DARTFORD LOCAL PLAN

Strategic Housing Land Availability Assessment (SHLAA)

DRAFT Sites Summary Compendium –2019/20

Dartford Borough Council

IMPORTANT NOTE:

Sites currently regarded as developable/ deliverable in the Dartford SHLAA should <u>NOT</u> be regarded as indicating any such residential planning application would be approved. Similarly, SHLAA information on suitability, identified site constraints or residential capacity should not be considered as necessarily sufficient or comprehensive for the purposes of making a planning application.

Site Ref1Ebbsfleet Central including car parks and land east
of International WayHectares121.43Current WayCurrent UseOpen scrubland, former landfill, car parking associated with
Ebbsfleet International station, and roadsSourceBLR, Call for Sites, Core Strategy, Planning ApplicationAny Green Belt?No

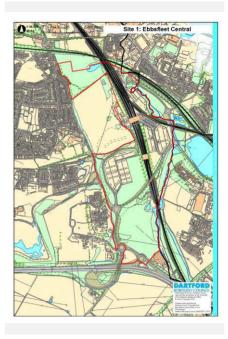
Site Description and Information

The site comprises a former quarry and other land surrounding Ebbsfleet Station and the High Speed 1 line. Some parts of it are used as surface parking for the station and other parts comprise unused land. Roads serving the station and nearby residential areas run through the site.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

			ingoloar outcability isoues			
Local Wildlife Site, Scheduled Monument, SSSI	Crossrail Safeguarding	Physical Overview - B	rief Summary			
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential developm subject to providing replacement station ca parking. It would need to take account of th overhead power lines running through the s				
Community and Open Space O	utcome: Suitable	Development would also need to address noise, contamination, archaeological and ecological				
Availability Outcome:	Available	issues. Outline planning permission was granted for a mixed use development on 18 December 1997 (96/00047/OUT). This includes provision f up to 2,320 dwellings. Master plans for Station Quarter North and South have been approved. The permission has technically been implemented due to build in Gravesham.				
Achievability Outcome:	Developable	Potential Capacity:	3382			
✓Assessed2018SHLAA		SHLAA	Result			
		Developable and/	or Deliverable			

Site Ref	2	Greenwood (Plots 1-5), Darenth Road, Dartf 1LY			ord DA1		
Hectares	0.18						
Current Use	Current Use Vacant dwelling					Ban	
Source Planning Application Any Green Belt? No						Tree of the second seco	
Site Descript	ion and	Informatio				Gregorida	
The site lies to the west of The Dark Trees which lies north of Powder Lane and west of Darenth Road. It slopes down from east to west. T are newly built dwellings to the south but the area is otherwise heave wooded.				. There	Revalunds House		
Qualifying O	utcome:	Qualifie	S			Openent Provide the second sec	
Land Restrict	tions (Po	olicies Map)	Other Land Re	strictions:	Physical Out	come: Suitable	
					Physical Ove	erview - Brief Summary	
Location Suit	ability C	Outcome:	Well served by p	oublic transport		nning permission for 5 dwellings was 16 March 2018 (17/01519/FUL). No required.	
Community a	and Ope	n Space Ou	tcome: N/A				
Availability C)utcome	::	Available				
Achievability	Outcom	ne:	Deliverable		Potential Ca	pacity: 5	
✓Assessed2(D18SHLA	A				SHLAA Result	
					Developat	ole and/or Deliverable	

Site Ref	3	1A, 1B, 1C Knockhall Road, Greenhithe DA9 9HL				
Hectares	0.43					
Current Use	Dwellii	ngs				
Source	Planning Application					
Any Green B	elt? N	0				

Site Description and Information

The site lies to the south of London Road and to the east of Knockhall Road. It is currently occupied by three dwellings. To the south lies a residential property and the north Kent railway line. To the west, on the opposite side of Knockhall Road, is a block of flats. To the north, on the opposite side of London Road, is a former chalk quarry.



Qualifying Outcome:

Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	was granted on 31 M Reserved matters we	nission for 66 apartments arch 2015 (13/01522/OUT). re approved on 8 November I). No assessment required.
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	61
Assessed2018SHLAA		SHLAA	Result
—		Developable and/	or Deliverable

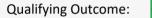
Site Ref 4 Rear of Two Brewers, 33 Lowfield Street, Data 1EW Hectares 0.04 1EW Current Use Vacant public house	rtford DA1			
Source BLR, Call for Sites, Planning Application Any Green Belt? No Site Description and Information	Balabarey Car Part			
The site is located to the west of Lowfield Street. It comprises a disused two storey public house facing Lowfield Street and undeveloped former small parking area to the rear. Qualifying Outcome: Qualifies				
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues			
	Physical Overview - Brief Summary			
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but, for heritage reasons, there would be a need to retain the existing building. Flood risk issues are likely to mean that residential			
Community and Open Space Outcome: N/A	accommodation could only be provided above ground floor level. Development would need to			
Availability Outcome: Available take into account air quality issues.				
Achievability Outcome: Deliverable	Potential Capacity: 11			
✔Assessed2018SHLAA	SHLAA Result Developable and/or Deliverable			

Site Ref	5	St Marys C	hurch Hall, Church I	Hill, Stone, DA9	9BP		
Hectares	0.1					Nery House Crossing Hatt	25 59 Meters Site 5: St Marys Church Hall
Current Use	Church	Hall					
Source BLR, Planning Application Any Green Belt? No						Luko of Da Wage 6.2/2005 M STREET	
Site Descrip	tion and	Informatio	n				
residential a	rea. The	site is larg	to the east of Chur ely raised above the re trees along this b	e level of the ac	ljacent	Contract Con	
Qualifying O	utcome:	Qualifie	S				
Land Restric	tions (Po	licies Map)	: Other Land Restr	ictions:	Physical Ou	tcome:	Suitable
					Physical Ov	erview - Bı	rief Summary
Location Sui	tability O	Outcome:	Well served by pub	lic transport	granted on Reserved m	12 Februa atters wer	nission for 6 apartments was ry 2015 (14/01805/OUT). re approved on 8 November). No assessment required.
Community	and Ope	n Space Ou	tcome: Suitable	9	(,
Availability (Dutcome	:	Available				
Achievability	/ Outcom	ne:	Deliverable		Potential Ca	apacity:	6
✓Assessed2	018СПІ V	Δ				SHLAA F	Result
▼ A33E33EUZ	UTODIILA				Developa	ble and/	or Deliverable

Site Ref	6 Rear Of 131 The Brent, Dartford DA1 1YH		
Hectares	0.06		
	· · ·		
Current Use Garage/ vacant			
Source	Planning Application		
Any Green Belt? No			

Site Description and Information

The relatively flat site lies between The Brent and Watling Street. It comprises a large garage and a number of trees. There are the curtilages of 2 storey dwellings to the north and west and a church hall to the south. There is an access and public footpath to the east, beyond which lies the A282. An acoustic fence separates the two.

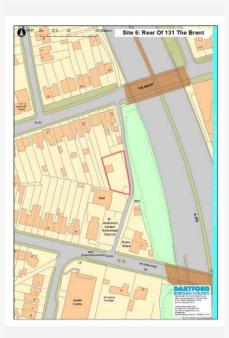


Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development due to the poor air quality and noise resulting from its proximity to the A282 Tunnel Approach Road. It is likely that these would be so significant that any mitigation would result in poor living conditions for any future occupiers of development in this location.

Unsuitable

Availability Outcome:	occupiers of development in this location.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Well served by public transport

N/A

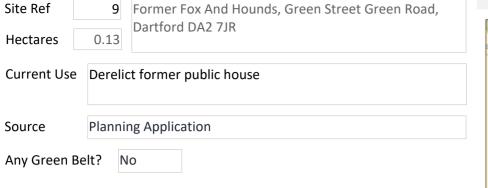
CUI A A CITE CLINANAADV DEDODT

SHLAA SII	E SUMMARY H	REPORT			
Site Ref	7 Depot Re	ar Of 2 Temple Hill Square, Da	artford		
Hectares	0.02			O to to want	20 40 Meeter Site 7: Depot Rear of Temple Hill Sq
Current Use Minor Industry					
Source	Planning Applica	tion			
Any Green Be	elt? No				No contraction of the second s
Site Descript	ion and Informati	on			
The flat site i	s located to the so	outh east of a rear access road	d which serves	Car Park	Club Court
	-	nple Hill Square. The site com	prises a walled		
storage area.					1
Qualifying Ou	utcome: Qualifi	es			RABITORS
Land Restrict	tions (Policies Map): Other Land Restrictions:	Physical Ou	tcome:	Suitable
			Physical Ov	erview - B	rief Summary
					mission was granted for 6 2016 (16/00464/FUL). No
Location Suitability Outcome: Well served by public transport			assessment		
Community a	and Open Space O	utcome: N/A			
Availability C	Outcome:	Available			
Achievability	Outcome:	Deliverable	Potential Ca	pacity:	6
				SHLAA	Result

Developable and/or Deliverable

✓Assessed2018SHLAA

Site Ref	8	Land Adjacent To The Rear Of 1-12 Cressener Place,					
Hectares	0.13	Burnham Road, Dartford					
Current Use	Current Use Parking and scrubland						
Source	BLR, P	Planning Application					
Any Green B	elt?	Νο					
Site Descrip	tion and	d Information					
Place. It con is existing re	The site lies to the south of Burnham Road, immediately west of Cressener Place. It comprises parking for residential properties and scrubland. There is existing residential development to the to the west and north east. To the south east lies an electricity distribution station.						
Qualifying O	utcome	:: Qualifies					
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Suitable							
		Р	Physical Overview - Brief Summary				
Location Sui	tability (d	Detailed planning permission was granted for 5 Iwellings on 16 December 2016 (16/00784/FUL). No assessment required.				
Community	and Ope	en Space Outcome: N/A					
Availability (Outcome	e: Available					
Achievability	Outcor	me: Deliverable P	Potential Capacity: 5				
✓Assessed2	018SHLA	AA	SHLAA Result				
			Developable and/or Deliverable				



Site Description and Information

The site lies to the north of Wood Lane and east of Green Street Green Road. It was previously occupied by the vacant and derelict former Fox and Hounds Public House building, associated car park and beer garden but residential development is now under construction. There is residential development to the east and south. To the west and north lies agricultural land.

Qualifying Outcome:

Qualifies

0 10 20 40 Meters	Site 9: Former Fox And Hounds
	I.
he was a second s	
Hall Garage	
	A Contraction of the second se

		Physical Outcome: Suitable
		Physical Overview - Brief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	Detailed planning permission was granted for 6 dwellings on 22 May 2017 (16/01120/FUL). No assessment required.
Community and Open Space Ou	N/A	
Availability Outcome:	Unavailable: Existing Use	
Achievability Outcome:		Potential Capacity:
✓Assessed2018SHLAA		SHLAA Result
		Unavailable

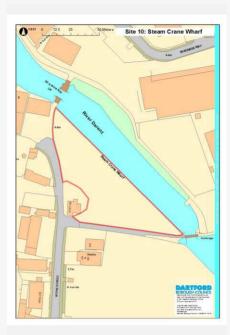
Site Description and Information

The flat site lies to the east of Lower Hythe Street, immediately to the west of the River Darent. It has been largely cleared and is mainly formed of hardstanding which is used for parking and storage. There are some trees and a public right of way along the southern boundary.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

Listed Building		Physical Overview - Br	ief Summary		
Location Suitability Outcome:	Well served by public transport	combination with the	residential development in redevelopment of the ployment (197) and British to achieve wider		
Community and Open Space O	utcome: N/A	regeneration of the ar	ea. Flood risk issues and its ne river are likely to mean		
Availability Outcome:	Available	that residential accommodation could only be provided above ground floor level and flood defences should be addressed. Development would need to take into account air quality, noise contaminated land, riverside design and heritage issues and would need to include an ecological corridor alongside the River Darent.			
Achievability Outcome:	Developable	Potential Capacity:	ТВС		
✓Assessed2018SHLAA		SHLAA F	Result		
		Developable and/	or Deliverable		

Site Ref	11	Ingress Park - The Pier, Greenhithe	av.
Hectares	1.59		Ŭ,
Current Use	Forme	r jetty and riparian land	
Source	Core S	trategy, Planning Application	
Any Green B	Belt?	0	
Site Descrip	tion and	Information	-

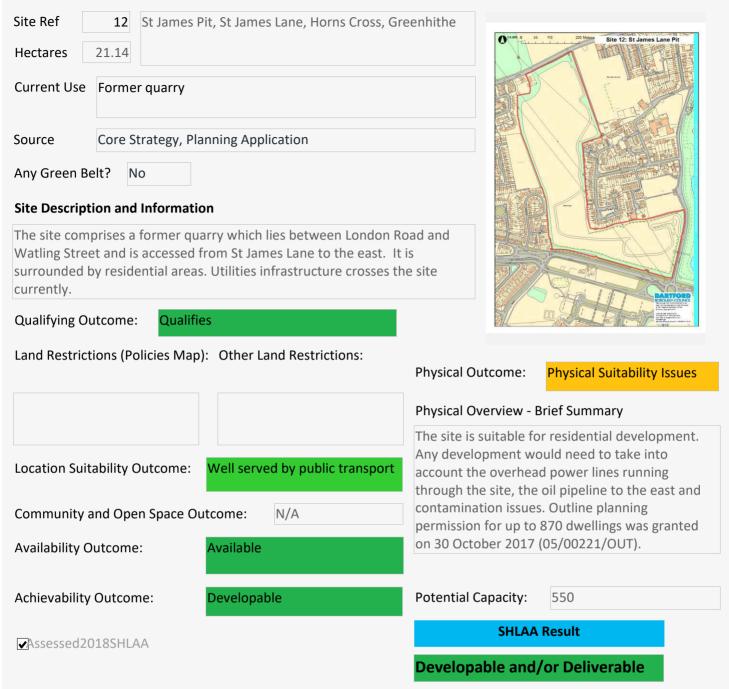
The site comprises a former jetty, and riparian land; proposals extend out over the River Thames. It lies to the north of large apartment blocks on Carmichael Avenue, Clovelly Place and Wainwright Avenue.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transp	The site is suitable for residential development. Flood risk issues are likely to mean that residential accommodation could only be provided above a certain level. Development
Community and Open Space Outcome: Suitable	would also need to take into account ecological and archaeological issues and should retain the
Availability Outcome: Available	PROW.
Achievability Outcome: Developable	Potential Capacity: 151
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

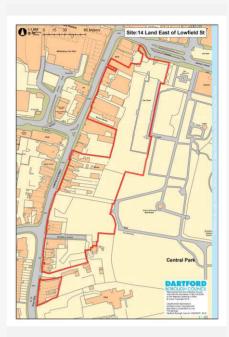


Site Ref	13	Land At Dru	Idgeon Way, Beacon	Drive, Bean	DA2 8BG				
Hectares	0.41					0 13.000 0 12.5	9 Marrier Site 13: Land at Drudgeon Way		
Current Use	Open sp	space, Woodland							
Source	Plannin	Planning Application							
Any Green Be						Bean			
Site Descript									
coverage. It	slopes do the nort	own from s th, east and	ed Borough Open Spa outh to north. There south, and allotment	are resident	tial				
Qualifying Ou	utcome:	Qualifies	;				Iclante		
Land Restrict	ions (Pol	licies Map):	Other Land Restrict	ions:	Physical O	utcome:	Suitable		
			Group TPOs		Physical Ov	verview - Br	ief Summary		
							o grant full planning		
Location Suit	ability O		Sufficiently sustainabl small or PDL	ly located	agreement	(16/01126	lings subject to a S106 /FUL). There have been g the ecological issues.		
Community a	and Oper	n Space Out	come: Unsuitable	9					
Availability O	utcome:								
Achievability	Outcom	e:			Potential C	apacity:			
✓Assessed20)18SHLA	A				SHLAA F	Result		
		-			Unsuitab	le			

Site Ref	14 Land East Of Lowfield Street, Dartford
Hectares	2.55
Current Use	Mainly vacant retail, commercial and leisure units
Source	BLR, Core Strategy, Planning Application
Any Green Be	lt? No

Site Description and Information

The flat site lies to the east of Lowfield Street. It comprises a number of mainly vacant buildings which were formerly in a range of retail, commercial and leisure use. It also includes areas where buildings have been demolished, servicing land to the rear of buildings and a former car park. Central Park lies to the east, the Glentworth Club to the south, and a mixture of residential, commercial and retail uses to the west. The northern part of the site is in close proximity (opposite) to the Priory Shopping Centre.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Suitable Physical Overview - Brief Summary Phase 1: 188 dwellings - detailed planning permission (16/01919/FUL). Phase 2 & 3A: 280 Location Suitability Outcome: **Dartford Town Centre** dwellings - application has granted consent, subject to the S106 agreement (19/00600/FUL). Phase 3B: 88 dwellings - reserved matters Community and Open Space Outcome: N/A consent (19/00830/REM). The site total will be 556 dwellings. No assessment required. Availability Outcome: Available Deliverable **Potential Capacity:** 556 Achievability Outcome: **SHLAA Result** Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref	15	Former Croxton and Garry Site, Tiltman Ave					
Hectares	5.13	Swanscombe					
Current Use	Forme	r quarry	General Control of the second se				
Source	BLR, C	ore Strategy, Planning Application					
Any Green B	elt? N	0					
Site Descrip	tion and	Information		N ISSE			
comprises a plant but is i	former on the former of the fo	buth of Tiltman Avenue and north of London chalk quarry which was most recently used as ely overgrown. The site has a variable topog along the southern and western boundaries.	a whiting aphy and				
Qualifying O	utcome	Qualifies		Here and Annual Annua			
Land Restric	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome:	Suitable			
			Physical Overview - B	rief Summary			
Location Sui Community		Dutcome: Well served by public transport	220 dwellings on 12 D (EDC/17/0110). A res	nission was granted for up to December 2018 erved matters application is deration (EDC/19/0159). No			
Availability (Dutcome	e: Available					
Achievability	/ Outcon	ne: Deliverable	Potential Capacity:	220			
✓Assessed2	018SHLA		SHLAA	Result			
			Developable and/	or Deliverable			

Site Ref		-	-	se, 2-4 West Hil	I And 74	1-76 Spital					
Hectares	0.19	Street, Dar	tford				A serie of the series of the s				
Current Use	Offices and estate agents										
Source	Desktop										
Any Green Be Site Descripti			ik 1200 Juri								
				offices and esta	0						
	-		-	ield House and	to the re	ear of all		stam			
three building	gs. The	site rises fro	om east to	west.				SPRING VALE RORTH			
Qualifying Ou	itcome:	Qualifie	S								
Land Restrict	ions (Po	licies Map)	: Other Lai	nd Restrictions:		Physical O	utcome:	Physical Suitability Issues			
						Physical O	verview - B	rief Summary			
								residential development			
Location Suita	ability O	utcome:	Dartford To	own Centre		to retain F	lighfield Ho	ons, there would be a need use. Development would account air quality, noise			
Community a	nd Ope	n Space Ou	tcome:	N/A		and parkir	ig issues as	well as adjacent properties.			
Availability O	utcome	:	Available								
Achievability	Outcom	ie:	Developab	le		Potential (Capacity:	ТВС			
✓Assessed20	18SHLA	A					SHLAA	Result			
						Develop	able and/	or Deliverable			

Site Ref	17 Station Approach, Dartford DA1 1BP
Hectares	1.76
Current Use	Offices, railway station, car parks
Source	BLR, Core Strategy
Any Green Be	lt? No

Site Description and Information

The site comprises the Civic Centre, the station building, car park and drop off area, the cleared site of the former Railway Hotel and, along the old Station Approach road, and a parking area. It is elevated above Home Gardens to the south and Hythe Street to the west, dropping steeply to the west along the old road access. The railway line runs to the north.



Qualifying Outcome: Boundary Adjusted

		Physical Outcome: Ph	hysical Suitability Issues		
	Crossrail Safeguarding	Physical Overview - Brief Summary			
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for re Any development would account air quality, noise flood risk and heritage is	l need to take into e, ground conditions,		
Community and Open Space O	utcome: N/A				
Availability Outcome:	Available				
Achievability Outcome:	Developable	Potential Capacity: T	BC		
✓Assessed2018SHLAA		SHLAA Res	sult		
		Developable and/or	Deliverable		

Site Ref	18	Thames Europort (Dartford International Ferry Terminal), Clipper Boulevard, Dartford
Hectares	18.64	
Current Use	Formei	r Freight ferry port
Source	BLR, Co	pre Strategy
Any Green B	elt?	0

Site Description and Information

The flat site is located to the east of Clipper Boulevard and to the north of Clare Causeway. It comprises a former freight ferry port/ wharf, largely comprising hard surfaced car parks and some port related buildings. It is located south of the flood defences and river Thames. It is within an area of light industrial units with a fishing lake immediately to the south.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

		Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential devel though this would be subject to assess whether there is any potential for mine extraction and the viability of cargo-ha	ments on erals
Community and Open Space Ou	tcome: N/A	Flood risk issues are likely to mean that residential accommodation could only	
Availability Outcome:	Unavailable: Practical Action or Inaction	provided above ground floor level and defences should be addressed. Develo would also need to take into account to contaminated land, hazardous site, noi heritage issues.	pment ransport,
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA Result	
		Unavailable	

Physical Outcome:

Site Ref	19	Glentworth Club Site, 154 Lowfield Street, Dartford		
Hectares	0.67	DA1 1JB		
C	c · · ·			
Current Use	Social	Club		
Source	BLR			
Any Green B	elt? N	0		

Site Description and Information

Qualifying Outcome:

The flat site is located to the east of Lowfield Street, immediately to the north of Fairfield Pool & Leisure Centre. Building is well set back, with some surrounding open spaces. There are shrubs and trees along the boundaries.

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tr	The site is suitable for residential development. Flood risk issues may mean that residential accommodation could only be provided above ground floor level on part of the site. The
Community and Open Space Outcome: Suitable	development would also need to take into account heritage (i.e. archaeology and proximity
Availability Outcome: Available	to Dartford Park), groundwater and noise issues.
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

SULTA SIT			EPUKI					
Site Ref	20			the Street and	l Westga	ate Car	Artism a 20	a
Hectares	1.08	Park, Kent	Road, Dartfo	ora				40 Subviews Site 20: Co-Op/Westgate Car Park
Current Use	Forme	r departme	ent store and	car park				
Source	BLR, Core Strategy							
Any Green Be Site Descript			on					
by the Co-op	departr the part	ment store t fronting S	which has be pital Street.	k and the site for en largely dem Orchard Street ne Street.	nolished	, with the		
Qualifying Ou	utcome:	Qualifie	25					
Land Restrict	ions (Pc	olicies Map)	: Other Land	d Restrictions:		Physical Ou	utcome:	Physical Suitability Issues
						Physical Ov	verview - B	rief Summary
Location Suit	ability C	Outcome:	Dartford Tov	wn Centre		but for her to retain th	itage reaso ne existing	r residential development ons, there would be a need building façade onto Spital also be a need for retail units
Community a	and Ope	en Space Ou	itcome:	N/A		to be provi	ded at gro	und floor level to Spital eet to protect the function of
Availability O	utcome	::	Available			the second are likely to accommod ground floo Developme	ary retail f o mean tha lation coul or level and ent would	rontage. Flood risk issues at residential d only be provided above d may affect site layout. also need to take into
A . I	0.1							al and groundwater issues.
Achievability	Outcon	ne:	Deliverable			Potential C		ТВС
✓Assessed20)18SHLA	λA					SHLAA	Result

Developable and/or Deliverable

Site Ref	21	Stone Lodge Complex, Cotton Lane,	
Hectares	3.69		Site 21: Stone Lodge
Current Use	e Forme	r landfill	
Source	Core S	trategy	
Any Green I	Belt?	lo	
Site Descrip	otion and	Information	
undulating l former land	and which fill site w	to the site which form part of a larger ch generally rises from south to north which is used largely informally for rec frastructure present.	. It is as a whole a
Qualifying (Dutcome	Qualifies	
Land Restric	ctions (Po	olicies Map): Other Land Restrictions	: Physical Outcome: Suitable
			Physical Overview - Brief Summary
Location Su	itability (Dutcome: Well served by public tra	Outline planning permission for a secondary school and up to 140 dwellings was granted on 24 May 2019 (18/01074/OUT). No assessment required.
Community	and Ope	en Space Outcome: N/A	
Availability	Outcome	e: Available	
Achievabilit	y Outcor	ne: Deliverable	Potential Capacity: 140
✓Assessed2	2018SHL/		SHLAA Result
			Developable and/or Deliverable

Site Ref	22	Land at Former Vauxhall Farm, East of 110-114	
Hectares	0.3	Lowfield Street, Dartford	
Current Use	e Part ty	re fitting premises, part smallholding	E T AL
Source	BLR, C	all for Sites, Planning Application	l
Any Green	Belt?	10	
			1++

Site Description and Information

The site is located to the east of Lowfield Street, immediately north of the Glentworth Club, and to the west of Central Park. Part of the site is occupied by a tyre fitting premises and part is used as a smallholding. It adjoins the identified development site in Lowfield Street and would need to be integrated with it.



Qualifying Outcome:

Qualifies

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
		There is a resolution to permission for 92 flat	0 1 0
Location Suitability Outcome:	Dartford Town Centre	•	7/FUL). No assessment
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	92
✓Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	23	Builders Yard, 1 Spring Vale, Knockhall Road, Greenhithe DA9 9HA	
Hectares	0.74		
Current Use	Form	er dwelling and derelict builders yard	
Source	BLR		
Any Green Belt? N		No	

Site Description and Information

The site comprises the grounds of a former dwelling and a disused former builders yard to the south of Knockhall Road and to the east of Spring Vale. There are some derelict buildings in the south western part of the site but the remainder is now largely overgrown. The site slopes down from north to south. It is in an existing residential area and new residential development is taking place to the east/north of the site. Public footpath runs round most of north/ east of the site.



Developable and/or Deliverable

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is likely to be suitable for residential development. Development would need to Sufficiently sustainably located Location Suitability Outcome: address transport, contaminated land, noise, small or PDL archaeology and ecological issues. Community and Open Space Outcome: N/A Available Availability Outcome: Developable **Potential Capacity:** 30 Achievability Outcome: **SHLAA Result** Assessed2018SHLAA

Site Ref	24	Wickes, 50 Overy Street, Dartford DA1 1UP
Hectares	0.93	
Current Lice	Datai	l warehouse and ear park
Current Use	Retai	l warehouse and car park
Source	Desk	top
A		
Any Green Be	elt?	No

Site Description and Information

The site comprises a large DIY store and associated car park on the west side of Overy Street. It is a flat site located immediately east of the River Darent, along which there are two pumping stations. It is close to the railway line and Dartford Station to the north. To the east, on the opposite side of Overy Street, is a residential area.

Well served by public transport

Unavailable: Practical Action or

N/A

Inaction

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

Physical Overview - Brief Summary

Physical Outcome:

The site is suitable for residential development. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level and floodwater storage would need to be addressed. Development would need to take into account archaeology and noise issues. It should include an ecological corridor along the western part of the site and make provision for pedestrian and cycle access to the bridge over the River Darent.

Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unavailable

Site Ref	25	Car Park West Of Two Brewers, 33 Lowfield Street,			
Hectares	0.03	Dartford			
Current Use	Car pai	rk			
Source	Call for	Sites, Planning Application			
Any Green B	Belt? N	0			

Site Description and Information

The site comprises a small disused area in a highly urban setting which has been fenced off. It is an "island" site between the egress ramp from the Priory Centre car park and the servicing area and egress for Wilko which lie to the north. The Sainsburys car park lies to the west and the rear of the Two Brewers public house lies to the east. The Priory Centre The Priory C

Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development. Flood risk issues would mean that residential accommodation could only be provided above ground floor level and there would be a need to
Community and Open Space Outcome: N/A	ensure adequate floodwater storage. Any development would also need to address noise/
Availability Outcome: Available	disturbance, air quality, groundwater and heritage issues.
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	26	Disused Pit South Of London Road And East Of	
Hectares	6.05	Craylands Lane (The Tank), Swanscombe	
Current Use	Forme	r quarry	
Source	Deskto	р	
Any Green Be	lt? N	0	

Site Description and Information

The relatively flat site is located to the south of London Road, immediately east of Craylands Lane. It is covered in scrub and comprises a former quarry site. As a result of its former use, the eastern part of the site is set down at a lower level than London Road and there are cliff faces along the southern and eastern boundaries; land is more at road level to west. New residential development is being implemented to the west, on the opposite side of Craylands Lane. The Galley Hill Trading Estate lies to the east and the North Kent railway line runs to the south of the site.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The key issue affecting the future development of this site is its location within the boundary of the Well served by public transport Location Suitability Outcome: proposed London Resort and the uncertainty over whether and when this might come forward. The site is suitable for residential use though this Community and Open Space Outcome: Suitable would need to take into account air quality, noise, contaminated land, heritage, ecological and Unavailable: Land Legal Availability Outcome: overshadowing issues. Restrictions **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2018SHLAA Unavailable

Site Ref	27	Part Questor Riverside - Trico Coatings Ltd, Dartford DA1 1JS	
Hectares	0.268	5/11 115	
Current Use	Emplo	yment	
Source	Deskto	qq	
Any Green B	elt?	lo	

Site Description and Information

The site is located to the south of Powder Mill Lane to the west of new dwellings on Chalk Close. It slopes down slightly from east to west. The site comprises some industrial buildings which appear underused. There is a new residential development to the east and south of the site and a heavily wooded area leading towards the River Darent to the west. To the north, on the opposite side of Powder Mill Lane, is a children's nursery.



Qualifying Outcome:

Qualifies

	, ,	Physical Outcome:	Physical Suitability Issues
		Physical Overview - Brief Summary	
Location Suitability Outcome: Well served by public transpo		The site is suitable for residential development. Development would need to take into account contaminated land and heritage issues and ensure that the protected trees surrounding the site are	
Community and Open Space O	utcome: N/A	protected.	
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	8
Assessed2018SHLAA		SHLAA	Result
		Developable and/or Deliverable	

Site Ref 28 Orchard House, Coopers Road, Swanscomber Hectares 0.05 Current Use Workshop Source BLR, Desktop Any Green Belt? No Site Description and Information The flat site comprises an existing two storey dwelling and a form	Recently and the second se			
workshop building on the east side of Coopers Road. To the north is a residential area and to the south lies Ebbsfleet Academy and Swanscombe Health Centre.				
Qualifying Outcome: Qualifies	A second se			
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues			
	Physical Overview - Brief Summary			
Location Suitability Outcome: Sufficiently sustainably located small or PDL Community and Open Space Outcome: N/A	Whilst the site is suitable for residential development, there could be issues associated with the restricted access to the site. Development would also need to take into account contaminated land and heritage issues.			
Availability Outcome: Available				
Achievability Outcome: Developable	Potential Capacity: 5			
✓Assessed2018SHLAA	SHLAA Result			
	Developable and/or Deliverable			

Site Ref	29	RBT Trust Land, Central Road, Dartford DA1 5FY	
Hectares	2.86	(including Building 72, DiaSorin Buildings, and Unit 1 Bus Depot)	
Current Use	DiaSor	in, Bus Depot	
Source	Deskto	р	
Any Green B	elt? N	0	

Site Description and Information

The flat site is located to the west of Central Road and to the east of the River Darent. It comprises employment uses including a bus depot and older industrial premises. There is a more modern employment area to the north and new build residential development to the south and on the opposite side of Central Road.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is suitable for residential development. Flood risk issues are likely to mean that Location Suitability Outcome: Well served by public transport residential accommodation could only be provided above ground floor level. Development would need to take into account contaminated Community and Open Space Outcome: N/A land, noise and archaeology issues and should seek to retain the PROWs as well as including Unavailable: Practical Action or Availability Outcome: ecological corridor along the western part of the Inaction site. Achievability Outcome: Potential Capacity: SHLAA Result Assessed2018SHLAA Unavailable

Site Ref	30	Vineyard Church Centre, 14-18 Lowfield Street and 24			
Hectares	0.02	Market Street, Dartford			
Current Use	e Vacan	t church centre			
Source	Source Planning Application				
Any Green Belt? No					
Site Description and Information					
currently va	acant but	n the corner of Lowfield Street and Market Street. It is the ground floor is formed of a shop unit. It is located Town Centre Secondary Retail Frontage.			
Qualifying Outcome: Qualifies					
Land Restri	ctions (Po	olicies Map): Other Land Restrictions: Physical Outco			



	Physical Outcome: Physical Suitability Issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre Community and Open Space Outcome: N/A	The site is suitable for residential development. There would be a need for retail units to be provided at ground floor level to protect the function of the secondary retail frontage. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Any development would also need to take into account air quality, noise, heritage and archaeological issues. Full planning permission was granted for a office/retail units on the ground floor and conversion and extension of the upper floors to provide 6 flats on 22 May 2019 (18/01580/COU).	
Availability Outcome: Available		
Achievability Outcome: Developable	Potential Capacity: 5	
✓Assessed2018SHLAA	SHLAA Result	
	Developable and/or Deliverable	

Site Ref	31	Land to the Rear of 67-97 Station Road, Longfield DA3	
Hectares	0.14	QA	
Current Use	e Servici	ng/parking area, vacant	
Source	BLR		
Any Green I	Belt? N	0	

Site Description and Information

The site flat lies to the north of Station Road. The southern part comprises a servicing yard and parking area. The northern part is overgrown with vegetation and not accessible though it previously consisted of garages. The site is accessed to the east of the existing row of shops which have residential units above. To the north and west lie a supermarket and associated car park. To the east lie residential properties and a postal sorting office.



Developable and/or Deliverable

Qualifying Outcome:

Qualifies

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located		r residential development. Ike into address noise, g issues.
small or PDL Community and Open Space Outcome: N/A			
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	5
✓Assessed2018SHLAA		SHLAA	Result

Site Ref	32	52 Spital Street, Dartford DA1 2DT
Hectares	0.1	
Current Use	Cycle s	hop and offices
Source	BLR, Pl	anning Application
Any Green E	Belt? N	0

Site Description and Information

The site comprises a cycle shop with offices above on the south side of Spital Street. It is in an area where there are shops and commercial uses on the ground floor with residential properties above.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



	Physical Outcome. Physical Suitability issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development would need to take into account heritage issues	
Community and Open Space Outcome: N/A		
Availability Outcome: Available		
Achievability Outcome: Developable	Potential Capacity: 14	
Assessed2018SHLAA	SHLAA Result	
	Developable and/or Deliverable	

Dhusiaal Out

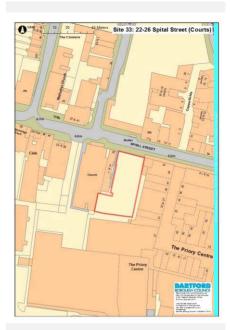
Site Ref	33	22-26 Spital Street (former Courts Furniture store), Dartford		
Hectares 0.1				
Current Use	Vacant			
Source	BLR			
Any Green B	elt? N	0		

Site Description and Information

This is vacant site, previously occupied by Courts Furniture Store. To the east lies the Priory Shopping Centre and to the west lies a narrow new build block of flats with a commercial unit on the ground floor.

Qualifying Outcome: Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

		Physical Overview - B	rief Summary
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential development but there would be a need for retail units to be provided at ground floor level to Spital Street to maintain a continuous secondary retail frontage. Development would need to take into account flood risk and heritage issues.	
Community and Open Space Outc	come: N/A		
Availability Outcome: A	wailable		
Achievability Outcome:	Developable	Potential Capacity:	ТВС
Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Physical Outcome:

Site Ref	34	Former Biffa Landfill at London Road, Pit 11 West of Knockhall Chase, Greenhithe
Hectares	9.42	
Current Use	Form	er landfill site
Source	Call f	or Sites
Any Green Belt?		No

Site Description and Information

The site comprises a former landfill site to the south of London Road and east of Mounts Road. It is currently grassland and partly used for grazing. There is a tree line along the western boundary. The site rises significantly from north to south. There are existing residential areas to the east, west and south.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	rifysical Outcome. Offsuitable
Crossrail Safeguarding	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	This is an example of one of the remaining former landfill sites in Dartford that are typically capped, grassed and undulating, but may remain unstable and subject to gas emissions due to the gradual
Community and Open Space Outcome: Suitable	degradation of the waste. In this instance, it has not been established that landfill gas will not form
Availability Outcome: Available	a hazard to future development on the site and/or existing residential development in the vicinity or that adverse impacts on groundwater will not be caused. There would be a need for the developer to carry out and submit the results of site investigations in this regard to indicate whether the land could be safely and satisfactorily developed. Development would also need to address transport, air quality, drainage, heritage, landscape and ecology issues.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	35	SWCS Car Sales, Craylands Lane, Swanscombe
Hectares	0.05	
Current Use	Car de	alership
Source	BLR	
Any Green B	elt? N	0

Site Description and Information

The flat site comprises an existing car sales premises which includes an industrial type building and forecourt. It is located to the west of Craylands Lane, immediately south of the access to the Swanscombe Leisure Centre, which is separated from the site by a row of mature trees. There is a community hall to the north of the site and residential properties on the opposite side of the road.



Qualifying Outcome:

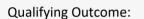
Qualifies

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL The site is suitable for resider Development would need to contaminated land and herita		need to take into account	
Community and Open Space Outcome: N/A		boundary.	5
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	5
Assessed2018SHLAA		SHLAA	Result
_		Developable and	or Deliverable

Site Ref	37 L	and rear of 77-103 Alamein Gardens, Stone
Hectares	0.3	
Current Use	Amenity	/ space
		•
Source	Desktop	1
Any Green Be	elt? No	

Site Description and Information

The site comprises a relatively flat grassed amenity space in the south western corner of Alamein Gardens. It lies to the rear of existing three storey flats and two storey houses and is at a slightly higher level than the surrounding properties. There is an electricity sub-station within the site. Undesignated land but current built forms severely restricts potential vehicular access.



Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

		Physical Overview - Brief Summary
Location Suitability Outcome:	Well served by public transport	The site is not suitable for residential development as there is no existing vehicular access to the site and no obvious way in which an access to the site could be satisfactorily achieved.
Community and Open Space Ou	N/A	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2018SHLAA		SHLAA Result
		Unsuitable

-	
Site Ref39The Pits, St Vincents Road, Dartford	
Hectares 0.38	O THE REAL PROPERTY OF THE PILS ST VINCENTS RO
Current Use Used car dealer	
Source BLR, Call for Sites	
Any Green Belt? No	
Site Description and Information	
The relatively flat site comprises the premises of a used car dealer the west side of St Vincent's Road with a building on the frontage narrow access to the site immediately adjacent to it. The site is w area of two storey residential dwellings.	and a
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	
	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
	The site is suitable for residential development. It
Location Suitability Outcome: Well served by public transport	would need to take into account contaminated land issues.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 14
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	40	Block of 44 Lock-Up Garages, Rear of 59-75 Farnol Road, Dartford	
Hectares	0.13		
Current Use	Garage	25	
Source	Deskto	p	
Any Green Be	elt? N	0	

Site Description and Information

The flat site lies to the north of Farnol Road, to the west of Henderson Drive and to the east of Perry Grove. It comprises lock up garages on a backland site surrounded by dwellings. There is a narrow access to the site from Farnol Road which runs between existing dwellings.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome: Unsuitable Physical Overview - Brief Summary The site is unsuitable for residential development as it would lead to overlooking and amenity Location Suitability Outcome: Well served by public transport issues for existing and new occupiers. The existing access is unsuitable and it is difficult to see how this could be realistically overcome. Community and Open Space Outcome: N/A Development would also lead to the loss of offstreet parking which could cause impacts on on-Availability Outcome: street parking in the vicinity. Achievability Outcome: **Potential Capacity: SHLAA Result** ✓Assessed2018SHLAA Unsuitable

Site Ref	41 The Alma, 26 High Stree	t, Swanscombe DA10 0AB
Hectares	0.02	
Current Use	Vacant public house	
Source	Desktop	
Any Green B	lt? No	

Site Description and Information

The small site flat lies to the west of High Street and south of Alma Road, oppposite the railway station. It comprises a disused public house. There are residential properties to the south and the railway station lies to the east, on the opposite side of the road.

Qualifying Outcome:

Qualifies

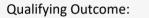


		Physical Outcome:	Suitable
		Physical Overview - Br	ief Summary
Location Suitability Outcome:	Well served by public transport	bedroom house in mu	iission was granted for a 13 Itiple occupation on 18 02/OUT). No assessment
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Unachievable	Potential Capacity:	
Assessed2018SHLAA		SHLAA F	Result
		Unachievable	

Site Ref	42	Land rear of 150-160 Milton Road, Swanscombe
Hectares	0.17	
Current Use	Gara	ges and car park, housing amenity land
Source	BLR	
Any Green Be	elt?	No

Site Description and Information

The flat site comprises a small rectangle of housing amenity land and an area of lock up garages and informal parking to the north of Milton Road. The Broomfield Road/ The Grove recreation ground lies to the north. It is located in a residential area though there is a car servicing and repair workshop immediately to the west.



Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	The site is suitable for residential development. However, this would be subject to a parking survey demonstrating that the proposals would not have significant adverse impacts on on-street
Community and Open Space Outcome: N/A	parking in the area. Development would need to take into account noise and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 7
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	43	Watling Tyre Service, St Albans Garage, 1A St Albans Road, Dartford DA1 1TF
Hectares	0.03	
Current Use	Tyre se	ervice centre
Source	Deskto	р
Any Green Be	lt? N	0

Site Description and Information

The small flat site comprises an existing tyre service centre on the east side of St Albans Road, close to its junction with East Hill. It is within a largely residential area though the car park for Tesco Express lies on the opposite site of St Albans Road.

Qualifying Outcome:

Disqualified

0 1500 0 10 20 40 Meters	Site 43 St Albans Garages
The second	21.4m
	B Depot
2 2 D 8 31	
P D C D D P E	
Victoria	
Court E	
TA THE	Garage
31.6m	
32.2m	
The	
	34.0m
	14thin Matter
3-11111	
Hospital	
	DARTFORD

		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief Summary	
Location Suitability Outcome:			
Community and Open Space Out	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA Result	
—		Disqualified	

Site Ref	44	Land adjacent to Old Rectory and Former			
Hectares	0.54	south of St Mary's Road, Stone	• HAN 8 125 25 28 Merry Site 44 Land South of St Marys Rd		
Current Use	Vacant	t			
Source	BLR, P	lanning Application			
Any Green Bo Site Descript		lo Information			
though there	e are sor	ne south of St Mary's Road. It has been larg me trees around the periphery. To the wes ee storey flats and associated parking area.	t lies a		
Qualifying O	utcome	Qualifies			
Land Restrict	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues		
			Physical Overview - Brief Summary		
Location Suit	ability (Dutcome: Well served by public transport	Full planning permission was granted for 70 dwellings on 7 November 2018 (17/02082/FUL). No assessment required.		
Community a	and Ope	en Space Outcome: N/A			
Availability C)utcome	e: Available			
Achievability	Outcon	ne: Deliverable	Potential Capacity: 70		
✓Assessed20)18SHLA	AA	SHLAA Result		
<u>.</u>			Developable and/or Deliverable		

Site Ref	46	North Kent College, Oakfield Lane, Wilmington DA1 2JT
Hectares	4.3	
Current Use	e College	2
Source	Call for	Sites
Any Green I	Belt? Ye	es

Site Description and Information

The relatively flat site lies to the north of Oakfield Lane and the A2. It comprises a number of college buildings of various ages and a playing field, interspersed with mature trees. Public right of way wraps to north and west of site. There are other college buildings to the east, a golf course to the north and west and some residential properties to the south, on the opposite side of Oakfield Lane.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would comprise development isolated from the existing settlement boundaries. Any development would need to be designed and
Community and Open Space Outcome: N/A	laid out to ensure that valuable trees are preserved. It would also need to take into
Availability Outcome:	account air quality, noise and heritage issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref Hectares	47 1.21	Heathside Nursery, Leyton Cross Road, Wilmington DA2 7AN
		r nursery, dwelling
current ose	Former	i nursery, uwening
Source	Call for	Sites
Any Green Be	lt? Ye	es

Site Description and Information

The flat site lies to the east of Leyton Cross Road. It comprises outbuildings and greenhouses associated with the former nursery as well as a single storey dwellinghouse. To the north west lie residential properties accessed from Cherry Tree Lane. The areas to the north east, east and south of the site comprise agricultural land (narrow part of the Green Belt). There are playing fields to the west, on the opposite side of Leyton Cross Road.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is unsuitable for residential development as it would lead to an increased risk of coalescence between different built up areas. It could also result in the loss of grade 2 agricultural
Community and Open Space Outcome: N/A	land. Any development would be subject to an assessment on whether there is any potential for
Availability Outcome:	minerals extraction. The national grid transmission line/gas pipeline and hazardous substances zone may have an impact on whether development could take place. Any development would need to address landscape issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	49	59-69 High Street, Dartford DA1 1DJ
Hectares	0.04	
Current Use	Retail,	vacant
Source	Deskto	q
Any Green B	Belt? N	0

Site Description and Information

The site lies on the south side of High Street on the one way system. To the north lies the Holy Trinity Church and to the south lies the Acacia Hall complex. The site comprises mainly single storey units plus one two storey unit. There are existing commercial uses on the ground floor.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need for retail units to be provided at ground floor level to High Street to protect the function of the secondary retail
Community and Open Space Outcome: N/A	frontage. Flood risk issues are likely to mean that residential accommodation could only be
Availability Outcome: Available	provided above ground floor level. There would also be a need for very high quality design given the location of the site opposite a grade I listed church. Development would also need to take into account air quality, noise and other heritage issues.
Achievability Outcome: Developable	Potential Capacity: TBC
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	50	Kwik Fit Euro, Dewlands Farm Industrial Estate,
Hectares	0.08	London Road, Stone DA2 6AS
Current Use	Garage	9
Source	Deskto	р
Any Green B	elt? N	0

Site Description and Information

The flat site comprises a car repair premises on the south side of London Road. There are residential properties on the north side of the road and a primary school to the east. It is within an identified employment area which includes a builders' merchants to the west and other businesses to the south.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



	Thysical Outcome. Offsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tran Community and Open Space Outcome: N/A	operations of and access to the existing business premises to the south and west of the site. Both the site and the surrounding business premises
Availability Outcome:	are within an identified employment area. Any development would need to address air quality and contaminated land issues.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Physical Outcome:

Site Ref 51 94-98 London Road, Stone DA2 6AX	
Hectares 0.07	0 130 0 10 Meters
Current Use Car repairs	
Source Desktop	
Any Green Belt? No	
Site Description and Information	
The flat site comprises a car repair premises on the north side of London Road. This side of the road primarily comprises two storey residential properties. There is a builders merchants and other employment premises	Rig Ston Cub

Qualifying Outcome:

on the opposite side of London Road.

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues Physical Outcome: Physical Overview - Brief Summary The site is suitable for residential development. Development would need to take into account air Location Suitability Outcome: Well served by public transport quality and contaminated land. Community and Open Space Outcome: N/A Unavailable: Practical Action or Availability Outcome: Inaction **Potential Capacity:** Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA Unavailable

SHLAA SII	E SUIVIIVIARY R	EPURI		
Site Ref	52 44A Walde	eck Road, Dartford DA1 1UA		
Hectares	0.08		0 Merry Site 52: 44A Waldack Road	Ł
Current Use	Industrial			
Source	Desktop			T
Any Green Be	elt? No			
Site Descript	ion and Informatio	on		
	s fronting Waldeck	prises industrial premises to th Road and Colney Road. East H		100
Qualifying Ou	utcome: Qualifie	25		
Land Restrict	ions (Policies Map)): Other Land Restrictions:	Physical Outcome: Physical Suitability Issu	es
			Physical Overview - Brief Summary	
Location Suit	ability Outcome:	Well served by public transpo	The site is suitable for residential developme Development would need to take into account	nt
Location Suit	ability Outcome.		ort contaminated land issues and the row of tree along the southern boundary.	2S
Community a	and Open Space Ou	Itcome: N/A		
Availability C	utcome:	Unavailable: Practical Action of Inaction	or	
Achievability	Outcome:		Potential Capacity:	

SHLAA Result

Unavailable

✓Assessed2018SHLAA

Site Ref	53	40 Chastilian Road, Dartford, Kent, DA1 3JJ
Hectares	0.09	
Current Use	Employ	yment
Source	BLR, Ca	all for Sites, Planning Application
Any Green E	Belt? N	0

Site Description and Information

The flat site comprises two storey premises occupied by heating and building services companies and associated rear yard on the north side of Chastilian Road. The yard wraps around the rear of existing residential properties to the west. To the east lies a small supermarket and on the opposite side of the road to a row of retail units, all of which fall within the Chastilian Road Neighbourhood Centre. There is a library to the north, fronting Ashen Drive.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Suitable Physical Overview - Brief Summary

The site is suitable for residential development.

Location Suitability Outcome:
Sufficiently sustainably located small or PDL

Community and Open Space Outcome:
N/A

Availability Outcome:
Available

Achievability Outcome:
Developable

Potential Capacity:
6

SHLAA Result

Developable
SHLAA Result

Developable
Developable

Site Ref	54	Land Adjacent 116 Priory Road, Dartford
Hectares	0.06	
Current Use	Vacant	
Source	Desktor	ρ
Any Green B	elt? No	2

Site Description and Information

The site lies to the north of Burnham Road and south of Avonmouth Road. There are residential properties to the north and west and light industrial units to the east. There is an electricity substation on the south side of Burnham Road.

Qualifying Outcome:

Location Suitability Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Overview - Brief Summary

The site is unlikely to be suitable for development due to the presence of a main sewer and the National Grid transmission network which affect a large part of the site. Any development would also need to address flood risk, air quality, noise, heritage and ecological issues

Unsuitable

Community and Open Space Outcome: N/A		also need to address flood risk, air quality, noise, heritage and ecological issues
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2018SHLAA		SHLAA Result
		Unsuitable

Well served by public transport

Site Ref	55	Milan Centre, Westgate Road, Dartford DA1 2AR	
Hectares	0.03	8	
Current Use	e Socia	al care day centre	
Source	Desk	top	
Any Green Belt? N		No	

Site Description and Information

The site comprises a two storey building located on the south side of Westgate Road. It is located within the Dartford Town Centre Secondary Retail Frontage. To the east lies a block of flats with a shop on the ground floor and to the west lies a commercial premises. The Prospect Place retail park is located to the north, on the opposite side of Westgate Road.

Dartford Town Centre

Available

Suitable



ues

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outc	ome:	Physical Suitab	ility Issu
Dhusiaal Quar			

Physical Overview - Brief Summary

The site is suitable for residential development but there would be a need to retain the day centre at ground floor level to ensure that there is no loss of a community facility and to protect the function of the secondary retail frontage. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development would also need to take into account air quality and heritage issues.

		issues.
Achievability Outcome:	Developable	Potential Capacity: TBC
✓Assessed2018SHLAA		SHLAA Result
		Developable and/or Deliverable

Site Ref Hectares	56 0.56	Land east of Greenbanks, Powder Mill Lane, Wilmington	
Current Use	Scrubla	and, trees	
Source	Plannir	Planning Application	
Any Green B	elt? N	0	

Site Description and Information

The site is located to the north of Powder Mill Lane, to the south of Walnut Tree Avenue and to the east of Greenbanks. It is overgrown with a mixture of scrub and trees, including a distinctive line of trees along the southern boundary. A path runs to the east of the site between Walnut Tree Avenue and Powder Mill Lane. There are residential properties to the west, further scrub land and Brooklands Lake to the east and a water works to the south, on the opposite side of Powder Mill Lane. Boundary amended.



Qualifying Outcome:

Qualifies

		Physical Outcome:	Physical Suitability Issues	
		Physical Overview - Br	ief Summary	
Location Suitability Outcome: Well served by public transport Any development		it avoids areas at mos Any development wou	for residential development as nost critical risk of flooding. would need to take into groundwater, contaminated	
Community and Open Space Ou Availability Outcome:	itcome: N/A		ological issues. It would also and laid out to ensure that served.	
Availability Outcome.	Available			
Achievability Outcome:	Developable	Potential Capacity:	13	
Assessed2018SHLAA		SHLAA F	Result	
		Developable and/	or Deliverable	

Site Ref	57 152-154 L	ondon Road, Stone DA9 9JW	And a second long 1	
Hectares	0.07		0 + He 1 + O Al 40 Mer. Site 57: 152-154 London Road	
Current Use	Office			
Source	Desktop			
Any Green Be	elt? No	n		
The site com	prises a two storey is a car parking are	office building on the north side a in front of the building. It is sur		
Qualifying Ou	utcome: Qualifie	25	s Cross	
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome: Physical Suitability Issues	
			Physical Overview - Brief Summary	
Location Suit	ability Outcome:	Well served by public transport	The site is suitable for residential development. Development would need to take into account contaminated land and air quality issues.	
Community a	and Open Space Ou	itcome: N/A		
Availability C	utcome:	Available		
Achievability	Outcome:	Developable	Potential Capacity: 5	
✓Assessed20)18SHLAA		SHLAA Result	
			Developable and/or Deliverable	

Site Ref	58	Disused Works, Powder Mill Lane, Dartford DA1 1NG
Hectares	0.17	
Current Use	Woo	dland
Source	Deskt	top
Any Green B	elt?	No

Site Description and Information

The site is located to the south of Powder Mill Lane. It slopes down from east to west. The site comprises a heavily wooded area which extends further west towards the River Darent and south. To the east are some underused/disused industrial buildings and to the north, on the opposite side of Powder Mill Lane, is a children's nursery.



Qualifying Outcome:

Disqualified

		Physical Outcome:
	Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome:		
Community and Open Space Ou	itcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2018SHLAA		SHLAA Result
		Disqualified

Site Ref	59 St Margaret's Farm, South Darenth DA4 9LB
Hectares	0.56
Current Use	Dwellings, employment
Source	Call for Sites
Any Green B	elt? Yes

Site Description and Information

The site comprises various buildings in residential and employment use located on the east side of St Margaret's Road. It rises up from west to east. It forms part of a cluster of buildings, most of which are within an identified employment area which extends further east. There is a dwelling and grazing land to the west, a wooded area to the north and dwellings to the south.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

	Physical Overview - Brief Summary				
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated development unrelated to any existing settlement and due to noise, disturbance and vehicular				
Community and Open Space Outcome: N/A	conflicts arising as a result of the operations of and access to the existing business premises to				
Availability Outcome:	the east of the site. Much of the site and the surrounding business premises are within an identified employment area. Any development would need to address contaminated land and landscape issues.				
Achievability Outcome:	Potential Capacity:				
✓Assessed2018SHLAA	SHLAA Result				
	Unsuitable				

Assessed2018SHLAA

SHLAA SIT	E SUMMARY REPORT	
Site Ref	60 Russell's Yard, Whitehill Road, South DA13 9NA	nfleet, Dartford
Hectares	0.5	
Current Use	Yard	Кайгала
Source	Desktop	
Any Green Be	elt? Yes	a The Wood Yard
Site Descript	ion and Information	
west of Whit	y flat site lies to the east of the spur railway l ehill Road within a largely agricultural area. orkshop buildings together with concrete ha	It comprises a
Qualifying Ou	utcome: Qualifies	
Land Restrict	ions (Policies Map): Other Land Restrictions	s: Physical Outcome:
		Physical Overview - Brief Summary
Location Suit	ability Outcome: Unsuitable	
Community a	and Open Space Outcome: N/A	
Availability C	Outcome:	
Achievability	Outcome:	Potential Capacity:

SHLAA Result

Site Ref	61	Malthouse Farm, Green Street Green Road, Dartford DA2 8DP		
Hectares	1.4	DAZ ODF		
Current Use	Employ	yment, dwellings, children's nursery		
Source	Call for	Sites		
Any Green Be	elt? Ye	es		

Site Description and Information

The relatively flat site lies on the west side of Green Street Green Road. It comprises a mix of employment, residential uses and also includes a children's nursery, mainly within agricultural type buildings. It forms part of an identified employment area which extends further north. The north western part of the site is greenfield. There are two storey dwellings fronting the road, both within and to the north and south of the site.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated rural development poorly related to any existing settlement. The site is within an identified		
Community and Open Space Outcome: N/A	employment area. Any development would be subject to an assessment on whether there is any		
Availability Outcome:	potential for minerals extraction and would need to address contaminated land, heritage, landscape and ecological issues.		
Achievability Outcome:	Potential Capacity:		
Assessed2018SHLAA	SHLAA Result		
	Unsuitable		

Site Ref	62	125 St Vind	cents Road, D	artford DA1 1UU			
Hectares	0.34						All Andrew Site 62: 125 St Vincents Road
Current Use	Car rep	air/rental					
Source	BLR, Ca	ll for Sites					and the second sec
Any Green Be Site Descript			'n				
storey dwelli	ngs on F	ulwich Roa	d. The North	Road and to the nor Kent railway line lie parate car repair and	s to the		
Qualifying Ou	utcome:	Qualifie	S				
Land Restrict	ions (Po	licies Map)	: Other Land	Restrictions:	Physical O	utcome:	Physical Suitability Issues
					Physical O	verview - B	rief Summary
Location Suit	ability O		Sufficiently s small or PDL	ustainably located	Developm	ent would i	r residential development. need to take into account oise and heritage issues.
Community a	ind Opei	n Space Ou	tcome: N	I/A			
Availability O	utcome	:	Available				
Achievability	Outcom	e:	Developable		Potential (Capacity:	18
✓Assessed20)18SHLA	A				SHLAA	Result
<u>.</u>					Developa	able and/	or Deliverable

Site Ref	64	Former Gas Holder site, Steele Avenue and King				
Hectares	0.34	Edward Road, Greenhithe DA9 9AE				
Current Use	Vacant	t				
Source	Call for	r Sites				
Any Green Belt? N		0				

Site Description and Information

The site comprises a former gas holder site set down to the north of London Road and to the west of King Edward Road/ Castle Street/ Providence Street. It is within a residential area. The site is screened by trees and shrubs along London Road, down a cliff face; the previous access route extends to the north.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential Location Suitability Outcome: Well served by public transport development as this is dependent on providing a suitable access to the site and it is not clear how this could be achieved. Development would also Community and Open Space Outcome: N/A need to address contaminated land and flood risk issues and should retain the row of trees and Availability Outcome: shrubs along the southern boundary. **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2018SHLAA Unsuitable

Physical Outcome:

Site Ref	65	47-49 High Street, Swanscombe DA10 0AQ				
Hectares	0.05					
Current Use	Com	nunity use				
Source	Desk	top				
Any Green Belt?		No				

Site Description and Information

Located on the east side of the High Street Sawnscombe. It comprises a two storey building used as a store and barbers on the ground floor and a church on the upper floor. High Street has shopping premises on the ground floor and residential properties on upper floors. To the east lies Bamber Pit, part of Ebbsfleet Garden City.



Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	the ground floor. Development would need to
Community and Open Space Outcome: Suitable	take into account contaminated land and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 5
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	66	Land East of Main Road, South of Keith Avenue, Sutto				
Hectares	3.03	at Hone (Part A)				
Current Use	Agricu	lture				
Source	Call fo	r Sites				
Any Green B	Selt? Y	es				

Site Description and Information

The greenfield site is located to the east of Main Road, south of Keith Avenue and north of the Vicarage. Screened by a hedge/tree line along Main Road. There are dwellings to the north, south, and the recreation ground to the east. There are some dwellings and greenfield land on the opposite side of Main Road to the west.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary The site is not suitable for residential development. It would lead to the coalescence of Location Suitability Outcome: Unsuitable existing built up areas, further linear development and significant impacts on the local landscape. Its development would also result in the loss of Community and Open Space Outcome: N/A grade 2 agricultural land. Any development would be subject to an assessment on whether Availability Outcome: there is any potential for minerals extraction and would need to address heritage and ecological issues. **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2018SHLAA Unsuitable

Physical Outcome:

Site Ref	67 Land west of Main Road, south of Arnolds Lane, Sutton at Hone (Part B)
Hectares	2.31
Current Use	Agriculture
Source	Call for Sites
Any Green Be	lt? Yes

Site Description and Information

The undulating site is located to the west of Main Road, south of properties fronting Arnolds Lane and north of properties fronting Church Road/ Chaplin Court. It comprises greenfield land and is screened by a hedge/tree line along Main Road. There are dwellings to the north, north west and south. There is the church to the south west. There is greenfield land on the opposite side of Main Road to the east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Difference of the second secon

Physical Outcome:

	Physical Overview - Brief Summary			
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to coalescence, further linear development and significant impacts on the local landscape. Its development			
Community and Open Space Outcome: N/A Availability Outcome:	would also result in the loss of grade 2 agricultural land. Any development would be subject to an assessment on whether there is any			
	potential for minerals extraction and would need to address heritage and ecological issues.			
Achievability Outcome:	Potential Capacity:			
Assessed2018SHLAA	SHLAA Result			
	Unsuitable			

Site Ref	69	Yard at Statio	on Road, S	Sutton at Ho	ne DA4 9J	В			
Hectares	0.15						O ^{1:1,000} 0 12.5 2	50 Meera Site 69: Yard at Station Road, SaH	
Current Use	Yard								
Source	Irce Desktop								
Any Green E	elt? Ye	es							
Site Descrip	tion and	Information						22 - E	
adjacent to	the railw hilst the	e lies immedia ay line. It cor site is flat, mu ation Road.	nprises a	yard used fo	r storage	and		CARTFORD KARDARCEARA	
Qualifying C	utcome:	Qualifies						Register and the second	
Land Restric	tions (Pc	olicies Map):	Other Laı	nd Restrictio	ns:	Physical Ou	itcome:		
						Physical Ov	erview - Br	ief Summary	
Location Sui	tability C	Outcome: U	nsuitable						
Community	and Ope	n Space Outco	ome:	N/A					
Availability (Dutcome	:							
Achievabilit	y Outcon	ne:				Potential Ca	apacity:		
✓Assessed2	018SHLA	AA					SHLAA F	Result	
<u></u>						Unsuitabl	e		

Site Ref	70	Philpotts Yard, Gravel Road, Sutton at Hone
Hectares	0.79	
Current Use	Emplo	yment
current ose	Emplo	yment
Source	Deskto	pp
Any Green E		art
Any Green	Perti P	dit

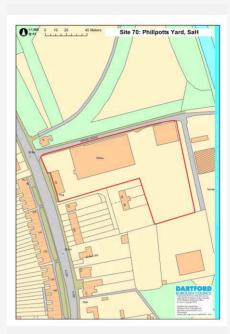
Site Description and Information

The flat site lies to the south of Gravel Road and to the east of Main Road. To the east and south lie residential properties whilst the Sutton at Hone Lakes Local Wildlife site/ St Johns Jerusalem National Trust site lies to the north and east. The site comprises a number of industrial type buildings in commercial use.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

		Physical Overview - Brief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	Major physical constraints exist overall which a expected to restrict the propsects of a development for 5+ units coming forward. The western part of the site is within the HSE inner
Community and Open Space O	utcome: N/A	zone for identified hazardous substances which would significantly restrict development.
Availability Outcome:	Available	Currently there is no evidence to suggest that the eastern part of the site would be suitable, as the depends on whether the site would be viable for minerals extraction. In this part of the site floor risk, landscape and ecological issues would also need to be taken into account.
Achievability Outcome:	Unachievable	Potential Capacity:
Assessed2018SHLAA		SHLAA Result
		Unachievable

rief Summary

Site Ref	72	Land Between Stock Lane And Orchard Way, south or Highfield Road, Wilmington	
Hectares	3.18		
Current Use	Eques	trian, agriculture	
Source	Call fo	r Sites	
Any Green Be	elt? Y	/es	

Site Description and Information

The flat site in Wilmington lies to the east of Stock Lane, west of Orchard Way and south of High Road. It comprises horse grazing areas and agricultural land with some sporadic buildings which continues to the south and south east of the site. The former Rowhill School lies to the west. There is residential development to the north and along part of the eastern boundary of the site. Some parts of the site contain potentially mature trees. The second second

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	Currently there is no evidence to suggest that this site would be suitable for residential development as this is dependent on providing a suitable access to the site and it is not clear that
Community and Open Space Outcome: N/A	this could be achieved. Its impact on the local landscape would depend on the size and scale of
Availability Outcome:	development. There would also be a need to take into account the TPO trees and ecology issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	73		Mount, Barn End Lane	2,	O tabe 2 42 Meens Site 73: Regency Mount, Wilmington		
Hectares	0.11	Wilmington					
Current Use	Vacant	t					
Source	Deskto	ор					
Any Green Belt? No Site Description and Information							
The flat site comprises land to the east of Capel Place. There is a resident complex to the east, some of which is historic, and dwellings to the north To the west lies an area of amenity space and open land.				Regency Mount			
Qualifying Outcome: Qualifies					The Mount		
Land Restric	tions (Po	olicies Map): Other La	nd Restrictions:	Physical Ou	tcome: Unsuitable		
				Physical Ov	erview - Brief Summary		
Location Suitability Outcome: Sufficiently sustainably located small or PDL			The site is unsuitable for residential development for 5 or more units as it is would have an adverse impact on the setting of a grade II listed building and on the amenity of the occupiers of existing and new development.				
Community	and Ope	en Space Outcome:	N/A	and new de	evelopment.		
Availability (Dutcome	2:					
Achievability	y Outcon	ne:		Potential Ca	apacity:		
✓Assessed2	018SHLA	AA			SHLAA Result		
				Unsuitabl	e		

Site Ref	74	Hawley Garden Centre, Hawley Road, Hawley DA2 7RB
Hectares	2.61	
Current Use	Garder	n Centre
Source	Call for	Sites
Any Green Be	elt? Ye	25

Site Description and Information

The site lies to the west of Hawley Road immediately north of the M25. It slopes up from east to west. There is a garden centre as well as other businesses on the site and a large car parking area. Along Hawley Road to the east are a number of residential properties. To the north and west is agricultural land.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

Physical Overview - Brief Summary

Constraints require a high quality and sensitive design solution. The site could be suitable for Sufficiently sustainably located Location Suitability Outcome: residential development depending on its size, small or PDL scale and impacts on the landscape; plus its development would result in the loss of grade 2 Community and Open Space Outcome: N/A agricultural land and policy on this would have to addressed. Any development would be subject to Availability Outcome: an assessment on whether there is any potential for minerals extraction and would need to address air quality, noise and contaminated land issues. Net site capacity is likely to be substantially reduced in light of physical and environmental issues the site faces to be successfully brought forward. Moreover the SHLAA only considers redevelopment of the brownfield part of the site as acceptable in principle in this location. Potential Capacity: Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA Jnsuitable

Site Ref	75	Clubb Pit Land, West of Darenth Road, Dartford
Hectares	11.42	
Current Use	Quarr	у
Source	Call fo	or Sites
Any Green B	Selt?	Yes

Site Description and Information

The site comprises a working quarry located to the west of Darenth Road which, at this point, is a narrow country lane. It is screened from the road by landscaping. It slopes down from east to west towards the River Darent. There is new housing development to the north and agricultural land to the south and east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary The site is not suitable for residential development as it does not pass the sequential Location Suitability Outcome: Unsuitable test in relation to flood risk. It would also have a significant urbanising effect on the area and significant impacts on the local landscape. Any Community and Open Space Outcome: N/A development would be subject to confirmation that all viable minerals from the site have been Availability Outcome: extracted and the site has been restored. It would also need to address contaminated land, heritage and ecological issues. **Potential Capacity:** Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA

Physical Outcome:

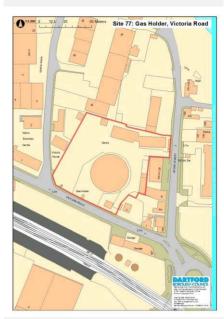
Site Ref	77	British Gas Holder Site And Surrounding Land, Victoria Road, Dartford DA1 1BN	
Hectares	0.64		
Current Use	e Gas ho	lder and ancilliary buildings	
Source	Call for	Sites	
Any Green I	Belt? N	0	

Site Description and Information

This prominent site comprises a disused gasometer together with ancillary buildings on the north side of Victoria Road. A small part of the site also fronts Lower Hythe Street. The Victoria Road industrial estate lies to the north and west. To the east lie a mixture of commercial and residential properties.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by pu	blic transport provided above ground floor level. Development
Community and Open Space Outcome: N/A	would need to take into account air quality, noise, overcoming contaminated land and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: TBC
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	78 Woodlawn, New Barn Road, Longfield		
Hectares	0.35		
Current Use	Dwelling		
Source	Desktop		
Any Green Be	elt? No		
Site Descript	ion and Information		
The flat site lies to the west of New Barn Road within a residential area. It comprises a dwelling within a large plot.			

Qualifying Outcome:

Qualifies



	Physical Outcome:
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	
Community and Open Space Outcome: N/A	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	80	The Stables, Barton Road, Sutton at Hone DA4 9EA
Hectares	2.25	
Current Use	Stable	es and field
Source	Call fo	or Sites
Any Green B	Selt?	Yes

Site Description and Information

The site lies to the west and north of dwellings on Balmoral Road and Barton Road. It comprises stables and grazing land and rises up slightly from east to west. There is agricultural/grazing land to the north and west, public rights of way run along boundaries.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

O 12,000,00 25 50 100 Meters	Site 80: The Stables, Barton Rd
C	Cite Prinary Sebool
S	utton at Hone
K	
-	

Physical Outcome:

Physical Suitability Issues

Group TPOs	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	Aside from access needing close consideration, development would also result in the loss of some grade 2 agricultural land. Its impact on the local	
Community and Open Space Outcome: N/A Availability Outcome:	landscape would depend on the size and scale of development. Any development would need to ensure that the TPO trees are retained as well as addressing heritage issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	81	Block Of 40 Lock-Up Garages Adjacent 22 Penney Close, Dartford			20 Hitters Star St. Careses as Bennyi Class		
Hectares	0.11						
Current Use	Garage	25					
Source	ce Desktop						
Any Green Belt? No Site Description and Information					Low Income to the second		
			Penney Close. It comp	orises lock			
up garages and is within a residential area.							
Qualifying Ou	utcome	Qualifies				To the second se	
Land Restrict	ions (Po	olicies Map): Other La	nd Restrictions:	Physical Ou	utcome:	Physical Suitability Issues	
				Physical Ov	verview - B	rief Summary	
Location Suit	-	small or PI		subject to loss of off- unacceptal	a parking s street park ble impact	r residential development urvey which shows that the ing would not cause s on on-street parking in the it would need to take into	
Community and Open Space Outcome: N/A			account he				
Availability O	utcome	e: Unavailabl Restriction	e: Land Legal Is				
Achievability	Outcor	ne:		Potential C	apacity:		
✓Assessed20)18SHL/	١A			SHLAA	Result	
				<mark>Unavailal</mark>	ole		

Site Ref	82	52 - 62 West Hill / C Pearson E Bates Storage Yard And Workshops, West Hill, Dartford DA1 2EU		
Hectares	0.27	Workshops, West hill, Bartiora DAT 210		
Current Use	Yard Aı	nd Workshops		
Source	Deskto	р		
Any Green Belt? N		0		

Site Description and Information

The site comprises shope units, a storage yard and workshops on the south side of West Hill. There is a sorting office to the east and a hall and relatively modern five storey office/residential building to the west. The site and hall, which are largely enclosed by mature trees, are set down below the level of the buildings to the north and west.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Well served by public transpo	It is considered that access, topography and air quality issues could be overcome but optimal design and high quality environment may be delievered through wider development of the area. Any development should seek to retain the row of trees along the southern and eastern	
Community and Open Space Outcome: N/A		
Availability Outcome: Unavailable: Practical Action of Inaction	boundaries.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
	Unavailable	

Site Ref	84 46-58 Lowfield Street, Dartford DA1 1HJ
Hectares	0.22
Current Use	Vacant
Source	BLR
Any Green E	elt? No

Site Description and Information

The site comprises a number of vacant two storey buildings and their curtilages located immediately east of Lowfield Street, facing Instone Road. This includes the disused DA1 nightclub premises and some disused shop units.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need for retail units to be provided at ground floor level to High Street to protect the function of the secondary retail
Community and Open Space Outcome: N/A	frontage. Development would need to address access, drainage, flood risk, air quality and
Availability Outcome: Available	heritage issues.
Achievability Outcome: Developable	Potential Capacity: TBC
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	85	127-129 Dartford Road, Dartford DA1 3EN
Hectares	0.27	
Current Use	Yard	
Source	BLR	
Any Green Be	elt? N	0

Site Description and Information

Hectares	0.27			ATTALE		
Current Use	Yard					
Source	BLR			12.300 Torigon		10th
Any Green Be Site Descript	elt? No	on				
area of hards warehouse ty	tanding used for t pe structure. The	outh side of Dartford Road. It controls the parking of commercial vehic ere are dwellings to the west an re allotments to the south.	les and a			
Qualifying Ou	utcome: Qualifi	es				Desperator
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical O	utcome:	Physical Suitability	lssues
			Physical O	verview - B	rief Summary	
Location Suit	ability Outcome:	Well served by public transpo	deliver imp t potentially	provement . Develop	r redevelopment an s to the local enviro ment would need to nated land and nois	nment take

0"

Site 85: 127-129 Dartford Road

		1	,
Location Suitability Outcome:	Well served by public transport	deliver improvements potentially. Developr	r redevelopment and could s to the local environment ment would need to take nated land and noise issues.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	14
✓Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref		(former GlaxoSmithKline -			
Hectares	0 5 2	Eastern Parcel) Bounded By Mill Pond Road, Temple Hill And Central Road, Dartford			
Current Use	Cleared site				
Source	Planning Application				
Any Green Be	lt? No				
Site Descript	on and Information				
the north, ea are existing e	o the east of Central Road and ri st and south lies newly built resign mployment uses including a bus of Central Road (which are with	dential development. There depot to the west, on the			
Qualifying Ou	tcome: Qualifies				
Land Restrict	ons (Policies Map): Other Land	Restrictions: Physical Outcome: Suitable			
		Physical Overview - Brief Summary			
Location Suit	ability Outcome: Well served b	This is part of a much larger site for which outline planning permission for 950-1,050 dwellings was granted on 19 December 2012 (11/00295/OUT). Reserved matters for part of the larger site for			
Community a	nd Open Space Outcome: N	/A 451 dwellings were approved on 14 January 2015 (14/01213/REM). No assessment required.			
Availability O	utcome: Available				
Achievability	Outcome: Deliverable	Potential Capacity: 33			
✓Assessed20	18SHLAA	SHLAA Result			
		Developable and/or Deliverable			

87	Land East of Telephone Exchange (Little Hithe), London Road, Greenhithe DA9 9HU	
0.87		
Vacant		
Deskto	p	
lt? N	0	
	0.87 Vacant Deskto	

Site Description and Information

The site lies to the east of an existing telephone exchange on the north side of London Road. It comprises disused land, until recently with extensive vegetation/ trees, set at a lower level than the road (some cliff faces) but rising from west to east. The North Kent railway line runs to the north of the sitem, with Greenhithe station southern platform virtually adjoining the boundary but currently without direct access. There are some remaining trees along the southern and northern boundaries and in the eastern part of the site.



Qualifying Out	come:
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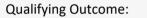
Qualifies

		Physical Outcome:		
		Physical Overview - Br	ief Summary	
Location Suitability Outcome:	Well served by public transport			
Community and Open Space Ou	tcome: Unsuitable			
Availability Outcome:				
Achievability Outcome:		Potential Capacity:		
✓Assessed2018SHLAA		SHLAA F	Result	
		Unsuitable		

Site Ref	88	Block of 24 Lock-Up Garages, Rear of 25-37 Wellcome	
Hectares	0.11	Avenue, Dartford	
Current Use	Garage	25	
Source	Deskto	p	
Any Green B	elt? N	0	

Site Description and Information

The flat site is located to the west of Wellcome Avenue in a residential area. It comprises lock up garages immediately behind existing dwellings to the east. There is a development of new houses to the north. There are allotments to the south and Central Road lies to the west, beyond which is marshland.



Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issue

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome: Well served by public transpo Community and Open Space Outcome: N/A		This site is suitable for only a limited amount of residential development due to the constraint of the existing narrow access. Its development would lead to the loss of off-street parking and there would be a need for a parking survey. Any development would also need to address flood	
Availability Outcome:	Available	risk issues.	
Achievability Outcome:	Developable	Potential Capacity:	5
✓Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	89	Block of 35 Lock-Up Garages, Rear of 47-53 Farnol Road, Dartford
Hectares	0.14	
Current Use	Garage	2S
Source	Deskto	p
Any Green B	elt? N	0

Site Description and Information

Qualifying Outcome:

The site lies within a residential area at the north western end of Farnol Road. It rises slightly from north to south and comprises lock up garages.

Qualifies



Land Restrictions (Policies Map): Other Land Restrictions:		
, , ,	,	Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome: Community and Open Space O Availability Outcome:	Well served by public transport utcome: N/A Available	subject to a parking s loss of off-street park unacceptable impact	s on on-street parking in the nt would need to take into
	Available		
Achievability Outcome:	Developable	Potential Capacity:	6
✓Assessed2018SHLAA		SHLAA	Result
		Developable and,	or Deliverable

Site Ref	90			Garages, Re	ear of 36-46 A	Attlee		
Hectares	0.24	Drive, Dar	tford				0 tead 0 10	20 Lohene Site 90: Garages r/o Attlee Drive
Current Use	Garage	25						an a
Source	ource Desktop							
Any Green Be Site Descript			on				orren orren	
The flat, back								Asen Court
Close within a	an existi	ing residen	tial area.	It comprises	s lock-up gara	iges.	FLAT	
Qualifying Ou Land Restrict				and Restric	tions:		al bis	Mainting of the second se
						Physical Ou	itcome:	Physical Suitability Issues
						Physical Ov	verview - B	rief Summary
							•	ldressing potential accesss, ntamination issues.
Location Suit	ability C)utcome:	Well serv	ed by publi	c transport			intamination issues.
Community a	ind Ope	n Space Ou	itcome:	N/A				
Availability O	utcome	:	Available					
Achievability	Outcom	ne:	Developa	ıble		Potential C	apacity:	13
✓Assessed20)18SHLA	A					SHLAA	Result
						Developa	ble and/	or Deliverable

Site Ref	91	First & Second Floors, 8-10 High Street, Dartford	
Hectares	0.02		
Current Use	Buildin	ng society	orment of the second se
Source	Deskto	qq	
Any Green B	elt? N	0	The second
		1. f	

Site Description and Information

The site comprises a 3 storey building on the north side of High Street. The ground floor is currently occupied by the Halifax Building Society. It is located within the Dartford Town Centre Primary Retail Frontage which predominantly comprises retail and commercial units.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

		Physical Overview - Brief Summary		
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential development but, for heritage reasons, there would be a need to retain the existing building. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level (need for retail units to be		
Community and Open Space C	outcome: N/A			
Availability Outcome:	Available	provided at ground floor level to High Street to protect the function of the primary retail frontage).		
Achievability Outcome:	Developable	Potential Capacity: TBC		
Assessed2018SHLAA		SHLAA Result		
		Developable and/or Deliverable		

Site Ref	92	45 High Street, Dartford DA1 1DJ
Hectares	0.02	
Current Use	Vacant	
Source	Deskto	p
Any Green B	elt? N	0

Site Description and Information

The currently vacant site comprises a three storey listed building on the south side of the High Street. It is located within the Dartford Town Centre Primary Retail Frontage which predominantly comprises retail and commercial units.

Qualifying Outcome:

Disqualified

0 1.860 0 5 10 20 Meters	Site 92: 45 High Street, Dartford
TON IS AL BOOM	
	a a ser a a a a a a a a a a a a a a a a a a a
States CarPark	

		Physical Outcome:	
Listed Building		Physical Overview - Br	ief Summary
Location Suitability Outcome:			
Community and Open Space Ou	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✔Assessed2018SHLAA		SHLAA F	Result
		Disqualified	

Site Ref	93	1st, 2nd and 3rd Floors, 27-31 High Street, Dartford
Hectares	0.06	
Current Use	Retail,	offices
Source	Plannir	ng Application
Any Green B	elt? N	0

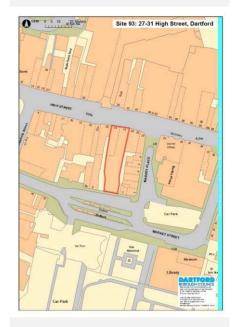
Site Description and Information

The site lies on the south side of High Street and extends through to Market Street. It consists of a four storey building with basement on the High Street frontage comprising shops on the ground floor with single storey extensions to the rear. Above the shops were offices over three floors also extended to the rear at first floor level. On the Market Street frontage there is a two storey building consisting of a retail shop on the ground floor with a Dance Studio above.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

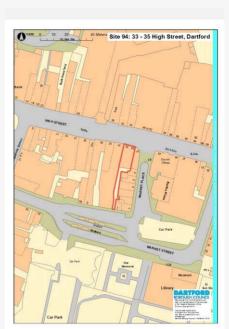
Physical Suitability Issues

		Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford	Town Centre	The site is suitable for residential development but, for heritage reasons, there would be a need to retain the existing building fronting High Street. There would also be a need for retail units	
Community and Open Space Outcome: N/A		to be provided at ground floor level to High Street to protect the function of the primary retail	
Availability Outcome: Available	2	fo protect the function of the primary retail frontage. Flood risk issues are likely to mean the residential accommodation could only be provided above ground floor level. Developmen would also need to address air quality and noise issues.	
Achievability Outcome: Delivera	ble	Potential Capacity: 14	
Assessed2018SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref Hectares		1st, 2nd and 3rd Floors, 33-35 High Street, Dartford DA1 1DT
Current Use	Restau	rant, dwellings
Source	Plannin	g Application
Any Green Be	elt? No	0

Site Description and Information

The site comprises a four storey building on the south side of the High Street. It extends to Market Street from where there is a pedestrian access. The Wimpy takeaway and fast food restaurant is located on the ground floor with dwellings above. It is located within the Dartford Town Centre Primary Retail Frontage.



Qualifying Outcome:

Disqualified

		Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:		
Community and Open Space Out	tcome: N/A	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2018SHLAA		SHLAA Result
		Disqualified

Site Ref	95	Mad Play, 208 Charles Street, Stone DA9 9AJ
Hectares	0.21	
Current Use	Childre	en's play centre
Source	Deskto	q
Any Green B	elt? N	0

Site Description and Information

The site comprises a two storey children's play centre and associated car park on the south side of Charles Street, immediately north of the North Kent railway line. The car park is at a higher level than the road frontage and building and the site rises from north to south. The site is bisected by a public footpath which runs north to south between the main car park and the building. There are new commecial developments and residential buildings in the vicinity, including a 3-4 storey block of flats on the opposite side of Charles Street.



Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transpo	The site is suitable for residential development. Development would need to address contaminated land, noise issues and should seek to retain the trees along the southern boundary
Community and Open Space Outcome: N/A	and the PROW which bisects the site.
Availability Outcome: Available	
Achievability Outcome: Unachievable	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
—	Unachievable

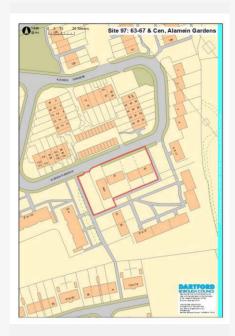
Site Ref	97	Community Centre and 63-67 Alamein Gardens, Stone
Hectares	0.16	DA2 6BW
Current Use	Jse Community centre and car park, dwellings	
Source	Deskto	р
Any Green I	Belt? N	0

Site Description and Information

The flat site comprises a small underused hall and associated car park on the south side of Alamein Gardens and three dwellings to the east of it. It is within a residential area which has a mix of one, two and three storey buildings. There is a public footpath immediately to the west and a residential parking area to the east.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tra	Any development of the site should seek to retain the two mature trees along the northern boundary and would need to take into account heritage issues.
Community and Open Space Outcome: Suitable	
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 6
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	98	Open space east Of Wellcome Avenue, Dartford
Hectares	0.	
Current Use	Ope	n space
Source	Desl	top
Any Green E	Belt?	No

Site Description and Information

The flat green site lies to the west of Wellcome Avenue. It comprises an amenity space with shrubs around its boundaries, including a tree line to the east. There are allotments to the north whilst Central Road and industrial premises lie to the west. There are residential properties to the east and the new River Mill Primary School to the south.



Qualifying Outcome:

Qualifies

		Physical Outcome:	
		Physical Overview - Br	ief Summary
Location Suitability Outcome:	Well served by public transport		
Community and Open Space Ou	tcome: Unsuitable		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA R	tesult
		Unsuitable	

Site Ref	99	Land rear of 37-41 Brentfield Road, Dartford
Hectares	0.21	
Current Use	Dwell	ings and outbuildings
Source	Plann	ing Application
Any Green E	Belt?	Νο

Site Description and Information

The site is located at the northern end of Brentfield Road to the south of dwellings on Finchley Close and to the east of dwellings on Mildred Close. It lies to the west of the A282 Tunnel Approach Road. The site comprises dwellings in a large curtilage and outbuildings. It slopes down from east to west.

Qualifying Outcome:

Qualifies



		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	1 01	mission for 6 dwellings was er 2018 (18/01018/FUL). No
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	6
✓Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	101 Land rear of 11-47 Bramble Avenue, Bean
Hectares	0.4
Current Use	Woodland
current osc	voouanu
Source	Desktop
Any Green Be	elt? Yes

Site Description and Information

The site comprises a wooded area immediately to the north of residential properties on Bramble Avenue, part of which is ancient woodland. It shares an access with garages.

Qualifying Outcome:

Disqualified

				1: Land r/c	and and	the-
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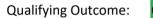
	Physical Outcome:
Ancient Woodland	Physical Overview - Brief Summary
Location Suitability Outcome:	
Community and Open Space Outcome:	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
_	Disqualified

Site Ref		Land north of Greenhithe Station (Village Heights), Station Road, Greenhithe				
Hectares	0.47				A Merris Site 102: Land op Greenhithe Station	
Current Use	rrent Use Scrubland					
Source	Planning App	lication			71	
Any Green Be	elt? No	mation				
Boulevard/ S comprises sc site backs on Qualifying Ou	The site lies to the north east of the junction of Station Road/ Crossways Boulevard/ St Clements Way, opposite Greenhithe railway station. It comprises scrubland and increases in height from south to north where the site backs onto housing in Woodland Way. Qualifying Outcome: Qualifies					
Land Restrict	ions (Policies	Map): Other La	and Restrictions:	Physical O	utcome:	Physical Suitability Issues
				Physical O	verview - B	rief Summary
Location Suit	ability Outcor	ne: Well serve	ed by public transpo	Any develo	opment wo	residential development. uld need to take into , air quality and
Community a	and Open Spa	e Outcome:	N/A			
Availability O	utcome:	Available				
Achievability	Outcome:	Developat	ble	Potential	Capacity:	33
✓Assessed20)18SHLAA				SHLAA I	Result
				Develop	able and/	or Deliverable

Site Ref	103	8 Brentfield Road, Dartford DA1 1YJ
Hectares	0.2	
Current Use	Dwellin	g and outbuildings
Source	Plannin	g Application
Any Green Be	elt? No)

Site Description and Information

The linear flat site comprises a dwelling, together with a large number of outbuildings and large curtilage on the east side of Brentfield Road. It is within a residential area comprising a mix of bungalows and two storey dwellings. The A282 Dartford Tunnel approach road lies immediately to the east.



Location Suitability Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development due to the poor air quality and noise resulting from its proximity to the A282 Tunnel Approach Road. These have been found to be so significant that any mitigation would result in poor living conditions for any future occupiers of development in this location.

Unsuitable

Community and Open Space Outcome: N/A	result in poor living conditions for any future
Availability Outcome:	occupiers of development in this location.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Well served by public transport

Site Ref	104 Land East of	of 47-53 and 48-66 Hanbury Wa	k, Bexley		
Hectares	0.77			1 1 2 2 2 2 10 10 Materia Site 104: Land adj Hanbury Walk	
Current Use	Open space, garag	ges			
Source	Desktop				
Any Green Be Site Descript	elt? No	n			
The flat site l	ies within a residen	ntial area to the east of Hanbury d. It comprises open space and s			
Qualifying Ou	utcome: Qualifie	25			
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outco	me:	
			Physical Overv	iew - Brief Summary	
Location Suit	ability Outcome:	Unsuitable			
Community a	and Open Space Ou	tcome: Unsuitable			
Availability O	utcome:				
Achievability	Outcome:		Potential Capa	city:	
✓Assessed20)18SHLAA		S	SHLAA Result	
			Unsuitable		

Site Ref	106	Former lock-up garages rear of 71-81 Keary Road, Swanscombe	
Hectares	0.1		
Current Use	Parki	ng	
Source	Planning Application		
Any Green Belt? No		No	

Site Description and Information

The site formerly accommodated lock up garages but these have been demolished and the area is used as parking for the residents of the flats in Keary Road to the north and west. The site slopes down slightly from north to south. It is within a residential area with allotments to the south and the grounds of a school to the eat.

small or PDL

N/A

Qualifying Outcome:

Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

Physical Overview - Brief Summary The site is suitable for residential development. However, this would be subject to a parking Sufficiently sustainably located survey demonstrating that the proposals would not have significant adverse impacts on on-street parking in the area. Whilst the existing access is unlikely to be suitable, it is considered that a suitable new access could be provided between the existing blocks of flats. Development would

Developable and/or Deliverable

Physical Outcome:

Availability Outcome: Available need to take into account heritage issues. Achievability Outcome: Developable **Potential Capacity:** 6 SHLAA Result Assessed2018SHLAA

Site Ref		Land Adjacent to 107-125 Morgan Drive, Horn	is Cross,	
Hectares	0.17	Greenhithe	Contraction of the second seco	
Current Use	Boroug	h open space		
Source	Deskto	р		
Any Green Be Site Descript				
The site com	prises a s	small relatively flat grassed Borough Open Spa	ce at the	
		gan Drive. It is surrounded by residential deve		
Qualifying Ou	utcome:	Qualifies	Control of the second s	
Land Restrict	ions (Po	licies Map): Other Land Restrictions:	Dhusiaal Outaanaa	
			Physical Outcome:	
			Physical Overview - Brief Summary	
Location Suit	ability O	utcome: Unsuitable		
Community a	and Oper	n Space Outcome: Unsuitable		
Availability O	outcome			
Achievability	Outcom	le:	Potential Capacity:	
✓Assessed2018SHLAA				
			Unsuitable	

Site Ref	108	West Hill House, West Hill, Dartford
Hectares	0.26	
Current Use	e Office	es, Residential
Source Desktop		
Any Green I	Belt?	No

Site Description and Information

The site lies to the south of West Hill opposite the junction with King Edward Avenue. It appears that part of it is used for offices and part is residential. There are shop units on the ground floor. The site slopes up from east to west and the level changes have been used to provide undercroft parking. The site currently lies within an identified employment area, with derelict commercial units and the Royal Mail depot to the east. To the rear (south) lies a residential area and there are also residential properties to the west.



Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tr	The site is suitable for residential development but this would be subject to the confirmation that the access from Tower Road would be suitable. Any development would need to take into
Community and Open Space Outcome: N/A	account air quality and noise issues and the TPO tree to the south.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Assessed2018SHLAA

Site Ref	109 Land at Stedman Close, Bexley	
Hectares	0.25	Site 109: Land at Stedman Close
Current Use	Borough Open Space, amenity space, garages	
Source	Desktop	
Any Green Be	elt? No	
Site Descripti	ion and Information	
amenity spac	prises three relatively flat grassed Borough Open Space areas and a number of garages to the west and no se. It is surrounded by residential development.	
Qualifying Ou	utcome: Qualifies	
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical Outcome:
		r nysical outcome.
		Physical Overview - Brief Summary
Location Suita	ability Outcome: Unsuitable	
Community a	and Open Space Outcome: Suitable	
Availability O	utcome:	
Achievability	Outcome:	Potential Capacity:

SHLAA Result

Unsuitable

Site Ref	110	Land Adjacent 10 Strickland Avenue, Dartford
Hectares	0.1	
Current Use	Ame	nity space
Source	Desk	top
Any Green B	elt?	No

Site Description and Information

The site comprises an area of amenity space to the east of Sharp Way and to the south of Strickland Avenue. It slopes down slightly from east to west. The site is within a residential area, with properties to the east arranged on a linear basis but not extending into the site or addressing it. There is a large electricity pylon in the southern part of the site and the electricity line traverses the site from east to west.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Land Restrictions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
		Physical Overview - I	Brief Summary
	Well served by public transport	suitable for residenti presence of the elect power line in the sou	art of the site would be al development given the tricity pylon and overhead uthern part of the site. It is ould accommodate five or
Community and Open Space Ou		more dwellings.	
,	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA	Result

Unavailable

Site Ref	111	Temple Hill Club, Temple Hill Square, Dartford DA1 5HX
Hectares	0.29	
Current Use	Youth	Club
Source	Deskto	p
Any Green B	elt? N	0

Site Description and Information

The site comprises a youth club and associated tennis court to the north of Temple Hill Square within the Temple Hill Square District Centre. There is a public car park to the west, beyond which is the community centre and library. There are parades of shops and community facilities to the north, above which are residential properties, and a sheltered housing complex to the east. There is a row of trees along the southern boundary. Redevlopmet is planning ground floor use capable of reproviding existing facility. Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Well served by public transport	The site is suitable for residential development but would need to ensure that shop/ community uses are provided to the car park frontage on the ground floor. There will be a need to provide a	
Community and Open Space Outcome: Suitable	suitable access and consider contaminated land issues. Development should seek to retain the	
Availability Outcome: Available	row of trees along the southern boundary.	
Achievability Outcome: Developable	Potential Capacity: 14	
Assessed2018SHLAA	SHLAA Result	
	Developable and/or Deliverable	

Site Ref	112 JC Autobreakers, Hawley Road, Hawley DA2 7RF	
Hectares	0.64	
Current Use	Car breakers and scrap yard	
Source	Desktop	
Any Green B	elt? Yes	

Site Description and Information

The site lies to the west of Hawley Road, set back a distance of about 150m from the road, and to the south of the M25. It slopes down slightly from south to north. The site comprises a car breakers and scrap yard with temporary buildings and hardstanding, within a predominantly agricultural area.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Sufficiently sustainably locate small or PDL	The site is not suitable for residential development. It is an isolated site and development would have a significant impact on the local landscape. There are also concerns over
Community and Open Space Outcome: N/A	access, possible safety and third party land, as well as the loss of grade 2 agricultural land. Any
Availability Outcome:	development would be subject to an assessment on minerals extraction and would need to demonstrate that a suitable access could be provided. It would also need to address air quality, noise, contaminated land, and ecologica issues. The developable area would be reduced by the presence of an oil pipeline.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

rief Summary

Site Ref	113	Bean Triangle, Watling Street, Bean DA2 8AH
Hectares	16.56	5
Current Use	Woo	dland, Commercial, Residential, Commuter car park
Source	Desk	top
Any Green E	Belt?	Yes

Site Description and Information

The slightly undulating site lies to the north of the A2, south of Watling Street and east of Bean Lane. It is slightA relatively extensive tract of land bound and impacted by major highways. It is relatively self contained and contains a mix of uses, including woodland, commercial, residential and a commuter car park.



Qualifying Outcome:

Disqualified

		Physical Outcome:	
Ancient Woodland	Group TPOs	Physical Overview - Brief	Summary
Location Suitability Outcome:			
Community and Open Space Out	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA Res	ult
_		Disqualified	

Site Ref	114	Land West of Darenth Road, Darenth					
Hectares	2.32		0 10 10 12 10 10 10 114 L	and West of Darenth Road			
Current Use	Open l	Open land					
Source	Planniı	ng Application		AB E			
Any Green E	Any Green Belt? No						
Site Descrip	tion and	Information		A N			
residential c	levelopm	etween the River Darent to the west ar nent accessed from Darenth Road to th I which is currently fenced off.		S JE			
Qualifying C	outcome:	Qualifies		August Andrew Construction of the second sec			
Land Restric	tions (Pc	olicies Map): Other Land Restrictions:	Physical Outcome:				
			Physical Overview - Brief Summar	y			
Location Sui	tability C	Dutcome: Unsuitable					
Community	and Ope	en Space Outcome: Suitable					
Availability	Outcome	::					
Achievabilit	y Outcon	ne:	Potential Capacity:				
✓Assessed2	018SHLA	AA	SHLAA Result				
Unsuitable							

Site Ref	115	Part of North End Farm, Park Corner Road, Betsham	
Hectares	1.26	DA13 9LJ	O ^{11,500}
Current Use	Emplo	byment	
Source	Call fo	or Sites	
Any Green E	Belt?	/es	

Site Description and Information

The relatively flat site lies to the west of Park Corner Road. It comprises agricultural buildings in commercial use. To the south of the buildings lie an associated yard/parking area and vegetated areas. There are strong lines of trees along the south, west and part of the north boundaries. There are farm buildings and dwellings to the east, on the opposite side of Park Corner Road. The site is otherwise surrounded by arable land which extends towards the A2 to the north.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

80 Meters Site 115: Part of North End Farm

Unsuitable

Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development. It would lead to isolated Location Suitability Outcome: Unsuitable development unrelated to any existing settlement. It would also lead to the loss of the best and most versatile agricultural land. Any Community and Open Space Outcome: N/A development would need to address landscape and heritage issues. Potential Capacity: **SHLAA Result**

Assessed2018SHLAA

Achievability Outcome:

Availability Outcome:

Unsuitable

Site Ref	116 Blackshole Farm, Watling Street, Darenth DA2 8DE
Hectares	1.53
Current Use	e Farm buildings and grazing
Source	Desktop
Any Green E	Belt? Yes

Site Description and Information

Qualifying Outcome:

The relatively flat site lies to between Watling Street and the car parking areas associated with Darent Valley Hospital, to the east of Gore Road. It comprises run down buildings and horse grazing land.

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Suitable	
		Physical Overview - B	Brief Summary	
Location Suitability Outcome:	Well served by public transport	home, drive through	ning application for care coffee shop and multi storey 40/OUT). No assessment	
Community and Open Space Outcome: N/A				
Availability Outcome:	Unavailable: Practical Action or Inaction			
Achievability Outcome:		Potential Capacity:		
✓Assessed2018SHLAA		SHLAA	Result	
		Unavailable		

Site Ref Hectares	117 Greenhithe Car Park, South of Steele Avenue,Greenhithe0.56
Current Use	Car park, open land
Source	Call for Sites
Any Green Be	lt? No

Site Description and Information

The flat triangular shaped site lies to the south of Steele Avenue, to the east of King Edward Road and to the west of St Clement's Way, a busy dual carriageway. It was being used as the yard for the road improvement works along St Clement's Way and at the London Road/ St Clement's Way junction. The northern part of the site is a public car park with access from Steele Avenue. It lies within a residential area.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Image: set of the set of th

Land Restrictions (Policies Map). Other Land Restrict	
	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by publ	ic transport The site is suitable for residential development. Development would need to take into account air quality, noise, contaminated land, flood risk and heritage issues.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 10
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

JILAA JII				
Site Ref	118 53 Watling Street, Dartford DA1 1RW	Oren d to pl deserve Site 118: 53 Watting Street, Dartford		
Hectares	0.2			
Current Use	Dwelling			
Source	Planning Application			
Any Green Be	elt? No			
Site Descript	ion and Information	ALL TO INTERNAL		
The flat site lies to the south of Watling Street and to the west of the A282 Tunnel Approach Road, separated by a landscaped bank. Located within a residential area, the site comprises a bungalow and the large associated curtilage.				
Qualifying O	utcome: Qualifies			
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Physical Suitability Issues				
		Physical Overview - Brief Summary		
		The site is suitable for residential development.		
Location Suit	ability Outcome: Well served by public transport	Development would need to take into account air quality, noise and heritage issues. It would also need to be designed to avoid the National Grid		
Community a	and Open Space Outcome: N/A	transmission network along the northern length of the site.		
Availability C	Outcome: Available			
Achievability	Outcome: Developable	Potential Capacity: 8		
✓Assessed20	D18SHLAA	SHLAA Result		
		Developable and/or Deliverable		

JILAA JIII				
Site Ref Hectares	119 Land to the rear of 62-66 Spital Street, Dartford 2DT 0.17	ord DA1		
Current Use	Car servicing			
Source	Desktop			
Any Green Be	elt? No			
Site Description and Information				
The site comprises buildings and open parking areas associated with a car service premises to the south of premises on Spital Street. To the south, there are residential properties on Spring Vale. To the north, the properties are largely commercial on the ground floor with residential use above.				
Qualifying Outcome: Qualifies				
Land Restrict	tions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues		
		Physical Overview - Brief Summary		
Location Suit	ability Outcome: Dartford Town Centre	The site is suitable for residential development. This would need to take into account air quality and heritage issues.		
Community a	and Open Space Outcome: N/A			
Availability O	Outcome: Available			
Achievability	Outcome: Developable	Potential Capacity: TBC		
✓Assessed20	D18SHLAA	SHLAA Result		

Developable and/or Deliverable

Site Ref	120	Upper Floors Iceland, 47-49 High Street, Dartford DA1	
Hectares	0.1	1DJ	
Current Use	Retail		
Source	Deskto	p	
Any Green B	elt? No	0	

Site Description and Information

The site comprises a three storey building extending between the south of High Street and Market Street. It contains a food retail unit on the ground floor. It is located within the Dartford Town Centre Primary Retail Frontage.

Qualifying Outcome:

Qualifies



		Physical Outcome:	Physical Suitability Issues	
		Physical Overview - Brief Summary		
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential developm but there would be a need for retail etc un be provided at ground floor level to High S Flood risk issues are likely to mean that		
Community and Open Space Outcome: N/A		residential accommodation could only be provided above ground floor level. Development		
Availability Outcome:	Available	would also need to address air quality and heritage issues.		
Achievability Outcome:	Developable	Potential Capacity:	ТВС	
Assessed2018SHLAA		SHLAA	Result	
· · · · · · · · · · · · · · · · · · ·		Developable and	or Deliverable	

Site Ref Hectares Current Use	124Dartford N0.21DA1 2JWFormer court buil	Aagistrates Court, Highfield Ro	oad, Dartford		20 The second se
Source BLR Any Green Belt? No Site Description and Information					
The site comprises the two storey former Magistrates Court premises o the west side of Highfield Road. It rises up from east to west. There is a church/hall to the north and residential properties to the west and sout Qualifying Outcome: Qualifies			There is a		
Land Restricti	ions (Policies Map)	: Other Land Restrictions:	Physical Ou	itcome:	Physical Suitability Issues
			Physical Ov	verview - B	rief Summary
	ability Outcome: nd Open Space Ou	Well served by public transpo itcome: N/A	but, for her to retain th	ritage reas e interlink d also be a	r residential development ons, there would be a need ed buildings on the site. a need to address air quality
Availability O		Available			
Achievability	Outcome:	Developable	Potential C	apacity:	ТВС
✓Assessed20	18SHLAA			SHLAA	Result
			Developa	ble and/	or Deliverable

Site Ref	125	Rear Of 56-58 Spital Street, Dartford DA1 2DU (Land		
Hectares	0.03	south of Spital Street)		
Current Use	e Wareł	Warehouse		
Source	BLR, C	BLR, Call for Sites, Planning Application		
Any Green I	Belt?	No		

Site Description and Information

The site comprises an existing warehouse unit to the rear of properties on Spital Street. These are largely in commercial use on the ground floor with residential uses on the upper floors. There are residential properties on Spring Vale to the south.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



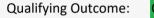
Physical Outcome:

	Thysical outcome.	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	The site is unsuitable for residential development of 5+ dwellings as it would have an adverse impact on highway safety, residential amenity as a result of noise and disturbance, and the setting of the conservation area. Flood risk issues are likely to mean that residential accommodation	
Community and Open Space Outcome: N/A		
Availability Outcome:	could only be provided above ground floor level. Any development would need to address contaminated land issues.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
—	Unsuitable	

Site Ref	126	Essenden, Galley Hill Road, Swanscombe
Hectares	3.77	
Current Use	Scrub	land
Source	Deskt	ор
Any Green B	elt?	No

Site Description and Information

The site lies to the south of and set well below the level of Galley Hill Road. It is covered with vegetation/ scrub. There are cliff faces along the western and southern boundaries. The High Speed railway line lies to the east and the North Kent railway line lies to the south. The site is severed from the surrounding area by the railway lines and different land levels.



Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential Well served by public transport Location Suitability Outcome: development. May be contaminated land issues. Moreover, extensive cliff faces present a major overall constraint eg hider residential capacity. It Community and Open Space Outcome: N/A is also unclear how a suitable access would be provided. Any development would need to avoid Availability Outcome: the land safeguarded for High Speed 1 in the eastern part of the site. Development would also need to take into account air quality, noise, heritage and ecological issues. Achievability Outcome: **Potential Capacity: SHLAA Result** Assessed2018SHLAA Unsuitable

Physical Outcome:

Site Ref	127	St Lawrence House, 48A West Hill, Dartford DA1 2EU
Hectares	0.18	
Current Use	Offices	s / Vacant
Source	Plannii	ng Application
Any Green B	elt? N	0

Site Description and Information

The site lies to the south of West Hill and is set down from the road. It comprises a three storey vacant block previously occupied by offices with undercroft parking. The site lies within an identified employment area, with the Royal Mail depot to the south, a dental surgery to the east and motorcycle shop to the west. On the opposite side of West Hill is a residential area.

Qualifying Outcome:

Qualifies

A 1.600 0 5 210 20 Thereis	Site 127: St Lawrence House
	Chapol
	(private)
AT NOR A	The second second
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Stor Ag manony	
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	WEST HILL 15.2m Ward B.C.
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1117	And the second s

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Well served by public transport		or residential development. need to take into account air ritage issues.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Unavailable: Land Legal Restrictions		
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA	Result
		Unavailable	

Site Ref	128	British Telecom Telephone Exchange, Suffolk Road, Dartford DA1 1EH
Hectares	0.29	
Current Use	Telepł	none Exchange
Source	Deskto	op
Any Green Be	elt?	lo

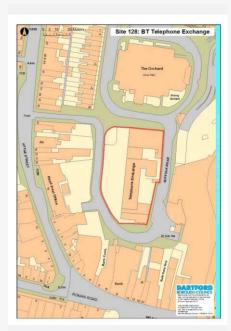
Site Description and Information

The site comprises large three and four storey buildings and associated parking areas which form a telephone exchange; prominent on the route from station to Town Centre. It is encircled by Suffolk Road and lies to the north of the buildings fronting the High Street and south of The Orchard theatre.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



	Physical Outcome:	Physical Suitability Issues
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	Flood risk issues are residential accommo provided above grou	odation could only be Ind floor level. Development
Community and Open Space Outcome: N/A	would also need to a issues.	address noise and heritage
Availability Outcome: Unavailable: Practical Action or Inaction		
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA	Result

Unavailable

Site Ref	129	Land At London Road And Craylands Lane, Craylands
Hectares	1.7	Lane, Swanscombe
Current Use	e Forn	ner quarry
Source	BLR,	Core Strategy, Planning Application
Any Green	Belt?	No

Site Description and Information

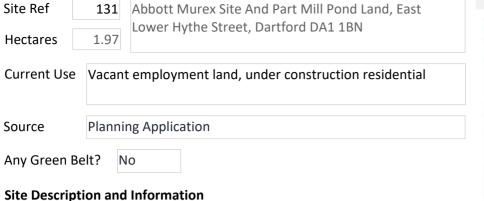
The site is located to the west of Craylands Lane and south of London Road. It is a former quarry, with ready access off Craylands Lane To the south is the railway embankment for the north Kent line and to the east is a former chalk quarry. There is a cliff along the western boundary of the site, beyond which are residential properties.



Qualifying Outcome: Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	(14/01689/OUT). Res	nission for up to 110 d on 16 February 2015 served matters for 100 wed on 10 January 2019
Community and Open Space Ou	itcome: N/A	(EDC/18/0033). No assessment required.	
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	100
✓Assessed2018SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref130Eastern Quarry (Whitecliffe), Watling Street, SwanscombeHectares228.13SwanscombeCurrent UseFormer quarry	Site 130: Eastern Quarry
Source Core Strategy, Planning Application Any Green Belt? No Site Description and Information	
The site lies to the north of Watling Street and the A2, to the sout Swanscombe and Knockhall and to the east of the B255 Bean Road comprises a former chalk quarry which has created steep chalk cli- the southern, western and part of the northern boundary. Qualifying Outcome: Qualifies	d. It
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Extant Under Construction Community and Open Space Outcome: Suitable	Outline planning permission for up to 6,250 dwellings was originally granted on 14 November 2007 (03/01134/OUT). There have since been a significant number of subsequent related applications. Part of the overall site which has
Availability Outcome: Available	planning permission has been built and is not included in the boundaries of the SHLAA site. No assessment required.
Achievability Outcome: Deliverable	Potential Capacity: 5511
✓Assessed2018SHLAA	SHLAA Result Developable and/or Deliverable



The flat site lies to the east of Lower Hythe Street and west of the River Darent. The site was previously occupied by an industrial building and residential development is under construction. New apartment blocks have been completed to the south by developer. There is another cleared site to the north - known as Steam Crane Wharf (SHLAA Ref 10). To the west lies a predominantly employment area which also comprise SHLAA sites (refs 77 and 197).



Developable and/or Deliverable

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Suitable **Physical Overview - Brief Summary** Detailed planning permission was granted for 403 dwellings on 12 December 2017 (16/01601/FUL). Location Suitability Outcome: Well served by public transport No assessment required. Community and Open Space Outcome: N/A Available Availability Outcome: Deliverable **Potential Capacity:** 403 Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA

Site Ref	132	The Bridge Plots 32, 33 And 34 Rennie Drive And Plot	
Hectares	4.96	16A Brunel Way, The Bridge, Dartford	015,000
Current Use	Vacant		
Source	Plannir	ng Application	
Any Green B	elt? N	0	

Site Description and Information

The site comprises greenfield plots forming part of the remaining land on The Bridge development site. One plot lies to the south of Brunel Way and the other plot lies to the south of Rennie Drive and to the east of Marsh Street North, adjacent to the lakes. The surrounding areas comprise residential and industrial development.



Qualifying Outcome:

Qualifies

		Physical Outcome: Suitable
	Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome:	Well served by public transport	An outline application for residential development (17/00979/OUT) withdrawn on the 1 October 2019.
Community and Open Space Ou	tcome: N/A	
Availability Outcome:	Unavailable: Practical Action or Inaction	
Achievability Outcome:		Potential Capacity:
✓Assessed2018SHLAA		SHLAA Result
		Unavailable

Site Ref	133	Land East of Stanhope Road adjacent Railway (part of Bamber Pit), Swanscombe
Hectares	4.24	
Current Use	Scrub	bland
Source	Deskt	top
Any Green B	elt?	No

Site Description and Information

The site lies immediately to the east of properties fronting Swanscombe High Street, but is separated from them. To the north is the North Kent railway line which runs through a cutting and to the east is the High Speed 1 railway line. To the south of the site lies open scrubland which forms part of the proposed Ebbsfleet Central development. The irregular topography reflects the previous use of the site for landfill.

Qualifying Outcome:

Qualifies



Land Restrictions (Policies Map). Other Land Restrictions.		
	Physical Outcome:	Physical Suitability Issues
	Physical Overview - B	Brief Summary
Location Suitability Outcome: Well served by public transport Community and Open Space Outcome: N/A	for development is th and its dependency of development at Ebbs Development would account contaminate	ing the suitability of this site ne lack of an existing access on access from the sfleet Central to the south. also need to take into ed land, noise, heritage and
Availability Outcome:Unavailable: Practical Action orInaction	ecological issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA	Result
	Unavailable	

Site Ref	134 Land North of Top of Dartford Road	
Hectares	13.86	
Current Use	Woodland, Open land	
Source	Desktop	
Any Green E	Belt? Yes	

Site Description and Information

The site lies to the east of the grounds of Rowhill Grange and to the north of Top Dartford Road. It rises slightly from south to north. The site is separated from the road by farm buildings and land which are within the same ownership and lie within Sevenoaks District. The site mainly comprises woodland but also some open land. To the east and north is arable land.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Ancient Woodland	Group TPOs	Physical Overview - Brief Summary	
Location Suitability Outcome	Unsuitable	The site is not suitable for residential development as it would comprise isolated development in the countryside with significant impacts on the local and wider landscape and	
Community and Open Space Outcome: N/A		ecological habitats. It could also lead to the loss of the best and most versatile agricultural land.	
Availability Outcome:		Any development would need to take account of safeguarding the underground national grid	
		transmission line and hazardous substance issues.	
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA Result	
		Unsuitable	



Site Ref	135 Land North of Steele Avenue, Dartford
Hectares	0.6
Current Use	Balancing Pond, Landscaped
Source	Call for Sites
Any Green E	Belt? No

Site Description and Information

The relatively flat site lies to the north of Steele Avenue, to the west of St Clement's Way, a busy dual carriageway, and to the south of the north Kent railway line. It contains a balancing pond and a significant amount of landscaping. There is residential development to the west and, on the opposite side of Steele Avenue, a public car park.

Qualifying Outcome:

Location Suitability Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary The site is not suitable for residential development. Is more vulnerable development in Well served by public transport an area at high risk of flooding. It also appears to be used for existing flood risk mitigation which would be lost if the site were to be developed. Community and Open Space Outcome: Unsuitable Any development would need to address air quality, noise, contaminated land, heritage and ecology issues. **Potential Capacity:**

Physical Outcome:

Assessed2018SHLAA

Achievability Outcome:

Availability Outcome:

SHLAA Result

Site Ref	137 104 Lower Hythe Street, Dartford DA1 1BW	
Hectares	0.04	
Current Use	Car workshops	
Source	Planning Application	
Any Green B	elt? No	

Site Description and Information

The flat site lies to the south of Victoria Road, immediately west of the roundabout junction with Hythe Street/ Lower Hythe Street. It comprises a car workshop with another premises in similar use immediately to the west. There are storage tanks to the south and a couple of residential properties to the north, on the opposite side of Victoria Road, and new apartment blocks being built to the north east of the junction.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

Physical Overview - Brief Summary

Physical Outcome:

Poor air quality and noise/disturbance resulting from its proximity to a busy road, the railway line Location Suitability Outcome: Well served by public transport and a car workshop, could be significant. Mitigation must be successful to avoid poor living conditions for any future occupiers of Community and Open Space Outcome: N/A development in this location. It is also perhaps questionable how a suitable access could be Availability Outcome: Available achieved. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Any development would also need to address contaminated land and heritage issues. 25 Potential Capacity: TBC Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref	139 Swanscombe Peninsula
Hectares	36.9
Current Use	Employment, Marshes
Source	Core Strategy
Any Green E	Belt? No

Site Description and Information

The flat site comprises a mixture of marshes and employment uses forming part of Swanscombe Peninsula. It extends to the Borough boundary and includes part of the Manor Way Industrial Estate to the east. The southern boundary is formed by Tiltman Avenue and part of Manor Way. Part of the site lies above the High Speed 1 railway tunnel.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

		Physical Overview - Brief Summary	
Location Suitability Outcome: Wel	l served by public transport	A number of constraints remain within not apparent at present how precisely be overcome without special interven Currently unclear how overall it would sufficiently suitable for residential as t	/ they would tion. d be
Availability Outcome:		dependent on overcoming contamina previous landfilling specific issues. Als assessment is necessary to consider th on junctions and the I road network. assessment would be required to cons	so transport ne impacts Mminerals
		whether there is potential for extracti risk may mean no residential at groun level. Need to take into account land for High Speed 1 which runs undernea	d floor safeguarded ath part.
		Consider impacts on the operation of minerals/ waste sites as well as air qua heritage and ecological issues. Public run through the site.	ality,
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA Result	
		Unsuitable	

Site Ref	140	Stone Pits 9 and 9a, South of London Road, Stone
Hectares	12.62	
Current Use	Scrubla	and, grazing
Source	Call for	r Sites
Any Green B	Belt? N	0

Site Description and Information

The site comprises a restored former landfill site to the south of London Road and east and north of Hedge Place Road. It is currently a mixture of scrub and land used for horse grazing, crossed by righ of way in the centre going north south. The site rises slightly from north to south and is a little undulating. The site is within a residential area.

Qualifying Outcome:

Qualifies

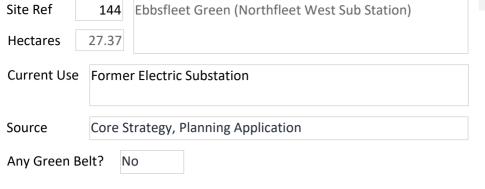
Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Insuitable

	i nysical outcome. Onsultable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transpo Community and Open Space Outcome: N/A Availability Outcome: Available	This is an example of one of the remaining former landfill sites in Dartford that are typically capped, grassed and undulating, but may remain unstable and subject to gas emissions due to the gradual degradation of the waste. In this instance, it has not been established that landfill gas will not form a hazard to future development on the site and/or existing residential development in the vicinity or that adverse impacts on groundwater will not be caused. There would be a need for the developer to carry out and submit the results of site investigations in this regard to indicate whether the land could be safely and satisfactorily developed. Development would also need to take into account transport, air quality, heritage, landscape and ecological issues, potentially minerals safeguarding. Any development would need to incorporate the PROW and protect the
Achievability Outcome:	trees subject to the TPO. Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable



Site Description and Information

The site lies to the north of the A2, west of Southfleet Road and south and east of the Ebbsfleet Quarry development site. It was previously occupied by electrical sub-stations which were decommissioned. The site has since been cleared and remediated; and build out is well advanced.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Suitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Extant Under Construction	Outline planning permission for up to 950 dwellings was granted on 31 March 2014 (05/00308/OUT). There have since been a number of subsequent related applications. Part
Community and Open Space Outcome: N/A	of the overall site which has planning permission has been built and is not included in the
Availability Outcome: Available	boundaries of the SHLAA site. No assessment required.
Achievability Outcome: Deliverable	Potential Capacity: 602
✓Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	146	Former Piggery Site, West of St Vincents Avenue, Dartford
Hectares	1.08	
Current Use	Vegeta	ted railway embankment
Source	Deskto	p
Any Green Be	elt? N	0

Site Description and Information

The linear site lies to the south of residential properties on Knighs Manor Way and to the west of St Vincents Road. It comprises a vegetated railway embankment with a small area of flat land at the top.

Qualifying Outcome:

Disqualified



		Physical Outcome:
	Crossrail Safeguarding	Physical Overview - Brief Summary
Location Suitability Outcome:		
Community and Open Space Out	come:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
▲Assessed2018SHLAA		SHLAA Result
		Disqualified

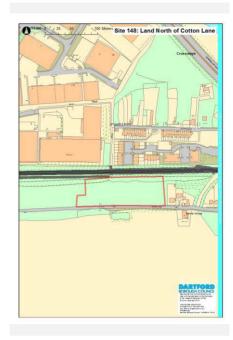
Site Ref	148	Land North of Cotton Lane / Land adjacent The
Hectares	0.85	Lodges, Cotton Lane, Stone
Current Use	Scrub	land
Source	Plann	ing Application
Any Green B	elt?	Νο

Site Description and Information

The relatively flat site lies to the north of Cotton Lane, immediately south of the North Kent railway line. It comprises scrubland which extends to the west. There are mature rows of hedges/trees along its boundaries. To the east lies some residential development and to the south lies a former landfill site.

Qualifying Outcome:

Qualifies



		Physical Outcome: Suitable
	Crossrail Safeguarding	Physical Overview - Brief Summary
		Detailed planning permission was granted for 16 dwellings on 31 March 2014 (14/00028/FUL) and
Location Suitability Outcome:	Extant Under Construction	updated by a further permission on 3 May 2017 (16/01553/VCON). No assessment required.
Community and Open Space O	utcome: N/A	
Availability Outcome:	Available	
Achievability Outcome:	Deliverable	Potential Capacity: 16
✓Assessed2018SHLAA		SHLAA Result
		Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT	
Site Ref157Land to east of Joyce Hall BungHectares0.53	galow, Station Road,
Current Use Grazing land	
Source Desktop	
Any Green Belt? Yes	Betsham
Site Description and Information	and the second
The flat site lies to the north of Station Road, immed hamlet of Betsham. It comprises grazing land with s boundaries.	to tager
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restric	ctions: Physical Outcome:
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	
Community and Open Space Outcome: N/A	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	159	North of Main Road/ East of Northdown Road, Longfield
Hectares	16.44	Longheid
Current Use	Agricul	ture
Source	Call for	Sites
Any Green B	elt? Ye	25

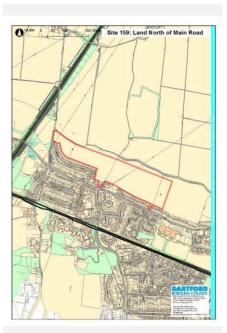
Site Description and Information

The site lies to the north of Northdown Road and Main Road and to the east of Whitehill Road. It is in arable use and rises up from south to north. There are dwellings to the south and agricultural land to the north and east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have significant impacts on the local and wider landscape. Any development could also result in the loss of the
Community and Open Space Outcome: N/A	best and most versatile agricultural land and would need to address heritage issues.
Availability Outcome:	Additionally, any development in the westernmost part of the site would need to take account of the overhead power line, proximity to hazardous substances and any impacts on Pinden Quarry. Existing public rights of way running through the site would need to be retained.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	163	West of Hawley Road, Arnolds Lane, Sutton at Hone
Hectares	3.11	
Current Use	Agric	ulture
Source	Call f	or Sites
Any Green E	Belt?	Yes

Site Description and Information

The relatively flat greenfield site is located to the west of Main Road, north of Arnolds Lane and east of Broadoak Close. It comprises unused agricultural land with a mature hedge/tree line along Main Road and Arnolds Lane. There is some sporadic residential development in the vicinity, though the surrounding area is largely undeveloped.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Outcome:

Physical Overview - Brief Summary The site is not suitable for residential development as it would lead to isolated Location Suitability Outcome: Unsuitable development, further linear development unrelated to any existing settlement and significant impacts on the local landscape. Its Community and Open Space Outcome: N/A development would also result in the loss of grade 2 agricultural land. Any development Availability Outcome: would be subject to an assessment on whether there is any potential for minerals extraction. Any development would also need to address contaminated land and noise issues, and ensure that the TPO trees are retained. **Potential Capacity:** Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA Unsuitable

Site Ref	167	Orchards Shopping Centre, Dartford
Hectares	1.85	
Current Use	e Shopp	ing centre and Car Parks
Source	Call fo	r Sites, Core Strategy
Any Green I	Belt?	lo

Site Description and Information

The site comprises the Orchards Shopping Centre and associated public car parks located to the north of High Street, to the east of Suffolk Road and to the west and south of Home Gardens. All the shop frontages are within the Dartford Town Centre Primary Retail Frontage.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Out

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need for some retail units at ground floor level to protect the function of retail frontage. Flood risk issues are likely to
Community and Open Space Outcome: N/A	mean that residential accommodation could only be provided above ground floor level.
Availability Outcome: Available	Development would also need to address air quality, noise and heritage issues and deliver an enhancement of the public realm around the vehicular access, as well as retaining the route through to the High Street.
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref Hectares	168 Former Central Park Nursery, Dartford 0.88	Gild Meter Site 168: Former Central Park Nursery
neclares	0.08	terative
Current Use	Vacant former nursery	Term Smoot
Source	Desktop	Barton Carlos Ca
Any Green Be Site Descript	elt? No ion and Information	
The site com	prises the former Central Park Nursery. It is located	7.8 MICR KHO 4.30
immediately	east of Cranford Road and north of Princes Road.	
Qualifying Ou	utcome: Qualifies	
Qualitying Ot		
Land Restrict	ions (Policies Map): Other Land Restrictions:	
		Physical Outcome: Physical Suitability Issues
		, , , , , , , , , , , , , , , , , , , ,
		Physical Overview - Brief Summary
		Physical Overview - Brief Summary The site is suitable for residential development.
Location Suit	ability Outcome: Well served by public transport	Physical Overview - Brief Summary
	ability Outcome: Well served by public transport and Open Space Outcome: Suitable	Physical Overview - Brief Summary The site is suitable for residential development. There would be a need to address flood risk, drainage, groundwater, air quality and heritage
	and Open Space Outcome: Suitable	Physical Overview - Brief Summary The site is suitable for residential development. There would be a need to address flood risk, drainage, groundwater, air quality and heritage
Community a	and Open Space Outcome: Suitable Outcome: Unavailable: Practical Action or Inaction	Physical Overview - Brief Summary The site is suitable for residential development. There would be a need to address flood risk, drainage, groundwater, air quality and heritage
Community a Availability O	and Open Space Outcome: Suitable Dutcome: Unavailable: Practical Action or Inaction Outcome:	Physical Overview - Brief Summary The site is suitable for residential development. There would be a need to address flood risk, drainage, groundwater, air quality and heritage issues.

Site Ref	169	Northgate Van Hire, 301 Lowfield Street, Dartford DA1		
Hectares	0.12	2SN		
Current Use	Vehicle	e Hire		
Source	Deskto	pp		
Any Green E	Belt? N	0		

Site Description and Information

The relatively flat site comprises a vehicle hire premises on the north west corner of the Oakfield Lane/ Lowfield Street junction. It consists of a building and associated yard. To the west lies a scout hall, to the east lies a row of shops and to the south, on the opposite site of Oakfield Lane, is a primary school. These premises and the site itself are within the Hawley Road/ Lowfield Street District Centre. To the north are residential properties which front Myrtle Road.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Suitability Issues

Location Suitability Outcome: Well served by public tr Community and Open Space Outcome: N/A Availability Outcome: Available	Physical Overview - Brief SummaryThe site is suitable for residential development but would need to ensure that shop/ community uses are provided to the Lowfield Street/ Oakfield Lane frontage on the ground floor. It would be important to ensure that a safe access is created. Development would also need to take into account contaminated land, noise and heritage
Achievability Outcome: Developable	Potential Capacity: 6
✓Assessed2018SHLAA	SHLAA Result Developable and/or Deliverable

Site Ref 170 Land North of St Mary's Road and South of G Boulevard, Stone	Crossways
Hectares 1.36	
Current Use Scrubland	
Source Core Strategy, Planning Application	Column
Any Green Belt? No Site Description and Information	
The flat site lies to the north of St Mary's Road and to the south or Crossways Boulevard. It comprises overgrown scrubland. There a employment premises forming part of Crossways Business Park to and residential garages and paraphenalia to the south.	are
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	Outline planning permission was granted for 152 apartments on 11 March 2016 (15/01857/OUT). There is a current application for reserved matters for 150 apartments (18/01341/REM). No
Community and Open Space Outcome: N/A	assessment required.
Availability Outcome: Available	
Achievability Outcome: Deliverable	Potential Capacity: 152
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	171	Instone House and Car Park, Instone Road, Dartford
Hectares	0.06	j
Current Use	Offic	es and parking
Source	Planr	ning Application
Any Green B	elt?	No

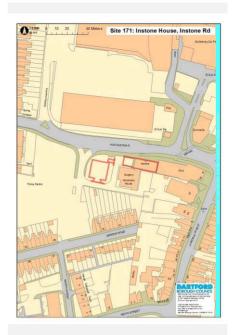
Site Description and Information

The flat site lies to the south of Instone Road, opposite Sainsbury's car park. The site comprises a three storey block of offices with associated parking area. There is a new supermarket to the west and social club to the east. A GP surgery and residential properties are located to the south.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Suitable

		Thysical outcome. Suitable
		Physical Overview - Brief Summary
Location Suitability Outcome: Well s	erved by public transport	Prior approval for the change of use of the building from offices to 8 flats was granted on 6 March 2017 (17/00043/P3O) with an amended layout for the 2nd floor units approved on 30
Community and Open Space Outcome	N/A	October 2018 (18/01198/P3O). These changes were being implemented in 2019. A further 7
Availability Outcome: Availa	ble	units were approved on 8 July 2019 in the form of an extension to the building (19/00519/FUL), to
		give a total of 15 units on site. No assessment required.
Achievability Outcome: Delive	rable	Potential Capacity: 15
Assessed2018SHLAA		SHLAA Result
•		Developable and/or Deliverable

-							
Site Ref	173		rsery, Dart	ford Road, South D	arenth DA4		100 Meters Site 472: Creawick Nursery
Hectares	8.55	9HY				0 (25 50) (0 A4 1 1 1 1	100 Meters Site 173: Creswick Nursery
Current Use	Nurser	У					
Source	Call for	Sites					
Any Green B							
The site is in agricultural b	use as a ouildings p from e	nursery and and hardsta ast to west.	comprises nding. It is There are o	a number of large set back from Dar dwellings to the ea h.	ford Road		
Qualifying O	utcome:	Qualifies					Provide and and a second
Land Restrict	tions (Po	licies Map):	Other Land	d Restrictions:	Physical Out	come:	Unsuitable
					Physical Ove	erview - Bri	ief Summary
Location Suit	ability C	Outcome: U	Insuitable		developmer developmer	nt. It would nt unrelate	for residential I lead to isolated d to any existing lopment would need to
Community	and Ope	n Space Outo	come:	N/A		•	I heritage issues, the loss of nd, and the potential impact
Availability C)utcome	:				lead powe	r line and pylon to the
Achievability	Outcom	ne:			Potential Ca	pacity:	
	04.00111.4	A				SHLAA R	esult
✓Assessed20	JT92HF5	A			Unsuitable	<u></u>	

Site Ref	174	Land South of Ship Lane, West of A225 Main Road and North of Farningham Road Station, Sutton at Hone
Hectares	15.2	North of Farmingham Koau Station, Sutton at Hone
Current Use	Agricul	ture
Source	Call for	Sites
Any Green Be	lt? Ye	25

Site Description and Information

The site lies to the south of Ship Lane and east of Main Road. The site mainly consists of arable land and slopes up from east to west. There is residential development to the north and allotments separate the site from dwellings to the east. Farningham Road railway station and the railway line run along the south of the site. To the west lies a farm complex, traveller site and further arable land which continues beyond the brow of the hill.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental	
Community and Open Space Outcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. It	
Availability Outcome:	would result in the loss of some grade 2 and 3 agricultural land, which would have to be addressed. Any development would need to take into account noise and heritage issues. It would also need to be designed to take account of the overhead power line to the south of the site and retain the existing public rights of way.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
_	Unsuitable	

Site Ref	176	Land Adjacent to 1-11 Ightham Cottages, Bean Lane, Bean DA2 8BB
Hectares	0.21	DEGIL DAZ ODD
Current Use	e Vegeta	tion
Source	Call for	Sites
Any Green I	Belt? Ye	es

Site Description and Information

The land located to the east of the B255 and south of the A296 Watling Street and north east of the existing Ightham Cottages. It is within the grounds of Brickfield which appears to be used for storage and a haulage yard. The site itself is covered with trees and vegetation. It slopes up towards the south west.

small or PDL

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development. It is unclear how a suitable access could be provided to the new interchange at the A2 Bean junction and, as a result of its proximity to the new interchange, it likely to be affected by poor air quality and noise. This would result in poor living conditions for any future occupiers of development in this location. There are also heritage, arboricultural, and ecological issues.

Unsuitable

	heritage, arboricultural, and ecological issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Sufficiently sustainably located

N/A

Site Ref	177			tre, 38-48 Milton F	Road,		
Hectares	0.09	Swanscombe DA10 0LY				O 15 10	No Reest Site 177: 38-48 Milton Rd Swanscombe
Current Use Car Repair and Hand Wash							Dra Dra
Source	Deskto	ор					NUMBER SALE
Any Green E	Belt?	lo					manin Baring and a state
Site Descrip	tion and	l Informatio	'n			MATE	and a set of the
The flat site comprises a car repair and hand wash premises on th side of Milton Road. It is within a residential area and backs onto Broomfield Road/ The Grove Recreation Ground.							
Qualifying C	Qualifying Outcome: Qualifies						
Land Restric	tions (Po	olicies Map)	: Other Land	d Restrictions:	Physical (Outcome:	Physical Suitability Issues
					Physical (Overview - B	rief Summary
							r residential development. need to take into account
Location Sui	tability (Outcome:	Well served	by public transpor			nd heritage issues.
Community and Open Space Outcome: N/A							
Availability	Outcome	2:	Available				
Achievabilit	y Outcor	ne:	Developable	9	Potential	Capacity:	6
✓Assessed2018SHLAA				SHLAA	Result		
			Develop	bable and/	or Deliverable		

Site Ref	178 Land south of A225 Hawley Road, north of A2, Dartford			
Hectares	4.4			
Current Use	Agriculture			
Source	Call for Sites			
Any Green Belt? Yes				

Site Description and Information

The site comprises arable land to the south of Hawley Road and it rises up away from the road. Does not adjoin main southern built up extent of Dartford town. There are some residential properties and a petrol filling station along Hawley Road to the north of the site, a large curtilage to the east and agricultural land to the south and west. The A2 lies in close proximity to the south of the site.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the land - depending on the status of other sites - may not feature adverse physical/ environmental respects
Availability Outcome:	that cannot be mitigated, depending on its size, scale and impacts on the landscape. It would result in some loss of grade 2 agricultural land, and policy would have to be addressed. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address
	contaminated land, noise and heritage issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	179 Land at The Whitings, Main Road, Longfield
Hectares	4.06
Current Use	Open, Unused
Source	Call for Sites
Any Green Be	lt? Yes

Site Description and Information

Thet site lies to the south of Main Road immediately to the east of the spur railway line and north of the Longfield-Victoria railway line. It comprises open, unused land rising up to the south, with trees and vegetation. To the east lies the recreation ground and a local wildlife site.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



suitable

	Physical Outcome: Uns
	Physical Overview - Brief
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A Availability Outcome:	The site is not suitable for development. It would like development unrelated to Longfield. It is unclear who could be provided, and por implications would have of the prospect of delivering Large parts of it are also we zone, one of the factors of the amount of development place and undermining its also lead to the loss of the agricultural land. Any develop to address noise, heritage ecological issues. Develop northernmost part of the account of any impacts of development would need overhead power line runn There are a series of phys site as a whole that raise concerns.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Res
TJJCJJCUZUIOJIILAA	

Summary

or residential kely lead to isolated to the built settlement of hether a suitable access potential third party land major ramifications for g a suitable solution. within the HSE inner significantly restricting nent which could take ts suitability. It could he best and most versatile evelopment would need ge, landscape and opment in the e site would need to take of Pinden Quarry and any d to take account of the ning through the site. vsical factors across the e serious suitability

sult

Site Ref	181	Land to south east of School Lane, Bean
Hectares	3.37	
Current Use	Wood	lland
Source	Call fo	or Sites
Any Green Belt?		Yes

Site Description and Information

The relatively flat site lies to the east of School Lane and is identified as Borough Open Space. It is wooded and not in any active use. There is a group of cottages to the north of the site and residential development to the west on the opposite side of School Lane. Open land extends to the east and south of the site.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary The site is not suitable for development as it would result in the loss of woodland with Location Suitability Outcome: Unsuitable significant impacts on the local and wider landscape and ecological habitats. It would have a significant urbanising effect on the area and Unsuitable Community and Open Space Outcome: there is no definitive boundary to define the future edge of development. It would also lead to Availability Outcome: the loss of the best and most versatile agricultural land. Achievability Outcome: **Potential Capacity:** SHLAA Result Assessed2018SHLAA Unsuitable

Physical Outcome:

Site Ref	182 12
Hectares	1.06
Current Use	Employment
Source	Call for Sites
Any Green Be	elt? Yes

Site Description and Information

The flat site lies to the east of Highcross Road. It comprises some buildings in employment use with associated yards and parking areas. This is identified as an employment area. There is another employment area to the south, agricultural land to the north and east, and an existing dwelling to the west of the site. There is a line of trees along the northern boundary.

O ^{11,500} 0 20	40 80 M	leters Site 182:	Did West Barn, S	Southfleet
				7
			1	
55.70	Orchard All	The Old UPest		
The second		Y	SI	
2	- Fr	HUND		Westwoo
Harias				
	Pend	The moots		

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would have a significant urbanising effect on an area of sporadic development which does not relate to an existing built up area or identified settlement. Any development would need to address landscape issues.	
Community and Open Space Outcome: N/A Availability Outcome:		
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
—	Unsuitable	

Site Ref	183 School playing field at Wilmington Grammar School for	
Hectares	Girls, Common Lane, Wilmington DA2 7DA 1.64	
Current Use	Disused school playing field	
Source	Call for Sites	
Any Green E	Belt? Yes	1

Site Description and Information

The flat site lies to the north of Hook Green Lane/ Broad Lane, opposite the junction with Rowhill Road. There are trees along the road boundaries. It comprises a disused school playing field, although has long unused appearance. There are some dwellings to the south west and west of the site. To the south east lies agricultural land. The areas to the north and east comprise school playing fields.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

125 00 100 Meters: Site 183: School field at Common Lane 0</t

Physical Outcome:

Location Suitability Outcome: Unsuitable	Physical Overview - Brief Summary The site is not suitable for residential development as it would be accessed from a narrow country lane with no footways and would comprise isolated development in the
Community and Open Space Outcome: Unsuitable Availability Outcome:	countryside. Any development would result in the loss of mature trees and would need to address ecological issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	184	Land at Stone Pit 1, Cotton Lane, Stone, Dartford DA9	
Hectares	0.99	9BB	
Current Use	Current Use Perimeter of restored landfill site		
Source	Call for Sites		
Any Green Belt? No			

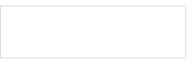
Site Description and Information

The site lies to the north of London Road and slopes down from north to south. It lies on the perimeter of a former landfill site that has been restored so it is covered in vegetation and contains a number of trees. The areas to the north, east and west are similarly vegetated.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Location Suitability Outcome: Well served by public transport

N/A

Community and Open Space Outcome:

Availability Outcome:

0 114,000 0 40 80 166 Meters	Site 184: Land at Stone Pit 1
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Contraction of the lot	
The second s	The second second second second

Physical Outcome:

Unsuitable

Physical Overview - Brief Summary

The site is not suitable for residential development. The presence of the electricity pylon, overhead power line and oil pipeline through the site would effectively negate any development. It is within very close proximity to one of the remaining former landfill sites in Dartford that are typically capped, grassed and undulating, but may remain unstable and subject to gas emissions due to the gradual degradation of the waste. In this instance, it has not been established that landfill gas will not form a hazard to future development on this site or that adverse impacts on groundwater will not be caused. There would be a need for the developer to carry out and submit the results of site investigations in this regard to indicate whether the land could be safely and satisfactorily developed. In addition, it is not clear that a suitable access could be provided. Development would also need to take into account air quality and ecological issues, as well as the presence of a former war memorial.

Achievability Outcome:

Potential Capacity:

SHLAA Result

Unsuitable

✓Assessed2018SHLAA

185 South west of Green Street Green Road, Dartford		
2.39		
Current Use Employment, Vegetation		
Call for Sites		
elt? Yes		

Site Description and Information

The site lies to the south west of Green Street Green Road. It is relatively flat but rises up to the west. It comprises a building and yard containing construction equipment though there are belts of trees/vegetation particularly in the eastern and southern parts of the site. The northernmost part of the site is within an identified employment area.



Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement and the loss of vegetation/ tree belts, causing a	
Community and Open Space Outcome: N/A	significant urbanising effect on the local and wider landscape. Contaminated land issues and	
Availability Outcome:	the presence of a priority ecological habitat may restrict development which could take place on the southern part of the site. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address heritage issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	186	North of Highfield Farm, Betsham
Hectares	6.21	
Current Use	Dwel	lings, Agriculture
Source	Call for Sites	
Any Green B	elt?	Yes

Site Description and Information

The site lies to the north of Betsham Road and is set at a higher level than the road. There is a row of trees/vegetation along the roadside boundary. There are some existing dwellings scattered on the site, together with a complex of farm buildings, though the site largely comprises agricultural land that extends to the north and west. There is the large curtilage of a dwelling to the east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. Iit would lead to urbanisation in an area unrelated to the existing small built settlement of Betsham, further linear development along Betsham Road and significant impacts on the local and wider landscape. It
Community and Open Space Outcome: N/A	
Availability Outcome:	would also lead to the loss of the best and most versatile agricultural land. Any development would need to address ecological issues.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref 187 North of Shellbank House, Shellbank Lane, Bean Hectares 7 Current Use Woodland, Open land Source Call for Sites Any Green Belt? Yes Site Description and Information The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Ancient Woodland Physical Outcome: Ancient Woodland					
Hectares 7 Current Use Woodland, Open land Source Call for Sites Any Green Belt? Yes Site Description and Information The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	Site Ref	187 North of Sh	ellbank House, Shellbank Lane, B		
Current Use Woodland, Open land Source Call for Sites Any Green Belt? Yes Site Description and Information The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	Hectares	7			
Any Green Belt? Yes Site Description and Information The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	Current Use	Current Use Woodland, Open land			
Site Description and Information The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	Source	Call for Sites			
The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	Any Green I	Belt? Yes			
ancient woodland adjacent to the road frontage with more open land beyond. Qualifying Outcome: Disqualified Land Restrictions (Policies Map): Other Land Restrictions: Ansient Woodland	Site Descrip	otion and Information			
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:	ancient woodland adjacent to the road frontage with more open land				
Physical Outcome:	Qualifying Outcome: Disqualified				
Ancient Woodland Physical Overview - Brief Summary					
	Ancient Wo	odland		Physical Overview - Brief Summary	

Potential Capacity:

Disqualified

SHLAA Result

✓Assessed2018SHLAA

Achievability Outcome:

Availability Outcome:

Location Suitability Outcome:

Community and Open Space Outcome:

188 Warrigal Farm, Sandbanks Hill, Green Street Green		
12.14		
Dwelling, Agriculture		
Dwelling, Agriculture		
Call for Sites		
lt? Yes		

Site Description and Information

The site lies to the south of Sandbanks Hill alongside which there is a tree/ hedgerow. The Ship public house lies to the west but generally the site is surrounded by agricultural land. The site comprises a farmhouse and farm buildings together with surrounding open/agricultural land. It rises up from west to east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement, with a significant urbanising effect on the area and significant impacts on the local and wider landscape given its topography and other	
Community and Open Space Outcome: Suitable		
Availability Outcome:	wider landscape given its topography and other factors. It would also lead to the loss of the best and most versatile agricultural land. Any development would need to address contaminated land and ecological issues, and address any possible pestrian/ highwat safety issues.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	189	Land North of Elizabeth Street, Dartford DA9 9AT
Hectares	0.86	
Current Use	Woodland	
Source	Call for Sites	
Anv Green B	elt? N	0

Site Description and Information

The site lies to the north of Elizabeth Street immediately to the south of the North Kent railway line/ Stone Crossing railway station. The site comprises woodland. There are residential properties to the west, a public house to the east and a former landfill site to the south, on the opposite side of the road.



Qualifying Outcome:

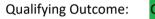
Disqualified

		Physical Outcome:
	Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome:		
Community and Open Space Out	come:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2018SHLAA		SHLAA Result
		Disqualified

Site Ref	190	J Clubb Ltd, Church Hill, Wilmington DA2 7DZ
Hectares	0.98	\$
Current Use	Emp	loyment
Source	Call for Sites	
Any Green B	elt?	No

Site Description and Information

The site lies to the south of Church Hill in a residential area. It is generally flat overall with a slight fall in the levels from north to south, and adjoining houses seat at slightly differing levels. The site is currently in employment use with industrial workshops, with built development and hardstanding across its entire extent.



Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL	The site is suitable for residential development, though this would need to take into account contaminated land issues and be designed to avoid adverse impacts.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 32
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref Hectares	191 4.96	Clock House, Clock House Stables and Land known as Green Spice, Green Street Green Road, DA2 8DD	
Current Use	Dwellir	ngs, Agriculture	
Source	Call for Sites		
Any Green B	Selt? Ye	25	

Site Description and Information

The site lies to the south of Green Street Green Road and rises up from north to south. It comprises dwellings alongside the road and, substantially, agricultural/ open land to the rear. There is a bank of trees along the eastern boundary, beyond which lies sporadic buildings. There is agricultural land to the west and south.

Qualifying Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development. It would lead to a disproportionate Location Suitability Outcome: Unsuitable extension to the settlement of Green Street Green with significant impacts on the local and wider landscape, as well as to the loss of the best Community and Open Space Outcome: N/A and most versatile agricultural land. Unclear whether a suitable access could be achieved. Any development would also be subject to an assessment on whether there is any potential for minerals extraction and would need to address contaminated land and heritage issues. **Potential Capacity: SHLAA Result**

Unsuitable

Site Ref	192	Land adjacent to Gill's Road/B260, Dartford
Hectares	3.53	
Current Use	Agric	ulture
Source	Call f	or Sites
Any Green B	elt?	Yes

Site Description and Information

The site is located to the north of Gill's Road and west of Green Street Green Road. It comprises open, overgrown land and a significant amount of trees. It rises up from east to west. The site is largely surrounded by agricultural/ open land but there is some sporadic residential and agricultural development to the south east, on the opposite side of the road. To the north east lies a dwelling and van sales business.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	The site is not suitable for residential development. It is unclear whether contaminated land issues could be resolved from the former landfill use/ consultation zone. It would lead to isolated development in the countryside unrelated to any existing built up area or settlement with significant impacts on the local and wider landscape and ecological habitats. It would also lead to the loss of the best and most versatile agricultural land. Any development would also be subject to an assessment on whether there is any potential for minerals extraction.
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	193	Land to the rear of The Playing Fields (South Darenth Primary School), St Margaret's Road, Dartford					
Hectares	4.56	Primary School), St	C 12/200 0 25 50 100 Meters Site 193: Land r/o Darenth School				
Current Use	Agricu	lture					
Source	Call fo	r Sites			Designed to the second se		
Any Green Be	elt? Y	es			Pung Tes		
Site Descript	ion and	Information					
Darenth Prim to St Margar	The relatively flat site lies to the north west of St Margaret's Road, south of Darenth Primary School. It comprises agricultural land below the slopes up to St Margaret's farm. There is some sporadic ribbon development to the north but the site is otherwise surrounded by agricultural land.						
Qualifying Ou	utcome:	Qualifies			Control of the second sec		
Land Restrict	ions (Po	blicies Map): Other	Land Restrictions:	Physical Out	come: Unsuitable		
				Physical Ove	erview - Brief Summary		
Location Suit	ability (Dutcome: Unsuitab	le	developmer land issues o	ot suitable for residential nt. Unclear whether contaminated could be resolved. Furthermore, it to isolated development in the		
Community and Open Space Outcome: N/A			N/A		unrelated to the existing built up nent with significant impacts on the		
Availability C	outcome	::		local and wi the loss of the land. Any de	der landscape. It would also lead to he best and most versatile agricultural evelopment would also be subject to ent on whether there is any potential		
Achievability	Outcon	ne:		Potential Ca	pacity:		
✓Assessed20)18SHLA	١A			SHLAA Result		
				Unsuitable	2		

Site Ref	194	Land known as Lords, Lane End and Manor Farm,		
Hectares	20.7	North of Green Street Green Road		
Current Use	Agric	ulture		
Source	Call fo	or Sites		
Any Green B	elt?	Yes		

Site Description and Information

The large linear site lies to the north of Green Street Green Road, east of Ladywood Road and west of Shellbank Lane. It rises up from south to north. The site mainly comprises agricultural land but there are some buildings in the easternmost part of the site which contain various businesses. The site is largely surrounded by agricultural land except to the west where there is residential development forming the settlement of Darenth. Site 194: Land North of GSG Rd

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	The site is not suitable for residential development. Development of the site would lead to linear ribbon development, have a significant urbanising effect on the area and have significant impacts on the local and wider	
Availability Outcome:	landscape. as it is unclear whether contaminated land issues could be resolved. Not clear that a suitable access could be provided without adversely affecting ecological habitats. It would also lead to the loss of the best and most versatile agricultural land. Any development would also be subject to an assessment on whether there is any potential for minerals extraction and would need	
	to address heritage issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	195	Land at Westwood Farm, High Cross Road, Southfleet	
Hectares	7.38		
Current Use	Employment, Agriculture		
Source	Call for Sites		
Any Green I	Belt? Ye	es	

Site Description and Information

The site lies to the east of Highcross Road and west of Westwood Road. It rises up from east to west. The south western part of the site contains buildings in employment use with associated servicing areas. This is identified as an employment area, to the north of which is another employment area. The remaining bulk of the site is arable land and agricultural/ open land extends beyond the site to the north and east. There is a line of trees/ vegetation along northern and eastern (Westwood Road) boundaries. Site 195: Land at Westwood Farm

Qualifying Outcome:

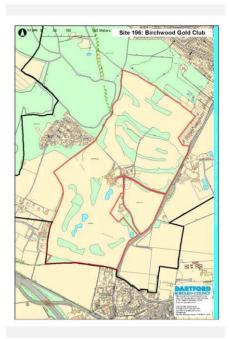
Qualifies

	Physical Outcome: Unsuitable		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to urbanisation in an area unrelated to any existing built up area or identified settlement and have significant impacts		
Community and Open Space Outcome: N/A	on the local and wider landscape. It would also lead to the loss of the best and most versatile		
Availability Outcome:	agricultural land. Any development would need to address heritage issues.		
Achievability Outcome:	Potential Capacity:		
Assessed2018SHLAA	SHLAA Result		
	Unsuitable		

Site Ref	196	Birchwood Park Golf Club, Birchwood Road,
Hectares	71.8	Wilmington Dartford DA2 7HJ
Current Use	Golf cl	ub
Source	Call for	Sites
Any Green Be	elt? Ye	es

Site Description and Information

The site comprises a golf club and associated clubhouse on the west side of Birchwood Road. It has an undulating topography with some prominent higher areas but the site is flatter closer to the road. It is in a predominantly rural area with woodland to the north and north west. There are dwellings which have access from Birchwood Road to the north and south and a park homes site to the west. To the east, on the opposite side of the road lies a farm and agricultural land. The Borough's administrative boundary with Sevenoaks runs along the southern boundary of the site.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to continuous urban development along Birchwood Road and the coalescence of Joydens Wood and Swanley,
Community and Open Space Outcome: Unsuitable	and would have a significant effect on the local and wider landscape. It would also lead to the
Availability Outcome:	loss of the best and most versatile agricultural land. Any development would need to address hazardous substance, heritage and ecological issues. It would also need to be designed to retain the existing public rights of way and take account of safeguarding the underground national grid transmission line.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Physical Outcome

Site Ref	197	Land at Lower Hythe Street, Dartford DA1 1BN
Hectares	0.62	
Current Use	Employ	yment
Source	Deskto	p
Any Green B	elt? N	0

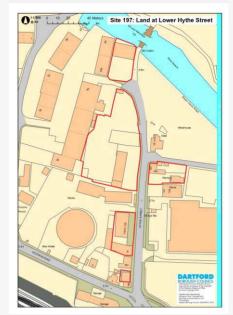
Site Description and Information

This flat land is available commercial low intensity uses. It comprises a number of primarily employment premises. There is also a public house and some residential properties. The River Darent lies to the north, the Victoria Road employment area lies to the west and new residential development is taking place to the south east, on the opposite side of Hythe Street. It is closely related to sites with potential for residential development to come forward on the Gas Holder site to the south west and Steam Crane Wharf to the north east.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



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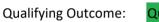
	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tra	The site is suitable for residential development in combination with the redevelopment of the British Gas Holder site (77) and Steam Crane Wharf (10) to achieve wider regeneration of the
Community and Open Space Outcome: N/A	area. Flood risk issues are likely to mean that residential accommodation could only be
Availability Outcome: Available	provided above ground floor level. Development would need to take into account air quality, noise and heritage issues and would need to be designed to protect the TPO tree in the south western corner of the site.
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

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Site Ref	198	Burnham Trading Estate, Burnham Road, Dartford DA1
Hectares	0.86	
Current Use	Emplo	yment
Source Deskto		op
Any Green B	elt?	10

Site Description and Information

The flat site lies to the east of Burnham Road and to the north of Lawson Road. It comprises a number of potentially unused/underused business premises and is within an identified employment area. To the north lie employment premises within the Burnham Road Trading Estate and to the east, west and south are residential areas.



Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - I	Brief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL		or residential development. ake into account air quality, ited land issues.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
▲Assessed2018SHLAA		SHLAA	Result
		Unavailable	

Site Ref	199	K T Dartford Ltd, 97 The Brent, Dartford DA1 1YH
Hectares	0.08	
Current Use	Car Sa	lles
Source	Deskte	ор
Any Green B	Belt?	No

Site Description and Information

Qualifying Outcome:

The flat site lies to the south of The Brent, close to its junction with Watling Street and St Vincent's Road. It comprises a car sales premises located within a residential area.

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - Brief Summary	
			residential development. It to account air quality issues.
Location Suitability Outcome:	Well served by public transport		
Community and Open Space Ou	N/A		
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
➡Assessed2018SHLAA		SHLAA I	Result
		Unavailable	

Site Ref	200	Hook Place Farm East, Hook Green Road, Southfleet DA13 9NH	
Hectares	0.25	DAT2 JULI	
Current Use	Trees,	Open land	
Source	Call fo	r Sites	
Any Green Belt?		0	

Site Description and Information

The flat site lies to the south of residential development on Fred Mead and the Hook Place Farm buildings. There is further residential development to the east and agricultural land to the south and west. The site comprises a mix of open land and trees.

Qualifying Outcome:

Disqualified

O time of to	20 49 Meers Site 200: Land at Hook Pla Hook 31.5m 3 Green	ce Farm
The Hay Wain	Green Barn LB Barn LB Barn LB Barn Barn Barn Barn Barn Barn Barn Bar	
	FRED Hook Place	
	Pond	R
	Bond	

		Physical Outcome:	
Listed Building	Group TPOs, Net site capacity likely under 5	Physical Overview - Bri	ef Summary
Location Suitability Outcome:			
Community and Open Space Ou	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA R	esult
		Disqualified	

Site Ref	201	North of Edwin Road, Wilmington
Hectares	8.86	
Current Use	Unus	ed and grazing land
Source	Call f	or Sites
Any Green B	elt?	Yes

Site Description and Information

The site is located to the north of the residential area of Martin Road, Edwin Road and Taylor Row, and to the south of the A2 and Oakfield Lane. The grounds of Wilmington Primary School lie to the west. The relatively flat site comprises unused and grazed land. There are some trees/ vegetation on the site and dense woodland between the site and properties fronting Oakfield Lane. There is a landscaped embankment to the north of the site, alongside the boundary with the A2.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. Any development would need to take into account air quality, noise and ecological issues, including the TPO trees to the north.	
Community and Open Space Outcome: N/A		
Availability Outcome:		
Achievability Outcome:	Potential Capacity:	
✓Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	202		Westwood Road, Bets	ham DA13)		
Hectares	0.23	9LZ			O *130 0 125 25 50 Merri Site 202: Manor House Farm		
Current Use	Derelie	ct farm house and bar	rn		- conyeste de		
Source	Call fo	r Sites					
Any Green I	Belt? Y	es			The Mode Task Con Mode		
Site Descrip	otion and	Information			Manor Loge		
Westwood	Road. Th and sout	ere are two residenti	use and barn located to ial properties and thein the north and west is	^r curtilages	Anor House Fr Rose 40.2m PARTPORT		
Qualifying (Dutcome	Qualifies			A second se		
Land Restric	ctions (Po	blicies Map): Other L	and Restrictions:	Physical Out	come: Unsuitable		
				Physical Ove	rview - Brief Summary		
					ot suitable for residential		
Location Su	itability (Dutcome: Unsuitabl	le	an area unre identified se	t as it would lead to urbanisation in elated to any existing built up area or ttlement. Any development would		
Community	and Ope	n Space Outcome:	N/A	need to add	ress heritage and landscape issues.		
Availability	Outcome	::					
Achievabilit	y Outcor	ne:		Potential Ca	pacity:		
Assessed2	2018SHL	Δ.Α.			SHLAA Result		
				Unsuitable			

Site Ref	203 Land adjacent to 2 Cotton Lane, Stone	
Hectares	0.09	Crossways
Current Use	Scrubland	
Source	Call for Sites, Planning Application	La construction de la constructi
Any Green B	elt? No	
Site Descript	ion and Information	Elin COTON LAM
road to Ston west of two former landf Qualifying O	ed site lies to the north of Cotton Lane, opposite the e Pit 1. The site is relatively flat and lies immediately dwellings. The North Kent railway line lies to the no ill sites lie to the south. There is a hedge line along t utcome: Qualifies cions (Policies Map): Other Land Restrictions:	y to the rth and
		Physical Outcome: Unsuitable
		ingstear outcome. Onsultable
		Physical Overview - Brief Summary
Location Suit	rability Outcome: Unsuitable	
	ability Outcome: Unsuitable	Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential development as this depends on overcoming
	and Open Space Outcome: N/A	Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential development as this depends on overcoming contaminated land issues. Development would also need to take into account noise and
Community	and Open Space Outcome: N/A	Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential development as this depends on overcoming contaminated land issues. Development would also need to take into account noise and ecological issues and should seek to retain the
Community a Availability C	and Open Space Outcome: N/A Outcome: Outcome:	Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential development as this depends on overcoming contaminated land issues. Development would also need to take into account noise and ecological issues and should seek to retain the hedge line along Cotton Lane.

Site Ref	204	Land at Hook Place Farm West, Hook Green Road, Southfleet DA13 9NL
Hectares	1.13	
Current Use	Grassla	ind
Source	Call for	Sites
Any Green Be	lt? Ye	25

Site Description and Information

The flat site lies to the south of Hook Green Road and to the west of Fred Mead. It currently comprises grassland which is raised above the level of the road and an access track running along the southern part of the site. There is residential development on the opposite side of Hook Green Road, mature trees along the eastern boundary and agricultural land to the south.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Suitability Issues

		Physical Overview - Brief Summary
Location Suitability Outcome: Unsuita	able	If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental
Community and Open Space Outcome: N/A		respects that cannot be mitigated, depending on its size, scale and impacts on the landscape; and if
Availability Outcome:		best and most versatile land issues could be addressed. The proximity of the site to the national grid transmission line/hazardous substances zone could affect the amount of development which could take place. Any development would result in the loss of the best and most versatile agricultural land and would need to address the protected trees to the east.
Achievability Outcome:		Potential Capacity:
✓Assessed2018SHLAA		SHLAA Result
		Unsuitable

Site Ref	205 Land North East of Main Road, Longfield DA3 7PJ
Hectares	18.96
Current Use	Agriculture
Source	Call for Sites
Any Green B	elt? Yes

Site Description and Information

The site lies to the north of Main Road and to the west of Pescot Avenue. It is in arable use and rises up from south to north. There are dwellings to the south and east and agricultural land to the north and west.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Thysical Outcome. Onsultable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to continuous urban development along and off Main Road, the coalescence of Longfield and New Barn and
Community and Open Space Outcome: N/A	significant impacts on the local and wider landscape. It could also lead to the loss of the
Availability Outcome:	best and most versatile agricultural land. Any development would need to address heritage issues and ensure that the existing public right of way running through the site is retained.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	206	Chapter Farm, Red Street, Southfleet DA13 9QH
Hectares	6.69	
Current Use	Agric	ulture
Source	Call f	or Sites
Any Green B	elt?	Yes

Site Description and Information

The site lies to the north and east of Red Street. It mainly comprises arable land but also includes agricultural buildings, associated yard areas and two ponds close to the existing buildings on Red Street. It dips down in the centre and rises up towards the west and east, with the latter being raised above the level of the adjoining road. There are tree lines along the eastern and northern boundaries. There is residential development forming part of Southfleet village to the south, open land to the north and farmland/ agricultural buildings to the east.



Qualifying Outcome:

Qualifies

	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have a significant and adverse impact on the setting of heritage assets and the character of the Red Street conservation
Community and Open Space Outcome: N/A	area. It would also lead to development which is out of scale and character to the existing
Availability Outcome:	settlement of Southfleet, would have a significant impact on the local and wider landscape and would lead to the loss of the best and most versatile agricultural land. Development in the easternmost part of the site would need to take account of the overhead power line and ensure that the existing public right of way is retained.
Achievability Outcome:	Potential Capacity:
Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	207 Chapter Far	m Yard, Red Street, Southfleet	DA13 90H	
Hectares	0.25		O*******	25 50 Meers Site 207: Chapter Farm Yard
Current Use	Agricultural buildin	gs		
Source	Call for Sites			Chapter Farm
Any Green Be Site Descripti	elt? Yes	1	Dean and Chapter p Cottages	Ord Beau
Chapter Farm agricultural b	House and east of	ed Street, immediately to the v a row of terraced houses. It co yard areas and two ponds. The st and north east.	mprises	LD Var Par Call Call Call Call Call Call Call Ca
Qualifying Ou	itcome: Qualifies	;		And the second s
Land Restrict	ions (Policies Map):	Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
		Group TPOs	Physical Overview - B	rief Summary
				table in terms of location, it
Location Suita	ability Outcome: I	Unsuitable	-	uitable for residential ige issues are addressed and scale and impacts on the
Community a	nd Open Space Out	come: N/A	landscape.	
Availability O	utcome:			
Achievability	Outcome:		Potential Capacity:	
✓Assessed20	18SHLAA		SHLAA	Result
			Unsuitable	

Site Ref	208	6 Coopers Cottages, Hawley Road, Dartford DA2 7RQ
Hectares	0.02	
Current Use	Dwelli	ng
Source	Call fo	r Sites
Any Green B	Belt? Y	es

Site Description and Information

The flat site lies to the west of Hawley Road. It comprises an end of terrace dwelling and associated garden ground. There are dwellings to the north and agricultural land to the east, south and west.

Qualifying Outcome:

Disqualified

Avalon	Site 208: 6 Coopers Cottages
0 10 10	BI Sub Sta
2 Avalon	Allerton
0 13	Tay Villa
0 13	C Coopers
0 13	C Coopers
0 13	g g g
	Sheiter PARTPORT PARTO PARTPORT PARTPORT PARTO

		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief Summary	
Location Suitability Outcome:			
Community and Open Space Out	ccome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA Result	
		Disqualified	

Site Ref	209	26-28 Westgate Road, Dartford DA1 2AN
Hectares	0.07	
Current Use	Retai	l, Dwellings
Source	Call f	or Sites, Planning Application
Any Green E	Belt?	No

Site Description and Information

The flat site lies to the south of Westgate Road, opposite Pizza Hut. There is a car repair centre to the east and residential properties to the west. The site currently comprises a three storey building with a shop on the ground floor with residential premises above, together with a parking area to the rear.

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development. Flood risk issues could mean that residential accommodation could only be provided above ground floor level. Development would also need
Community and Open Space Outcome: N/A	to take into account air quality and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: TBC
Assessed2018SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	210		eenhithe Clinic,	Knockhall Chase, G							
Hectares	0.08	DA9 9EN			Construction of the second secon						
Current Use	Scrubla	and				ruges Ice	30 Ba	neg and			
Source	Call for	r Sites, Plan	ning Application			PARK TERRACE P					
Any Green B	Belt? N	0				- SI					
Site Descrip	tion and	Informatio	n				ar a	a 1. 1 (1)			
properties t	o the nor which is	rth, east an used to gra	d south. There i	is surrounded by r s a large former la site is relatively fla	ndfill site						
Qualifying C)utcome:	Qualifie	25			_		A second			
Land Restric	ctions (Pc	olicies Map)	: Other Land Re	estrictions:	Physical Outo	come:	Suitable				
					Physical Over	rview - B	rief Summary				
							nission for a ma d on 21 Februa				
Location Sui	itability C	Outcome:	Well served by	public transport	dwellings was granted on 21 February 2019 (18/01573/OUT). The reserved matters application (19/00657/REM) was approved on 13						
Community	Community and Open Space Outcome: N/A						assessment re				
Availability (Outcome	2:	Available								
Achievability	y Outcon	ne:	Deliverable		Potential Cap	acity:	5				
✓Assessed2	018SHLA	AA				SHLAA	Result				
<u>.</u> , 100000002					Developab	le and/	or Deliverab	le			

Site Ref	211	Newlands, Darenth Wood Road, Dartford DA2 8AA				
Hectares	0.29					
Current Use	Dwelli	ng				
Source	Call fo	Call for Sites				
Any Green B	elt? Y	es				

Site Description and Information

The flat site lies to the east of Darenth Wood Road, opposite Powell Avenue. It comprises a bungalow with a large curtilage with lines of trees along the eastern and western boundaries. There is sporadic development to the north and south, and denser residential development to the west, on the opposite side of the road. There is open agricultural land to the east.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary			
Location Suitability Outcome: Unsuitable	If the site were acceptable in terms of location, it could by physically suitable for residential development depending on its size, scale and impacts on the landscape relative to existing			
Community and Open Space Outcome: N/A Availability Outcome:	development in the area. Any development would also need to take into account contaminated land issues.			
Achievability Outcome:	Potential Capacity:			
Assessed2018SHLAA	SHLAA Result			
	Unsuitable			

Site Ref	212	The Priory Shopping Centre, Dartford DA1 2HR
Hectares	2.98	
Current Use	Shoppi	ng centre
Source	Call for	Sites, Core Strategy
Any Green E	Belt? N	0

Site Description and Information

The site comprises the Priory Shopping Centre, Sainsbury's store and associated public car parks located to the south of Spital Street, west of Lowfield Street and north of Instone Road. The shop frontages throughout the main thoroughfare of the centre and along Lowfield Street are within the Dartford Town Centre Primary Retail Frontage. The frontages along Spital Street are either within either the Primary or Secondary Retail Frontage.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is suitable for residential development and town centre uses. Flood risk issues are likely Location Suitability Outcome: **Dartford Town Centre** to mean that residential accommodation could only be provided above ground floor level. Development would also need to address air Community and Open Space Outcome: N/A quality, noise and heritage issues. Available Availability Outcome: Developable **Potential Capacity:** TBC Achievability Outcome: **SHLAA Result** Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref	213 Forme	er Rowhill School Site, Stock Lane	, Wilmington	The same a loss of many and the same and a same
Hectares	1.46			O 11400 0 100 0 00 000 1000 1000
Current Use	Former Schoo	ol		
Source	Call for Sites			Aur Cali
Any Green Be	elt? Yes			
Site Descript	ion and Inforn	nation		Rowhill School
comprises th	e buildings and	of Stock Lane, opposite Gerdviev d grounds of a disused school. To hilst the areas to the east and so	the north and	
Qualifying Ou	utcome: Qu	alifies		The second secon
Land Restrict	ions (Policies I	Map): Other Land Restrictions:	Physical Ot	utcome: Physical Suitability Issues
			Physical Ov	verview - Brief Summary
	ability Outcom	small or PDL	developme impacts on	uld be suitable for residential ent depending on the size, scale and the landscape. Any development d to take into account the TPO trees to
	ind Open Spac	ce Outcome: Unsuitable		
Availability O	utcome:			
Achievability	Outcome:		Potential C	apacity:
✓Assessed20)18SHLAA			SHLAA Result
			Unsuitab	е

Site Ref	214			ment Depot, Broad	d Lane	ane,					
Hectares	0.28	Wilmingto	n DA2 7AG								
Current Use	Depot										
Source	Call fo	r Sites				Dept 1					
Any Green Belt? No											
Site Descrip	tion and	l Informatio	n					Nimple Earstor Re Date			
The site con It slopes dov and some re	south to no	rth. To the	churc	h building		Wilmington Evangelical Free Church					
Qualifying C	Outcome	: Qualifie	S					Contraction of the second seco			
Land Restric	ctions (Po	olicies Map)	: Other La	nd Restrictions:							
						Physical Ou	itcome:	Physical Suitability Issues			
						Physical Overview - Brief Summary					
								r residential development			
Location Su	itability (Sufficiently small or PI	/ sustainably locate DL	ed	though this would need to take into account contaminated land issues.					
Community	and Ope	en Space Ou	tcome:	N/A							
Availability	Outcome	2:	Available								
Achievabilit	y Outcor	ne:	Developab	le		Potential C	apacity:	6			
✓Assessed2018SHLAA						SHLAA Result					
						Developa	ble and	or Deliverable			

Site Ref	215 The Limes School Facility, Brent Lane, Dartford DA1 1QN	
Hectares	0.55	
Current Use	School facility	
Source	Call for Sites	
Any Green Be	lt? No	

Site Description and Information

The site comprises an operational school facility to the north of Brent Lane. It is within a predominantly residential area, with the ground of Livingstone Hospital lying immediately to the north. The site slopes up slightly from west to east and the site is raised above the level of the road. There is a line of mature trees along the road boundary.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

		Physical Overview - Br	ief Summary
Location Suitability Outcome:	Well served by public transport		
Community and Open Space Ou	tcome: Unsuitable		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA R	esult
_		Unsuitable	

Physical Outcome:

Site Ref			k-Up Garages Re	ear Of 33 and	35 Myrtle					
Hectares	0.17	load, Oakfield	ad, Oakfield Lane, Dartford							
Current Use	Garages									
Source	Planning	Application			0					
Any Green Be Site Descript		nformation								
		a residential a t comprises lo	area to the north ck up garages.	of Oakfield L	ane, from	33%	and a second sec			
Qualifying Ou	itcome:	Qualifies					Contraction of the second seco			
Land Restrict	ions (Poli	cies Map): Ot	her Land Restric	tions:	Physical O	utcome:	Physical Suitability Issues			
					Physical O	verview - E	Brief Summary			
Location Suit	-	tcome: Wel	l served by publi	c transport	the demol erection of	tion and re a three st	mission (18/00068/OUT) for e-siting of garages and cory block of nine flats ember 2018. No assessment			
		·	lable							
Availability O	acome:	AVA								
Achievability	Outcome	e: Deli	verable		Potential C	apacity:	9			
✓Assessed20)18SHLAA	L.				SHLAA	Result			
					Developa	ble and	or Deliverable			

Site Ref	218									
Hectares	0.1	Wilmington				O ¹⁸⁸⁰ 0 10	²⁰ 40 Meters Site 218: Garages, Albert Road			
Current Use	nt Use Garages									
Source	Desktop									
	Any Green Belt? No									
Site Descript	ion and	Information	1			Pageset				
Edwin Road.	It slope	s down from	south to r	est of Albert Road ar north. The site is wit d play area immediat	hin a					
Qualifying Ou	itcome:	Qualifies				Reading Concerning and End Co	No. Constraints and the second s			
Land Restrict	ions (Po	licies Map):	Other Lan	nd Restrictions:	Physical O	utcome:	Physical Suitability Issues			
					Physical O	verview - Br	ief Summary			
Location Suit Community a		s	mall or PD	sustainably located L N/A	residential would nee would lead	developme d to be add to the loss	a limited amount of ent though access issues ressed. Its development of off-street parking and d for a parking survey.			
community a	nu ope		L	N/A						
Availability O	utcome	: 4	Available							
Achievability	Outcom	ne: D	Developabl	е	Potential C	Capacity:	5			
✓Assessed20	18SHLA	A				SHLAA F	Result			
					Developa	able and/	or Deliverable			

Site Ref	219	Block Of 23 Lock-Up Garages East Of Craylands Squar Swanscombe				
Hectares	0.14	Swanscombe				
Current Use	Garage	25				
Source	Deskto	p				
Any Green B	Belt? N	0				

Site Description and Information

The site comprises a block of lock up garages and parking area adjacent within an existing residential area. It lies to the east of Craylands Square and rises from west to east. The North Kent railway line lies to the north.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues **Physical Outcome: Physical Overview - Brief Summary** The site is suitable for residential development subject to a parking survey which shows that the Location Suitability Outcome: Well served by public transport loss of off-street parking would not cause unacceptable impacts on on-street parking in the vicinity. The narrow shape of the site is likely to Community and Open Space Outcome: N/A limit the number of dwellings (given its area) which could be achieved if only houses. Availability Outcome: Available Development would need to take into account contaminated land and heritage issues. Achievability Outcome: Developable **Potential Capacity:** 6 **SHLAA Result** Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref	220	Block Of 43 Lock-Up Garages Rear Of Gilbert Close,	A 1800 0 5
Hectares	0.21	Swanscombe	O 1800 0 5
Current Use	Garag	es	
Source	Deskt	Desktop	
Any Green B	elt?	No	

Site Description and Information The site comprises some lock up garages along its eastern edge. The remainder of the site formerly accommodated garages but these have been demolished and the area is used as parking for the residents of the flats in Gilbert Close to the south. The site is relatively flat. Qualifying Outcome: Qualifies Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is suitable for residential development subject to the provsion of a suitable access to this Location Suitability Outcome: Sufficiently sustainably located backland site. Its development would lead to a small or PDL significant loss of off-street parking in an area where on-street parking is an issue though this Community and Open Space Outcome: N/A would be subject to a parking survey. Development would also need to take into Availability Outcome: Available account the public right of way, ecological and heritage issues. Achievability Outcome: Developable **Potential Capacity:** 13 **SHLAA Result**

10 20

Developable and/or Deliverable

Site 220: Garages Gilbert Close

✓Assessed2018SHLAA

Site Ref	221 Block Of 47 Lock-Up Garages Rear Of Durrant Way,	K
Hectares	0.21 Swanscombe	1 100
Current Use	Garages	
Source	Desktop	1
Any Green B	elt? No	

Site Description and Information

The largely triangular site comprises a number of blocks of lock-up garages and informal parking areas. It slopes down slightly from south to north. It is surrounded on all sides by two storey dwellings and lies to the north of Durrant Way.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



ome:

Physical Suitability Issues

		Physical Outcome:	Physical Suitability Issues	
		Physical Overview - B	rief Summary	
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	This site has issues as it is an irregularly shaped backland site and would lead to the intensified use of an existing access which runs between existing dwellings. Its development would lead to		
Community and Open Space Ou	tcome: N/A	0	ff-street parking in an area ing is an issue though this	
Availability Outcome:	Unavailable: Land Legal would be subject to a parkin of the site is likely to limit th		a parking survey. The shape limit the number of d be achieved. Development nto account the	
Achievability Outcome:		Potential Capacity:		
✓Assessed2018SHLAA		SHLAA	Result	
• BEESSERED LOSTIENT		Unavailable		

Site Ref	222	Block Of 26 Lock-Up Garages Rear Of 44 Keary Road, Swanscombe
Hectares	0.1	
Current Use	Garage	25
Source	Deskto	p
Any Green B	elt? N	0

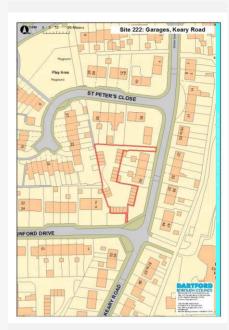
Site Description and Information

The irregular shaped site comprises a number of small blocks of lock-up garages and informal parking areas to the west of Keary Road. It slopes down slightly from west to east. The northern part of the site lies to the rear of dwellings fronting Keary Road and St Peter's Close. The southern part of the site lies adjacent to existing dwellings. There is a small amenity area to the south east of the site.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

		Physical Overview - Brief Summary	
Location Suitability Outcome: Sufficiently sustainably located small or PDL Community and Open Space Outcome: N/A Availability Outcome: Available		It is considered that probably only the southern half of the site is suitable for residential development as it could be served by a new direct access link onto Keary Road, is more regularly shaped and would not comprise backland development. However, this would be subject to a parking survey demonstrating that the proposals would not have significant adverse impacts on on-street parking in the area. The remainder of the site is not suitable for residential development as it is narrow, would comprise backland development and would be served by an	
		unsuitable access. Development would need to take into account the TPO trees and heritage issues	
Achievability Outcome: Do	evelopable	Potential Capacity: 5	
✓Assessed2018SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref	223 B	uilders Yard, Harm	er Road, Swanscombe	DA10 OAR			
Hectares	0.04					o Neers Site 223: Yard, Harmer Ro	ad
Current Use	Vacant v	vorkshop and yard					a la
Source Any Green B Site Descrip		nformation					
comprises a overgrown).	derelict sh	ed/workshop and a	ner Road in a residentia associated yard (which				TORD
Qualifying O)utcome:	Qualifies				HERERY ROAD	Distance Local and the Constant and the
Land Restric	ctions (Poli	cies Map): Other L	and Restrictions:	Physical Ou	tcome:	Physical Suitability Is	sues
				Physical Ov	erview - Br	ief Summary	
Location Sui	·	tcome: Sufficient small or F Space Outcome:	tly sustainably located PDL N/A	would impr removing a Developme	ove the ap n existing c nt would n	residential developm pearance of the area lerelict building. eed to take into acco d heritage issues.	by
Availability (-		ole: Practical Action or				
Achievability	y Outcome	:		Potential Ca	apacity:		
✓Assessed2	018SHLAA				SHLAA R	lesult	
				Unavailab	le		

Site Ref	224	Angels Garage, 149 Church Road, Swanscombe DA10 0HL	
Hectares	0.14		
Current Use	Car Re	pairs	
Source	Deskto	p	
Any Green B	elt? N	0	

Site Description and Information

The flat site comprises a car repair premises on the east side of Church Road. To the rear of it are blocks of lock-up garages. It is within a residential area.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is suitable for residential development. However, part of it is used for off-street parking in Location Suitability Outcome: Well served by public transport an area where on-street parking is a significant problem. Therefore, development of this part of the site would be subject to a parking survey Community and Open Space Outcome: N/A showing that the loss of off-street parking would not cause unacceptable impacts on on-street Availability Outcome: Available parking in the vicinity. Development would need to take into account contaminated land and heritage issues. Developable **Potential Capacity:** 9 Achievability Outcome: **SHLAA Result** ✓Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref	225 Land	d At Birch P	lace, Horns Cross,	Greenhithe		A time to the	
Hectares	0.32						Site 225: Birch Place, Horns Cross
Current Use	Borough Op	pen Space,	amenity space				
Source	Desktop						EEE
Any Green Be	elt? No						
Site Descript	ion and Info	ormation					
and parking t	o the north, ea just to ea	west and e	rough Open Space east of Birch Place. Recreation Ground	It is within	а		
Qualifying Ou	utcome: C	Qualifies					
Land Restrict	ions (Policies	s Map): Ot	ther Land Restrictic	ons:	Physical Ou	itcome:	Physical Suitability Issues
					Physical Ov	verview - Br	ief Summary
Location Suit	ability Outco	ome: Wel	l served by public t	ransport			residential development. he site should seek to retain
Community a	and Open Spa	ace Outcon	ne: <mark>Suitable</mark>				
Availability O	utcome:	Avai	ilable				
Achievability	Outcome:	Dev	elopable		Potential C	apacity:	5
✓Assessed20)18SHLAA					SHLAA F	Result
					Developa	ble and/o	or Deliverable

Site Ref	226	6-12 Lowfield Street and 11 Market Street, Dartford
Hectares	0.09	DA1 1HA
Current Use	e Retail	
Source	Plannir	ng Application
Any Green I	Belt? N	0

Site Description and Information

The site lies to the east of the pedestrianised part of Lowfield Street and to the north of Market Street. It is currently occupied by shop units on the ground floor (including Argos) with storage/ancillary uses above. It is in the heart of Dartford town centre, within the primary retail frontage, where there is a predominance of shop units.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



	Physical Outcome: Physical Suitability Issues		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need for retail units to be provided at ground floor level fronting Lowfield Street to protect the function of the primary retail		
Community and Open Space Outcome: N/A	frontage. Flood risk issues are likely to mean that residential accommodation could only be		
Availability Outcome: Available	provided above ground floor level. Development would need to take into account air quality and heritage issues.		
Achievability Outcome: Developable	Potential Capacity: TBC		
✓Assessed2018SHLAA	SHLAA Result		
	Developable and/or Deliverable		

Site Ref	227	Summit Farm, Arnolds Lane, Sutton at Hone, Dartford DA4 9HE	
Hectares	0.7		
Current Use	Dwellir	ng	
Source	Deskto	р	
Any Green B	elt? Ye	es	

Site Description and Information

The flat site is set back to the west of Hawley Road, close to the M25. It comprises a house with a large curtilage. The site is within area with a mix of uses, including a farm complex to the west, a car breakers and scrapyard to the north (site 112), dwellings to the south and agricultural land. There are some trees along the boundaries.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated development unrelated to any existing settlemen and would have a significant impact on the local
Community and Open Space Outcome: N/A	landscape. It is also questionable whether the introduction of further residential development
Availability Outcome:	would be compatible with the operation of the nearby waste site and whether a suitable access could be provided. Its development would also result in the loss of grade 2 agricultural land. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address noise and contaminated land issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref	228	119 Main Road, Sutton at Hone
Hectares	0.15	
Current Use	Dwellir	ng
Source	Pre-ap	p
Any Green B	elt? N	0

Site Description and Information

The flat site is located to the east of Main Road. It comprises an existing single storey dwelling and its large curtilage. It is within a residential area comprising a mix of single and two storey dwellings.

Qualifying Outcome:

Disqualified

Land Restrictions (Policies Map): Other Land Restrictions:

0 100 27580 27 8 10 10 10 10 10 10 10 10 10 10 10 10 10	El Sub Sta
A 225	Poil
162	27.7m

		Physical Outcome:	Physical Suitability Issues
	Net site capacity likely under 5	Physical Overview - B	rief Summary
Location Suitability Outcome:			
Community and Open Space Out	come: N/A		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA	Result
		Disqualified	

Site Ref	230	Blossoms, Mounts Road, Greenhithe DA9 9ND	Pres
Hectares	0.09		0
Current Use	Care h	ome	n B Har
Source	Deskto	pp	
Any Green B	elt?	0	

Site Description and Information

The site comprises an existing two storey residential care home on the west side of Mounts Road. It is a relatively flat site though it slopes down to the rear towards Breakneck Hill. It is within an area of large residential properties set in large grounds.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	address contaminate	velopment would need to d land and heritage issues etain the mature trees to the
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Unachievable	Potential Capacity:	
Assessed2018SHLAA		SHLAA	Result
_		Unachievable	

ы.

Site Ref Hectares	 231 Lane End Garage, Green Street Green Road, Dartford DA2 7JR 0.2
Current Use	Car Sales and Repairs
Source	Desktop
Any Green Be	lt? Yes

Site Description and Information

The relatively flat site comprises existing car sales and repair premises to the north west of the Darenth Hill/ Green Street Green Road junction. There is agricultural land to the north and a residential property to the west. There is a row of terraced dwellings to the east, on the opposite side of Green Street Green Road.



Qualifying Outcome:

Disqualified

Land Restrictions (Policies Map): Other Land Restrictions:

		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief	Summary
Location Suitability Outcome:			
Community and Open Space Ou	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2018SHLAA		SHLAA Resu	ılt
_		Disqualified	

Site Ref	232 Block Of 25 Lock-Up Garages Northeast Of Coller Crescent, Darenth	F
Hectares	0.17	
Current Use	Garages	
Source	Desktop	
Any Green Be	lt? No	T

Site Description and Information

The site lies to the south of Lordswood Close and to the east of Coller Crescent within a residential area. It comprises lock-up garages. The site rises from south to north.

Qualifying Outcome:

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



Physical Outcome: Physical Suitability Issues Physical Overview - Brief Summary The site is suitable for residential development. However, this would be subject to a parking Location Suitability Outcome: Sufficiently sustainably located survey demonstrating that the proposals would small or PDL not have significant adverse impacts on on-street parking in the area. The shape of the site may Community and Open Space Outcome: N/A make it difficult to accommodate many dwellings. Available Availability Outcome: 5 Achievability Outcome: Developable **Potential Capacity: SHLAA Result** Assessed2018SHLAA **Developable and/or Deliverable**

Site Ref		Dene Yard,	Green St	reet Gre	en Road,	Dartfo	ord DA2						
Hectares	0.12	8DH							O ¹⁰⁰⁰ 0 5 1	0 20 Meters	Site 233: De	ne Yard, Green St	3reen
Current Use	Employ	vment							24.2m	LE	87.M		
Source	Desktop	р							Th	7/2	The	1-1 C-	
Any Green Belt? Yes Site Description and Information								Ubit					
The flat site I employment dwellings to f Community F	ies to the premise the east a	e south of G es occupied and west.	Green Str by a Dry	Suits con	npany. T	here a	re		111	h Community ary School		BARTI	
Qualifying Ou	utcome:	Qualifie	S									The units present of the units present Discussion and the Units of the units of the terms of the units of the	rentember General Person Texto
Land Restrict	ions (Pol	licies Map):	Other L	and Rest	trictions:		Physical	Outo	come:				
							Physical	Ovei	rview -	Brief Sı	ummary		
Location Suit	ability O	utcome:	Unsuitab	le									
Community a	and Oper	n Space Out	tcome:	N/A									
Availability O	outcome:	:											
Achievability	Outcom	ie:					Potentia	al Cap	oacity:				
✓Assessed20)18SHLA/	A							SHLAA	A Resul	t		
							Unsuita	able					

Site Ref	234	London Hire Chalkcroft Transport Yard, Green Street					
Hectares	0.19	Green Road, Dartford DA2 8DX					
Current Use	Emplo	pyment					
Source	Deskto	op					
Any Green B Site Descrip		d Information					
		he east of Green Street Green Road. It is used as a yard					
		ompany. There a mix of residential and farm buildings d in the area.					
Qualifying C Land Restric		e: Qualifies olicies Map): Other Land Restrictions: Physical Outcome:					
		Physical Overview - Brief Summary					
Location Sui	tability (Outcome: Unsuitable					
Community	and Ope	en Space Outcome: N/A					
Availability (Dutcome	e:					
Achievability	y Outcon	me: Potential Capacity:					
✓Assessed2	018SHL4	AA SHLAA Result					
		Unsuitable					

Site Ref	235 Block Of 38 Lock-Up Garages Rear Of 1-9 Bra	
Hectares	Avenue, Bean 0.1	Site 235: Garages, Bramble Avenue
Current Use	Garages, Parking	
Source	Desktop	
Any Green Bo Site Descript	elt? No ion and Information	
Avenue. It co residential ar	ated on the edge of Bean village, to the north of Bra omprises an area of lock up garages and parking with ea. The Thrift woodland lies to the north. It is a rela slopes down to the west.	in a
Qualifying Ou	itcome: Qualifies	
Land Restrict	ions (Policies Map): Other Land Restrictions:	
		Physical Outcome: Physical Suitability Issues
		Physical Outcome: Physical Suitability Issues Physical Overview - Brief Summary
Location Suit	ability Outcome: Sufficiently sustainably located small or PDL	Physical Overview - Brief Summary It is suitable site issues as it is a backland site. Its development would lead to a loss of off-street parking though this would be subject to a parking survey. Development would need to address
		Physical Overview - Brief Summary It is suitable site issues as it is a backland site. Its development would lead to a loss of off-street parking though this would be subject to a parking
	small or PDL and Open Space Outcome: N/A	Physical Overview - Brief Summary It is suitable site issues as it is a backland site. Its development would lead to a loss of off-street parking though this would be subject to a parking survey. Development would need to address
Community a	small or PDL and Open Space Outcome: N/A utcome: Unavailable: Practical Action or Inaction	Physical Overview - Brief Summary It is suitable site issues as it is a backland site. Its development would lead to a loss of off-street parking though this would be subject to a parking survey. Development would need to address
Community a Availability C	small or PDL and Open Space Outcome: N/A utcome: Unavailable: Practical Action or Inaction Outcome:	Physical Overview - Brief Summary It is suitable site issues as it is a backland site. Its development would lead to a loss of off-street parking though this would be subject to a parking survey. Development would need to address ecological issues.

Site Ref	236 Land Adjacent 33 St Mary's Road, Stone
Hectares	0.1
Current Use	Vacant
Source	Planning Application
Any Green B	selt? No

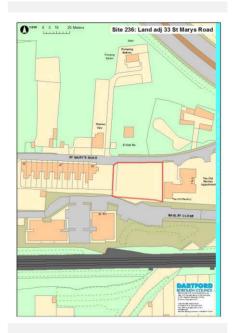
Site Description and Information

The flat site lies to the south of St Mary's Road. The site comprises vacant land which is overgrown. There are two storey dwellings to the west, newly built apartment blocks to the east and south and an electricity substation to the north, on the opposite side of the road.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



		Physical Outcome:	Suitable
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Well served by public transport	provision of 12 apart	rmission was granted for the ments on 12 July 2018 /FUL). No assessment
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	12
Assessed2018SHLAA		SHLAA	Result
		Developable and	or Deliverable

Site Ref Hectares		Land at Hollands Farm, South East of Warren Road, Hawley Road - Part A(1)
Current Use	Agricul	ture
Source	Call for	Sites
Any Green Be	elt? Ye	25

Site Description and Information

The site lies to the north of the A2 and south of Hawley Road, from which is rises up. It lies immediately to the east of residential properties on Warren Road. The site is in arable use. There is also agricultural land to the north and, on the opposite side of Hawley Road, residential properties and Questor Business Park.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

Physical Overview - Brief Summary
Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental
respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. It
would result in loss of grade 2 agricultural land, and policy would have to be successfully addressed. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address air quality and noise issues.
Potential Capacity:
SHLAA Result
Unsuitable

Site Ref	238	Land at Hollands Farm, North of A2, Hawley Road -
Hectares	2.13	Part A(2)
Current Use	Agricu	lture
Source	Call for	r Sites
Any Green E	Belt? Y	es

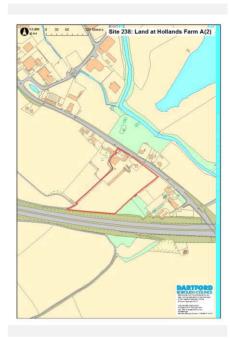
Site Description and Information

The relatively flat site lies to the north of the A2 and south of Hawley Road. It comprises an arable field and farm buildings. There are residential buildings set in large grounds to the west, east and on the opposite side of Hawley Road. There are trees along the western and eastern boundaries.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the land - depending on the status of other sites - may not feature adverse physical/ environmental respects that cannot be mitigated, depending on its size,	
Community and Open Space Outcome: N/A		
Availability Outcome:	that cannot be mitigated, depending on its size, scale and impacts on the landscape. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address contaminated land, air quality, noise and heritage issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2018SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	239	Land at Hollands Farm, North of Mill Road, Hawley Road - Part B
Hectares	10.04	
Current Use	Agricul	ture
Source	Call for	Sites
Any Green B	elt? Ye	25

Site Description and Information

The arable site lies to the west of Hawley Road, immediately north of residential properties on Mill Road. There is woodland to the north east, beyond which is the A2. There are allotments immediately to the west and more arable land to the north west, on the opposite side of Burnt House Lane. The Darenth Water Treatment Works, which is well screened by trees, lies on the opposite side of Hawley Road. The site rises up from east to west.



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

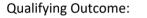
Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have a significant impact on the local landscape. Its development would result in the loss of some grade 2 agricultural
Community and Open Space Outcome: N/A	land. Any development would be subject to an assessment on whether there is any potential for
Availability Outcome:	minerals extraction and would need to address contaminated land, air quality and noise issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Unsuitable

Site Ref Hectares	240 5.22	Land at Hollands Farm, South of Shirehall Road, Hawley Road - Part C
neetares	5.22	
Current Use	Agricul	ture
Courses		Citor
Source	Call for	Sites
Any Green Be	lt? Ye	25

Site Description and Information

The site lies to the west of Hawley Road and south of Shirehall Road, on the opposite side of which are open land and residential properties respectively. It comprises agricultural land which rises up from east to west. There is a complex of farm buildings to the west and Hawley Garden Centre and the Papermakers Arms pub lie to the south.



Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary The site is not suitable for residential development. With its topography and location it Location Suitability Outcome: Unsuitable would have a significant impact on the local landscape. Its development would result in the loss of grade 2 agricultural land. Any Community and Open Space Outcome: N/A development would be subject to an assessment on whether there is any potential for minerals Availability Outcome: extraction and would need to address contaminated land, flood risk and ecological issues. **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2018SHLAA Unsuitable

Physical Outcome:

Site Ref Hectares	241 0.88	Former Empire Sports Ground, South Of Knockhall Road, Greenhithe
Current Use		er Sports Ground
Source	Plann	ing Application
Any Green Be		No

Site Description and Information

This application site comprises a former sports ground and bowls club. The site is essentially in three parts: an upper flat area previously occupied by a bowls club and car parking; a tree covered slope; and a flat lower area which is the site of the former football pitch. The site is accessed from Knockhall Road.

Extant Under Construction

N/A

Qualifying Outcome:

Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary

Physical Outcome:

Outline planning permission was granted for up to 40 dwellings on 26 March 2014 (12/01325/OUT). Reserved matters were approved on 18 March 2016 (15/01497/REM). Part of the overall site which has planning permission has been built and is not included in the boundaries of the SHLAA site. No assessment required.

Suitable

✓Assessed2018SHLAA		Developable and/	or Deliverable	
		SHLAA	Result	
Achievability Outcome:	Deliverable	Potential Capacity:	18	
Availability Outcome:	Available	is not included in the site. No assessment r	boundaries of the SHLAA required.	

Site Ref	243	Bluewater Parkway North (site A)	
Hectares	2.69		
Current Use	Landscaped		
Source	Call for	Call for Sites	
Any Green B	Belt? N	0	

Site Description and Information

The site is located to the north of the access spine road on the northern edge of the Bluewater development. It is a steeply sloped heavily vegetated site along and below the cliff face

Qualifying Outcome:

Disqualified

Land Restrictions (Policies Map): Other Land Restrictions:



	Physical Outcome:
RIGS	Physical Overview - Brief Summary
Location Suitability Outcome:	
Community and Open Space Outcome:	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2018SHLAA	SHLAA Result
	Disqualified

Site Ref	244	Bluewater Chestnut Avenue West (Site B)
Hectares	1.64	
Current Use	Shoppi	ng Centre Car Park
Source	Call for	Sites
Any Green Be	elt? N	0

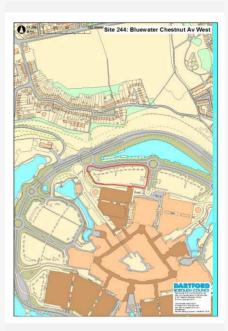
Site Description and Information

The site lies to the west of Chestnut Avenue, north of the John Lewis Store. It comprises flat surface level parking within the Bluewater Shopping Centre complex.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues Physical Outcome: Physical Overview - Brief Summary If the site were acceptable in terms of location, it would be physically suitable for residential Location Suitability Outcome: Unsuitable development subject to addressing the impacts of the loss of car parking. It would be important to ensure that the local and strategic road network, Community and Open Space Outcome: N/A including traffic flows and movements within Bluewater, are not adversely affected. Availability Outcome: Development would also need to address air quality and noise issues. Achievability Outcome: **Potential Capacity: SHLAA Result** Assessed2018SHLAA Unsuitable

Site Ref	245	Bluewater Chestnut Avenue East (Site C)
Hectares	1.53	
Current Use	Shoppi	ng Centre Car Park
Source	Call for	Sites
Any Green B	Belt? N	0

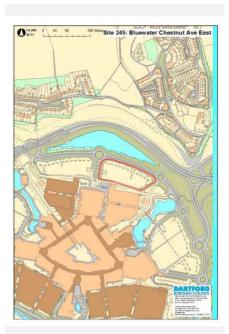
Site Description and Information

The site lies to the east of Chestnut Avenue, north of the John Lewis Store. It comprises flat surface level parking within the Bluewater Shopping Centre complex.

Qualifying Outcome:

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential development subject to addressing the impacts of the loss of car parking. It would be important to ensure that the local and strategic road network, including traffic flows and movements within Bluewater, are not adversely affected. Development would also need to address air quality and noise issues.	
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	73
Assessed2018SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref	246	Bluewater Oak Tree Avenue South (Site D)
Hectares	1.81	
Current Lice	Channi	ng Contro Car Dark
Current Use	Shoppi	ng Centre Car Park
Source	Call for Sites	
Any Croon Do	elt? No	
Any Green Belt? N		J

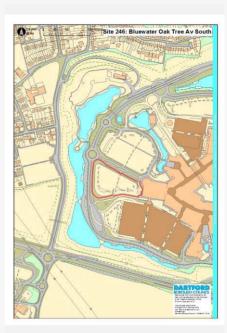
Site Description and Information

The site lies to the south of Oak Tree Avenue, west of the House of Fraser store. It comprises flat surface level parking within the Bluewater Shopping Centre complex.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome: Physical Suitability Issues Physical Overview - Brief Summary If the site were acceptable in terms of location, it would be physically suitable for residential Location Suitability Outcome: Unsuitable development subject to addressing the impacts of the loss of car parking. It would be important to ensure that the local and strategic road network, Community and Open Space Outcome: N/A including traffic flows and movements within Bluewater, are not adversely affected. Availability Outcome: Development would also need to address air quality and noise issues. Achievability Outcome: **Potential Capacity: SHLAA Result** Assessed2018SHLAA Unsuitable

Site Ref	250	Prospect Place, Dartford		
Hectares	6.47			
Current Use	Retail	Park		
Source	Deskto	Desktop		
Any Green B	Green Belt? No			

Site Description and Information

The flat site comprises a retail park and associated parking and servicing areas located to the north of Westgate Road, east of Priory Road, west of Hythe Street and south of the railway line. There are residential properties and the Manor Gatehouse to the west and a mix of residential, shop and commercial properties to the south.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



		Physical Outcome:	Physical Suitability Issues
	Crossrail Safeguarding	Physical Overview - Brief Summary	
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential development but there would be a need to retain the listed walls along the western boundary as well as	
Community and Open Space Outcome: N/A		protect the setting of the listed Manor Gatehouse. Flood risk issues are likely to mean that residential accommodation could only be	
Availability Outcome:	Unavailable: Practical Action or Inaction	provided above ground floor level. Development would need to take into account air quality, noise, groundwater and archaeology issues.	
Achievability Outcome:		Potential Capacity:	
✓Assessed2018SHLAA		SHLAA Result	
		Unavailable	