

DARTFORD LOCAL PLAN

Strategic Housing Land Availability Assessment (SHLAA)

*DRAFT Sites Summary
Compendium –2019/20*

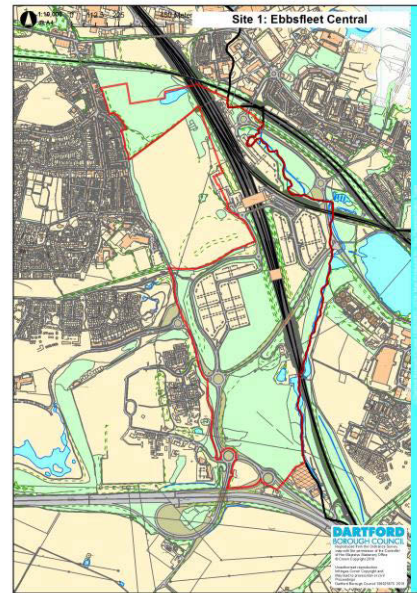
Dartford Borough Council

IMPORTANT NOTE:

Sites currently regarded as developable/ deliverable in the Dartford SHLAA should NOT 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.

SHLAA SITE SUMMARY REPORT

Site Ref	<input type="text" value="1"/>	Ebbsfleet Central including car parks and land east of International Way
Hectares	<input type="text" value="121.43"/>	
Current Use	Open scrubland, former landfill, car parking associated with Ebbsfleet International station, and roads	
Source	BLR, Call for Sites, Core Strategy, Planning Application	
Any Green Belt?	<input type="text" value="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:

Local Wildlife Site, Scheduled Monument, SSSI	Crossrail Safeguarding
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Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development subject to providing replacement station car parking. It would need to take account of the overhead power lines running through the site. Development would also need to address noise, contamination, archaeological and ecological issues. Outline planning permission was granted for a mixed use development on 18 December 1997 (96/00047/OUT). This includes provision for 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.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

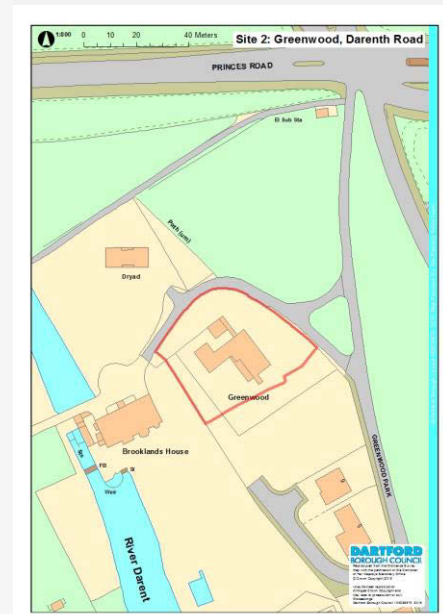
Site Ref Greenwood (Plots 1-5), Darenth Road, Dartford DA1 1LY

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the west of The Dark Trees which lies north of Powder Mill Lane and west of Darenth Road. It slopes down from east to west. There are newly built dwellings to the south but the area is otherwise heavily wooded.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission for 5 dwellings was granted on 16 March 2018 (17/01519/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref 1A, 1B, 1C Knockhall Road, Greenhithe DA9 9HL

Hectares

Current Use

Source

Any Green Belt?

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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission for 66 apartments was granted on 31 March 2015 (13/01522/OUT). Reserved matters were approved on 8 November 2019 (18/00958/REM). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Rear of Two Brewers, 33 Lowfield Street, Dartford DA1 1EW

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

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:

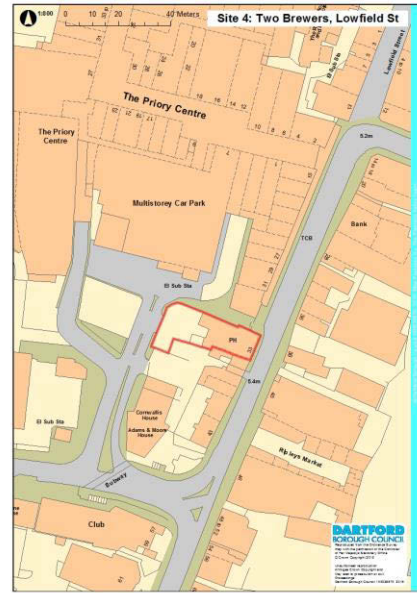
Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA



Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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. Development would need to take into account air quality issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref St Marys Church Hall, Church Hill, Stone, DA9 9BP

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises a church hall to the east of Church Hill within a residential area. The site is largely raised above the level of the adjacent road and there is a line of mature trees along this boundary.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map):

Other Land Restrictions:

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission for 6 apartments was granted on 12 February 2015 (14/01805/OUT). Reserved matters were approved on 8 November 2018 (18/01044/REM). No assessment required.

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Rear Of 131 The Brent, Dartford DA1 1YH

Hectares

Current Use

Source

Any Green Belt?

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.



Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Depot Rear Of 2 Temple Hill Square, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site is located to the south east of a rear access road which serves the shops and dwellings on Temple Hill Square. The site comprises a walled storage area.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA



Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for 6 dwellings on 25 May 2016 (16/00464/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land Adjacent To The Rear Of 1-12 Cressener Place,
Burnham Road, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

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 west and north east. To the south east lies an electricity distribution station.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA



Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for 5 dwellings on 16 December 2016 (16/00784/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

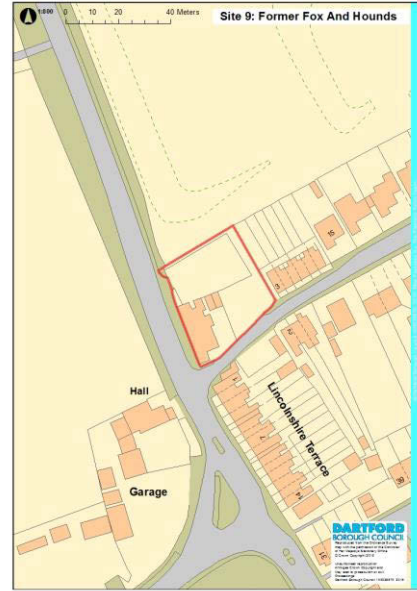
Site Ref Former Fox And Hounds, Green Street Green Road,
Dartford DA2 7JR

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Existing Use**

Achievability Outcome:

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for 6 dwellings on 22 May 2017 (16/01120/FUL). No assessment required.

Potential Capacity:

Assessed2018SHLAA

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

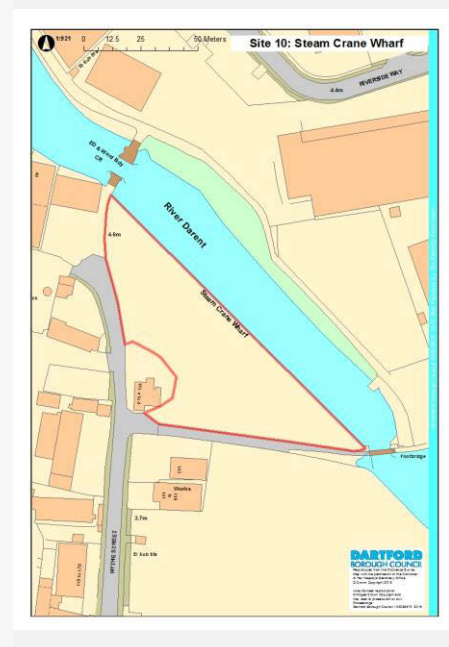
Site Ref Steam Crane Wharf, Lower Hythe Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Listed Building

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development in combination with the redevelopment of the Northern Gateway Employment (197) and British Gas Holder sites (77) to achieve wider regeneration of the area. Flood risk issues and its location adjacent to the river are likely to mean 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.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Ingress Park - The Pier, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



Site Description 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 would also need to take into account ecological and archaeological issues and should retain the PROW.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref St James Pit, St James Lane, Horns Cross, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises a former quarry which lies between London Road and Watling Street and is accessed from St James Lane to the east. It is surrounded by residential areas. Utilities infrastructure crosses the site currently.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Any development would need to take into account the overhead power lines running through the site, the oil pipeline to the east and contamination issues. Outline planning permission for up to 870 dwellings was granted on 30 October 2017 (05/00221/OUT).

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land At Drudgeon Way, Beacon Drive, Bean DA2 8BG

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site now comprises designated Borough Open Space and has tree coverage. It slopes down from south to north. There are residential properties to the north, east and south, and allotments to the west, on the opposite side of Drudgeon Way.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Group TPOs

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

There is a resolution to grant full planning permission for 6 dwellings subject to a S106 agreement (16/01126/FUL). There have been difficulties in resolving the ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

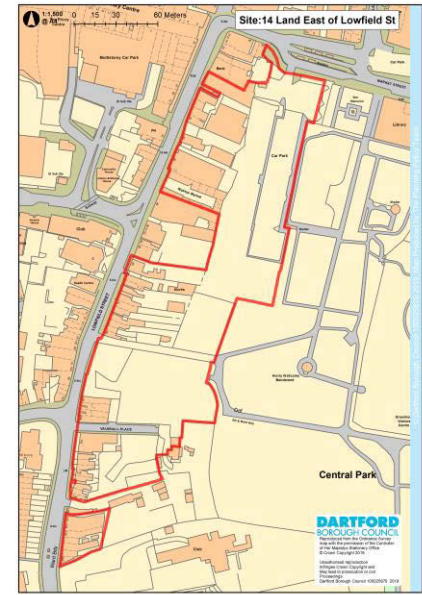
Site Ref Land East Of Lowfield Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Phase 1: 188 dwellings - detailed planning permission (16/01919/FUL). Phase 2 & 3A: 280 dwellings - application has granted consent, subject to the S106 agreement (19/00600/FUL). Phase 3B: 88 dwellings - reserved matters consent (19/00830/REM). The site total will be 556 dwellings. No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Croxton and Garry Site, Tiltman Avenue, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the south of Tiltman Avenue and north of London Road. It comprises a former chalk quarry which was most recently used as a whiting plant but is now largely overgrown. The site has a variable topography and there are steep cliffs along the southern and western boundaries.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission was granted for up to 220 dwellings on 12 December 2018 (EDC/17/0110). A reserved matters application is currently under consideration (EDC/19/0159). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land At Highfield House, 2-4 West Hill And 74-76 Spital Street, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The site comprises three buildings, used for offices and estate agents. There is a parking area to the front of Highfield House and to the rear of all three buildings. The site rises from east to west.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA



Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development but, for heritage reasons, there would be a need to retain Highfield House. Development would also need to take into account air quality, noise and parking issues as well as adjacent properties.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Station Approach, Dartford DA1 1BP

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Any development would need to take into account air quality, noise, ground conditions, flood risk and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Thames Europort (Dartford International Ferry Terminal), Clipper Boulevard, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development though this would be subject to assessments on whether there is any potential for minerals extraction and the viability of cargo-handling. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level and flood defences should be addressed. Development would also need to take into account transport, contaminated land, hazardous site, noise and heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

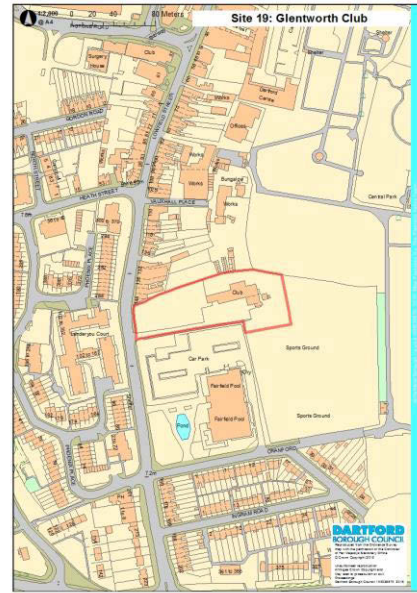
Site Ref Glentworth Club Site, 154 Lowfield Street, Dartford
DA1 1JB

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 development would also need to take into account heritage (i.e. archaeology and proximity to Dartford Park), groundwater and noise issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Co-Op 20-54 Hythe Street and Westgate Car Park, Kent Road, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site comprises the Westgate car park and the site formerly occupied by the Co-op department store which has been largely demolished, with the exception of the part fronting Spital Street. Orchard Street bisects the site and provides access to Spital Street and Hythe Street.

Qualifying Outcome:

Land Restrictions (Policies Map):

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome:

Physical Overview - Brief Summary

The site is suitable for residential development but for heritage reasons, there would be a need to retain the existing building façade onto Spital Street. There would also be a need for retail units to be provided at ground floor level to Spital Street and Hythe Street 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 and may affect site layout. Development would also need to take into account archaeological and groundwater issues.

Potential Capacity:

SHLAA SITE SUMMARY REPORT

Site Ref Stone Lodge Complex, Cotton Lane, Stone

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

There are two parts to the site which form part of a larger area of undulating land which generally rises from south to north. It is as a whole a former landfill site which is used largely informally for recreational purposes. Utilities infrastructure present.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission for a secondary school and up to 140 dwellings was granted on 24 May 2019 (18/01074/OUT). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

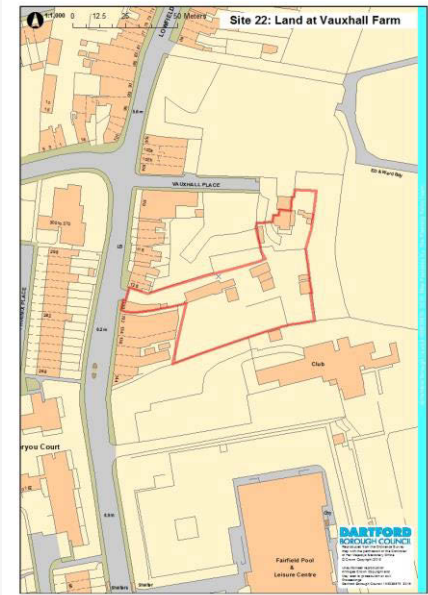
Site Ref Land at Former Vauxhall Farm, East of 110-114
Lowfield Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

There is a resolution to grant full planning permission for 92 flats subject to a S106 agreement (19/00027/FUL). No assessment required.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

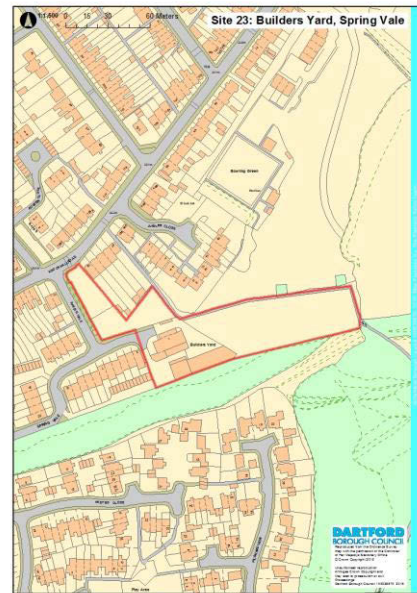
Site Ref Builders Yard, 1 Spring Vale, Knockhall Road,
Greenhithe DA9 9HA

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is likely to be suitable for residential development. Development would need to address transport, contaminated land, noise, archaeology and ecological issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

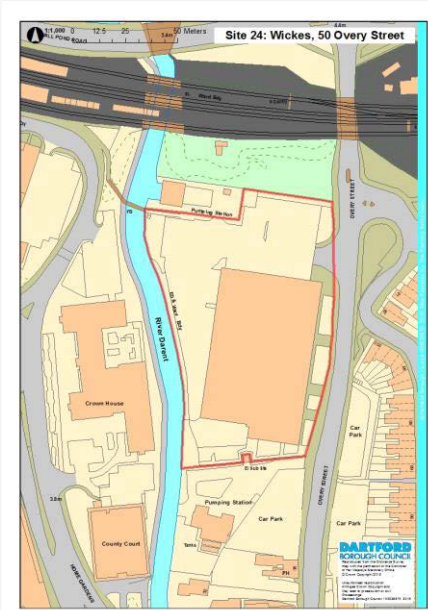
Site Ref Wickes, 50 Overy Street, Dartford DA1 1UP

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Car Park West Of Two Brewers, 33 Lowfield Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 ensure adequate floodwater storage. Any development would also need to address noise/disturbance, air quality, groundwater and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

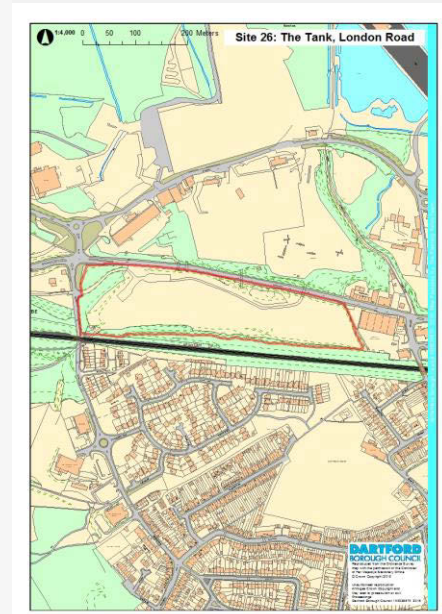
Site Ref Disused Pit South Of London Road And East Of Craylands Lane (The Tank), Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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 proposed London Resort and the uncertainty over whether and when this might come forward. The site is suitable for residential use though this would need to take into account air quality, noise, contaminated land, heritage, ecological and overshadowing issues.

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Unavailable: Land Legal Restrictions**

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Part Questor Riverside - Trico Coatings Ltd, Dartford
DA1 1JS

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 protected.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

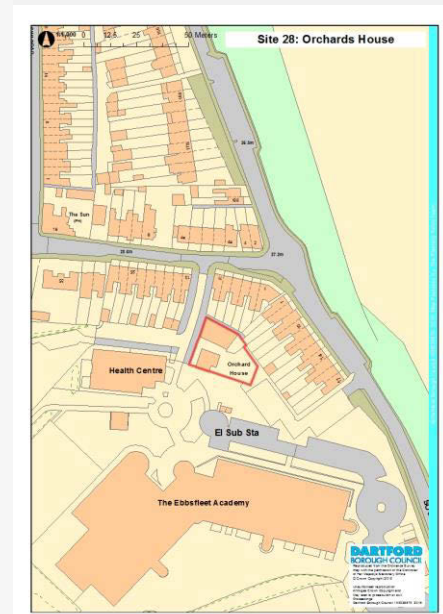
Site Ref Orchard House, Coopers Road, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site comprises an existing two storey dwelling and a former 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

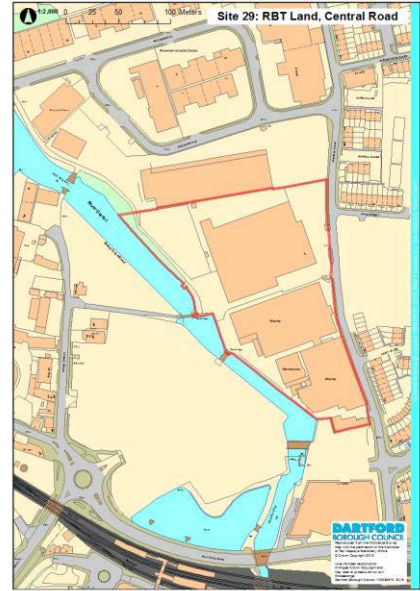
Site Ref RBT Trust Land, Central Road, Dartford DA1 5FY
(including Building 72, DiaSorin Buildings, and Unit 1
Bus Depot)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 contaminated land, noise and archaeology issues and should seek to retain the PROWs as well as including ecological corridor along the western part of the site.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

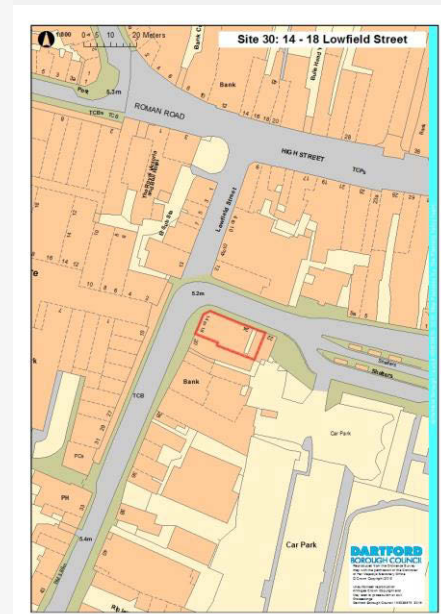
Site Ref Vineyard Church Centre, 14-18 Lowfield Street and 24 Market Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site is located on the corner of Lowfield Street and Market Street. It is currently vacant but the ground floor is formed of a shop unit. It is located within the Dartford Town Centre Secondary Retail Frontage.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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).

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land to the Rear of 67-97 Station Road, Longfield DA3 7QA

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. This would need to take into address noise, ecological and parking issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref 52 Spital Street, Dartford DA1 2DT

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

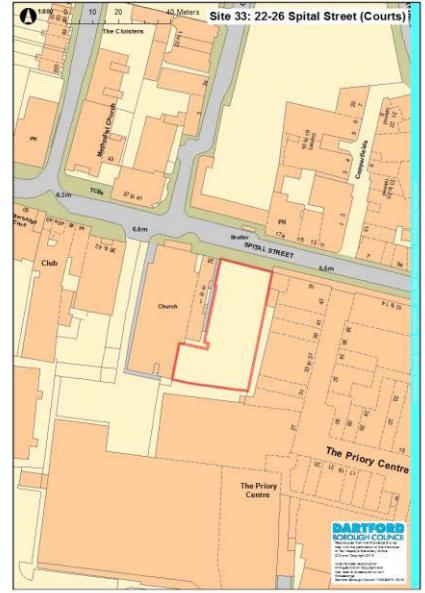
Site Ref 22-26 Spital Street (former Courts Furniture store),
Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Biffa Landfill at London Road, Pit 11 West of Knockhall Chase, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 address transport, air quality, drainage, heritage, landscape and ecology issues.

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

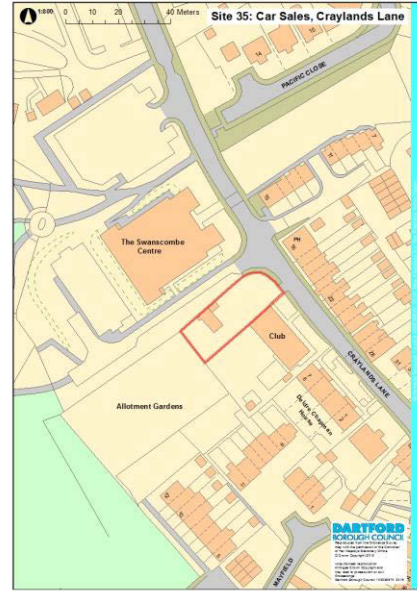
Site Ref SWCS Car Sales, Craylands Lane, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account contaminated land and heritage issues and should seek to retain the row of trees along the northern boundary.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land rear of 77-103 Alamein Gardens, Stone

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The relatively flat site comprises the premises of a used car dealer. It lies on the west side of St Vincent's Road with a building on the frontage and a narrow access to the site immediately adjacent to it. The site is within an area of two storey residential dwellings.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. It would need to take into account contaminated land issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block of 44 Lock-Up Garages, Rear of 59-75 Farnol Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is unsuitable for residential development as it would lead to overlooking and amenity issues for existing and new occupiers. The existing access is unsuitable and it is difficult to see how this could be realistically overcome. Development would also lead to the loss of off-street parking which could cause impacts on on-street parking in the vicinity.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



Site Description and Information

The small site flat lies to the west of High Street and south of Alma Road, opposite 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Unachievable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission was granted for a 13 bedroom house in multiple occupation on 18 January 2019 (18/01002/OUT). No assessment required.

Potential Capacity:

SHLAA Result

Unachievable

SHLAA SITE SUMMARY REPORT

Site Ref Land rear of 150-160 Milton Road, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 parking in the area. Development would need to take into account noise and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Watling Tyre Service, St Albans Garage, 1A St Albans Road, Dartford DA1 1TF

Hectares

Current Use

Source

Any Green Belt?



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 side of St Albans Road.

Qualifying Outcome: **Disqualified**

Land Restrictions (Policies Map): Other Land Restrictions:

Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed2018SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

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

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site lies to the south of St Mary's Road. It has been largely cleared though there are some trees around the periphery. To the west lies a modern block of three storey flats and associated parking area.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

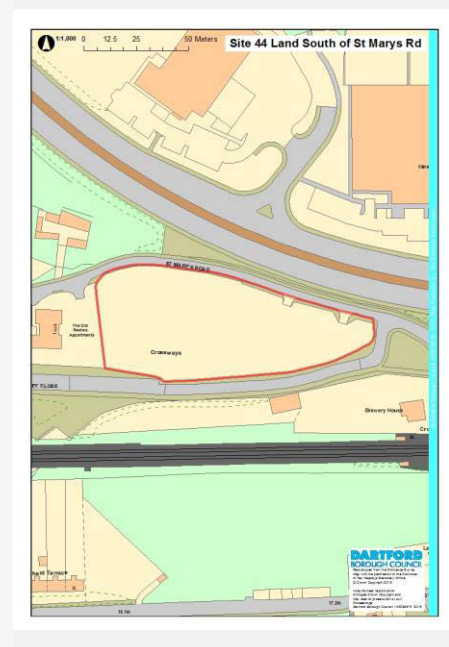
Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA



Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Full planning permission was granted for 70 dwellings on 7 November 2018 (17/02082/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 laid out to ensure that valuable trees are preserved. It would also need to take into account air quality, noise and heritage issues.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Heathside Nursery, Leyton Cross Road, Wilmington
DA2 7AN

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 land. Any development would be subject to an assessment on whether there is any potential for 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.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

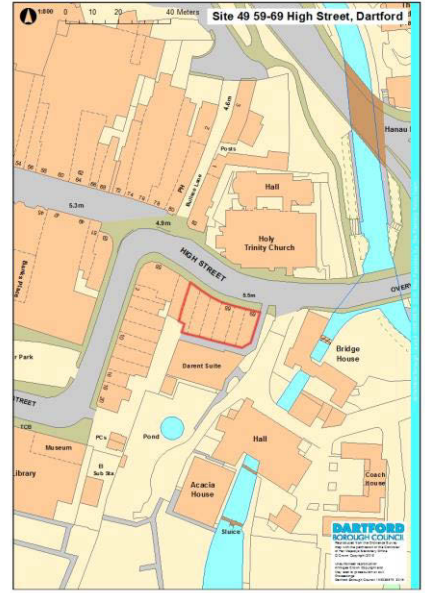
Site Ref 59-69 High Street, Dartford DA1 1DJ

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 frontage. Flood risk issues are likely to mean that residential accommodation could only be 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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

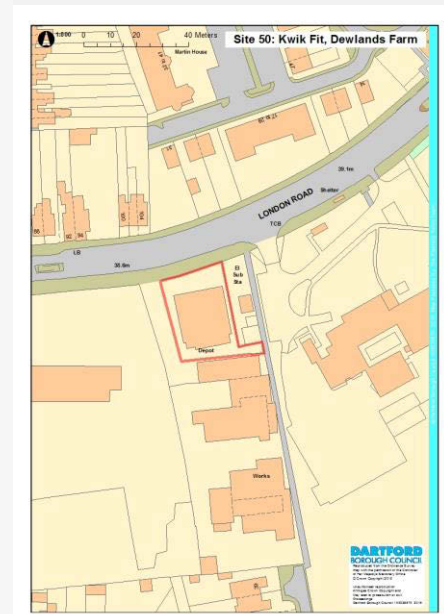
Site Ref Kwik Fit Euro, Dewlands Farm Industrial Estate,
London Road, Stone DA2 6AS

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development due to noise, disturbance and vehicular conflicts arising as a result of the 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 are within an identified employment area. Any development would need to address air quality and contaminated land issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

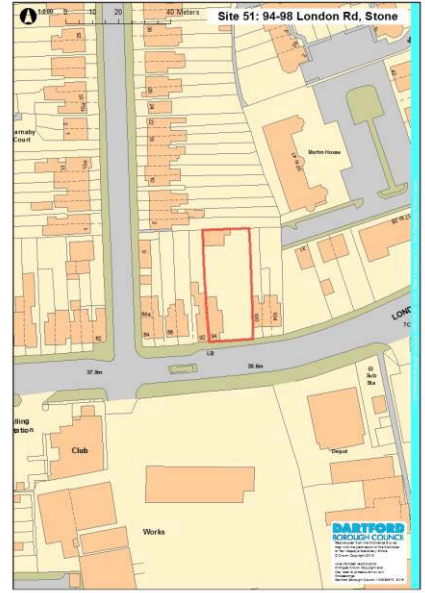
Site Ref 94-98 London Road, Stone DA2 6AX

Hectares

Current Use

Source

Any Green Belt?



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 on the opposite side of London Road.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account air quality and contaminated land.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref 44A Waldeck Road, Dartford DA1 1UA

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The backland type flat site comprises industrial premises to the rear of two storey houses fronting Waldeck Road and Colney Road. East Hill burial ground lies to the south.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

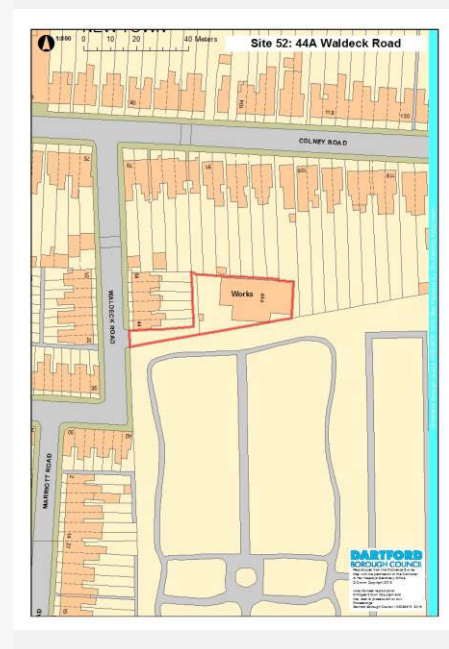
Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account contaminated land issues and the row of trees along the southern boundary.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref 40 Chastilian Road, Dartford, Kent, DA1 3JJ

Hectares

Current Use

Source

Any Green Belt?



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:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land Adjacent 116 Priory Road, Dartford

Hectares

Current Use

Source

Any Green Belt?

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: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome: **Unsuitable**

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

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Milan Centre, Westgate Road, Dartford DA1 2AR

Hectares

Current Use

Source

Any Green Belt?

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.



Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land east of Greenbanks, Powder Mill Lane, Wilmington

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development as it avoids areas at most critical risk of flooding. Any development would need to take into account flood risk, groundwater, contaminated land, heritage and ecological issues. It would also need to be designed and laid out to ensure that valuable trees are preserved.

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref 152-154 London Road, Stone DA9 9JW

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises a two storey office building on the north side of London Road. There is a car parking area in front of the building. It is surrounded by two storey dwellings.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account contaminated land and air quality issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

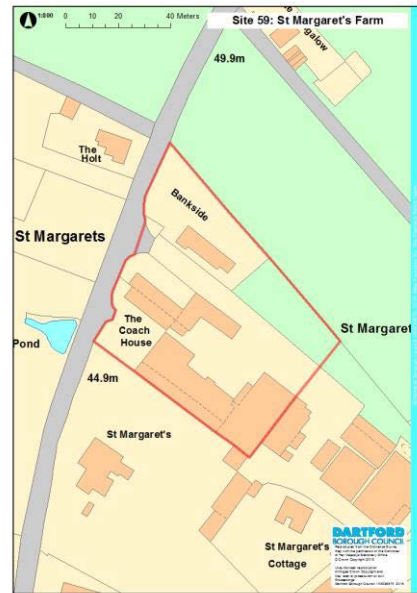
Current Use

Source

Any Green Belt?

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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 conflicts arising as a result of the operations of and access to the existing business premises to 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Russell's Yard, Whitehill Road, Southfleet, Dartford
DA13 9NA

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The relatively flat site lies to the east of the spur railway line and to the west of Whitehill Road within a largely agricultural area. It comprises a number of workshop buildings together with concrete hardstanding.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map):

Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Malthouse Farm, Green Street Green Road, Dartford
DA2 8DP

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 employment area. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address contaminated land, heritage, landscape and ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



Site Description and Information

The site is located to the west of St Vincent's Road and to the north of two storey dwellings on Fulwich Road. The North Kent railway line lies to the north within a cutting. The site comprises separate car repair and car rental businesses.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account contaminated land, noise and heritage issues.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Gas Holder site, Steele Avenue and King Edward Road, Greenhithe DA9 9AE

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 how this could be achieved. Development would also need to address contaminated land and flood risk issues and should retain the row of trees and shrubs along the southern boundary.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

Located on the east side of the High Street Swanscombe. 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development but would need to ensure that shop/ community uses are provided to the High Street frontage on the ground floor. Development would need to take into account contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land East of Main Road, South of Keith Avenue, Sutton at Hone (Part A)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It would lead to the coalescence of existing built up areas, further linear development and significant impacts on the local landscape. 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 heritage and ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land west of Main Road, south of Arnolds Lane, Sutton at Hone (Part B)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



Site Description and Information

The long, narrow site lies immediately east of Farningham Road Station, adjacent to the railway line. It comprises a yard used for storage and vehicles. Whilst the site is flat, much of it sits on top of an embankment above the level of Station Road.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

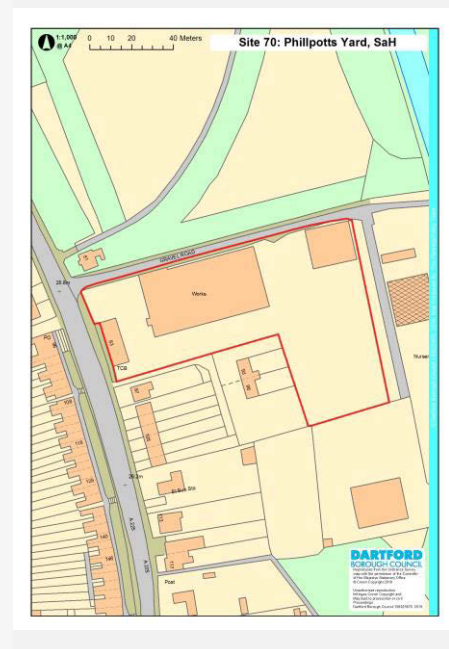
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Unachievable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Major physical constraints exist overall which are expected to restrict the prospects of a development for 5+ units coming forward. The western part of the site is within the HSE inner zone for identified hazardous substances which would significantly restrict development. Currently there is no evidence to suggest that the eastern part of the site would be suitable, as this depends on whether the site would be viable for minerals extraction. In this part of the site flood risk, landscape and ecological issues would also need to be taken into account.

Potential Capacity:

SHLAA Result

Unachievable

SHLAA SITE SUMMARY REPORT

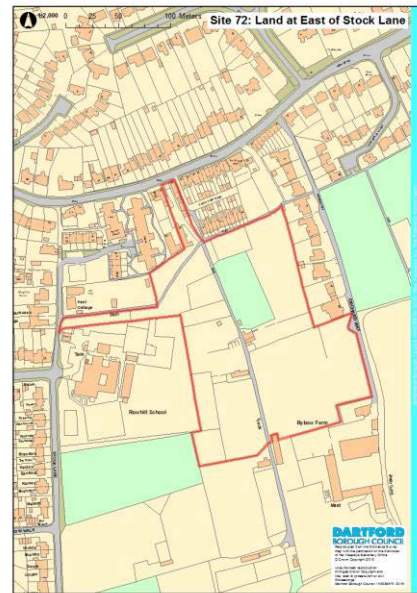
Site Ref Land Between Stock Lane And Orchard Way, south of Highfield Road, Wilmington

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 this could be achieved. Its impact on the local landscape would depend on the size and scale of development. There would also be a need to take into account the TPO trees and ecology issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land Rear of Regency Mount, Barn End Lane,
Wilmington

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site comprises land to the east of Capel Place. There is a residential 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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is unsuitable for residential development for 5 or more units as it 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Constraints require a high quality and sensitive design solution. The site could be suitable for residential development depending on its size, scale and impacts on the landscape; plus its development would result in the loss of grade 2 agricultural land and policy on this would have to be addressed. Any development would be subject to 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:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

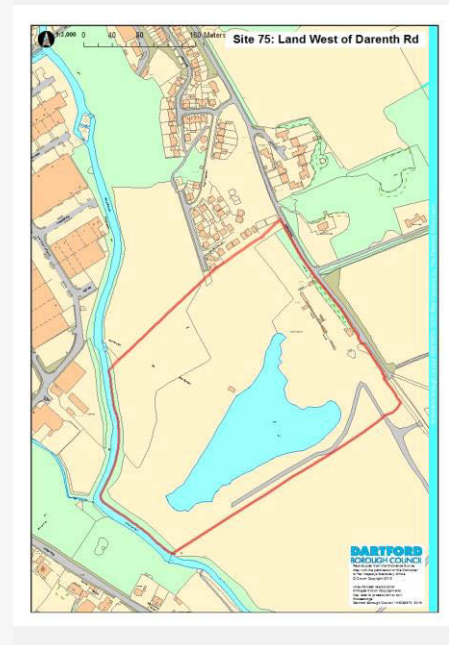
Site Ref Clubb Pit Land, West of Darenth Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development as it does not pass the sequential 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 development would be subject to confirmation that all viable minerals from the site have been extracted and the site has been restored. It would also need to address contaminated land, heritage and ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

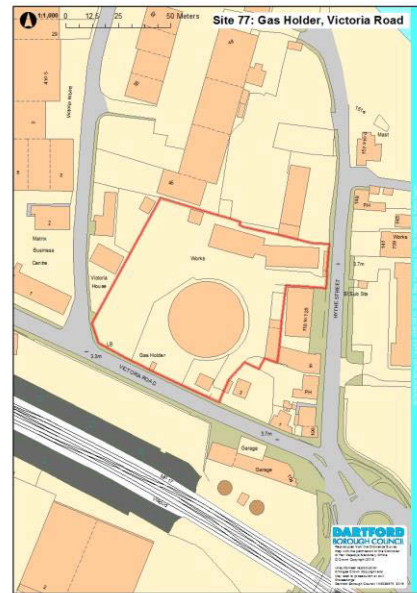
Site Ref British Gas Holder Site And Surrounding Land, Victoria Road, Dartford DA1 1BN

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 air quality, noise, overcoming contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

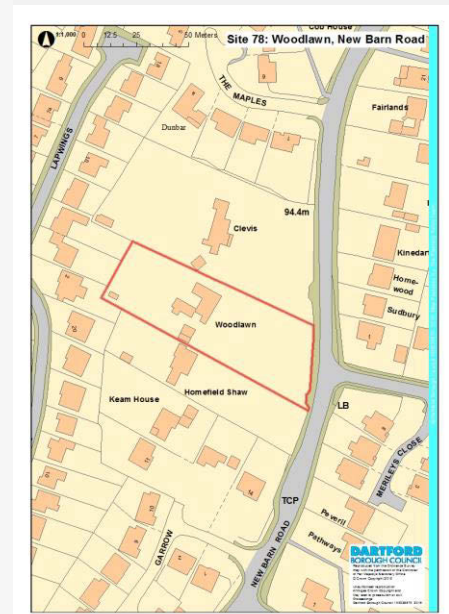
Site Ref Woodlawn, New Barn Road, Longfield

Hectares

Current Use

Source

Any Green Belt?



Site Description 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

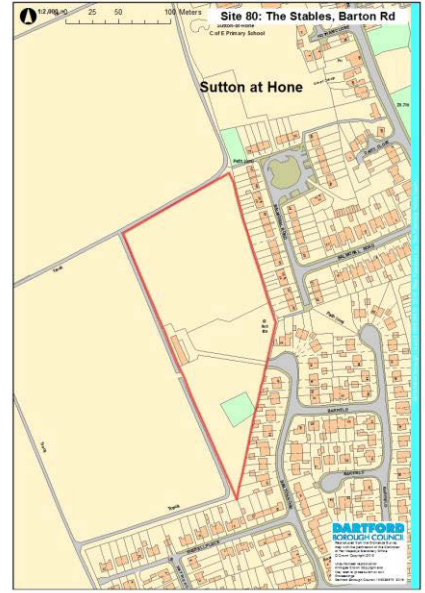
Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Aside from access needing close consideration, development would also result in the loss of some grade 2 agricultural land. Its impact on the local 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

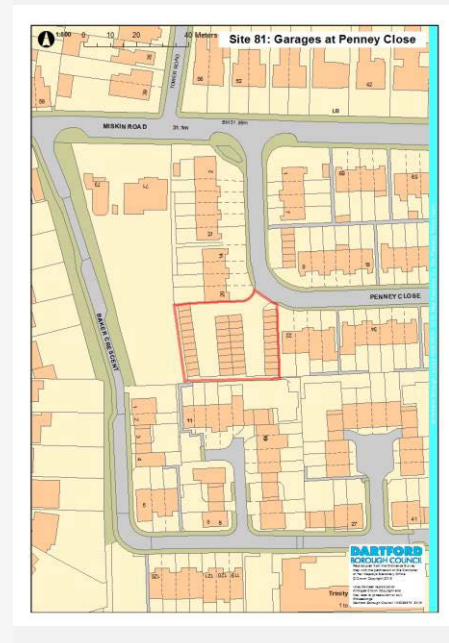
Site Ref Block Of 40 Lock-Up Garages Adjacent 22 Penney Close, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site is located to the south west of Penney Close. It comprises lock up garages and is within a residential area.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Land Legal Restrictions**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development subject to a parking survey which shows that the loss of off-street parking would not cause unacceptable impacts on on-street parking in the vicinity. Development would need to take into account heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref 52 - 62 West Hill / C Pearson E Bates Storage Yard And Workshops, West Hill, Dartford DA1 2EU

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises shop 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

It is considered that access, topography and air quality issues could be overcome but optimal design and high quality environment may be delivered through wider development of the area. Any development should seek to retain the row of trees along the southern and eastern boundaries.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

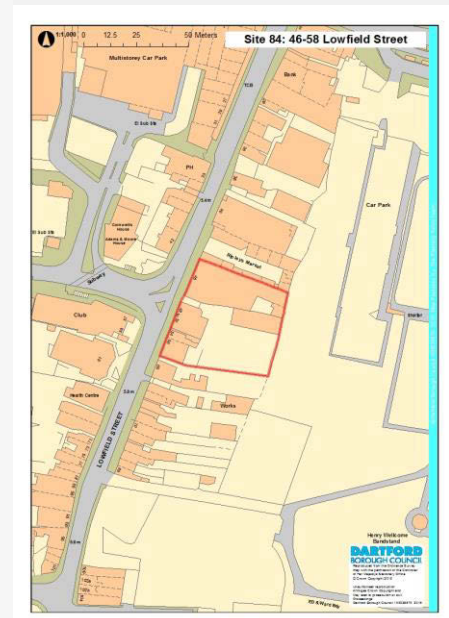
Site Ref 46-58 Lowfield Street, Dartford DA1 1HJ

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 frontage. Development would need to address access, drainage, flood risk, air quality and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



Site Description and Information

The flat site is located on the south side of Dartford Road. It comprises an area of hardstanding used for the parking of commercial vehicles and a warehouse type structure. There are dwellings to the west and an aquatics shop to the east whilst there are allotments to the south.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for redevelopment and could deliver improvements to the local environment potentially. Development would need to take into account contaminated land and noise issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

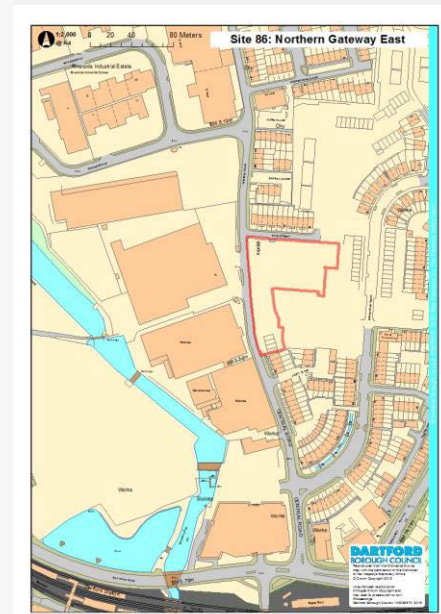
Site Ref Northern Gateway East (former GlaxoSmithKline - Eastern Parcel) Bounded By Mill Pond Road, Temple Hill And Central Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the east of Central Road and rises up from west to east. To the north, east and south lies newly built residential development. There are existing employment uses including a bus depot to the west, on the opposite side of Central Road (which are within a separate SHLAA site - ref 29).

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

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 451 dwellings were approved on 14 January 2015 (14/01213/REM). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land East of Telephone Exchange (Little Hithe),
London Road, Greenhithe DA9 9HU

Hectares

Current Use

Source

Any Green Belt?



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 Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Block of 24 Lock-Up Garages, Rear of 25-37 Wellcome Avenue, Dartford

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 risk issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block of 35 Lock-Up Garages, Rear of 47-53 Farnol Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development subject to a parking survey which shows that the loss of off-street parking would not cause unacceptable impacts on on-street parking in the vicinity. Development would need to take into account heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block of 50 Lock-Up Garages, Rear of 36-46 Attlee Drive, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat, backland site lies to the south of Attlee Drive and east of Norfolk Close within an existing residential area. It comprises lock-up garages.



Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Suitable subject to addressing potential access, noise and possible contamination issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref First & Second Floors, 8-10 High Street, Dartford

Hectares

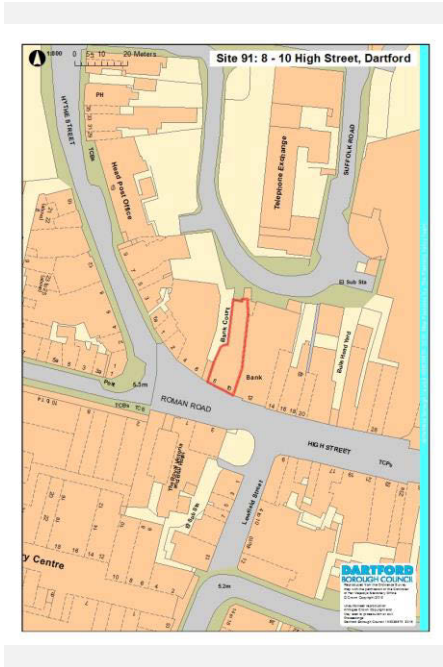
Current Use

Source

Any Green Belt?

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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 provided at ground floor level to High Street to protect the function of the primary retail frontage).

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

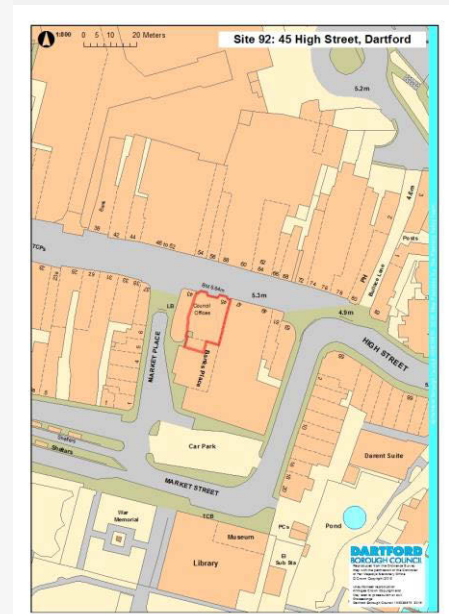
Site Ref 45 High Street, Dartford DA1 1DJ

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Listed Building

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref 1st, 2nd and 3rd Floors, 27-31 High Street, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 to be provided at ground floor level to High Street to protect the function of the primary 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 address air quality and noise issues.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

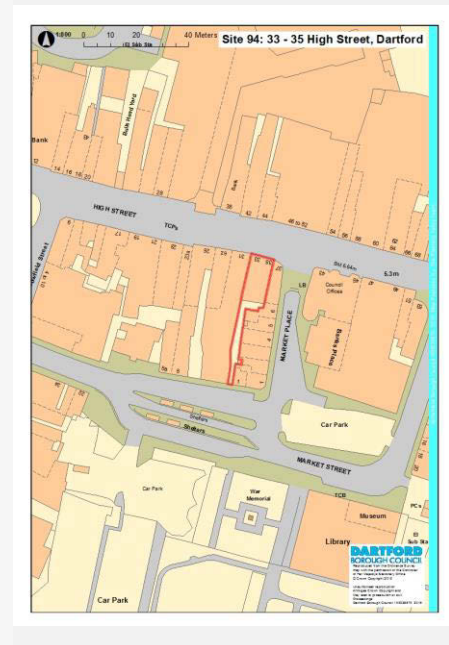
Site Ref 1st, 2nd and 3rd Floors, 33-35 High Street, Dartford
DA1 1DT

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed2018SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref Mad Play, 208 Charles Street, Stone DA9 9AJ

Hectares

Current Use

Source

Any Green Belt?



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 commercial 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Unachievable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 and the PROW which bisects the site.

Potential Capacity:

SHLAA Result

Unachievable

SHLAA SITE SUMMARY REPORT

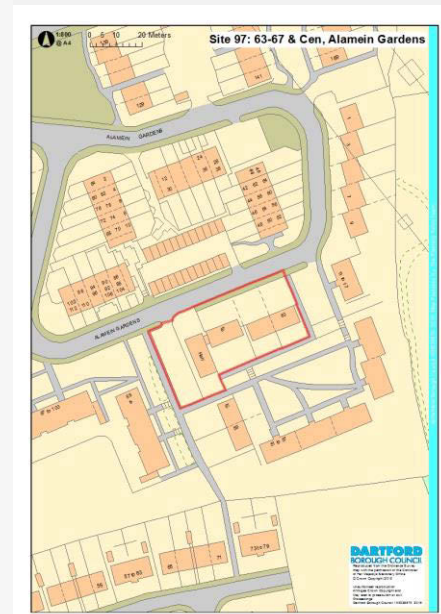
Site Ref Community Centre and 63-67 Alamein Gardens, Stone DA2 6BW

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map):

Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land rear of 37-41 Brentfield Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission for 6 dwellings was granted on 11 October 2018 (18/01018/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land rear of 11-47 Bramble Avenue, Bean

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Ancient Woodland

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result
Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref Land north of Greenhithe Station (Village Heights),
Station Road, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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 Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Any development would need to take into account noise, access, air quality and archaeological issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

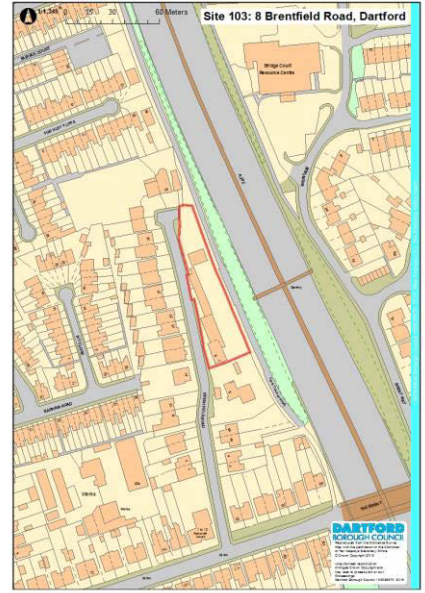
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map):

Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land East of 47-53 and 48-66 Hanbury Walk, Bexley

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies within a residential area to the east of Hanbury Walk and to the west of Joydens Wood Road. It comprises open space and some garages.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Former lock-up garages rear of 71-81 Keary Road, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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 east.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 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 need to take into account heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

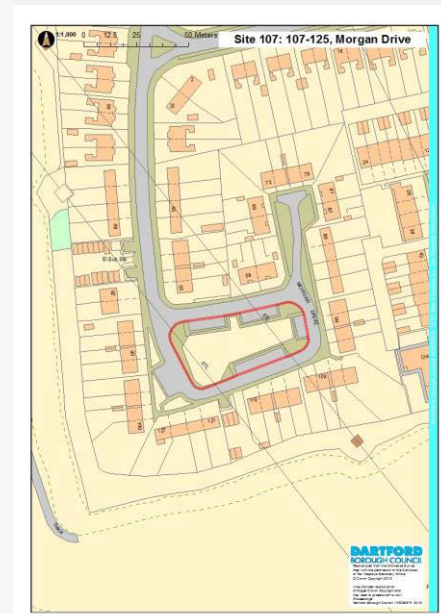
Site Ref Land Adjacent to 107-125 Morgan Drive, Horns Cross, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises a small relatively flat grassed Borough Open Space at the southern end of Morgan Drive. It is surrounded by residential development.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 account air quality and noise issues and the TPO tree to the south.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land at Stedman Close, Bexley

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises three relatively flat grassed Borough Open Space and amenity space areas and a number of garages to the west and north of Stedman Close. It is surrounded by residential development.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map):

Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Suitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land Adjacent 10 Strickland Avenue, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Only the northern part of the site would be suitable for residential development given the presence of the electricity pylon and overhead power line in the southern part of the site. It is unclear if this area could accommodate five or more dwellings.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Temple Hill Club, Temple Hill Square, Dartford DA1 5HX

Hectares

Current Use

Source

Any Green Belt?



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. Redevelopment is planning ground floor use capable of re-providing existing facility.

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 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 suitable access and consider contaminated land issues. Development should seek to retain the row of trees along the southern boundary.

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref JC Autobreakers, Hawley Road, Hawley DA2 7RF

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 access, possible safety and third party land, as well as the loss of grade 2 agricultural land. Any 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 ecological issues. The developable area would be reduced by the presence of an oil pipeline.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

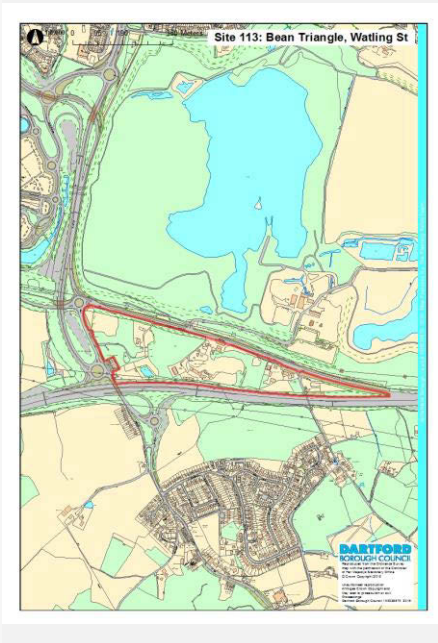
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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 a 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result
Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref Land West of Darenth Road, Darenth Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site is located between the River Darent to the west and a new residential development accessed from Darenth Road to the east. It comprises open land which is currently fenced off.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Suitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Part of North End Farm, Park Corner Road, Betsham
DA13 9LJ

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement. It would also lead to the loss of the best and most versatile agricultural land. Any development would need to address landscape and heritage issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Blackshole Farm, Watling Street, Darent Valley DA2 8DE

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Current outline planning application for care home, drive through coffee shop and multi storey car park (ref. 18/01640/OUT). No assessment required.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Greenhithe Car Park, South of Steele Avenue,
Greenhithe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account air quality, noise, contaminated land, flood risk and heritage issues.

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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 Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. 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 transmission network along the northern length of the site.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

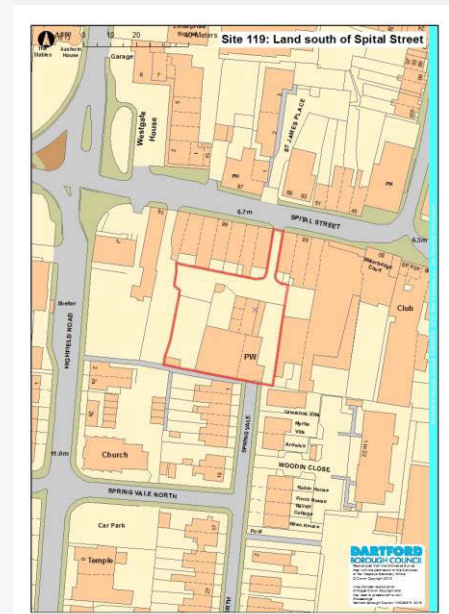
Site Ref Land to the rear of 62-66 Spital Street, Dartford DA1 2DT

Hectares

Current Use

Source

Any Green Belt?



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 Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. This would need to take into account air quality and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

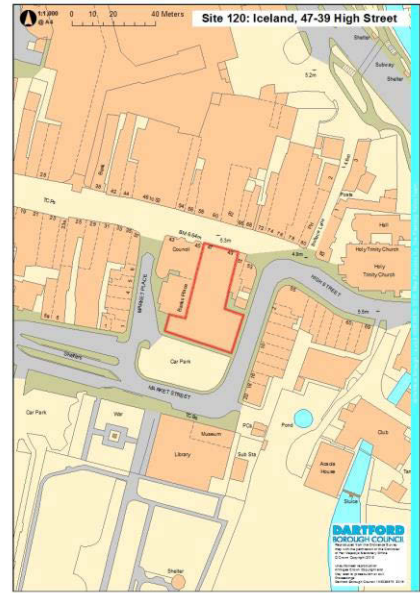
Site Ref Upper Floors Iceland, 47-49 High Street, Dartford DA1 1DJ

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development but there would be a need for retail etc units to be provided at ground floor level to High Street. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development would also need to address air quality and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Dartford Magistrates Court, Highfield Road, Dartford
DA1 2JW

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises the two storey former Magistrates Court premises on 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 south.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development but, for heritage reasons, there would be a need to retain the interlinked buildings on the site. There would also be a need to address air quality and noise issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Rear Of 56-58 Spital Street, Dartford DA1 2DU (Land south of Spital Street)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 could only be provided above ground floor level. Any development would need to address contaminated land issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Essenden, Galley Hill Road, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

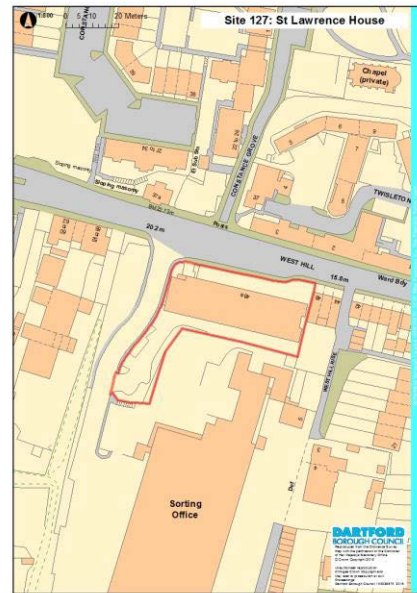
Currently there is no evidence to suggest that this site would be suitable for residential development. May be contaminated land issues. Moreover, extensive cliff faces present a major overall constraint eg hinder residential capacity. It is also unclear how a suitable access would be provided. Any development would need to avoid 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.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref
Hectares
Current Use
Source
Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Land Legal Restrictions**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account air quality, noise and heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

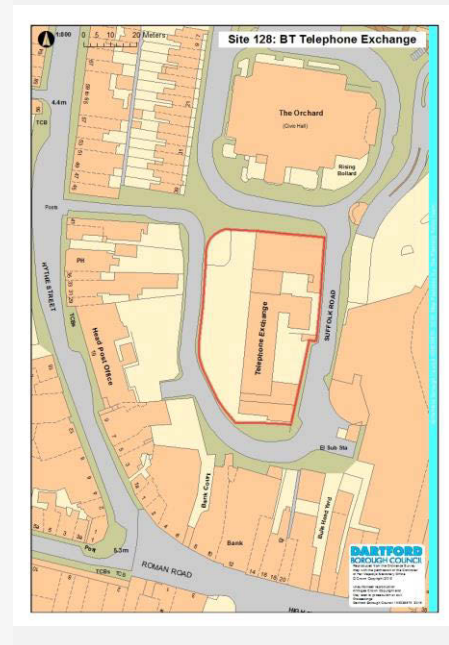
Site Ref British Telecom Telephone Exchange, Suffolk Road,
Dartford DA1 1EH

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 also need to address noise and heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

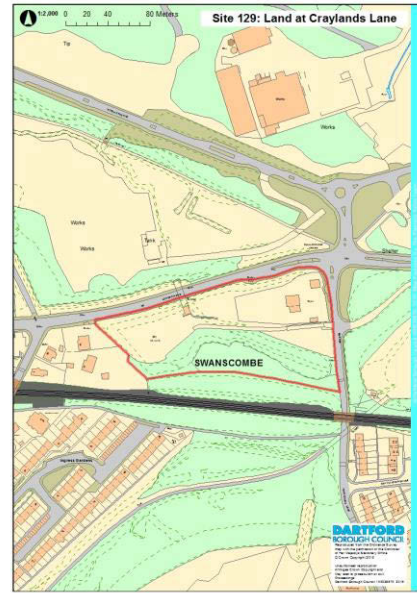
Site Ref Land At London Road And Craylands Lane, Craylands Lane, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission for up to 110 dwellings was granted on 16 February 2015 (14/01689/OUT). Reserved matters for 100 dwellings were approved on 10 January 2019 (EDC/18/0033). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Eastern Quarry (Whitecliffe), Watling Street, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the north of Watling Street and the A2, to the south of Swanscombe and Knockhall and to the east of the B255 Bean Road. It comprises a former chalk quarry which has created steep chalk cliffs along the southern, western and part of the northern boundary.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

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 planning permission has been built and is not included in the boundaries of the SHLAA site. No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Abbott Murex Site And Part Mill Pond Land, East
Lower Hythe Street, Dartford DA1 1BN

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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).

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for 403 dwellings on 12 December 2017 (16/01601/FUL). No assessment required.

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

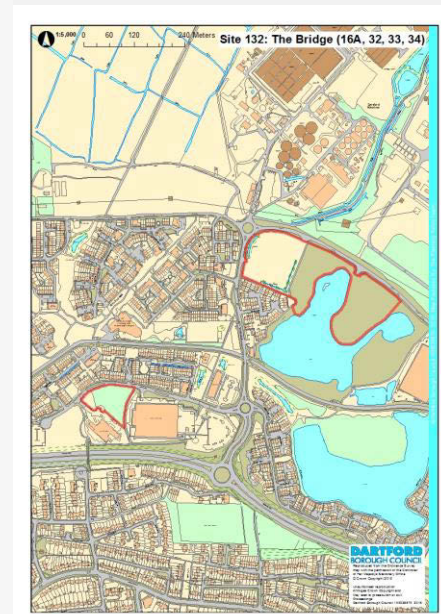
Site Ref The Bridge Plots 32, 33 And 34 Rennie Drive And Plot
16A Brunel Way, The Bridge, Dartford

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

An outline application for residential development (17/00979/OUT) withdrawn on the 1 October 2019.

Potential Capacity:

Assessed2018SHLAA

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

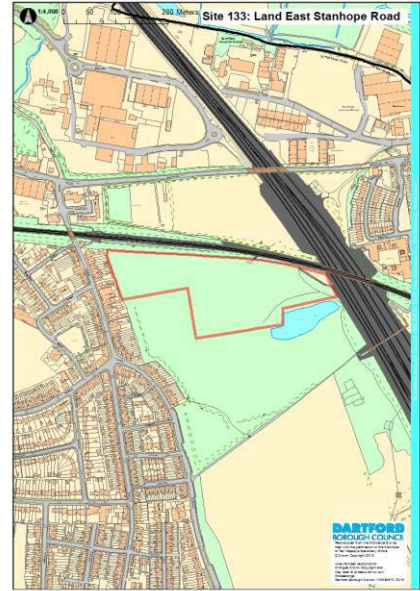
Site Ref Land East of Stanhope Road adjacent Railway (part of Bamber Pit), Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The key factor affecting the suitability of this site for development is the lack of an existing access and its dependency on access from the development at Ebbsfleet Central to the south. Development would also need to take into account contaminated land, noise, heritage and ecological issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

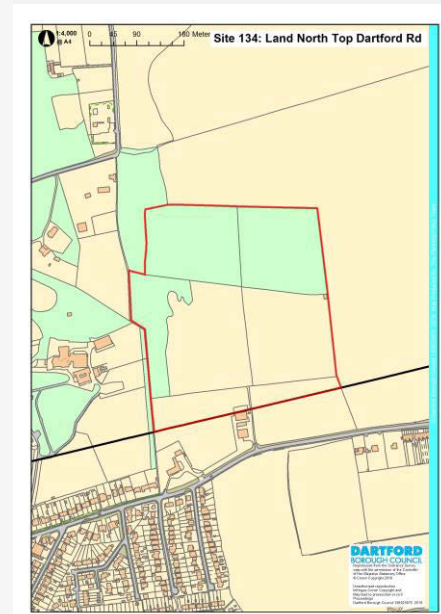
Site Ref Land North of Top of Dartford Road

Hectares

Current Use

Source

Any Green Belt?



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:

Ancient Woodland

Group TPOs

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 ecological habitats. It could also lead to the loss of the best and most versatile agricultural land. Any development would need to take account of safeguarding the underground national grid transmission line and hazardous substance issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land North of Steele Avenue, Dartford

Hectares

Current Use

Source

Any Green Belt?



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: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It is more vulnerable development in 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. Any development would need to address air quality, noise, contaminated land, heritage and ecology issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

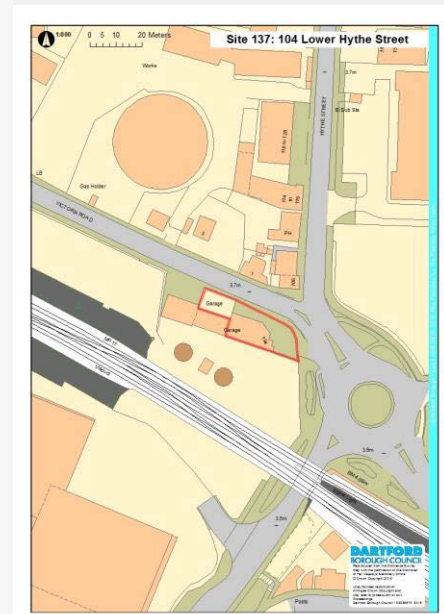
Site Ref 104 Lower Hythe Street, Dartford DA1 1BW

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Poor air quality and noise/disturbance resulting from its proximity to a busy road, the railway line and a car workshop, could be significant. Mitigation must be successful to avoid poor living conditions for any future occupiers of development in this location. It is also perhaps questionable how a suitable access could be 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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

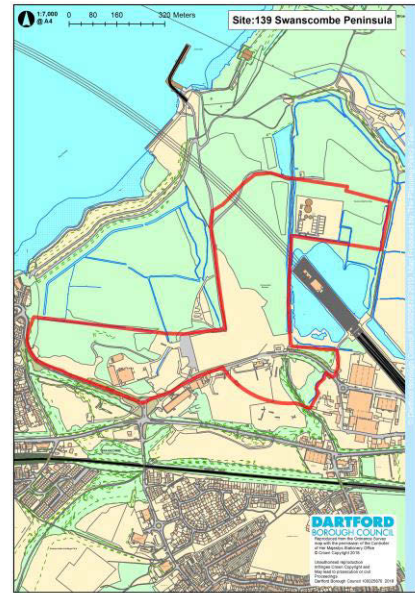
Site Ref Swanscombe Peninsula

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

A number of constraints remain within this site: not apparent at present how precisely they would be overcome without special intervention. Currently unclear how overall it would be sufficiently suitable for residential as this is dependent on overcoming contaminated land previous landfilling specific issues. Also transport assessment is necessary to consider the impacts on junctions and the road network. Minerals assessment would be required to consider whether there is potential for extraction. Flood risk may mean no residential at ground floor level. Need to take into account land safeguarded for High Speed 1 which runs underneath part. Consider impacts on the operation of existing minerals/ waste sites as well as air quality, heritage and ecological issues. Public rights of way run through the site.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Stone Pits 9 and 9a, South of London Road, Stone

Hectares

Current Use

Source

Any Green Belt?



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 right 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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 trees subject to the TPO.

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

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 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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

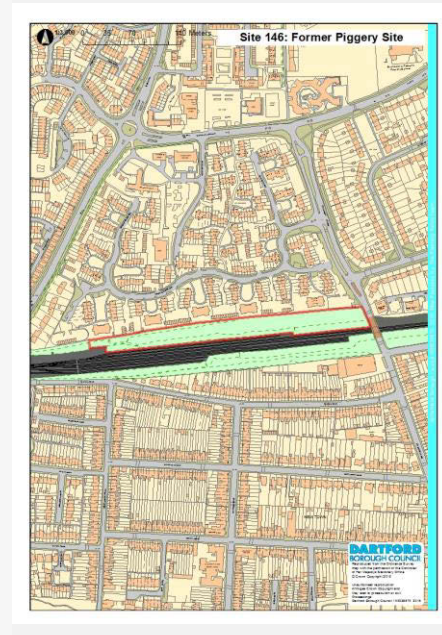
Site Ref Former Piggery Site, West of St Vincents Avenue,
Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The linear site lies to the south of residential properties on Knights 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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed2018SHLAA

SHLAA Result
Disqualified

SHLAA SITE SUMMARY REPORT

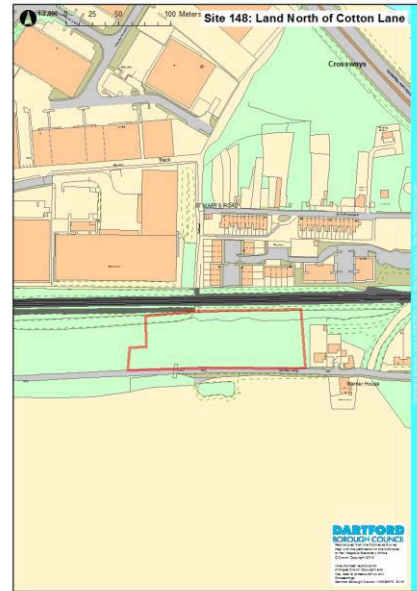
Site Ref Land North of Cotton Lane / Land adjacent The Lodges, Cotton Lane, Stone

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for 16 dwellings on 31 March 2014 (14/00028/FUL) and updated by a further permission on 3 May 2017 (16/01553/VCON). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land to east of Joyce Hall Bungalow, Station Road, Betsham

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the north of Station Road, immediately east of the hamlet of Betsham. It comprises grazing land with some trees along the boundaries.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

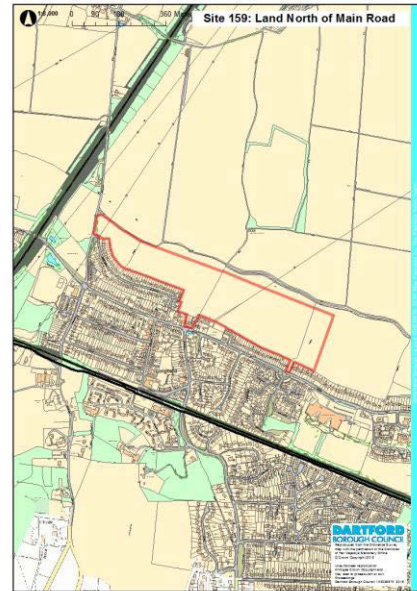
Site Ref North of Main Road/ East of Northdown Road,
Longfield

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 best and most versatile agricultural land and would need to address heritage issues. 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref West of Hawley Road, Arnolds Lane, Sutton at Hone

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development as it would lead to isolated development, further linear development unrelated to any existing settlement and significant impacts on the local landscape. 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. Any development would also need to address contaminated land and noise issues, and ensure that the TPO trees are retained.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 mean that residential accommodation could only be provided above ground floor level. 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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Central Park Nursery, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises the former Central Park Nursery. It is located immediately east of Cranford Road and north of Princes Road.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

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.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Northgate Van Hire, 301 Lowfield Street, Dartford DA1 2SN

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The 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 issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land North of St Mary's Road and South of Crossways Boulevard, Stone

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the north of St Mary's Road and to the south of Crossways Boulevard. It comprises overgrown scrubland. There are employment premises forming part of Crossways Business Park to the west and residential garages and paraphernalia to the south.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

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 assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

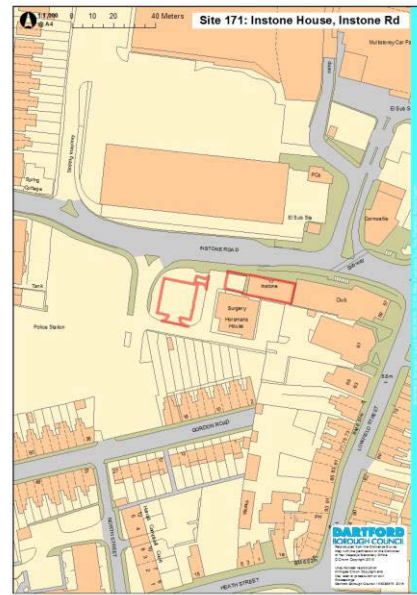
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Prior approval for the change of use of the building from offices to 8 flats was granted on 6 March 2017 (17/00043/P30) with an amended layout for the 2nd floor units approved on 30 October 2018 (18/01198/P30). These changes were being implemented in 2019. A further 7 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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

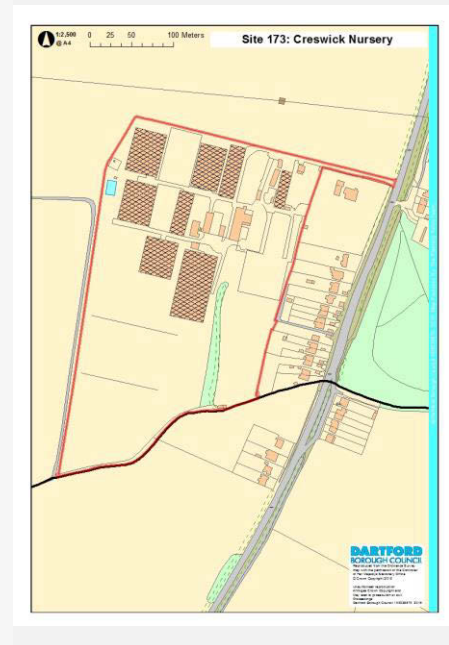
Site Ref Creswick Nursery, Dartford Road, South Darenth DA4 9HY

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site is in use as a nursery and comprises a number of large greenhouses, agricultural buildings and hardstanding. It is set back from Dartford Road and slopes up from east to west. There are dwellings to the east and agricultural land to the north, west and south.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement. Any development would need to address landscape and heritage issues, the loss of grade 3 agricultural land, and the potential impact of the overhead power line and pylon to the north of the site.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land South of Ship Lane, West of A225 Main Road and North of Farningham Road Station, Sutton at Hone

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

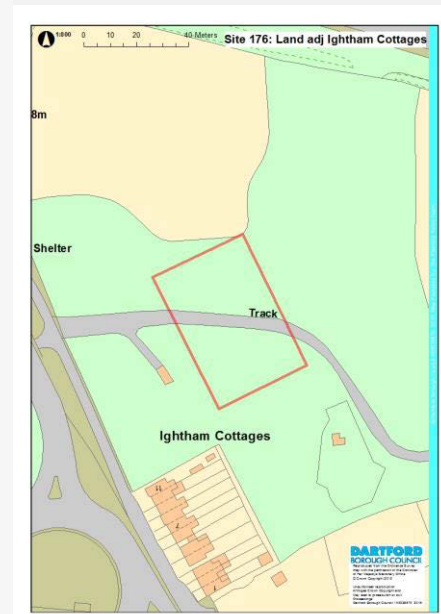
Site Ref Land Adjacent to 1-11 Ightham Cottages, Bean Lane,
Bean DA2 8BB

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Swanscombe Auto Centre, 38-48 Milton Road,
Swanscombe DA10 0LY

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site comprises a car repair and hand wash premises on the north side of Milton Road. It is within a residential area and backs onto the Broomfield Road/ The Grove Recreation Ground.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Development would need to take into account contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land south of A225 Hawley Road, north of A2, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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 land - depending on the status of other sites - 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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

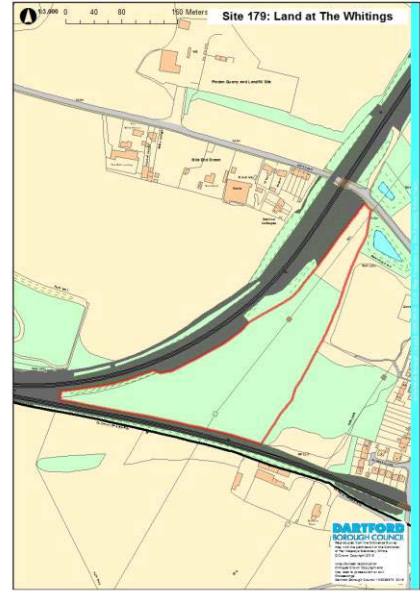
Site Ref Land at The Whitings, Main Road, Longfield

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The 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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It would likely lead to isolated development unrelated to the built settlement of Longfield. It is unclear whether a suitable access could be provided, and potential third party land implications would have major ramifications for the prospect of delivering a suitable solution. Large parts of it are also within the HSE inner zone, one of the factors significantly restricting the amount of development which could take place and undermining its suitability. It could also lead to the loss of the best and most versatile agricultural land. Any development would need to address noise, heritage, landscape and ecological issues. Development in the northernmost part of the site would need to take account of any impacts of Pinden Quarry and any development would need to take account of the overhead power line running through the site. There are a series of physical factors across the site as a whole that raise serious suitability concerns.

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land to south east of School Lane, Bean

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for development as it would result in the loss of woodland with significant impacts on the local and wider landscape and ecological habitats. It would have a significant urbanising effect on the area and there is no definitive boundary to define the future edge of development. It would also lead to the loss of the best and most versatile agricultural land.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref School playing field at Wilmington Grammar School for Girls, Common Lane, Wilmington DA2 7DA

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical 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 countryside. Any development would result in the loss of mature trees and would need to address ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

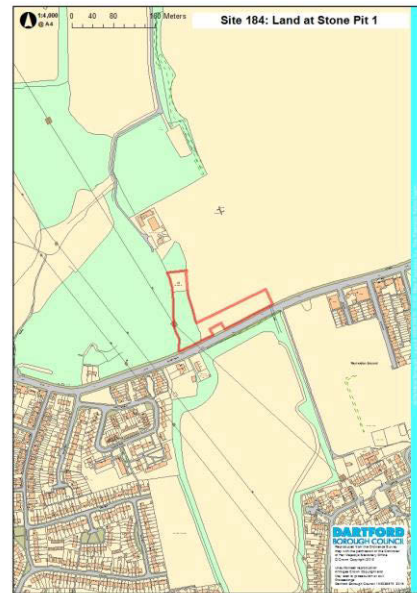
Site Ref Land at Stone Pit 1, Cotton Lane, Stone, Dartford DA9 9BB

Hectares

Current Use

Source

Any Green Belt?



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**

Community and Open Space Outcome:

Availability Outcome:

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:

Assessed 2018 SHLAA

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

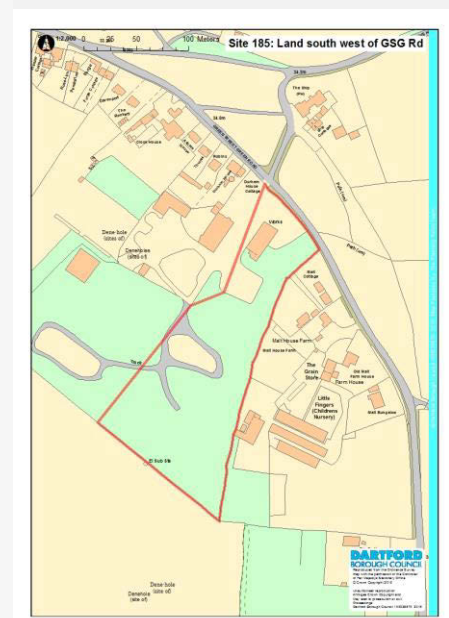
Site Ref South west of Green Street Green Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 significant urbanising effect on the local and wider landscape. Contaminated land issues and 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It 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 would also lead to the loss of the best and most versatile agricultural land. Any development would need to address ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref North of Shellbank House, Shellbank Lane, Bean

Hectares

Current Use

Source

Any Green Belt?



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

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

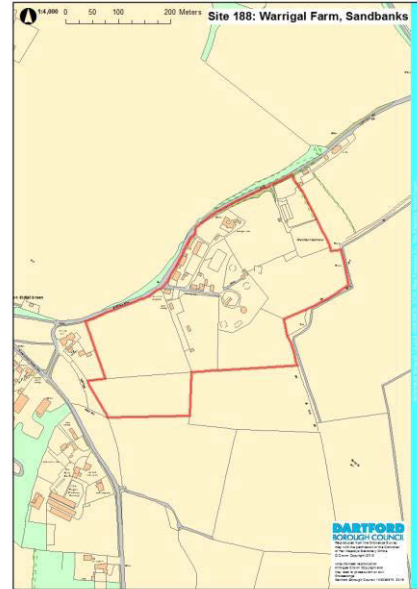
Site Ref Warrigal Farm, Sandbanks Hill, Green Street Green

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Suitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 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 pedestrian/ highwat safety issues.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

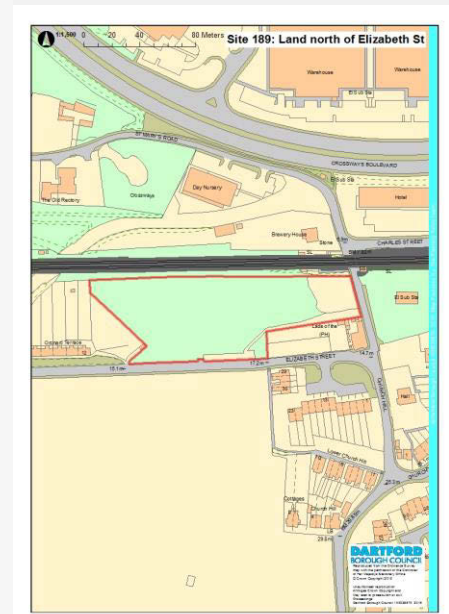
Site Ref Land North of Elizabeth Street, Dartford DA9 9AT

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref J Clubb Ltd, Church Hill, Wilmington DA2 7DZ

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

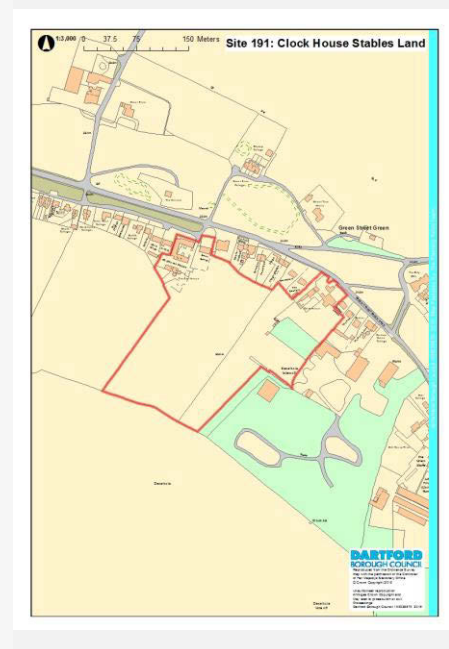
Site Ref Clock House, Clock House Stables and Land known as Green Spice, Green Street Green Road, DA2 8DD

Hectares

Current Use

Source

Any Green Belt?



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: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. It would lead to a disproportionate 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 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

SHLAA SITE SUMMARY REPORT

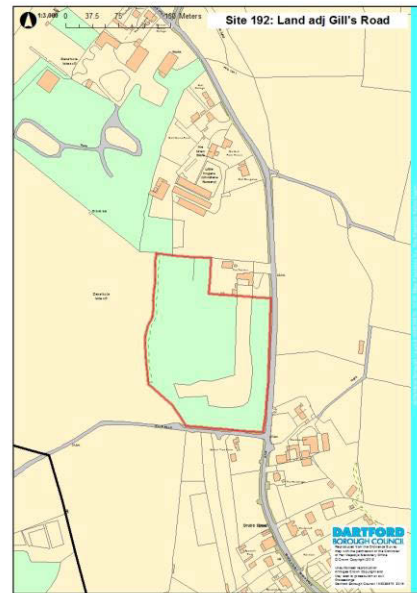
Site Ref Land adjacent to Gill's Road/B260, Dartford

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land to the rear of The Playing Fields (South Darenth Primary School), St Margaret's Road, Dartford

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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 Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. Unclear whether contaminated land issues could be resolved. Furthermore, it would lead to isolated development in the countryside unrelated to the existing built up area/settlement with significant impacts on the local and wider landscape. 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

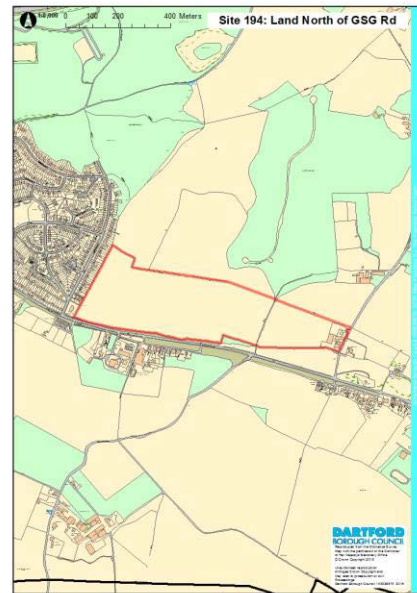
Site Ref Land known as Lords, Lane End and Manor Farm,
North of Green Street Green Road

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land at Westwood Farm, High Cross Road, Southfleet

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 on the local and wider landscape. It would also lead to the loss of the best and most versatile agricultural land. Any development would need to address heritage issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

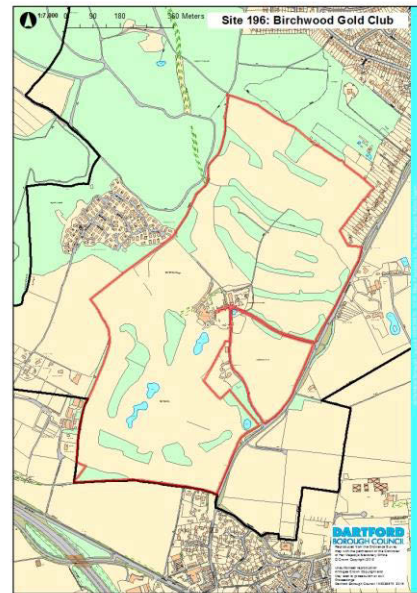
Site Ref Birchwood Park Golf Club, Birchwood Road,
Wilmington Dartford DA2 7HJ

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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, and would have a significant effect on the local and wider landscape. It would also lead to the 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

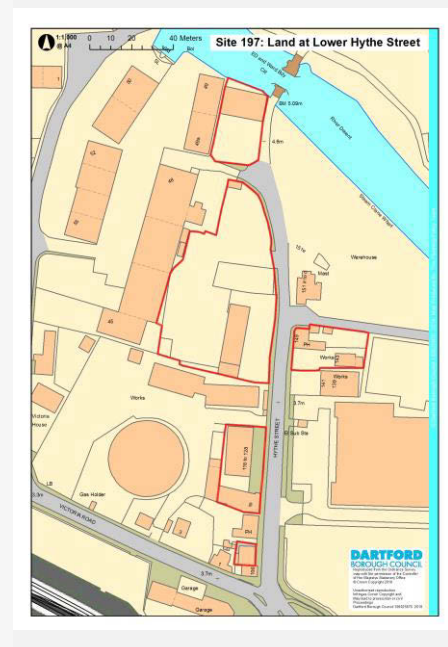
Site Ref Land at Lower Hythe Street, Dartford DA1 1BN

Hectares

Current Use

Source

Any Green Belt?



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:

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 area. 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 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.

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

Assessed 2018 SHLAA

SHLAA SITE SUMMARY REPORT

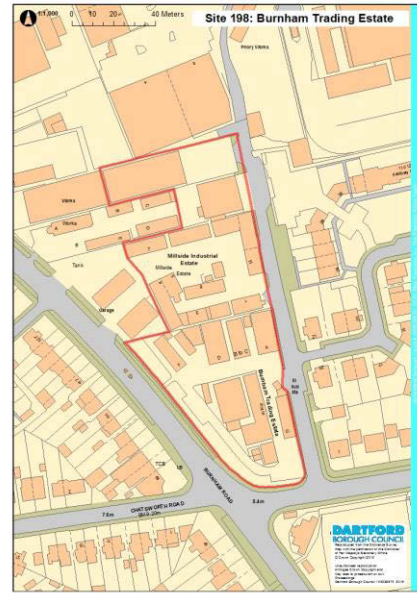
Site Ref Burnham Trading Estate, Burnham Road, Dartford DA1

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. This would need to take into account air quality, noise and contaminated land issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref K T Dartford Ltd, 97 The Brent, Dartford DA1 1YH

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. It would need to take into account air quality issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Hook Place Farm East, Hook Green Road, Southfleet
DA13 9NH

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Listed Building

Group TPOs, Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Manor House Farm, Westwood Road, Betsham DA13 9LZ

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site comprises a derelict farm house and barn located to the west of Westwood Road. There are two residential properties and their curtilages to the east and south of the site. Land to the north and west is agricultural/ open/ wooded.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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. Any development would need to address heritage and landscape issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

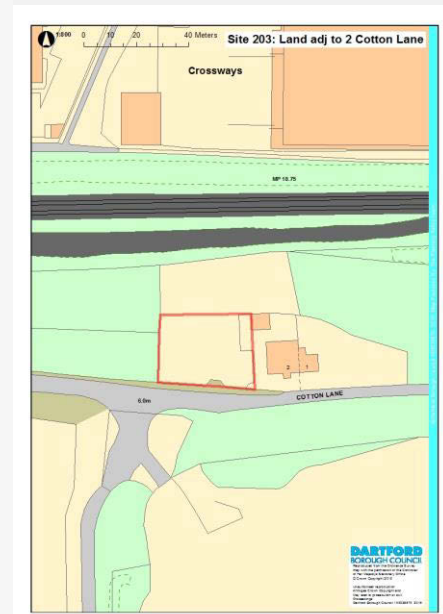
Site Ref Land adjacent to 2 Cotton Lane, Stone

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The vegetated site lies to the north of Cotton Lane, opposite the access road to Stone Pit 1. The site is relatively flat and lies immediately to the west of two dwellings. The North Kent railway line lies to the north and former landfill sites lie to the south. There is a hedge line along the road.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical 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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

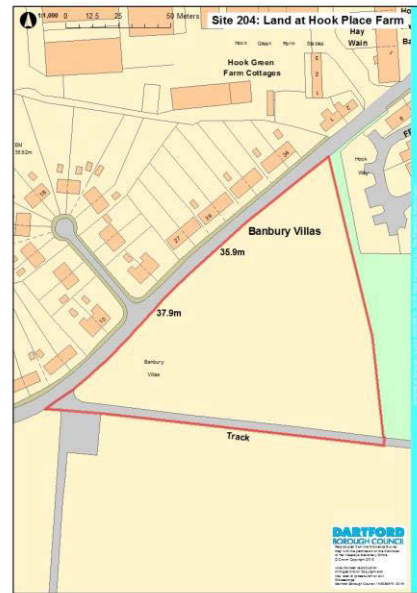
Site Ref Land at Hook Place Farm West, Hook Green Road,
Southfleet DA13 9NL

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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; and if 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land North East of Main Road, Longfield DA3 7PJ

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 significant impacts on the local and wider landscape. It could also lead to the loss of the 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

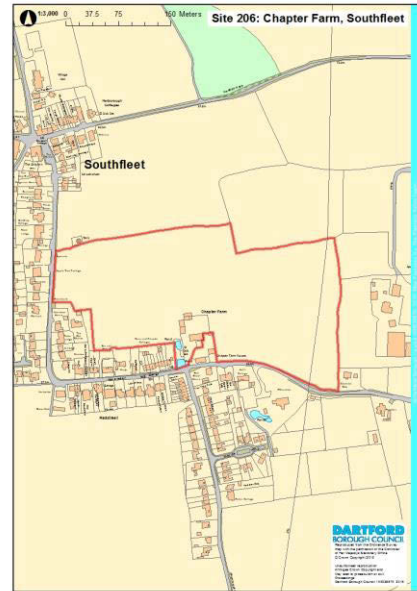
Site Ref Chapter Farm, Red Street, Southfleet DA13 9QH

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 area. It would also lead to development which is out of scale and character to the existing 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

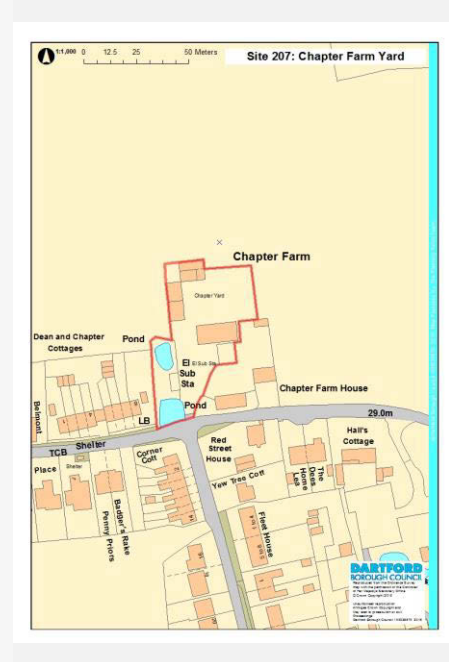
Site Ref Chapter Farm Yard, Red Street, Southfleet DA13 9QH

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the north of Red Street, immediately to the west of Chapter Farm House and east of a row of terraced houses. It comprises agricultural buildings, associated yard areas and two ponds. There is agricultural land to the north west and north east.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Group TPOs

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2018SHLAA

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 development if heritage issues are addressed and depending on its size, scale and impacts on the landscape.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

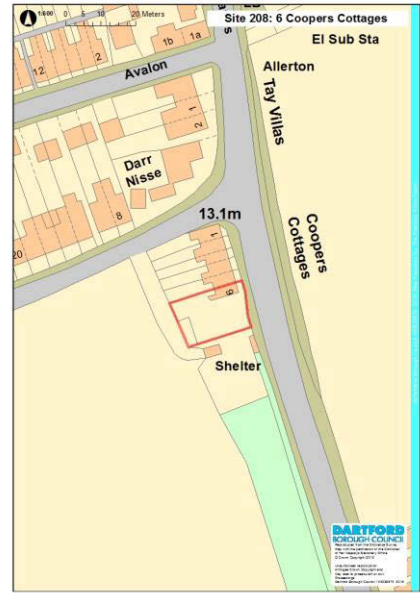
Site Ref 6 Coopers Cottages, Hawley Road, Dartford DA2 7RQ

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 to take into account air quality and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Greenhithe Clinic, Knockhall Chase, Greenhithe DA9 9EN

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the west of Knockhall Chase and is surrounded by residential properties to the north, east and south. There is a large former landfill site to the west which is used to graze horses. The site is relatively flat and comprises scrubland.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Outline planning permission for a maximum of 5 dwellings was granted on 21 February 2019 (18/01573/OUT). The reserved matters application (19/00657/REM) was approved on 13 September 2019. No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

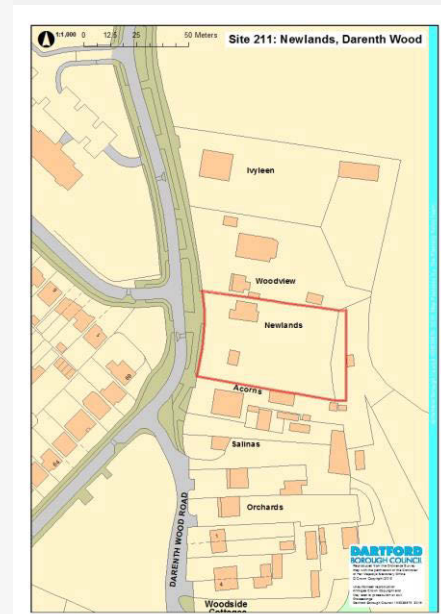
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

If the site were acceptable in terms of location, it could be physically suitable for residential development depending on its size, scale and impacts on the landscape relative to existing development in the area. Any development would also need to take into account contaminated land issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

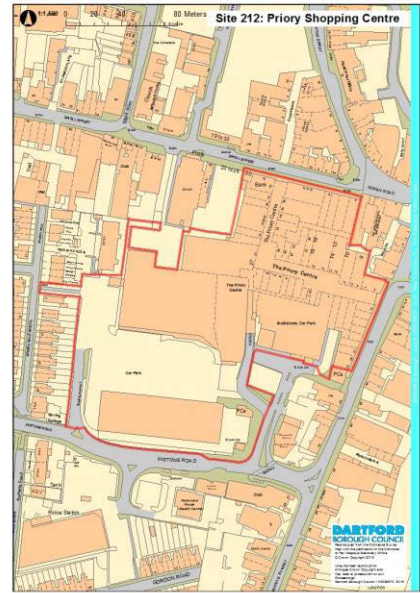
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

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 to mean that residential accommodation could only be provided above ground floor level. Development would also need to address air quality, noise and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Former Rowhill School Site, Stock Lane, Wilmington

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the east of Stock Lane, opposite Gerdview Drive. It comprises the buildings and grounds of a disused school. To the north and west lie residential areas whilst the areas to the east and south are semi-rural.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site could be suitable for residential development depending on the size, scale and impacts on the landscape. Any development would need to take into account the TPO trees to the north.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

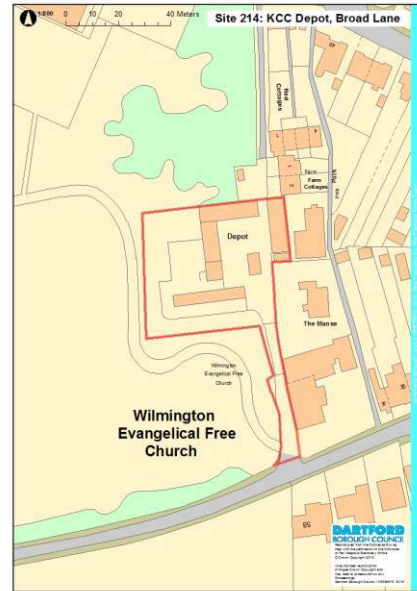
Site Ref County Estate Department Depot, Broad Lane,
Wilmington DA2 7AG

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises a depot and associated yard to the north of Broad Lane. It slopes down from south to north. To the east is a modern church building and some residential properties whilst school playing fields lie to the west.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development though this would need to take into account contaminated land issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref The Limes School Facility, Brent Lane, Dartford DA1 1QN

Hectares

Current Use

Source

Any Green Belt?



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 Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Unsuitable**

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Block Of 27 Lock-Up Garages Rear Of 33 and 35 Myrtle Road, Oakfield Lane, Dartford

Hectares

Current Use

Source

Any Green Belt?

Site Description and Information

The flat site lies within a residential area to the north of Oakfield Lane, from where it is accessed. It comprises lock up garages.



Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Outline planning permission (18/00068/OUT) for the demolition and re-siting of garages and erection of a three story block of nine flats approved on 21 December 2018. No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block Of 29 Lock-Up Garages Rear Of 21 Albert Road,
Wilmington

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site comprises lock up garages to the west of Albert Road and south of Edwin Road. It slopes down from south to north. The site is within a residential area and there is a well-equipped play area immediately to the west.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for a limited amount of residential development though access issues would need to be addressed. Its development would lead to the loss of off-street parking and there would be a need for a parking survey.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

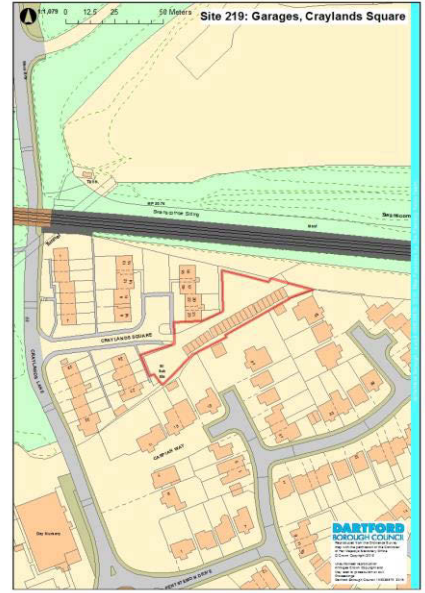
Site Ref Block Of 23 Lock-Up Garages East Of Craylands Square,
Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development subject to a parking survey which shows that the 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 limit the number of dwellings (given its area) which could be achieved if only houses. Development would need to take into account contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block Of 43 Lock-Up Garages Rear Of Gilbert Close, Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development subject to the provision of a suitable access to this backland site. Its development would lead to a significant loss of off-street parking in an area where on-street parking is an issue though this would be subject to a parking survey. Development would also need to take into account the public right of way, ecological and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Block Of 47 Lock-Up Garages Rear Of Durrant Way, Swanscombe

Hectares

Current Use

Source

Any Green Belt?

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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Land Legal Restrictions**

Achievability Outcome:

Assessed 2018 SHLAA



Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 a significant loss of off-street parking in an area where on-street parking is an issue though this would be subject to a parking survey. The shape of the site is likely to limit the number of dwellings which could be achieved. Development would need to take into account the contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

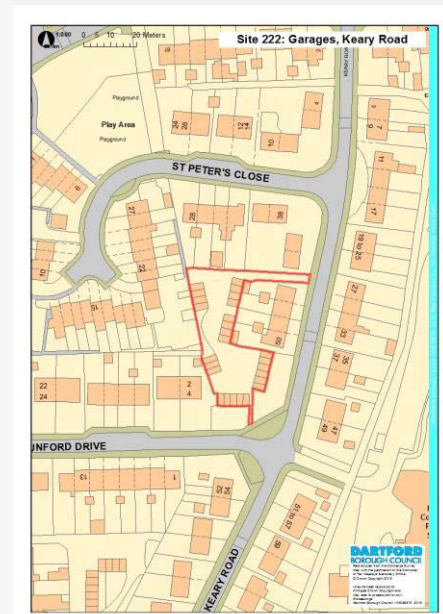
Site Ref Block Of 26 Lock-Up Garages Rear Of 44 Keary Road,
Swanscombe

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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

Potential Capacity:

SHLAA Result
Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Builders Yard, Harmer Road, Swanscombe DA10 0AR

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies on the south side of Harmer Road in a residential area. It comprises a derelict shed/workshop and associated yard (which is overgrown).

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. It would improve the appearance of the area by removing an existing derelict building. Development would need to take into account contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

Site Ref Angels Garage, 149 Church Road, Swanscombe DA10 OHL

Hectares

Current Use

Source

Any Green Belt?

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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA



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 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 showing that the loss of off-street parking would not cause unacceptable impacts on on-street parking in the vicinity. Development would need to take into account contaminated land and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Land At Birch Place, Horns Cross, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site comprises an area of Borough Open Space and amenity space and parking to the north, west and east of Birch Place. It is within a residential area just to east of Stone Recreation Ground. There are some of trees on the site.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome: **Suitable**

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

The site is suitable for residential development. Any development of the site should seek to retain the trees.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref	<input type="text" value="226"/>	6-12 Lowfield Street and 11 Market Street, Dartford DA1 1HA
Hectares	<input type="text" value="0.09"/>	
Current Use	<input type="text" value="Retail"/>	
Source	<input type="text" value="Planning Application"/>	
Any Green Belt?	<input type="text" value="No"/>	



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:

<input type="text"/>	<input type="text"/>
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Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 frontage. 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 air quality and heritage issues.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

Site Ref Summit Farm, Arnolds Lane, Sutton at Hone, Dartford
DA4 9HE

Hectares

Current Use

Source

Any Green Belt?



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 scrapyards 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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development as it would lead to isolated development unrelated to any existing settlement and would have a significant impact on the local landscape. It is also questionable whether the introduction of further residential development 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref 119 Main Road, Sutton at Hone

Hectares

Current Use

Source

Any Green Belt?



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:

Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref Blossoms, Mounts Road, Greenhithe DA9 9ND

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Unachievable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

Likely suitable but development would need to address contaminated land and heritage issues and should seek to retain the mature trees to the south of the site.

Potential Capacity:

SHLAA Result

Unachievable

SHLAA SITE SUMMARY REPORT

Site Ref Lane End Garage, Green Street Green Road, Dartford
DA2 7JR

Hectares

Current Use

Source

Any Green Belt?

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:

Net site capacity likely under 5

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Disqualified

SHLAA SITE SUMMARY REPORT

Site Ref Block Of 25 Lock-Up Garages Northeast Of Collier Crescent, Darent

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

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

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 parking in the area. The shape of the site may make it difficult to accommodate many dwellings.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

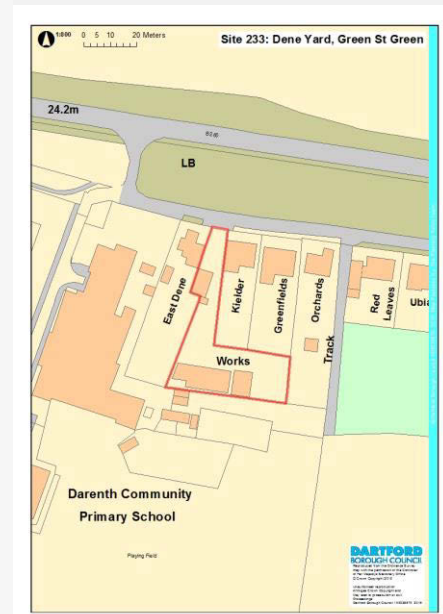
Site Ref Dene Yard, Green Street Green Road, Dartford DA2
8DH

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the south of Green Street Green Road. It comprises an employment premises occupied by a Dry Suits company. There are dwellings to the east and west. To the south are the grounds of Darenth Community Primary School.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

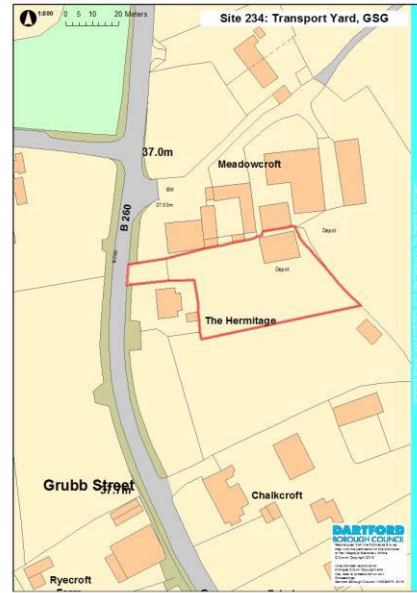
Site Ref London Hire Chalkcroft Transport Yard, Green Street Green Road, Dartford DA2 8DX

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The flat site lies to the east of Green Street Green Road. It is used as a yard by a vehicle rental company. There a mix of residential and farm buildings and agricultural land in the area.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Physical Outcome:

Physical Overview - Brief Summary

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Potential Capacity:

Assessed 2018 SHLAA

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

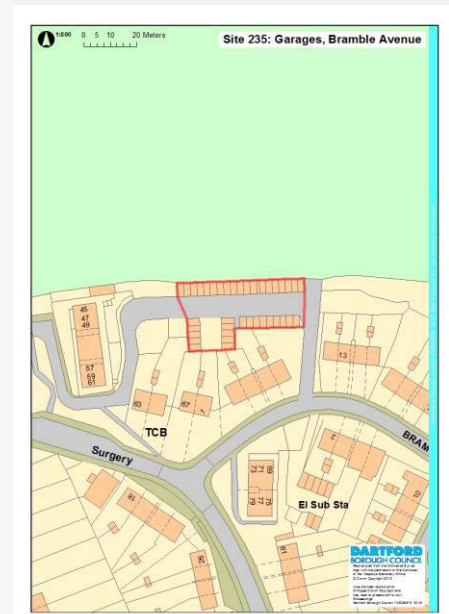
Site Ref Block Of 38 Lock-Up Garages Rear Of 1-9 Bramble Avenue, Bean

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site is located on the edge of Bean village, to the north of Bramble Avenue. It comprises an area of lock up garages and parking within a residential area. The Thrift woodland lies to the north. It is a relatively flat site though it slopes down to the west.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Sufficiently sustainably located small or PDL**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

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.

Potential Capacity:

SHLAA Result

Unavailable

SHLAA SITE SUMMARY REPORT

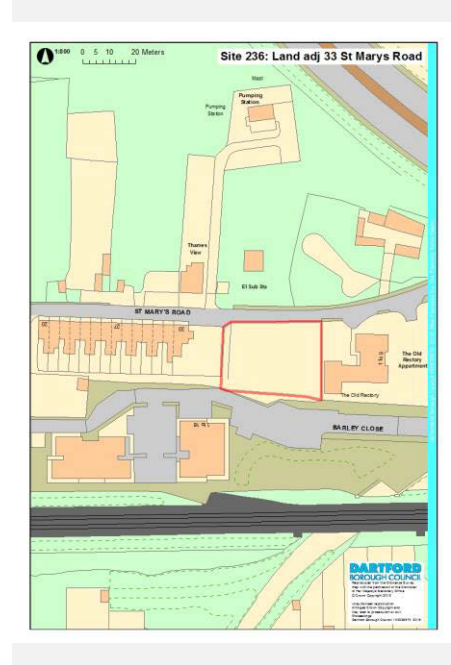
Site Ref Land Adjacent 33 St Mary's Road, Stone

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

Detailed planning permission was granted for the provision of 12 apartments on 12 July 2018 (reference 17/02042/FUL). No assessment required.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

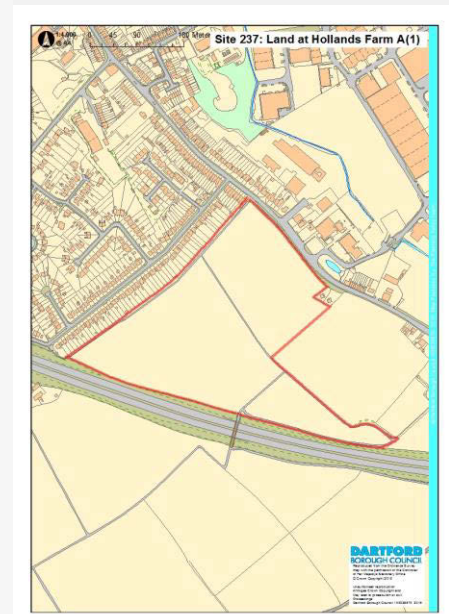
Site Ref Land at Hollands Farm, South East of Warren Road,
Hawley Road - Part A(1)

Hectares

Current Use

Source

Any Green Belt?



Site Description and Information

The site lies to the north of the A2 and south of Hawley Road, from which it 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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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

SHLAA SITE SUMMARY REPORT

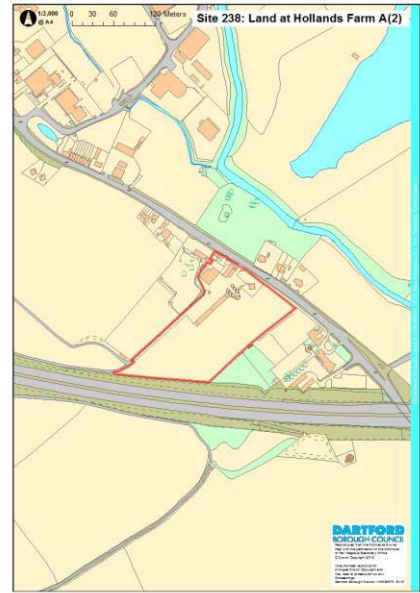
Site Ref Land at Hollands Farm, North of A2, Hawley Road - Part A(2)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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 land - depending on the status of other sites - may not feature adverse physical/ environmental respects 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.

Potential Capacity:

SHLAA Result
Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Land at Hollands Farm, North of Mill Road, Hawley Road - Part B

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

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 land. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address contaminated land, air quality and noise issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

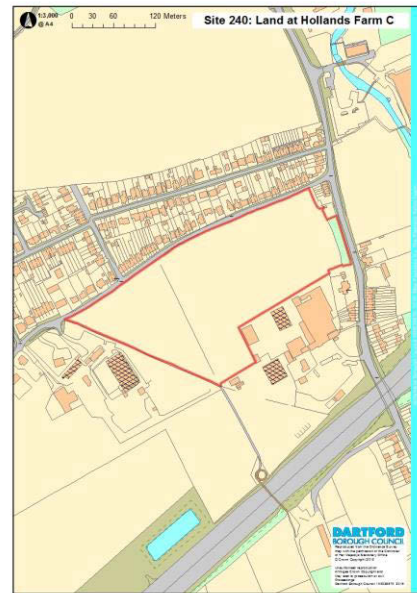
Site Ref Land at Hollands Farm, South of Shirehall Road,
Hawley Road - Part C

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome: **Unsuitable**

Physical Overview - Brief Summary

The site is not suitable for residential development. With its topography and location it would have a significant impact on the local landscape. Its development would 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 contaminated land, flood risk and ecological issues.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref Former Empire Sports Ground, South Of Knockhall Road, Greenhithe

Hectares

Current Use

Source

Any Green Belt?



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.

Qualifying Outcome: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Deliverable**

Assessed 2018 SHLAA

Physical Outcome: **Suitable**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

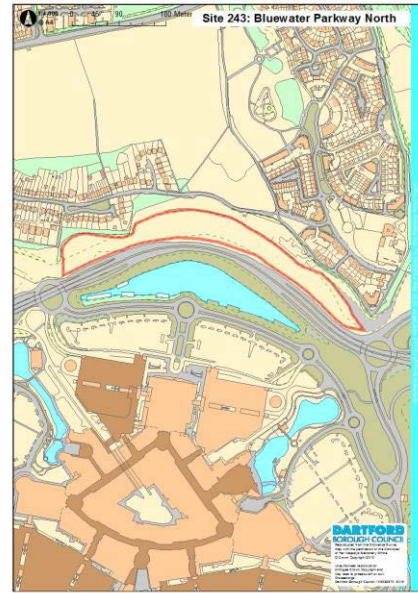
Site Ref

Hectares

Current Use

Source

Any Green Belt?



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:

RIGS

Location Suitability Outcome:

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

Physical Outcome:

Physical Overview - Brief Summary

Potential Capacity:

SHLAA Result
Disqualified

SHLAA SITE SUMMARY REPORT

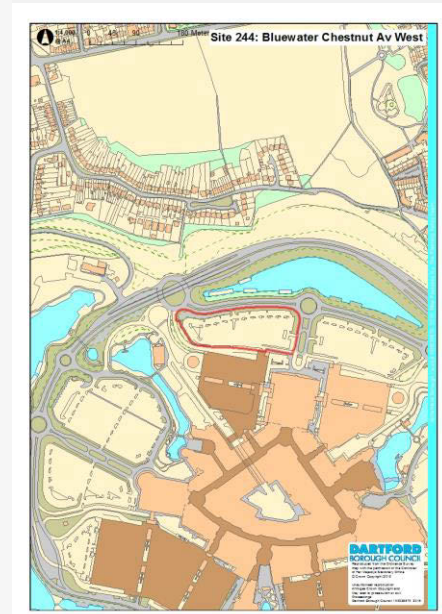
Site Ref Bluewater Chestnut Avenue West (Site B)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

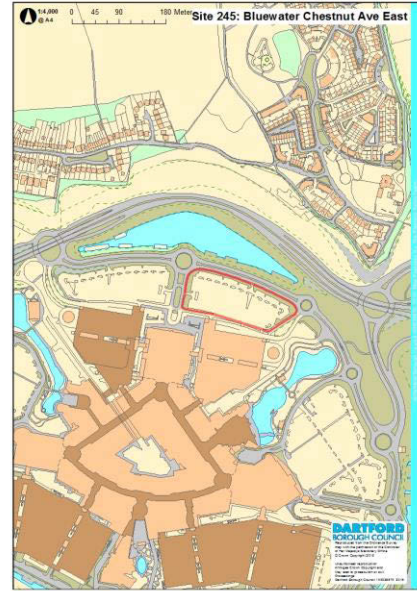
Site Ref Bluewater Chestnut Avenue East (Site C)

Hectares

Current Use

Source

Any Green Belt?



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: **Qualifies**

Land Restrictions (Policies Map): Other Land Restrictions:

Location Suitability Outcome: **Well served by public transport**

Community and Open Space Outcome:

Availability Outcome: **Available**

Achievability Outcome: **Developable**

Assessed 2018 SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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.

Potential Capacity:

SHLAA Result

Developable and/or Deliverable

SHLAA SITE SUMMARY REPORT

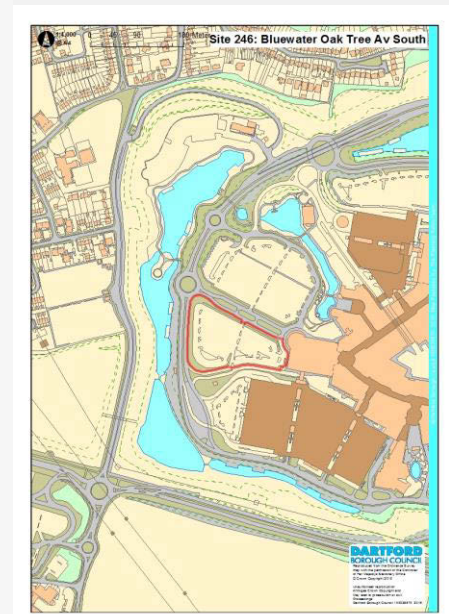
Site Ref Bluewater Oak Tree Avenue South (Site D)

Hectares

Current Use

Source

Any Green Belt?



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:

Location Suitability Outcome: **Unsuitable**

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

Assessed 2018 SHLAA

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 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.

Potential Capacity:

SHLAA Result

Unsuitable

SHLAA SITE SUMMARY REPORT

Site Ref

Hectares

Current Use

Source

Any Green Belt?



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 Priors 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:

Location Suitability Outcome: **Dartford Town Centre**

Community and Open Space Outcome:

Availability Outcome: **Unavailable: Practical Action or Inaction**

Achievability Outcome:

Assessed2018SHLAA

Physical Outcome: **Physical Suitability Issues**

Physical Overview - Brief Summary

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 protect the setting of the listed Manor Gatehouse. 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 air quality, noise, groundwater and archaeology issues.

Potential Capacity:

SHLAA Result

Unavailable