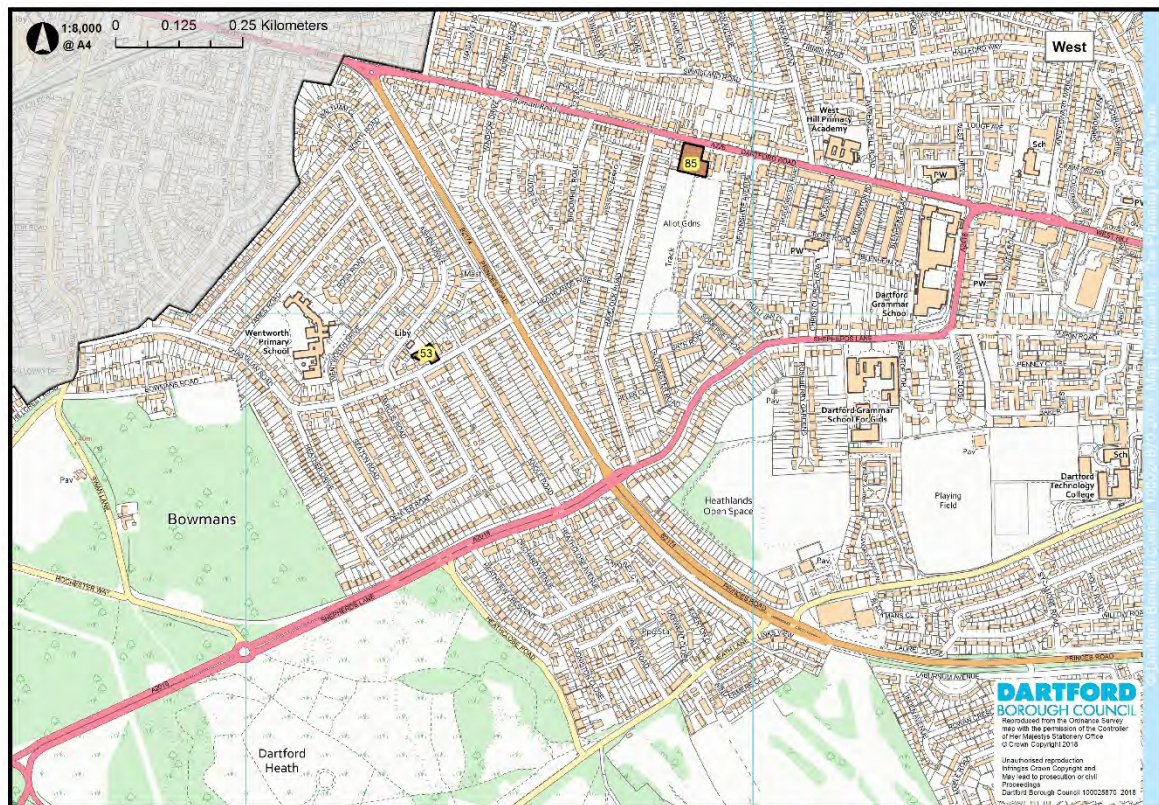
Borough



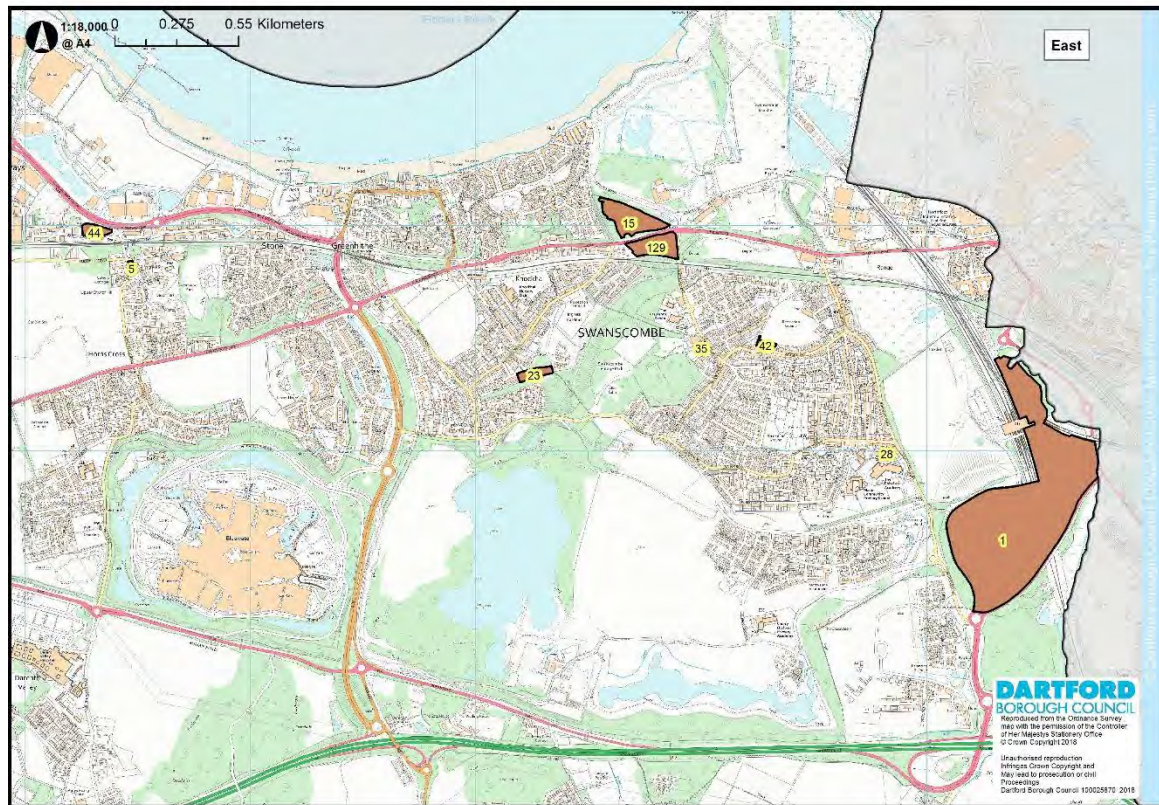
Central



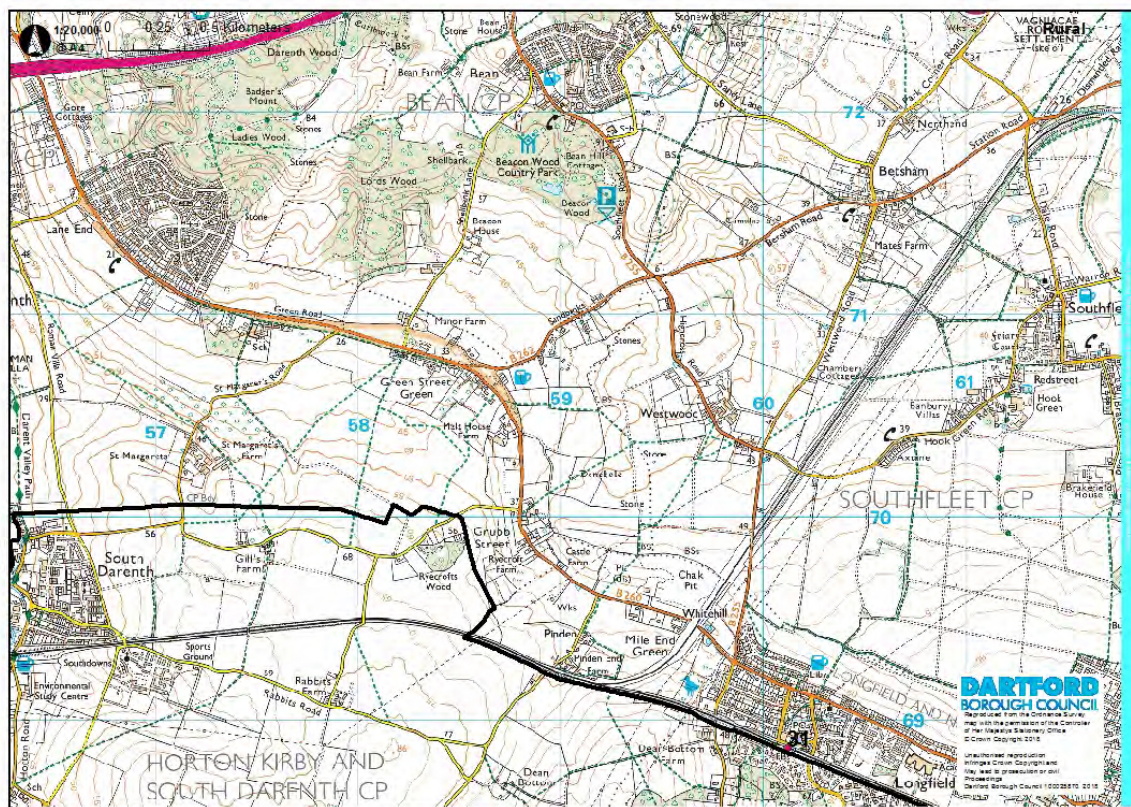
West



East



Rural



Central – Sites

Site 4: Rear of Two Brewers Public House

Address: 33 Lowfield Street, Dartford DA1 1EW

Site Size: 0.05ha

Dwellings From: 11 To: 11

Current Use: Vacant yard and disused public house

Planning permission	✓
Single ownership	✓
Early delivery possible	✓

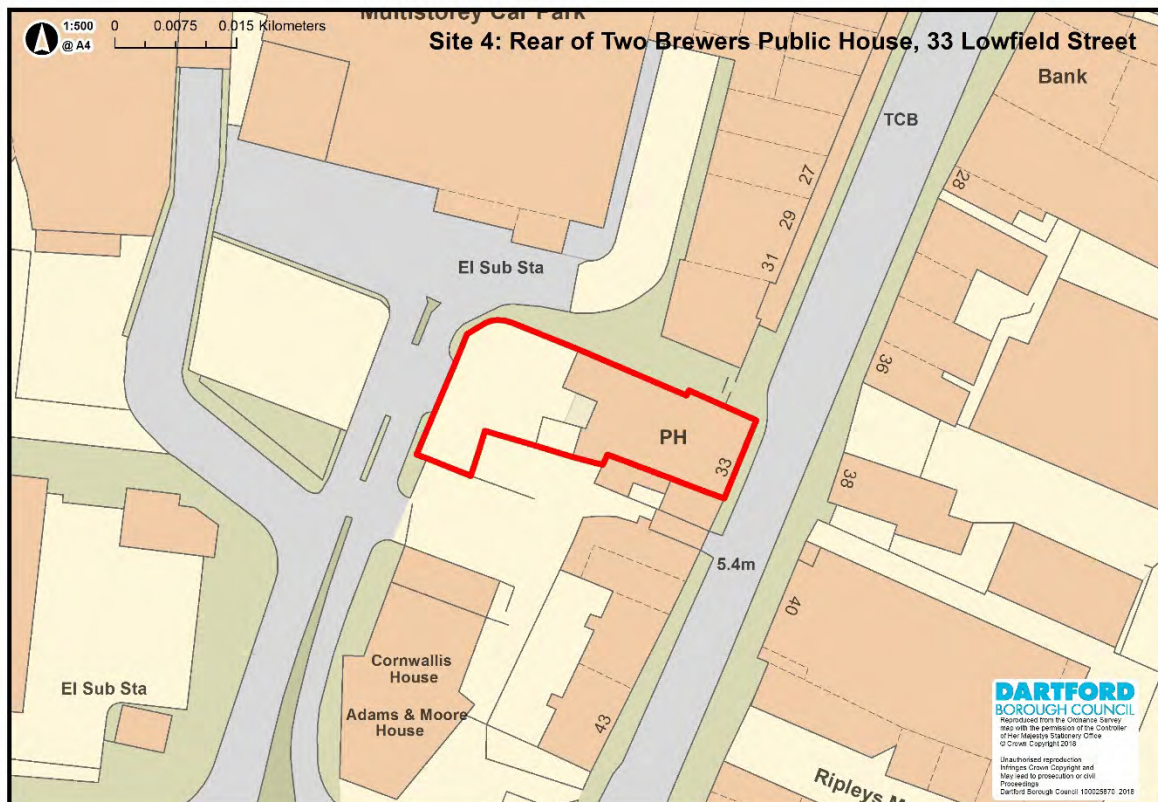
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

Full planning permission for the demolition of the existing single storey rear extensions and erection of a five storey building to the rear of the existing building to provide 1 no. three bedroom, 6 no. one bedroom, and 4 no. two bedroom flats (11 units in total), car parking spaces, and additional floor space for the use of the existing public house was granted on 26/05/2015 (reference number 14/00615/FUL).

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Within Dartford Town Centre Conservation Area and adjacent to grade II listed Two Brewers pub – policies DP12 and DP13
- Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 8: Cressener Place

Address: Land Adjacent To The Rear Of 1-12 Cressener Place, Burnham Road, Dartford

Site Size: 0.14ha

Dwellings From: 5 To: 5

Current Use: Vacant site

Planning permission	✓
Single ownership	✓
Early delivery possible	✓
Within 800m of a railway station	✓

Planning Status:

Full planning permission for the erection of a terrace of 5 no. 2 bedroom two storey houses was granted on 15/12/2016 (reference number 16/00784/FUL).

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Northernmost part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5



Site 10: Steam Crane Wharf

Address: Lower Hythe Street, Dartford

Site Size: 0.48ha

Dwellings From: 19 To: 30

Current Use: Partly vacant and partly occupied by employment uses

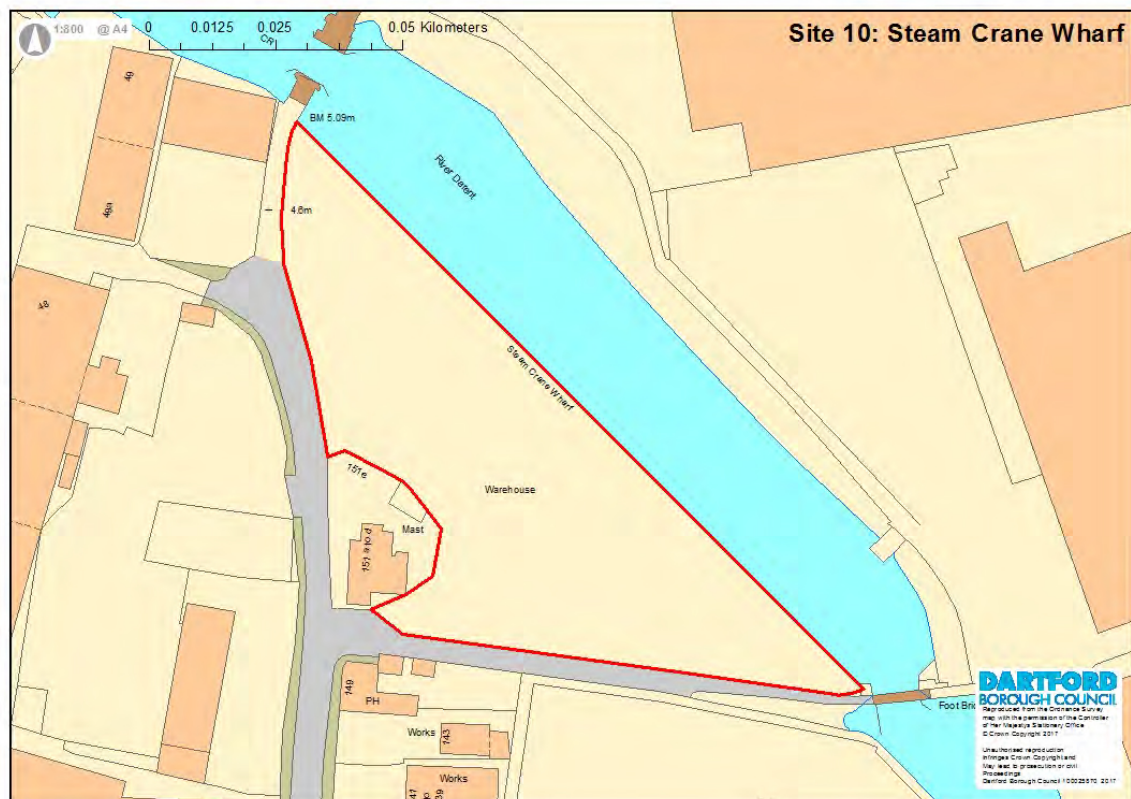
Core Strategy allocation	✓
Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Northern Gateway Strategic Site, a large mixed use development – policy CS3
- Density of over 50 dwellings/ha expected – policy CS17
- Flood Risk Area – policies CS24 and DP11
- Adjacent to grade II listed building at 151 and 151A Hythe Street – policies DP12 and DP13
- Northern Gateway Supplementary Planning Document



Site 14: Land East of Lowfield Street

Address: Land East of Lowfield Street, Dartford

Site Size: 2.55ha

Dwellings From: 548 To: 548

Current Use: Vacant retail uses, offices and car park

Planning permission	✓	Early delivery possible	✓
Core Strategy allocation	✓	Dartford Town Centre	✓
Single ownership	✓	Within 800m of a railway station	✓

Planning Status:

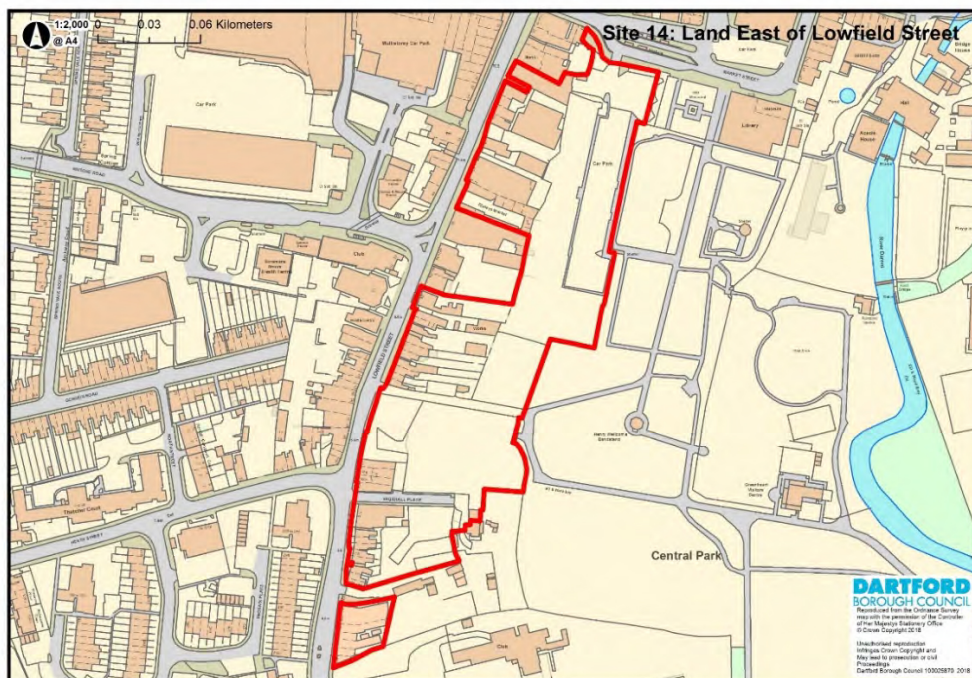
Full permission for demolition of buildings, refurbishment of No. 26 Lowfield Street and the construction of 188 dwellings, retail units, office, café/micro-brewery and ancillary development and outline permission for the demolition of buildings and the erection of up to 360 dwellings, with flexibility for use classes A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes) and D1 (non-residential institutions) and ancillary development was granted on 07/09/2017 (reference number 16/01919/FUL).

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Lowfield Street frontages in the northern part of the site are within the Dartford Town Centre Secondary Retail Frontages – policy DP16
- The northernmost part of the site is within the Dartford Town Centre Conservation Area and in close proximity to grade II listed Dartford War Memorial – policies DP12 and DP13
- Much of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Land East of Lowfield Street Opportunity Site

Additional information:

- Part of wider Lowfield Street regeneration (see also Sites 19, 22 and 84)



Site 17: Station Approach

Address: Station Approach, Dartford

Site Size: 1.76ha

Dwellings From: 106 To: 274

Current Use: Offices, railway station, retail, car parks

Core Strategy allocation	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

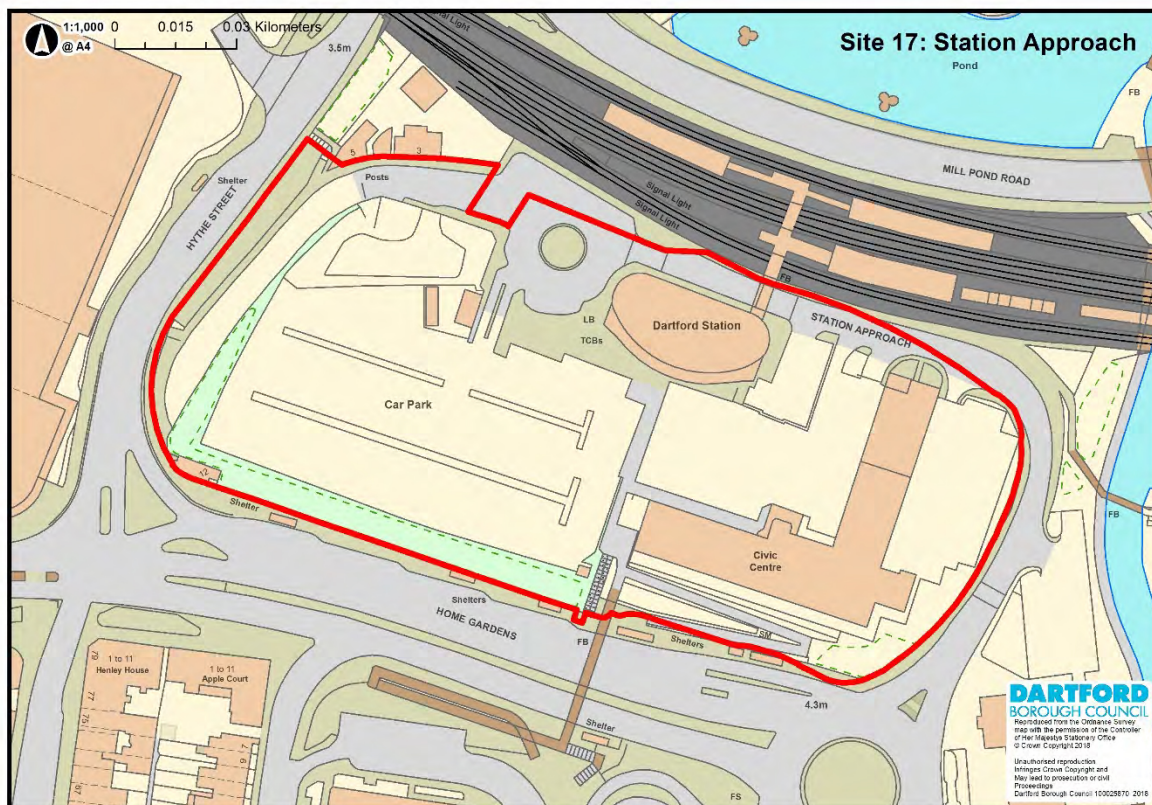
Part owned by Dartford Borough Council	✓
Part owned by Homes England	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Flood Risk Area – policies CS24 and DP11
- Part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Station Quarter Opportunity Site



Site 19: Glentworth Club

Address: 154 Lowfield St, Dartford

Site Size: 0.55ha

Dwellings From: 10 To: 31

Current Use: Social club, car park and football pitches

Core Strategy allocation	✓
Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

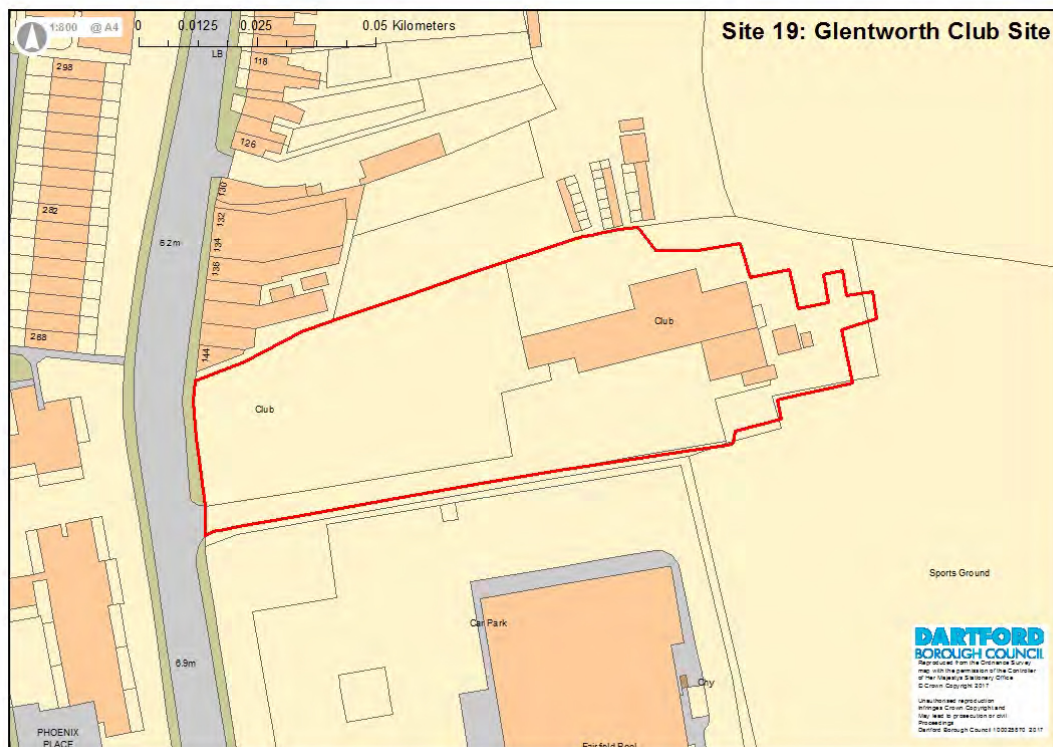
There is no current planning permission for the site.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Part of the site comprises Borough Open Space – policies CS14 and DP24
- Flood Risk Area – policies CS24 and DP11
- Part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Land East of Lowfield Street Opportunity Site

Additional information:

- Part of wider Lowfield Street regeneration (see also Sites 14, 22 and 84)



Site 20: Former Co-op and Westgate Car Park

Address: 20-54 Hythe Street and Westgate Car Park, Kent Road, Dartford

Site Size: 1.08ha

Dwellings From: 60 To: 140

Current Use: Former department store and car park

Core Strategy allocation	✓
Early delivery possible	✓
Dartford Town Centre	✓

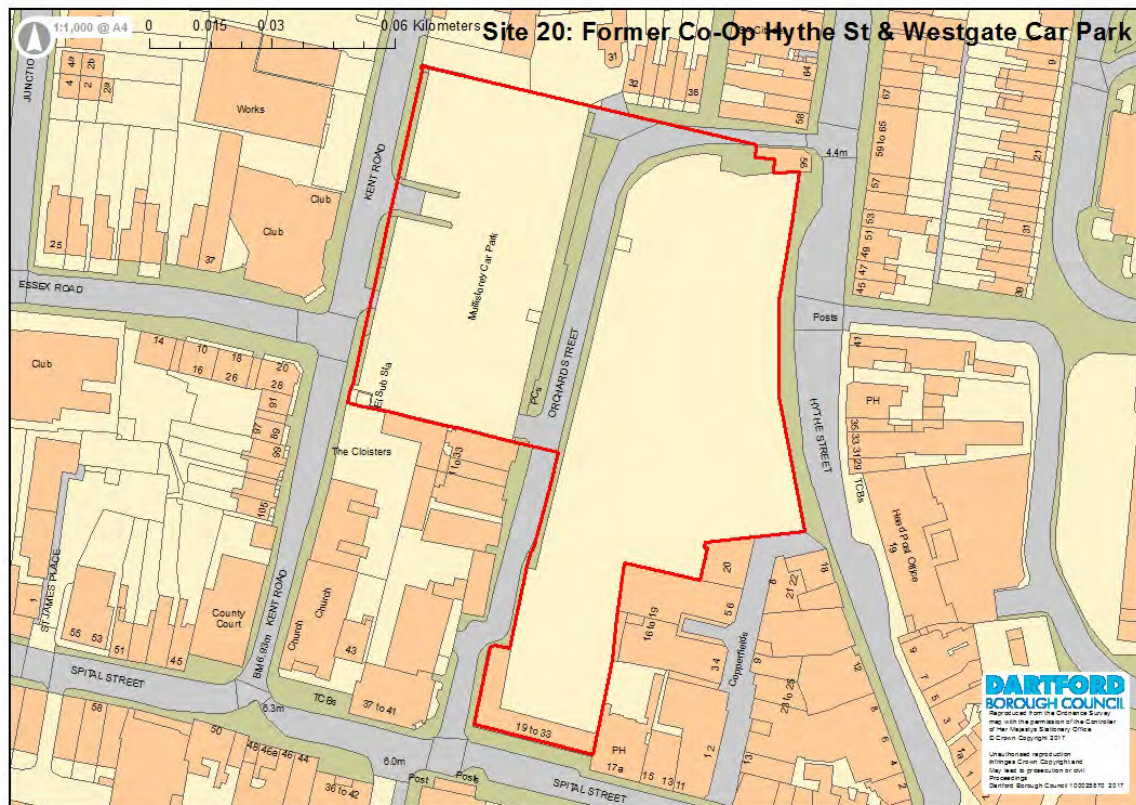
Part owned by Dartford Borough Council	✓
Part owned by Homes England	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Frontages along Hythe Street and Spital Street are within the Dartford Town Centre Secondary Retail Frontages – policy DP16
- The southernmost part of the site is within the Dartford Town Centre Conservation Area and adjacent to grade II listed Coach and Horses pub – policies DP12 and DP13
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document – Hythe Street (former Co-op site) and Kent Road (Westgate car park) Opportunity Site



Site 22: Former Vauxhall Farm

Address: Lowfield Street, Dartford

Site Size: 0.31ha

Dwellings From: 10 To: 92

Current Use: Vacant

Core Strategy allocation	✓
Single ownership	✓
Early delivery possible	✓

Dartford Town Centre (part)	✓
Within 800m of a railway station	✓

Planning Status:

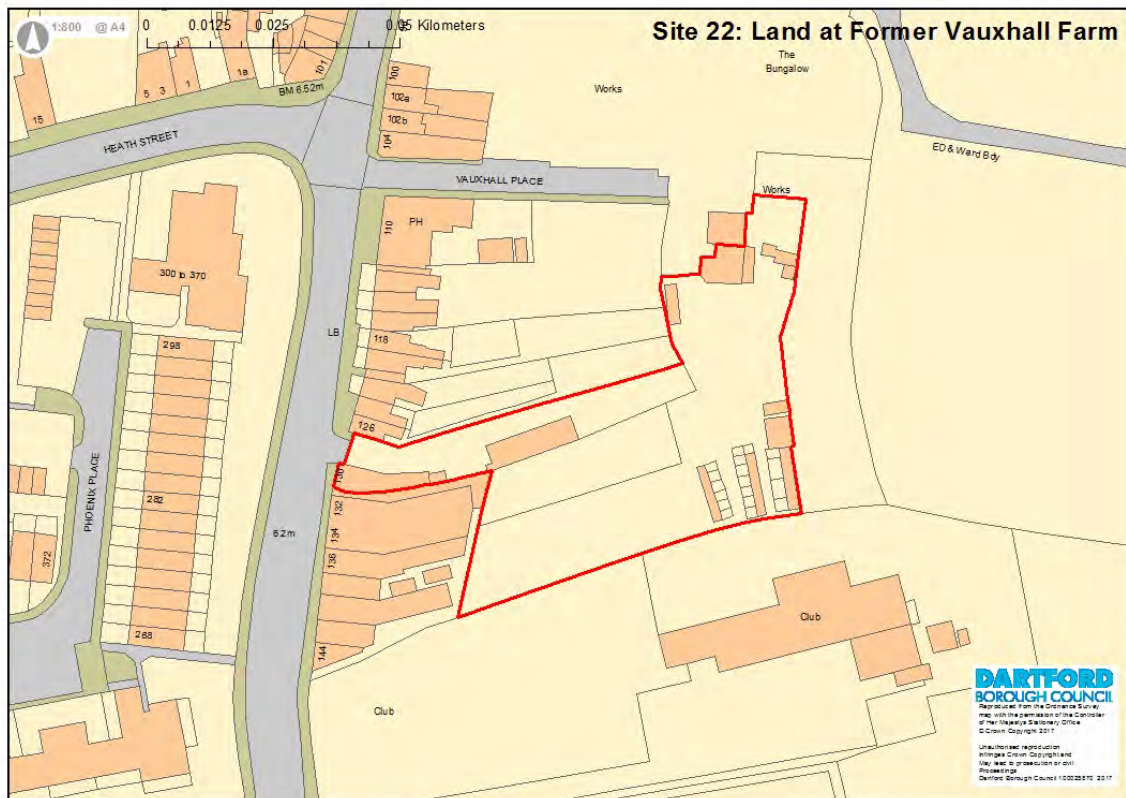
There was a resolution to grant full planning permission, subject to the signing of a S106 agreement, for 92 residential apartments on 07/11/2019 (reference number 19/00027/FUL).

Local Plan Policies:

- Part of it is within the Dartford Town Centre boundary – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Land East of Lowfield Street Opportunity Site

Additional information:

- Part of wider Lowfield Street regeneration (see also Sites 14, 19 and 84)



Site 30: 14-18 Lowfield Street

Address: Vineyard Church Centre, 14-18 Lowfield Street and 24 Market Street, Dartford

Site Size: 0.03ha

Dwellings From: 5 To: 5

Current Use: Vacant church centre

Planning permission	✓
Core Strategy allocation	✓
Single ownership	✓

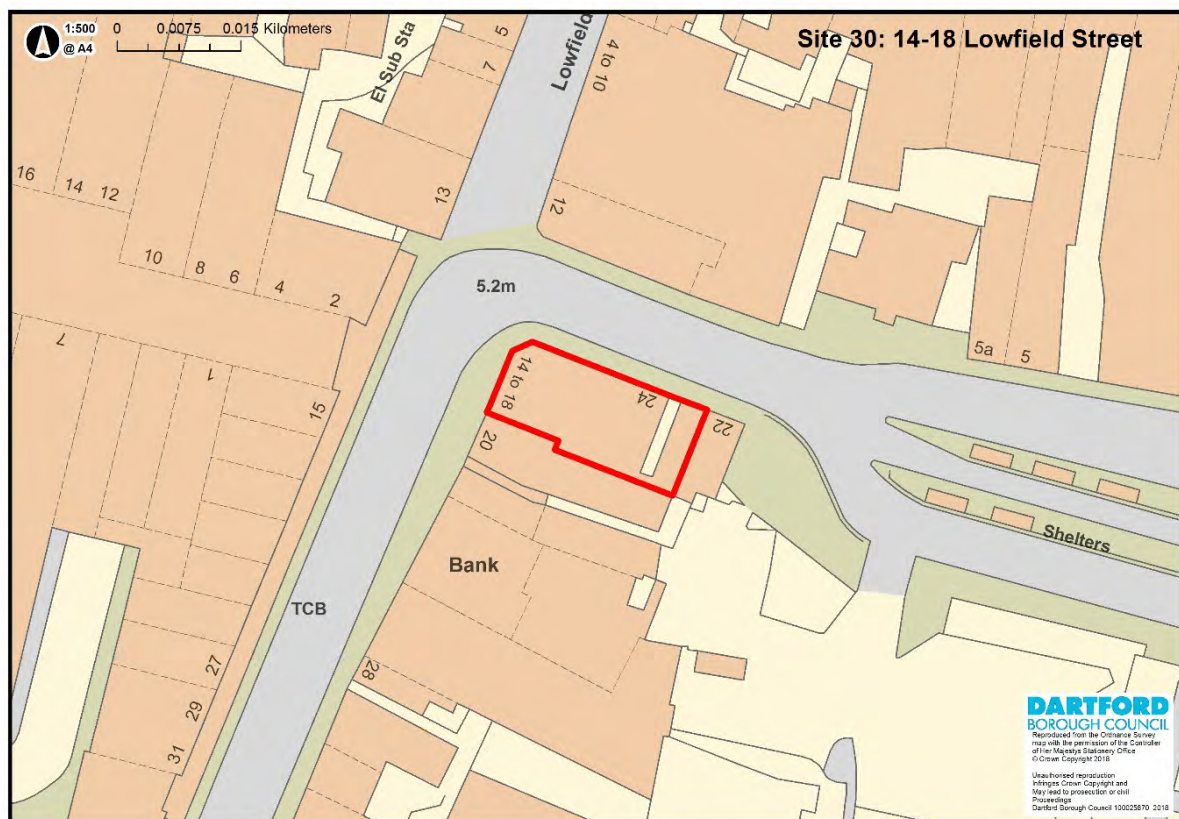
Early delivery possible	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

Full planning permission for office/retail units on the ground floor and conversion and extension of upper floors to provide 5 flats was granted on 22/05/2019 (reference number 18/01580/COU).

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Lowfield Street frontage is within the Dartford Town Centre Secondary Retail Frontage – policy DP16
- Within Dartford Town Centre Conservation Area – policies DP12 and DP13
- Within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Land East of Lowfield Street Opportunity Site



Site 32: 52 Spital Street

Address: 52 Spital Street, Dartford

Site Size: 0.1ha

Dwellings From: 14 To: 14

Current Use: Workshop

Single ownership	✓
Early delivery possible	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

Full planning permission for the demolition of the existing building and the erection of a 3 storey building to provide a retail unit and 14 flats was granted on 10/12/2019 (reference number 19/00771/FUL)

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Within Dartford Town Centre Conservation Area – policies DP12 and DP13
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 33: 22-26 Spital Street

Address: 22-26 Spital Street, Dartford

Site Size: 0.11ha

Dwellings From: 5 To: 7

Current Use: Vacant

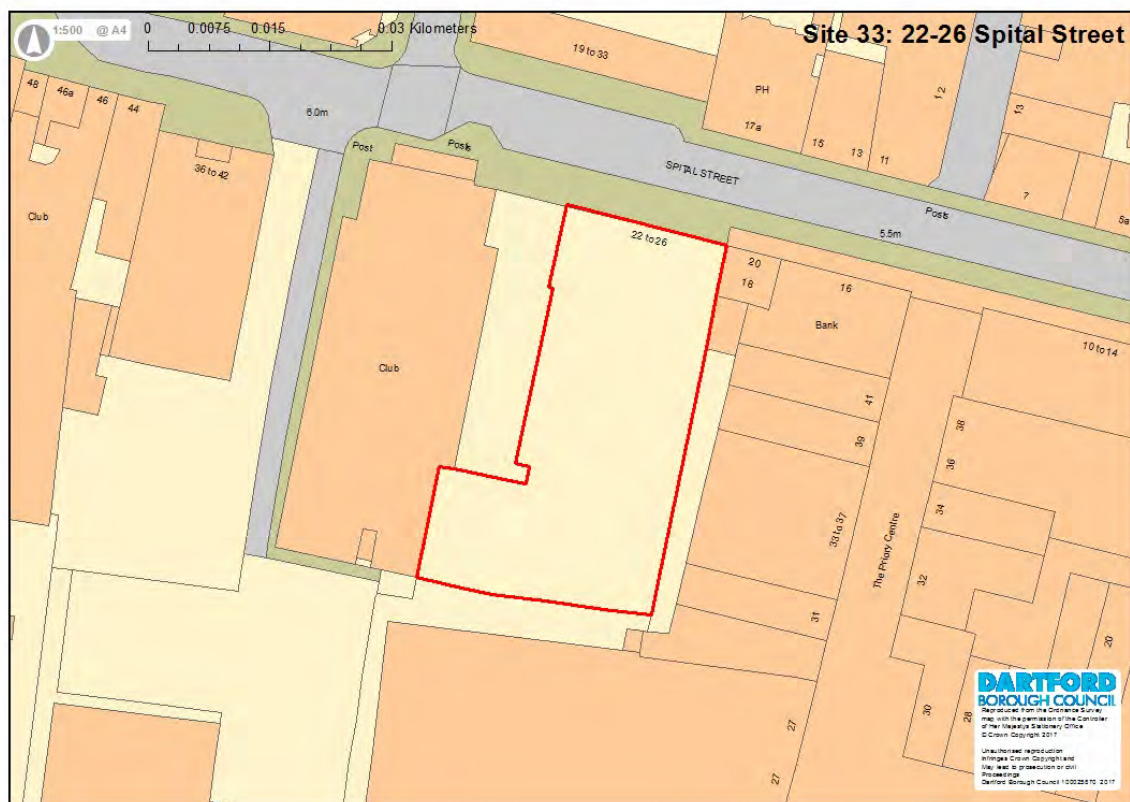
Single ownership	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Within Dartford Town Centre Conservation Area – policies DP12 and DP13
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 39: The Pits, St Vincent's Road

Address: St Vincent's Road, Dartford

Site Size: 0.39ha

Dwellings From: 14 To: 18

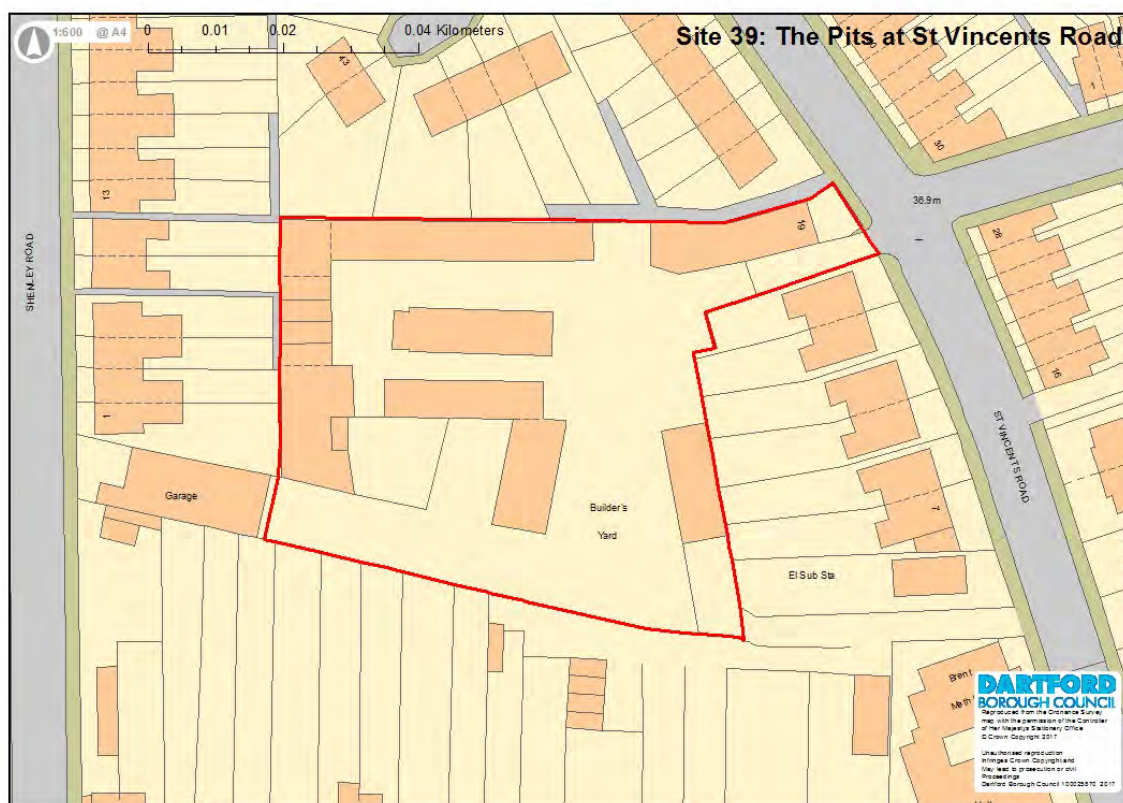
Current Use: Vacant

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 62: 125 St Vincent's Road, Dartford

Address: 125 St Vincent's Road, Dartford

Site Size: 0.34ha

Dwellings From: 15 To: 18

Current Use: Petrol filling station

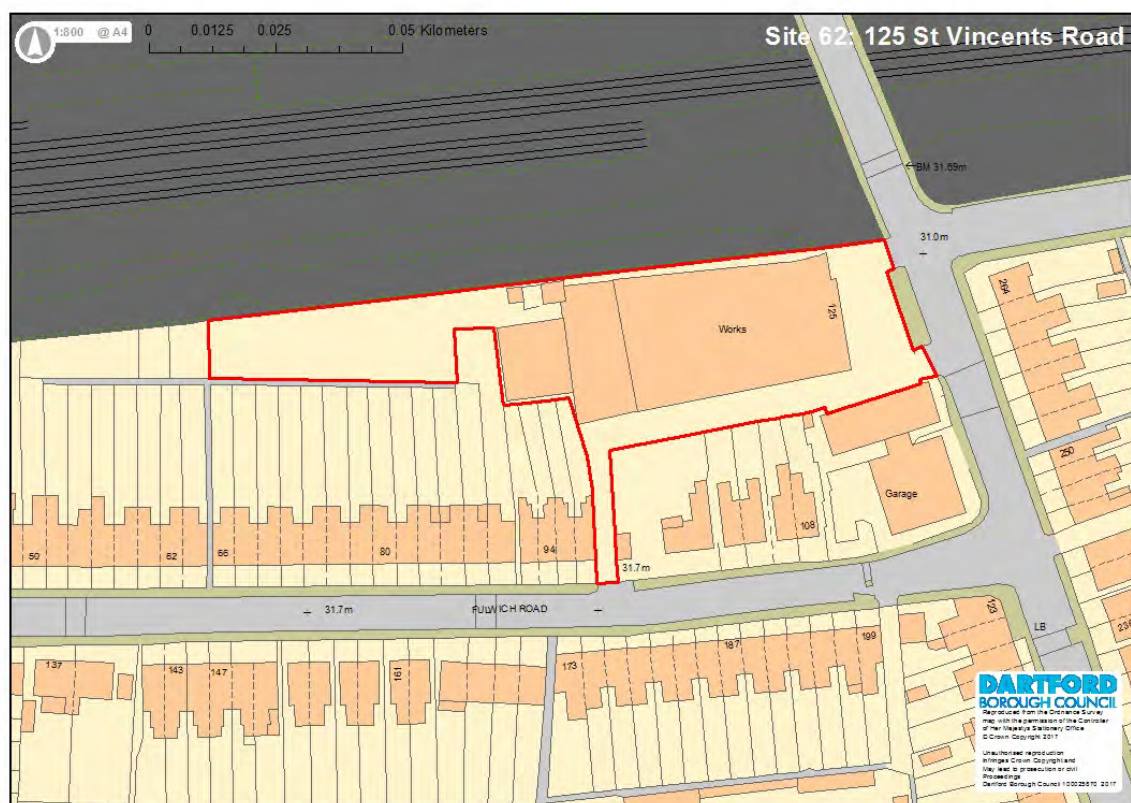
Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 84: 46-58 Lowfield Street

Address: 46-58 Lowfield St, Dartford

Site Size: 0.23ha

Dwellings From: 14 To: 22

Current Use: Vacant retail uses

Core Strategy allocation	✓
Single ownership	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

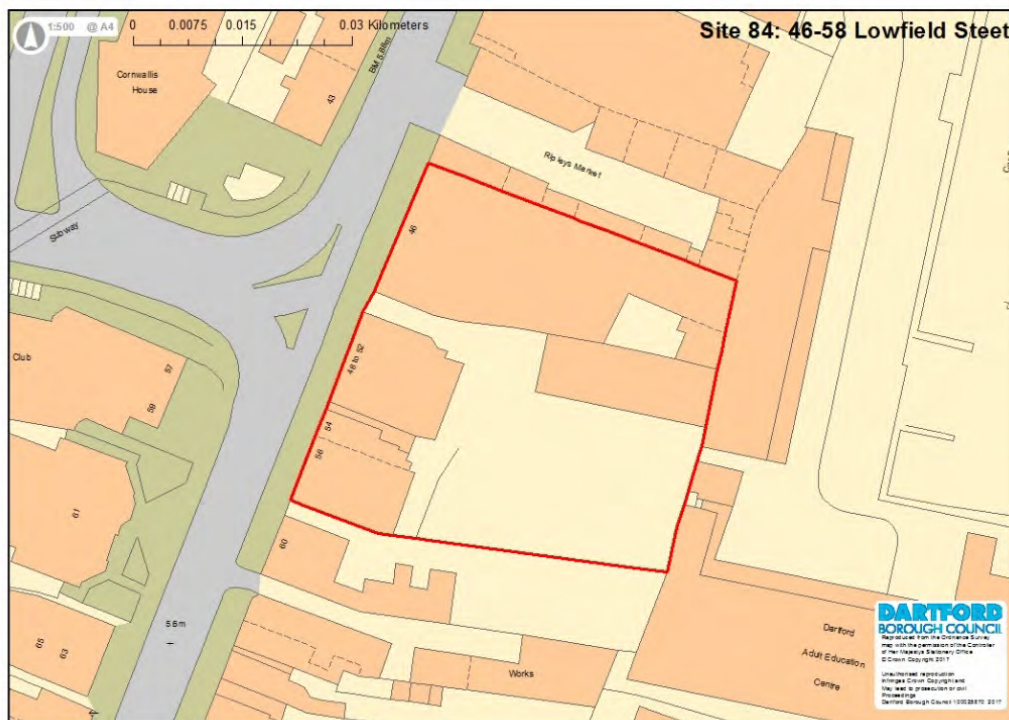
There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- The Lowfield Street frontage is within the Dartford Town Centre Secondary Retail Frontages – policy DP16
- Much of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document – within the Land East of Lowfield Street Opportunity Site

Additional information:

- Part of wider Lowfield Street regeneration (see also Sites 14, 19 and 22)



Site 93: 27-31 High Street, Dartford

Address: 1st, 2nd and 3rd Floors, 27-31 High Street, Dartford

Site Size: 0.06ha

Dwellings From: 14 To: 14

Current Use: Retail, offices

Planning permission	✓
Single ownership	✓
Early delivery possible	✓

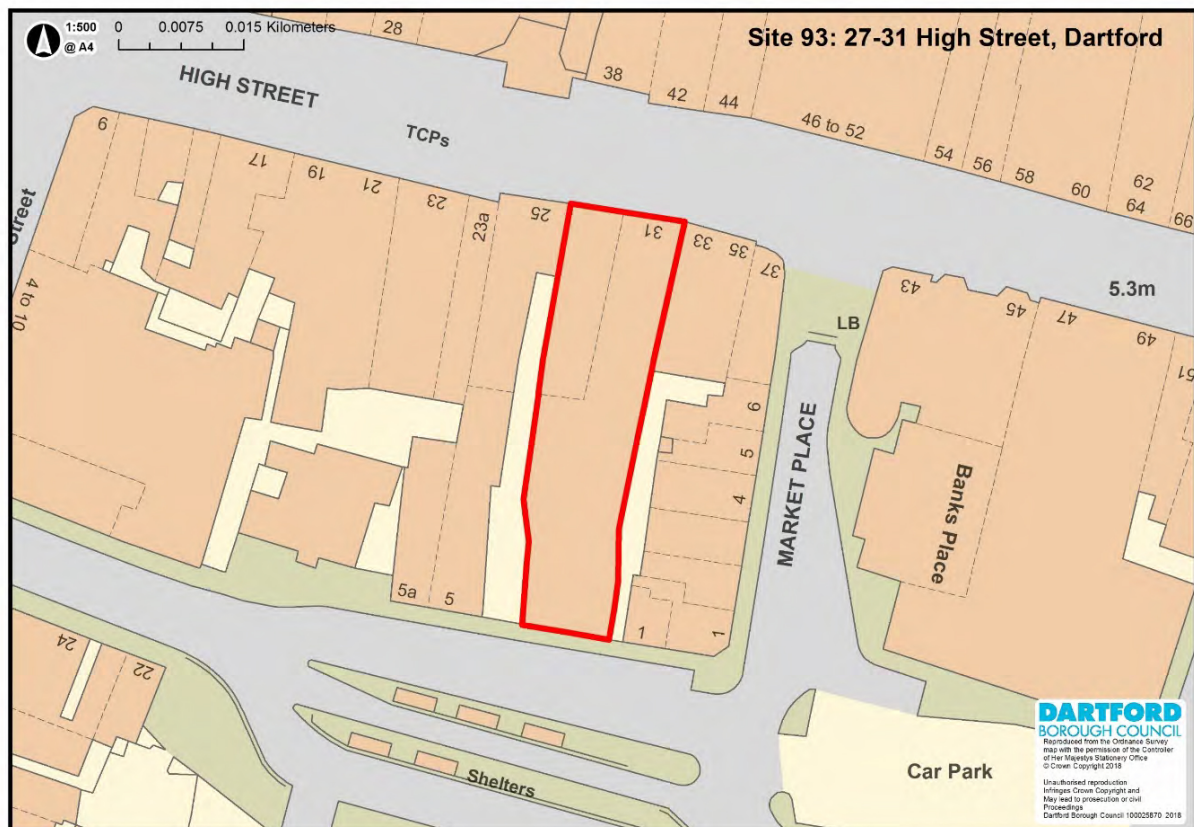
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

Prior approval for the change of use from offices to residential to provide 14 residential units was granted on 24/10/2019 (reference number 19/01211/P3O).

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- High Street frontage is within the Dartford Town Centre Primary Retail Frontage – policy DP15
- Within Dartford Town Centre Conservation Area – policies DP12 and DP13
- Southern part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 124: Dartford Magistrates Court

Address: Highfield Road, Dartford

Site Size: 0.22ha

Dwellings From: 10 To: 14

Current Use: Court buildings

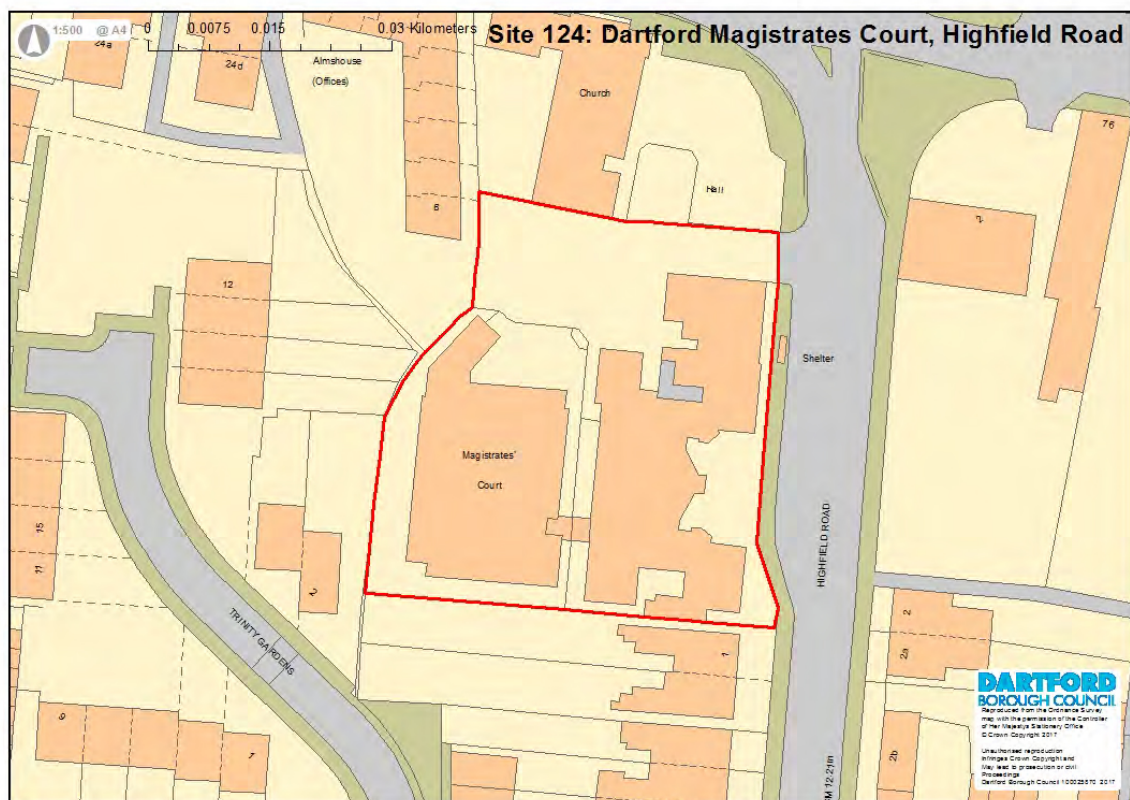
Single ownership	✓
Owned by Homes England	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Within Dartford Town Centre Conservation Area and adjacent to grade II listed Twistletons Almshouses – policies DP12 and DP13



Site 167: Orchards Shopping Centre, Dartford

Address: Orchards Shopping Centre, Dartford

Site Size: 1.86ha

Dwellings From: 104 To: 148

Current Use: Shopping centre and car parks

Single ownership	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Existing retail frontages are within the Dartford Town Centre Primary Retail Frontages – policy DP15
- High Street frontage is within the Dartford Town Centre Conservation Area – policies DP12 and DP13
- The eastern part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 171: Instone House and Car Park

Address: Instone House and Car Park, Instone Road, Dartford

Site Size: 0.06ha

Dwellings From: 15 To: 15

Current Use: Offices and parking

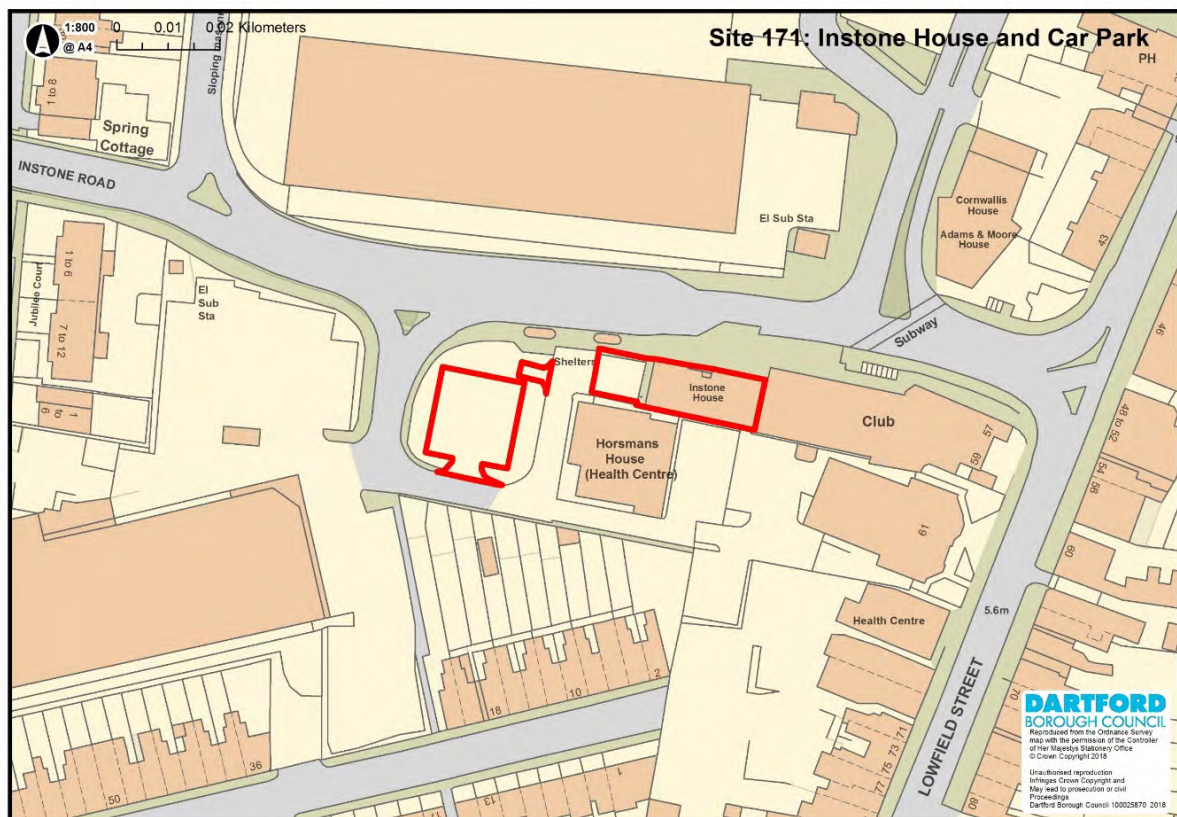
Planning permission	✓
Single ownership	✓
Early delivery possible	✓
Within 800m of a railway station	✓

Planning Status:

Prior approval for the change of use of the building from offices to 8 flats was granted on 06/03/2017 (reference number 17/00043/P3O). An extension to the building to provide a further 7 residential units was approved on 08/07/2019 (reference number 19/00519/FUL).

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Eastern part of the site is within a Flood Risk Area – policies CS24 and DP11
- Within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Dartford Town Centre Framework Draft Supplementary Planning Document



Site 212: The Priory Shopping Centre

Address: The Priory Shopping Centre, Dartford DA1 2HR

Site Size: 2.98ha

Dwellings From: 156 To: 402

Current Use: Shopping centre

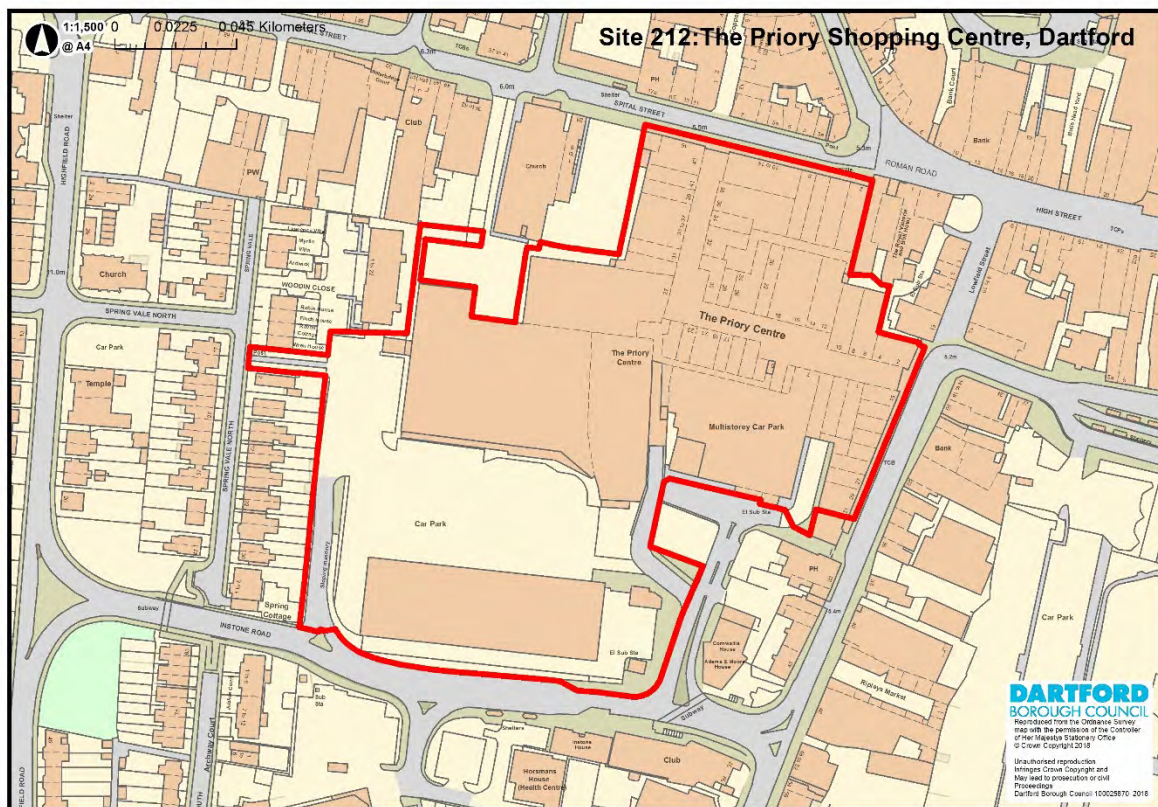
Single ownership	✓
Dartford Town Centre	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site.

Local Plan Policies:

- Dartford Town Centre – policy CS2
- Density of over 50 dwellings/ha expected – policy CS17
- Most of the existing retail frontages are within the Dartford Town Centre Primary Retail Frontages – policy DP15
- Spital Street and Lowfield Street frontages are within the Dartford Town Centre Conservation Area – policies DP12 and DP13
- The eastern part of the site is within the Dartford Town Centre and Approach Roads Air Quality Management Area – policy DP5
- Flood Risk Area – policies CS24 and DP11
- Dartford Town Centre Framework Draft Supplementary Planning Document



West – Sites

Site 53: 40 Chastilian Road

Address: 40 Chastilian Road, Dartford

Site Size: 0.1ha

Dwellings From: 5 To: 6

Current Use: Vacant land

Planning Status:

There is a current planning application for the demolition, alterations, rear and roof extensions and change of use from B1(a) offices to residential (Class C3) comprising 9 apartments (reference number 19/01463/FUL). The site has a potential capacity of 6 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 85: 127-129 Dartford Road

Address: 127-129 Dartford Road, Dartford

Site Size: 0.28ha

Dwellings From: 13 To: 14

Current Use: Yard

Single ownership

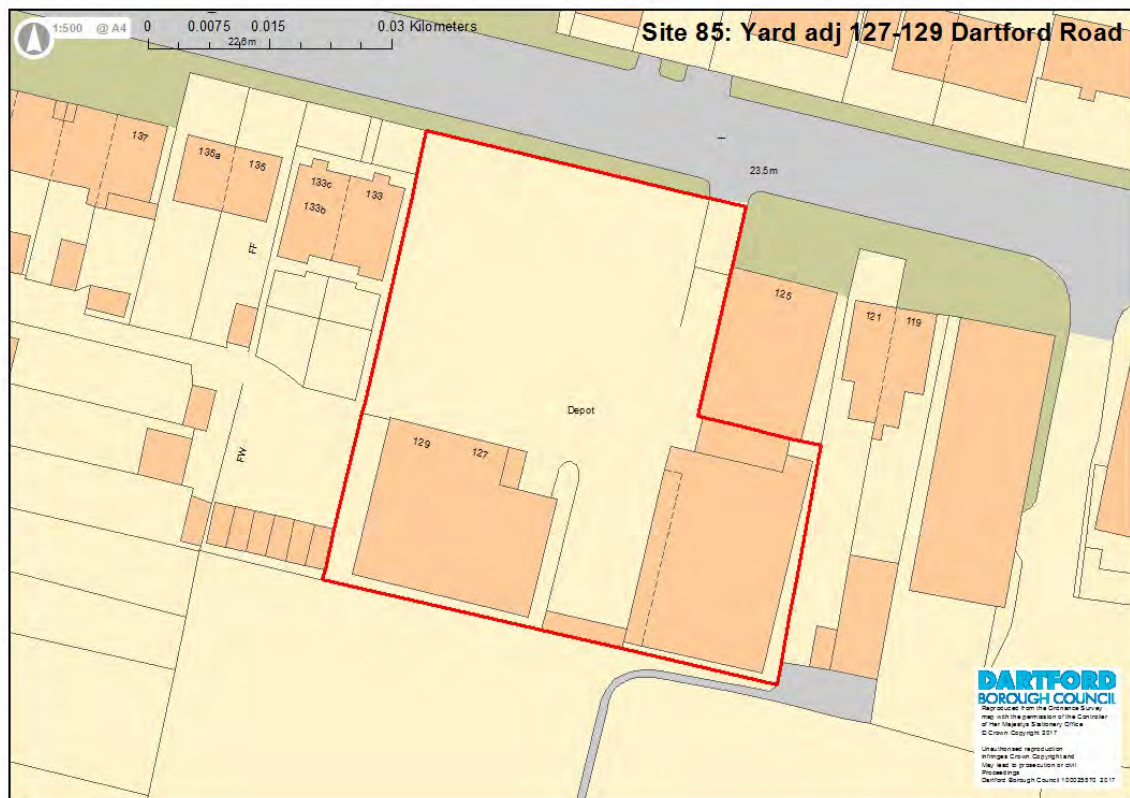


Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 14 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- The Dartford Road frontage is within a District Centre – policies DP14, DP17 and DP19



East – Sites

Site 1: Ebbsfleet Central

Address: South of Thames Way, South of International Way and North of A2260
Ebbsfleet Gateway

Site Size: 31.92ha

Dwellings From: 1,000 **To:** 3,382

Current Use: Former agricultural land and landfill, much of which is now used for car parking associated with Ebbsfleet International Station.

Planning permission	✓
Core Strategy allocation	✓
Single ownership	✓

Ebbsfleet Garden City	✓
Within 800m of a railway station	✓

Planning Status:

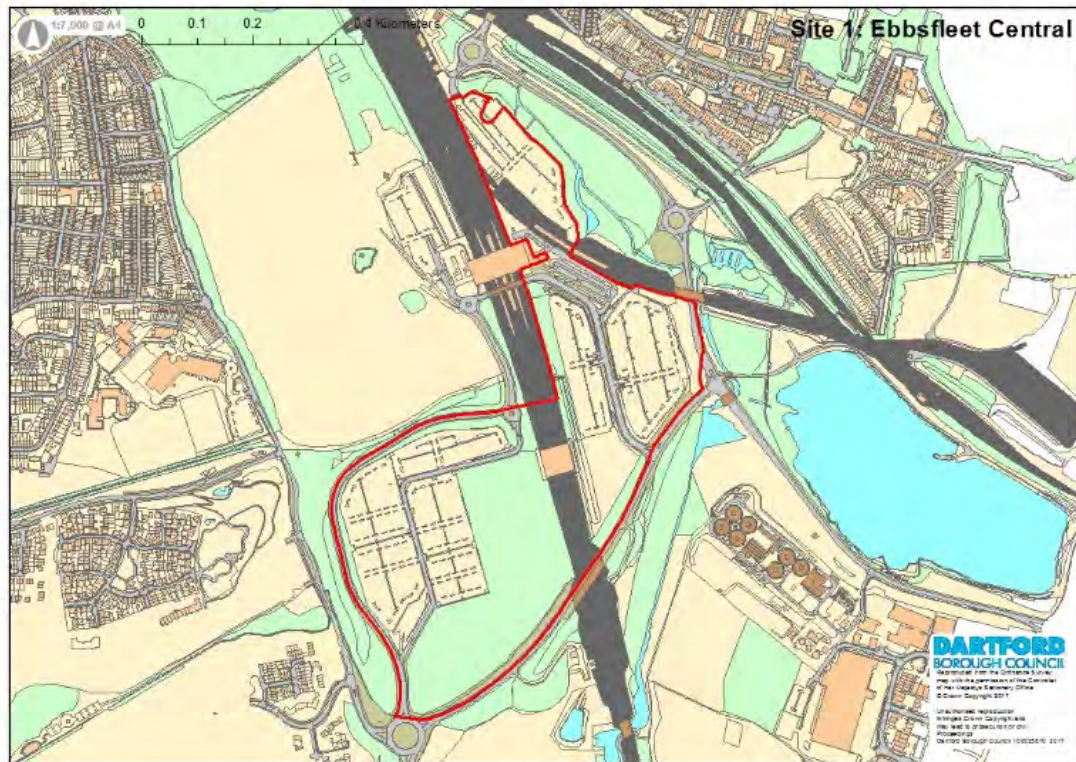
It falls within part of a larger site granted outline planning permission on 01/11/2003 (reference number 96/0047/OUT) for upto 789,550sq.m gross floorspace comprising employment, residential, hotel and leisure uses supporting retail & community facilities and ancillary development. This was divided into four quarters for which there are approved masterplans – the site falls within Station Quarter North (reference number 08/00577/EBQNC) and Station Quarter South (reference number 06/01045/EBQSQS). The site has a potential capacity of 3,382 units in the Draft SHLAA.

Local Plan Policies:

- Ebbsfleet Valley Strategic Site, a large mixed use development – policy CS5
- Density of over 50 dwellings/ha expected – policy CS17
- Biodiversity Opportunity Area – policies CS14 and DP25

Additional information:

- Requirement that station car parking is replaced



Site 5: St Mary's Church Hall

Address: Church Hill, Stone

Site Size: 0.1ha

Dwellings From: 6 To: 6

Current Use: Church hall

Planning permission	✓
Single ownership	✓
Early delivery possible	✓
Within 800m of a railway station	✓

Planning Status:

Outline planning permission for the demolition of the existing hall and the erection of 4 x 3 bedroom and 2 x 2 bedroom apartments with communal parking, storage and amenity spaces was granted on 25/08/2015 (reference number 14/01805/OUT).

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 15: Former Croxton and Garry Site

Address: Tiltman Avenue, Swanscombe

Site Size: 2.57ha

Dwellings From: 220 To: 220

Current Use: Former chalk quarry

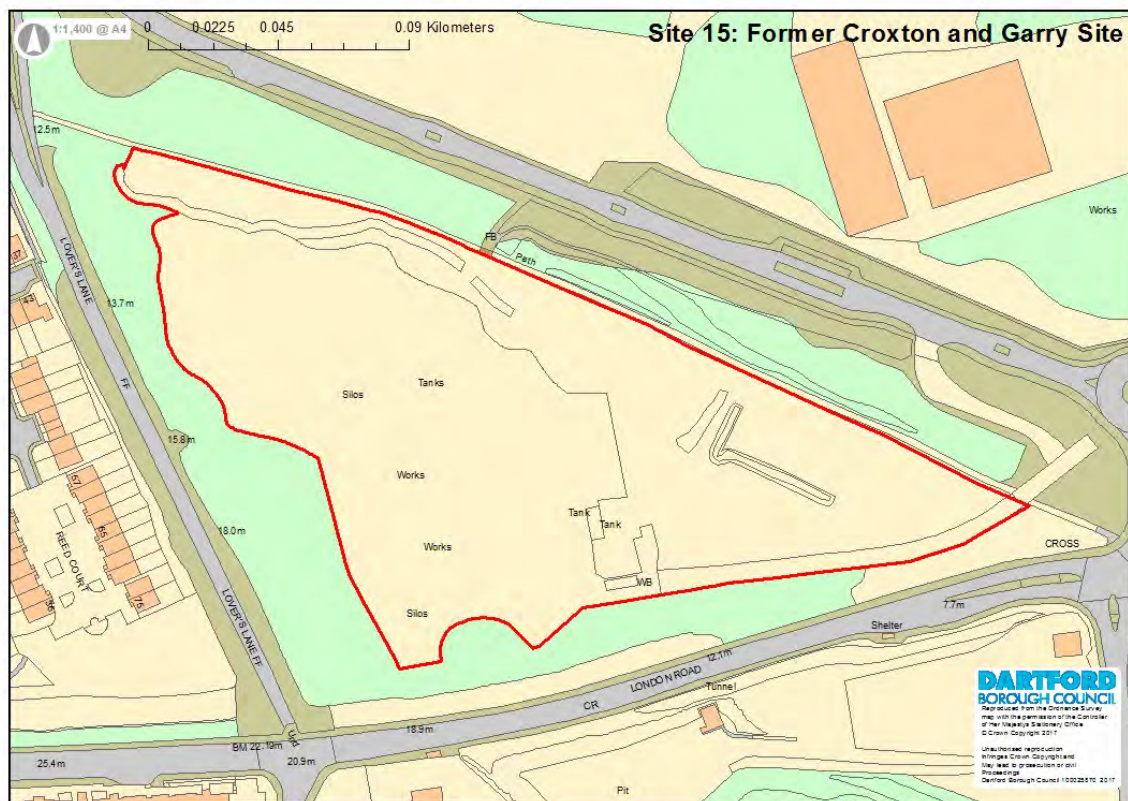
Single ownership	✓
Early delivery possible	✓
Ebbsfleet Garden City	✓

Planning Status:

Outline planning permission for up to 220 dwellings was granted on 12/12/2018 (reference number EDC/17/0110).

Local Plan Policies:

- Thames Waterfront – policy CS6
- Density of over 50 dwellings/ha expected – policy CS17
- Much of the site is within a Flood Risk Area – policies CS24 and DP11



Site 23: Builders Yard, Spring Vale

Address: 1 Spring Vale, Knockhall Road, Greenhithe

Site Size: 0.59ha

Dwellings From: 24 To: 30

Current Use: Builders yard

Single ownership

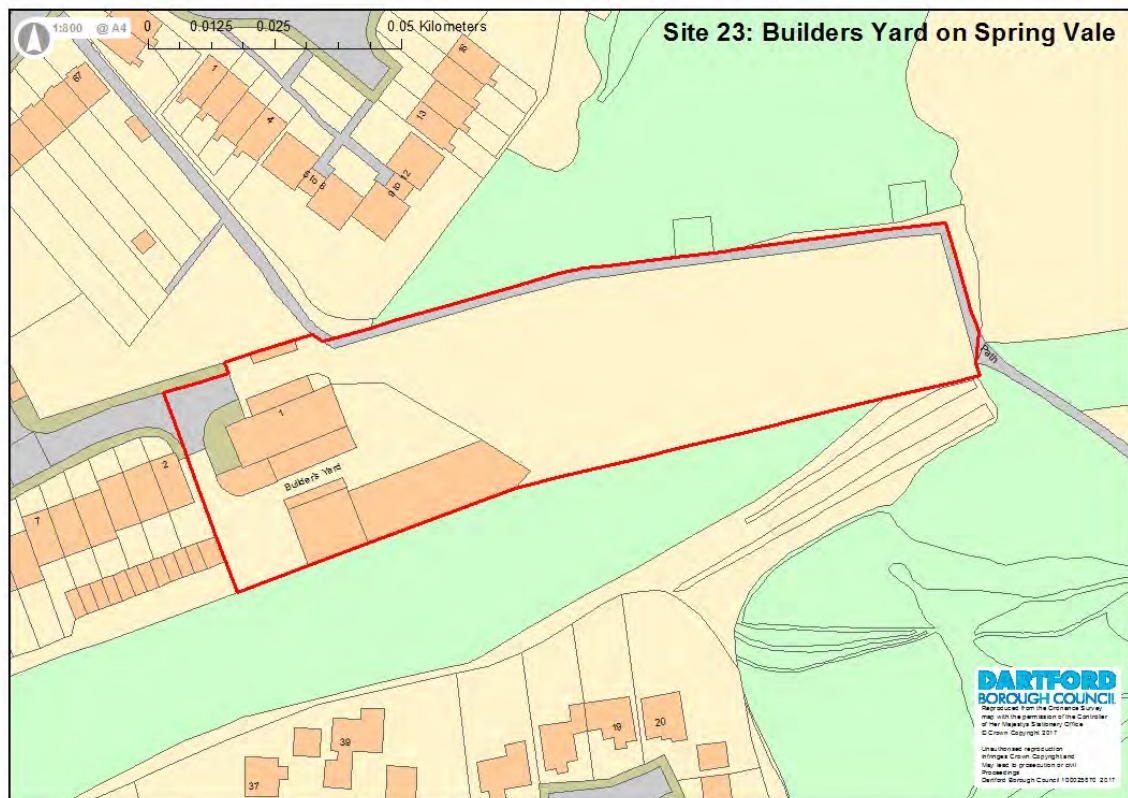


Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 30 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Part of site is within a Biodiversity Opportunity Area – policies CS14 and DP25



Site 28: Orchard House, Coopers Road, Swanscombe

Address: Coopers Road, Swanscombe

Site Size: 0.03ha

Dwellings From: 5 To: 5

Current Use: Workshop

Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 5 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 35: SWCS Car Sales, Craylands Lane

Address: Craylands Lane, Swanscombe

Site Size: 0.06ha

Dwellings From: 5 To: 5

Current Use: Car dealership in operation

Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 5 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 42: Land Rear of 150-160 Milton Road

Address: Land Rear of 150-160 Milton Road, Swanscombe

Site Size: 0.16ha

Dwellings From: 5 To: 5

Current Use: Residential parking/garages

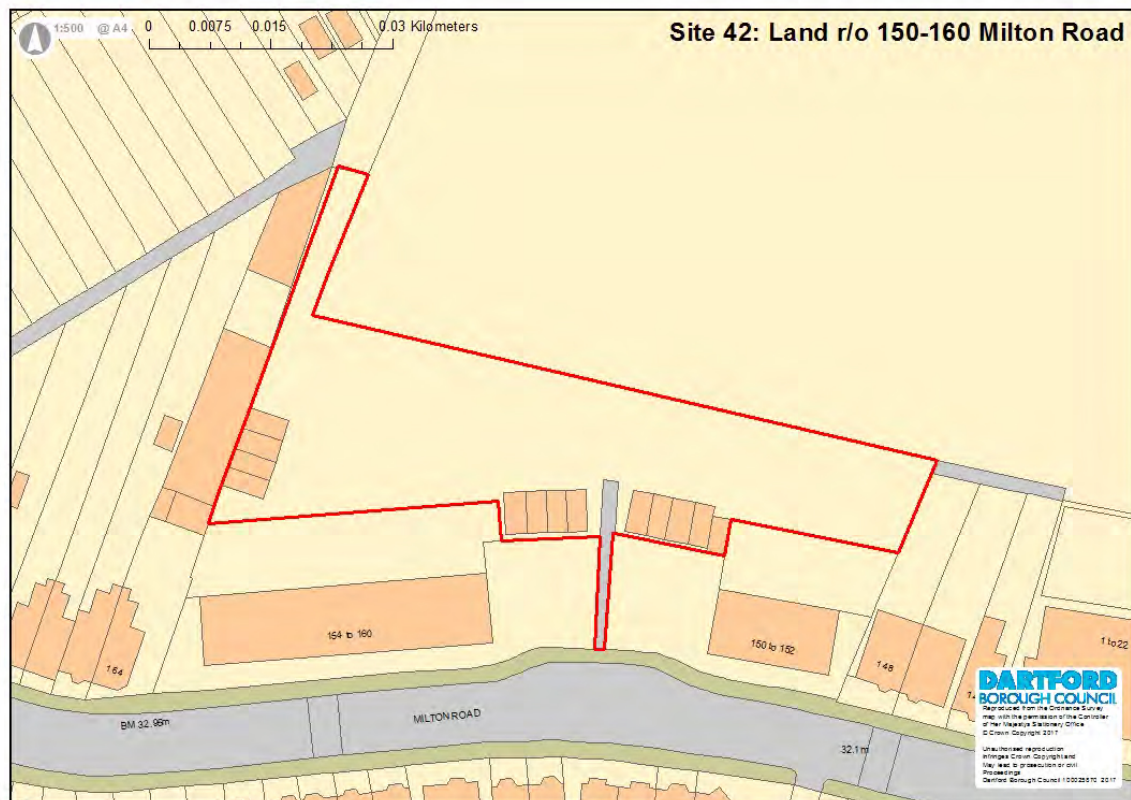
Single ownership	✓
Owned by Dartford Borough Council	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 7 units in the Draft SHLAA.

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17



Site 44: Former Day Nursery and Land adjacent to Old Rectory, south of St Mary's Road, Stone

Address: St Mary's Road, Stone

Site Size: 0.54ha

Dwellings From: 70 To: 70

Current Use: Vacant land

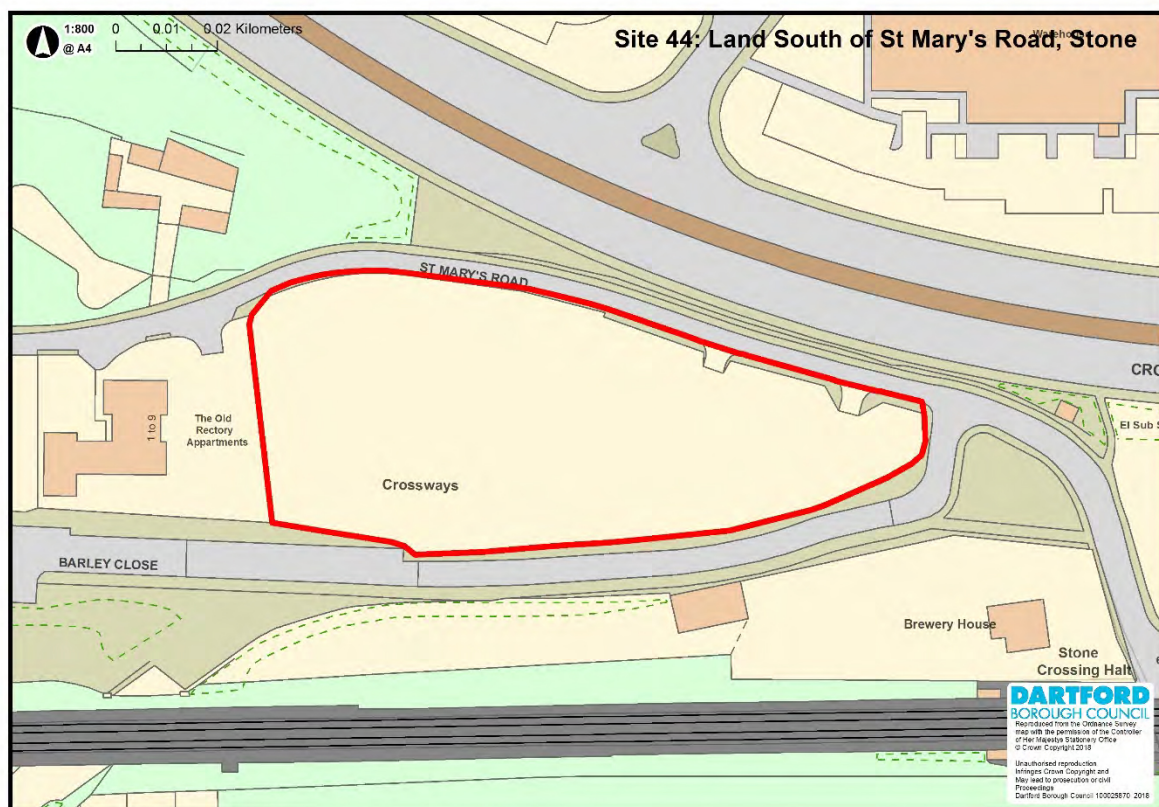
Single ownership	✓
Early delivery possible	✓
Within 800m of a railway station	✓

Planning Status:

Full planning permission for the erection of three apartment buildings comprising 70 units was granted on 07/11/2018 (reference number 17/02082/FUL).

Local Plan Policies:

- Density of 35-55 dwellings/ha expected – policy CS17
- Flood Risk Area – policies CS24 and DP11



Site 129: Craylands Lane

Address: Land at London Road and Craylands Lane, Swanscombe

Site Size: 1.78ha

Dwellings From: 100 To: 110

Current Use: Vacant

Planning permission	✓
Single ownership	✓
Early delivery possible	✓

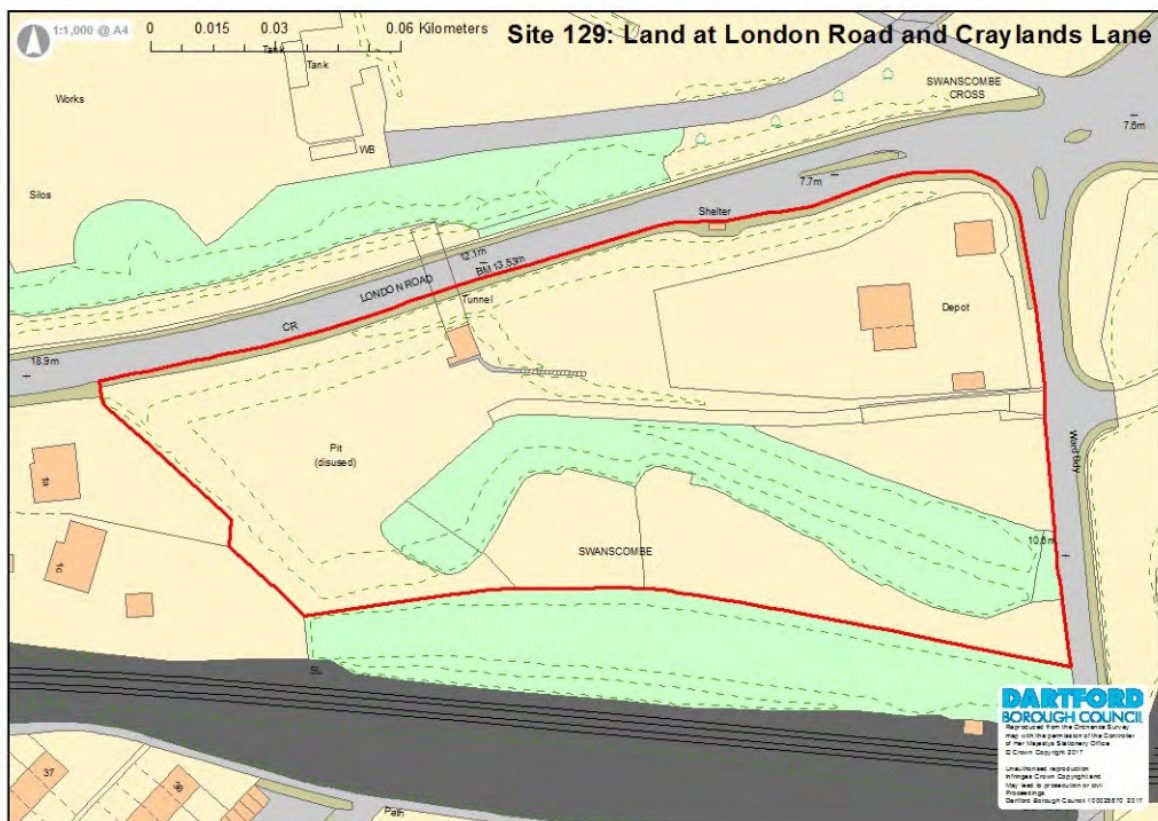
Ebbsfleet Garden City	✓
Within 800m of a railway station	✓

Planning Status:

Outline planning permission for up to 110 dwellings was granted on 16/02/2015 (14/01689/OUT).

Local Plan Policies:

- Thames Waterfront – policy CS6
- Density of over 50 dwellings/ha expected – policy CS17
- Part of the site is within the London Road Air Quality Management Area – policy DP5



Rural – Sites

Site 31: Land Rear of 67-97 Station Road

Address: Rear of 67-97 Station Road, Longfield

Site Size: 0.15ha

Dwellings From: 5 To: 7

Current Use: Former parking area

Single ownership	✓
Within 800m of a railway station	✓

Planning Status:

There is no current planning permission for the site. The site has a potential capacity of 5 units in the Draft SHLAA.

Local Plan Policies:

- Density below 40 dwellings/ha expected – policy CS17

