Site Ref 1 Hectares 121.43	of International Way
	scrubland, former landfill, car parking associated with
· ·	fleet International station, and roads
Source BLR,	Call for Sites, Core Strategy, Permission
Any Green Belt?	No
Site Description an	d Information
	a former quarry and other land surrounding Ebbsfleet h 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:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome

Physical Suitability Issue

		Physical Outcome: Physical Suitability Issues	
Local Wildlife Site, Scheduled Monument, SSSI	Crossrail Safeguarding	Physical Overview - Brief Summary	
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential development subject to providing replacement station car parking. It would need to ensure that it avoids areas of flood risk along the River Ebbsfleet and	
Community and Open Space Outcome: Suitable		does not adversely impact on the Site of Special Scientific Interest, the Local Wildlife Site, Borough Open Space and Scheduled Monuments, It would also need to ensure that it addresses contaminated land, archaeological and groundwater issues and takes account of overhead power lines and a public right of way running through the site. There was a previous outline planning permission for the site approved on 18 December 1997 (96/00047/OUT).	
Availability Outcome: Available			
Achievability Outcome:	Developable	Potential Capacity: 2177	
Assessed2021SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref	2		d (Plots 1-5), Darenth Road, Dartf			
Hectares	0.18	1LY		O <sup>100</sup> 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Current Use	Vacant	Vacant dwelling				
Source	Permis	sion				
-	Any Green Belt? No Site Description and Information					
Lane and we	est of Da	renth Road	Dark Trees which lies north of Pow It slopes down from east to wes south but the area is otherwise he	t. There	R BARTISE	
Qualifying O	utcome:	Qualifie	25	0	Lance of the second sec	
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Suitable						
				Physical Overviev	w - Brief Summary	
Location Sui	tability C	Outcome:	Well served by public transport		g permission for 5 dwellings was arch 2018 (17/01519/FUL). No ired.	
Community	and Ope	en Space Ou	tcome: N/A			
Availability (	Dutcome	2:	Available			
Achievability	/ Outcon	ne:	Deliverable	Potential Capacit	<b>y</b> : 5	
✓Assessed2	021SHLA	١A		SH	LAA Result	
				Developable a	nd/or Deliverable	

Site Ref	3	1A, 1B, 1C Knockhall Road, Greenhithe DA9 9HL
Hectares	0.43	
Current Use	Dwell	lings
Source	Perm	ission
Any Green B	elt?	No

## Site Description and Information

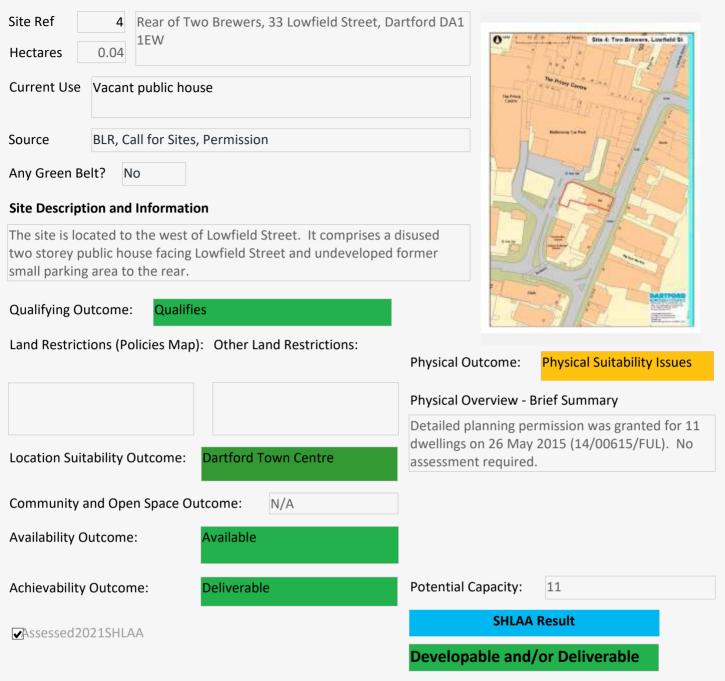
The site lies to the south of London Road and to the east of Knockhall Road. It is currently occupied by three dwellings. To the south lies a residential property and the north Kent railway line. To the west, on the opposite side of Knockhall Road, is a block of flats. To the north, on the opposite side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



Qualifying Outcome:

Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	was granted on 31 M Reserved matters we	nission for 66 apartments arch 2015 (13/01522/OUT). re approved on 8 November 1). No assessment required.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	64
✓Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable



Site Ref	5	St Marys C	hurch Hall, Church	Hill, Stone, DA9	9BP		
Hectares	0.1						Bite 2: St Marys Church Hall
Current Use	Church	Hall					
Source	BLR, Permission						
Any Green B	tion and	Informatio					
residential a	rea. The	site is large	to the east of Chur ely raised above the re trees along this b	e level of the ac	ljacent		
Qualifying O	utcome:	Qualifie	S				
Land Restric	tions (Po	licies Map)	: Other Land Restr	ictions:	Physical Out	come:	Suitable
					Physical Ove	rview - Br	ief Summary
Location Suit	tability O	Outcome:	Well served by pub	blic transport	granted on 1 Reserved ma	2 Februar atters wer	nission for 6 apartments was ry 2015 (14/01805/OUT). re approved on 8 November ). No assessment required.
Community	and Ope	n Space Ou	tcome: Suitable	9			, , , , , , , , , , , , , , , , , , ,
Availability C	Outcome	:	Available				
Achievability	Outcom	ne:	Deliverable		Potential Ca	pacity:	6
✓Assessed20	021SHLA	A				SHLAA F	Result
					Developat	le and/o	or Deliverable

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

## Site Description and Information

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



Site 6: Rear Of 131 The Brant

Qualifying Outcome:

Qualifies

		Physical Outcome.	Suitable
		Physical Overview - Brief	Summary
Location Suitability Outcome:	Well served by public transport	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	
Community and Open Space Outcome: N/A		would be so significant that any mitigation would result in poor living conditions for any future occupiers of development in this location.	
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Resu	ult
		Unsuitable	

Site Ref	7	Depot Rear Of 2 Temple Hill Square, Dartford
Hectares	0.02	
Current Use	Minor	Industry
Source	Permission	
Any Green E	Belt? N	0

## Site Description and Information

Qualifying Outcome:

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. The consented scheme has been fully implemented.

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport		mission was granted for 6 2016 (16/00464/FUL). No
Community and Open Space Ou	ntcome: N/A		
Availability Outcome:	Unavailable: Existing Use		
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA	Result
		Unavailable	

Site Ref	8	Land Adjacent To The Rear Of 1-12 Cress	ener Place,		
Hectares	0.13	Burnham Road, Dartford	O THE R. ALL AND A LONG AND AND A LONG AND AND A LONG AND AND A LONG AND AND AND AND A LONG AND AND A LONG AND AND AND A LONG AND		
Current Use	Parkin	g and scrubland			
Source	BLR				
Any Green E	Belt?	0			
Site Descrip	tion and	Information			
Place. It con is existing re	The site lies to the south of Burnham Road, immediately west of Cressener Place. It comprises parking for residential properties and scrubland. There is existing residential development to the to the west and north east. To the south east lies an electricity distribution station.				
Qualifying C	Outcome	Qualifies	214		
Land Restric	ctions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues		
			Physical Overview - Brief Summary		
Location Su	itability (	Outcome: Well served by public transpo	The site is suitable for residential development. This would need to take into account air quality, groundwater and noise issues.		
Community	and Ope	n Space Outcome: N/A			
Availability	Outcome	Unavailable: Practical Action of Inaction	or		
Achievabilit	y Outcor	ne:	Potential Capacity:		
✓Assessed2	2021SHL4	1A	SHLAA Result		
			Unavailable		

Site Ref	9	Former Fox And Hounds, Green Street Green Road, Dartford DA2 7JR		
Hectares	0.13			
Current Use Derelic		t former public house		
Source	Permis	Permission		
Any Green Belt? N		0		

## 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. This planning application has been fully implemented.

Qualifying Outcome: Quali

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:

The second secon

		Physical Outcome:	Suitable
		Physical Overview - Br	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	1 01	mission was granted for 6 2017 (16/01120/FUL). No
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Unavailable: Existing Use		
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA F	Result
		Unavailable	

Site Ref	10 Steam Crane Wharf, Lower Hythe Street, Dartford
Hectares	0.47
Current Use	Parking and storage
current ose	Parking and storage
Source	BLR
Any Green Be	elt? No

## **Site Description and Information**

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

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

Listed Building	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	The site is suitable for residential development in combination with the redevelopment of the Lower Hythe Street (197 and 270), British Gas Holder (77) and Milestone Garage sites (261 and
Community and Open Space Outcome: N/A	262) to achieve wider regeneration of the area. Flood risk issues and its location adjacent to the
Availability Outcome: Available	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.
Achievability Outcome: Developable	Potential Capacity: 78
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	11 Ingress Park - The Pier, Greenhithe	
Hectares	1.59	0
Current Use	Former jetty and riparian land	
Source	Core Strategy, Planning Application	
Any Green Be	elt? No	
Site Descript	tion and Information	-

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

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Well served by public transpo	The site is suitable for residential development. Flood risk issues are likely to mean that residential accommodation could only be provided above a certain level. Development	
Community and Open Space Outcome: Suitable	would also need to take into account ecological and archaeological issues and should retain the PROW.	
Availability Outcome: Available		
Achievability Outcome: Unachievable	Potential Capacity: 0	
✓Assessed2021SHLAA	SHLAA Result	
	Unachievable	

Site Ref	12 St Jam	es Pit, St James Lane, Horns			
Hectares	21.14		O conta to the second s		
Current Use	Former quarr	У			
Source	Core Strategy	, Permission			
Any Green Be	elt? No				
Site Descript	ion and Inform	nation			
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 Ou	itcome: Qua	alifies			
Land Restrict	ions (Policies N	Лар): Other Land Restrictic	ons: Physical Outcome: Physical Suitability Issues		
			Physical Overview - Brief Summary		
Location Suit	ability Outcom	e: Well served by public t	The site has outline planning permission for up to 870 dwellings (05/00221/OUT). No assessment required.		
Community a	nd Open Space	e Outcome: N/A			
Availability O	utcome:	Available			
Achievability	Outcome:	Developable	Potential Capacity: 550		
✓Assessed20			SHLAA Result		
	ZIJILAA				

Site Ref	13	Land At Dr	udgeon Way, Bea	acon Drive, Bean	DA2 8BG			
Hectares	0.41					0	Site 12: Land	at Drudgeon Way
Current Use	Open s	pace, Wood	dland			1		
Source	Plannin	g Applicatio	on			D		ET!
Any Green B	elt? No	D					14	EF.
Site Descript	ion and	Informatio	n					PIC I
coverage. It	slopes do the nor	own from s th, east and	outh to north. T south, and allot	n Space and has here are resident ments to the we	tial			THE TODA
Qualifying O	utcome:	Qualifie	S			2 0		A States
Land Restrict	ions (Po	licies Map)	Other Land Re	strictions:	Physical Ou	itcome:	Suitable	
			Group TPOs		Physical Ov	verview - Br	ief Summary	
Location Suit	ability O		Sufficiently susta	inably located				
Community a	and Oper	n Space Out	tcome: <mark>Unsu</mark>	itable				
Availability C	outcome:							
Achievability	Outcom	e:			Potential C	apacity:		
✓Assessed2(	)215НГ ^	Δ				SHLAA R	Result	
<b>▼</b> _536356020	JE TOLILA				Unsuitab	е		

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

## Site Description and Information

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

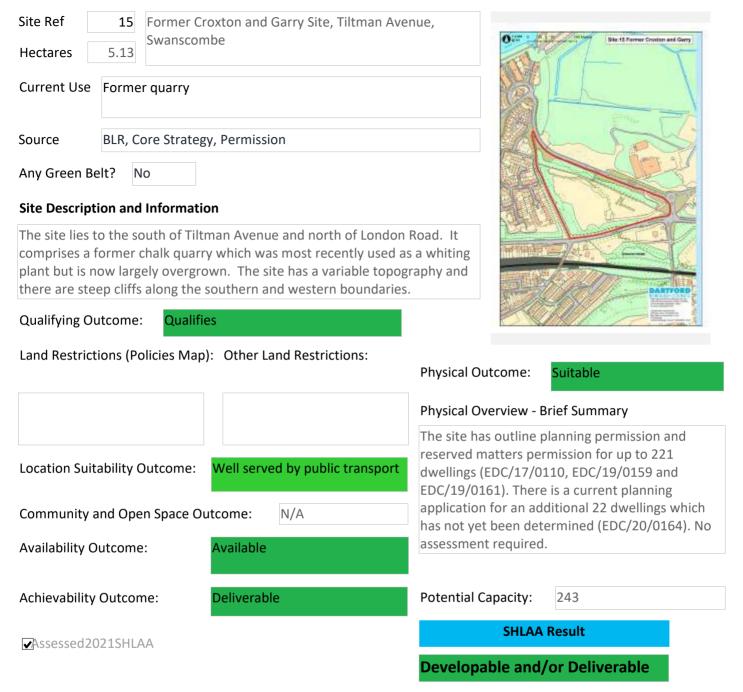


Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

#### **Physical Outcome:** Suitable **Physical Overview - Brief Summary** Phase 1: 188 dwellings - detailed planning permission (16/01919/FUL). Phase 2 & 3A: 280 Location Suitability Outcome: **Dartford Town Centre** dwellings - application has granted consent, subject to the S106 agreement (19/00600/FUL). Phase 3B: 88 dwellings - reserved matters consent Community and Open Space Outcome: N/A (19/00830/REM). The site total will be 556 dwellings. No assessment required. Availability Outcome: Available Deliverable **Potential Capacity:** 556 Achievability Outcome: **SHLAA Result** Assessed2021SHLAA **Developable and/or Deliverable**



Site Ref		and At Hig Street, Dart		se, 2-4 West Hill	l And 74	-76 Spital	<b>N</b> <sup>un</sup> 1	Bitwase Site 10: Land at Highfield Noune
Hectares	0.19							
Current Use	Offices a	and estate a	agents				A A	AD-LAT
Source	Desktop							
Any Green Be Site Descripti			I					
		0	-	offices and estated to office the set of the	0			
three building	-		-					
Qualifying Ou	itcome:	Qualifies						
Land Restrict	ions (Poli	cies Map):	Other Lai	nd Restrictions:		Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - B	rief Summary
								r residential development ons, there would be a need
Location Suita	ability Ou	itcome: I	Dartford To	own Centre		to retain H	lighfield Ho	use. Development would account air quality, noise
Community a	ind Open	Space Out	come:	N/A		and parkir	ng issues as	well as adjacent properties.
Availability O	utcome:	ŀ	Available					
Achievability	Outcome	e: [	Developab	e		Potential (	Capacity:	26
✓Assessed20	21SHLAA						SHLAA	Result
						Develop	able and/	or Deliverable

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

## Site Description and Information

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



Qualifying Outcome: Boundary Adjusted

		Physical Outcome:	Physical Suitability Issues	
	Crossrail Safeguarding	Physical Overview - Brief Summary		
Location Suitability Outcome:	Dartford Town Centre	Any development wo	r residential development. ould need to take into oise, ground conditions, ge issues.	
Community and Open Space O	utcome: N/A			
Availability Outcome:	Available			
Achievability Outcome:	Developable	Potential Capacity:	253	
✓Assessed2021SHLAA		SHLAA	Result	
—		Developable and	or Deliverable	

Site Ref	18	Thames Europort (Dartford International Ferry Terminal), Clipper Boulevard, Dartford
Hectares	18.64	Terminal), cipper boulevard, Dartiord
Current Use	Forme	er Freight ferry port
Source	BLR, C	Core Strategy
Any Green Be	elt?	No

## Site Description and Information

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

Qualifying Outcome:

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

		Physical Overview - Br	ief Summary	
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential development though this would be subject to assessments o whether there is any potential for minerals extraction and the viability of cargo-handling.	subject to assessments on otential for minerals	
Community and Open Space Outcome: N/A		Flood risk issues are likely to mean that residential accommodation could only be		
,	Unavailable: Practical Action or Inaction			
Achievability Outcome:		Potential Capacity:		
✓Assessed2021SHLAA		SHLAA R	esult	
		Unavailable		

Site Ref	19	Glentworth Club Site, 154 Lowfield Street, Dartford DA1 1JB	
Hectares	0.67	DAT IJB	
<b>.</b>			
Current Use	Social	Club	
Source	BLR		
Any Green Be	elt? N	0	

## Site Description and Information

Qualifying Outcome:

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

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies

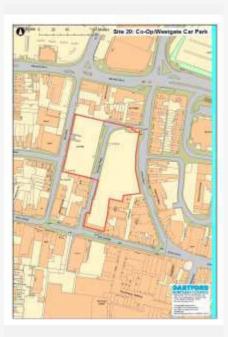


	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public trans	The site is suitable for residential development. Flood risk issues may mean that residential accommodation could only be provided above ground floor level on part of the site. The
Community and Open Space Outcome: Suitable	development would also need to take into account heritage (i.e. archaeology and proximity
Availability Outcome: Available	to Dartford Park), groundwater and noise issues.
Achievability Outcome: Developable	Potential Capacity: 52
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref Hectares	<ul> <li>20 Former Co-Op 20-54 Hythe Street and Westgate Car</li> <li>Park, Kent Road, Dartford</li> <li>1.08</li> </ul>
Current Use	Former department store and car park
Source	BLR, Core Strategy, Planning Application
Any Green Be	elt? No

## 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. The sites is located within the boundaries of Dartford Town Centre.



Qualifying Outcome: Q

Qualifies

	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	There is a resolution to grant full planning permission for the comprehensive mixed use redevelopment of the site including 120 dwellings (20/00409/FUL). No assessment required.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Deliverable	Potential Capacity: 120
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	21	Stone Lod	ge Complex, Cotton Lane, Ston	e	0	Site 21: Stone Lodge
Hectares	2.4					
Current Use Former landfill				R		
Source	Core St	rategy, Pei	rmission		ale	A A
Any Green Be	elt? No	D			E.	
Site Descript	ion and	Informatio	on		Para a	
undulating la	nd whic Il site w	h generally hich is useo	which form part of a larger are rises from south to north. It i d largely informally for recreati e present.	s as a whole a	R	
Qualifying Ou	itcome:	Qualifie	25		- Contraction	
Land Restrict	ions (Po	licies Map)	: Other Land Restrictions:	Physical O	utcome:	Suitable
				Physical O	verview - B	rief Summary
Location Suit	ability O	utcome:	Well served by public transpo	school and	d up to 140	nission for a secondary dwellings was granted on 24 'OUT). No assessment
Community a	ind Ope	n Space Ou	N/A			
Availability O	utcome	:	Available			
Availability O Achievability			Available Deliverable	Potential	Capacity:	117
	Outcom	ie:		Potential	Capacity: <b>SHLAA</b> I	

Site Ref Hectares	<b>22</b> 0.3	Lowfield Street, Dartford
Current Use	Part	tyre fitting premises, part smallholding
Source	BLR,	Call for Sites, Planning Application
Any Green B	elt?	Νο

## 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.



Site 22: Land at Vaushall Farm

Qualifying Outcome:

Qualifies

		Physical Outcome: Suitable
		Physical Overview - Brief Summary
Location Suitability Outcome:	Dartford Town Centre	There is a resolution to grant full planning permission for 92 flats subject to a S106 agreement (19/00027/FUL). No assessment required.
Community and Open Space Outcome: N/A		
Availability Outcome:	Available	
Achievability Outcome:	Deliverable	Potential Capacity: 92
✓Assessed2021SHLAA		SHLAA Result
		Developable and/or Deliverable

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

## **Site Description and Information**

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



**Developable and/or Deliverable** 

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The site is likely to be suitable for residential development. Development would need to Sufficiently sustainably located Location Suitability Outcome: address transport, contaminated land, noise, small or PDL archaeology and ecological issues. Community and Open Space Outcome: N/A Available Availability Outcome: Developable **Potential Capacity:** 30 Achievability Outcome: **SHLAA Result** Assessed2021SHLAA

Site Ref	24	Wickes, 50 Overy Street, Dartford DA1 1UP
Hectares	0.93	
Current Use	Retail	warehouse and car park
current osc	Netun	
Source	Deskt	op
Any Croon D	al+2	
Any Green Be	eitr r	lo

### Site Description and Information

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

Well served by public transport

Unavailable: Practical Action or

N/A

Inaction

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

## Physical Overview - Brief Summary

Physical Outcome:

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

Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unavailable

Site Ref	25 Car Park West Of Two Brewers, 33 Lowfield Street, Dartford
Hectares	0.03
Current Use	Car park
Source	Call for Sites, Permission
Any Green B	elt? No

## 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

		Physical Outcome:	Suitable
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Dartford Town Centre		rmission was granted for 14 ch 2020 (19/00748/FUL). No
Community and Open Space O	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	14
✓Assessed2021SHLAA		SHLAA	Result
_		Developable and,	/or Deliverable

Site Ref	26	Disused Pit South Of London Road And East Of Craylands Lane (The Tank), Swanscombe		
Hectares	6.05			
Current Use	Forme	er quarry		
Source	Deskt	ор		
Any Green Be	elt?	lo		

## **Site Description and Information**

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



Qualifying Outcome:

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome: Physical Suitability Issues **Physical Overview - Brief Summary** The key issue affecting the future development of this site is its location within the boundary of the Well served by public transport Location Suitability Outcome: proposed London Resort and the uncertainty over whether and when this might come forward. The site is suitable for residential use though this Community and Open Space Outcome: Suitable would need to take into account air quality, noise, contaminated land, heritage, ecological and Unavailable: Land Legal Availability Outcome: overshadowing issues. Restrictions **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2021SHLAA Unavailable

Site Ref	27	Part Questor Riverside - Trico Coatings Ltd, Dartford DA1 1JS	
Hectares	0.268		
Current Use	Employ	vment	
Source	Deskto	p	
Any Green Be	elt? No	0	

## 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:

#### **Physical Outcome:** Physical Suitability Issues Physical Overview - Brief Summary The site is suitable for residential development. Development would need to take into account Location Suitability Outcome: Well served by public transport contaminated land and heritage issues and ensure that the protected trees surrounding the site are protected. Community and Open Space Outcome: N/A Availability Outcome: Available Achievability Outcome: Developable **Potential Capacity:** 8 **SHLAA Result** Assessed2021SHLAA **Developable and/or Deliverable**

Site Ref       28       Orchard House, Coopers Road, Swanscombe         Hectares       0.05         Current Use       Workshop	Site 28: Orcharite Mosee
Source BLR, Desktop	
Any Green Belt? No Site Description and Information	
The flat site comprises an existing two storey dwelling and a form workshop building on the east side of Coopers Road. To the north residential area and to the south lies Ebbsfleet Academy and Swar Health Centre.	n is a
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL	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
Community and Open Space Outcome: N/A	account contaminated land and heritage issues.
Availability Outcome: Unavailable: Practical Action or Inaction	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result Unavailable

Site Ref	29	RBT Trust Land, Central Road, Dartford DA1 5FY (including Building 72, DiaSorin Buildings, and Unit 1			
Hectares	2.86	Bus Depot)			
Current Use DiaSorin, Bus Depot					
Source	Deskto	Desktop			
Any Green Belt? No		0			

## Site Description and Information

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

Qualifying Outcome:

Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public trans	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
Community and Open Space Outcome: N/A	would need to take into account contaminated land, noise and archaeology issues and should
Availability Outcome: Unavailable: Practical Action	
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unavailable

SHEAASIN							
Site Ref	30	Vineyard Church Centre, 14-18 Lowfield Stre					
Hectares	0.02	Market Street, Dartford				Sing yet in - Bickward street	
Current Use Vacant church centre				19 miles			
Source	Permis	sion					
Any Green Be	elt? N	0				and a fact of the second of th	
Site Descript	ion and	Informatio	n				
The site is located on the corner of Lowfield Street and Market Street within the boundaries of Dartford Town Centre. It is currently vacant but the ground floor is formed of a shop unit.				A STA			
Qualifying Ou	utcome:	Qualifie	S				
Land Restrict	ions (Pc	olicies Map)	Other Land Restric	ctions:	Physical Ou	itcome: Suitable	
					i nysicai Ot		
					Physical Ov	erview - Brief Summary	
						ng permission was granted for a I units on the ground floor and	
Location Suitability Outcome: Dartford Town Centre			conversion	and extension of the upper floors to lats on 22 May 2019 (18/01580/COU).			
Community a	and Ope	en Space Ou	tcome: N/A			nent required.	
Availability O	utcome	2:	Available				
Achievability	Outcon	ne:	Deliverable		Potential C	apacity: 5	
✓Assessed20	)215НГ А	Δ				SHLAA Result	
<u>♥</u> nssessed2t	,	U I			Developa	ble and/or Deliverable	

Site Ref	31	Land to the Rear of 67-97 Station Road, Longfield DA3 7QA	5
Hectares	0.14		
Current Use	Servici	ng/parking area, vacant	
Source	BLR		
Any Green B	Belt? N	0	

## **Site Description and Information**

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



**Developable and/or Deliverable** 

Qualifying Outcome:

Qualifies

	,	Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Sufficiently sustainably located		or residential development. ake into account noise, ng issues.
Community and Open Space O	small or PDL utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	5
✓Assessed2021SHLAA		SHLAA	Result

Site Ref Hectares Current Use	32 52 Spital S 0.1 Cycle shop and of	treet, Dartford DA1 2DT fices		Sins 32: 52 Spital Street
Source	BLR, Permission		-77	The second s
Any Green Be Site Descripti	It? No	n		
Spital Street.	It is in an area wh	with offices above on the south si ere there are shops and commerc Il properties above.		
Qualifying Ou	Qualifying Outcome: Qualifies			MATTOR
Land Restricti	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Suitable
			Physical Overview - B	rief Summary
Location Suita	ability Outcome:	Dartford Town Centre		mission was granted for 14 mber 2019 (19/00771/FUL). red.
Community a	nd Open Space Ou	tcome: N/A		
Availability O	utcome:	Available		
Achievability	Outcome:	Deliverable	Potential Capacity:	14
✓Assessed20	21SHLAA		SHLAA	Result
			Developable and/	or Deliverable

Site Ref	33	22-26 Spital Street (former Courts Furniture store),	
Hectares	0.1	Dartford	
Current Use	Vaca	nt	
Source	BLR		
Any Green B	elt?	No	

## 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. It is located within the boundaries of Dartford Town Centre. This site is part of the Priory Centre Allocation (policy D6).



Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need for commercial uses to be provided at ground floor level to Spital Street. Development would need to take into account
Community and Open Space Outcome: N/A	flood risk and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 10
Assessed2021SHLAA	SHLAA Result
—	Developable and/or Deliverable

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

## Site Description and Information

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

Qualifying Outcome:

Boundary Adjusted



Land Restrictions (Policies Map	): Other Land Restrictions:	Physical Outcome: Unsuitable	
	Crossrail Safeguarding	Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	This is an example of one of the remaining former landfill sites in Dartford that are typically capped, grassed and undulating, but may remain unstable and subject to gas emissions due to the gradual	
Community and Open Space Ou	utcome: Suitable	degradation of the waste. In this instance, it has not been established that landfill gas will not form	
Availability Outcome:	N/A	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:	
✓Assessed2021SHLAA		SHLAA Result	
		Unsuitable	

Site Ref	35	SWCS Car Sales, Craylands Lane, Swanscombe
Hectares	0.05	
Current Use	rrent Use Car dealership	
Source	BLR, Permission	
Any Green Belt? No		0

## Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

# Construction Site 32: Car Sales, Craylands Lans

· · ·		Physical Outcome: Suitable
		Physical Overview - Brief Summary
Location Suitability Outcome:	Sufficiently sustainably located	Outline permission was granted for 5 dwellings of 12 November 2020 (20/00816/OUT). No assessment required.
Community and Open Space O	small or PDL utcome: N/A	
Availability Outcome:	Available	
Achievability Outcome:	Deliverable	Potential Capacity: 5
✓Assessed2021SHLAA		SHLAA Result
		Developable and/or Deliverable

Site Ref	37 Land rear of 77-103 Alamein Gardens, Stone		
Hectares	0.3		
Current Use	Amenity space		
Source	Desktop		
Any Green Be	It? No		

## **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

# And State and State 37: Ello 17-893 Alaman Gardens

	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	The site is not suitable for residential development as there is no existing vehicular access to the site and no obvious way in which an access to the site could be satisfactorily achieved.
Community and Open Space Outcome: N/A	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	<b>39</b> Tł	ne Pits, St V	incents Ro	oad, Dartford					
Hectares	0.38							Site 38: The Pet	s, St Vincentis Rd
Current Use	Used car	dealer							
Source	BLR, Call	for Sites						197-11	
Any Green Be Site Descripti		formation							
the west side	of St Vinc s to the sit	ent's Road te immedia	with a bui tely adjac	es of a used ca ilding on the fr ent to it. The	rontage	and a			
Qualifying Ou	itcome:	Qualifies						Je Langtan	
Land Restrict	ions (Polic	ties Map):	Other Lan	d Restrictions	:	Physical Ou	tcome:	Physical Suitabi	ity Issues
						i ingolear e a		i nysicai saitasi	
						Physical Ov	erview - Bı	rief Summary	
Location Suita	ability Out	tcome: W	ell served	by public trar	nsport			residential deve to account cont	
Community a	nd Open S	Space Outco	ome:	N/A					
Availability O	utcome:	Av	vailable						
Achievability	Outcome:	: De	evelopable	e		Potential Ca	pacity:	14	
✓Assessed20	21SHLAA						SHLAA I	Result	
						Developa	ble and/	or Deliverable	è

Site Ref	40	Block of 44 Lock-Up Garages, Rear of 59-75 Farnol	
Hectares	0.13	Road, Dartford	
Current Use	Garage	25	
Source	Deskto	q	
Any Green Belt? No			

### 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



	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	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
Community and Open Space Outcome: N/A	see how this could be realistically overcome. Development would also lead to the loss of off-
Availability Outcome:	street parking which could cause impacts on on- street parking in the vicinity.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	41	The Alma, 26 High Street, Swanscombe DA10 0AB
Hectares	0.02	
Current Use	Vacant	public house
Source Permis		sion
Any Green Be	elt? N	0

### Site Description and Information

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

Qualifying Outcome:

Qualifies

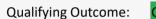


		Physical Outcome:	Suitable
		Physical Overview - Br	ief Summary
Location Suitability Outcome:	Well served by public transport	bedroom house in mu	nission was granted for a 13 Itiple occupation on 18 02/OUT). No assessment
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Unachievable	Potential Capacity:	
Assessed2021SHLAA		SHLAA F	Result
_		Unachievable	

Site Ref	42	Land rear of 150-160 Milton Road, Swanscombe
Hectares	0.17	
Current Use	Gara	ges and car park, housing amenity land
current osc	Garaş	
Source	BLR,	Permission
Any Green Belt? N		No

### **Site Description and Information**

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



Qualifies



	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transpor	Detailed planning permission was granted for 7 dwellings on 14 February 2020 (19/01465/FUL). No assessment required.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Deliverable	Potential Capacity: 7
Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

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

### Site Description and Information

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

Qualifying Outcome:

Disqualified

0	Ind Hand	Site 43 St Alberts Gerages
HIT		
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and interim the		
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	- IV-IV-IV	
4	mara E	
310	44.4	L. ALT
	17 martes - ++-	- K- Plant
T	Mana	Contraction of the local division of the loc
2 31	17/410	WAR INST
3 1	11117	I III PERAID
man 1	STITUS	
115	-	BARTFORD
2.3		A CALLER AND A CAL

		Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	itcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	44	Land adjacent to Old Rectory and Former D			
Hectares	0.54	south of St Mary's Road, Stone	O *** * ******************************		
Current Use	Vacan	int			
Source	BLR, P	ermission			
Any Green B		lo I Information			
though there	e are so k of thr	ne south of St Mary's Road. It has been larg me trees around the periphery. To the west ee storey flats and associated parking area. : Qualifies			
Land Restric	Physical Outcome: Suitable				
			Physical Overview - Brief Summary		
Location Sui	tability (	Outcome: Well served by public transport	Detailed planning permission was granted for 70 dwellings on 7 November 2018 (17/02082/FUL). No assessment required.		
Community	and Ope	en Space Outcome: N/A			
Availability (	Outcome	e: Available			
Achievability	/ Outcor	ne: Deliverable	Potential Capacity: 76		
✓Assessed2	021SHL	AA	SHLAA Result		
			Developable and/or Deliverable		

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

### 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:

# During the second second

### Physical Outcome:

Group TPOs	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would not form a logical extension to existing settlement boundaries. Any development would need to be designed and laid	
Community and Open Space Outcome: N/A	out to ensure that valuable trees are preserved. It would also need to take into account air quality,	
Availability Outcome:	noise and heritage issues.	
Achievability Outcome:	Potential Capacity:	
■Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref Hectares	<ul><li>47 Heathside Nursery, Leyton Cross Road, Wilmington</li><li>DA2 7AN</li></ul>	
Current Use	Former nursery, dwelling	
Source	Call for Sites	
Any Green Be	t? Yes	

### Site Description and Information

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

		Physical Overview - Brief Summary	
ocation Suitability Outcome: Unsuitable		The site is unsuitable for residential development as it would lead to an increased risk of coalescence between different built up areas. It could also result in the loss of grade 2 agricultural	
Community and Open Space Outcome: N/A		land. Any development would be subject to an assessment on whether there is any potential for	
Availability Outcome:		minerals extraction. The national grid transmission line/gas pipeline and hazardous substances zone may have an impact on whether development could take place. Any development would need to address landscape issues.	
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
		Unsuitable	

Site Ref	49	59-69 High Street, Dartford DA1 1DJ
Hectares	0.04	
Current Use	Retail,	, vacant
Source	Deskt	op
Any Green B	elt?	lo

### Site Description and Information

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

Qualifying Outcome:

Qualifies

# Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

	, , , , , , , , , , , , , , , , , , , ,	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need to retain commerical uses on the ground floor leval along High Street. Flood risk issues are likely to mean that residential accommodation could only be	
Community and Open Space Outcome: N/A	provided above ground floor level. There would	
Availability Outcome: Available	also be a need for very high quality design given the location of the site opposite a grade I listed	
	church. Development would also need to take into account air quality, noise and other heritage issues.	
Achievability Outcome: Developable	Potential Capacity: 5	
✓Assessed2021SHLAA	SHLAA Result	
	Developable and/or Deliverable	

50	Kwik Fit Euro, Dewlands Farm Industrial Estate,
0.08	London Road, Stone DA2 6AS
Garage	2
Deskto	р
lt? N	0
	0.08 Garage Deskto

### **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:

Location Suitability Outcome:

Augilability Outgoing of

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



# Physical Overview - Brief Summary

Physical Outcome:

The site is not suitable for residential development due to 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.

Unsuitable

	development would need to address air quality and contaminated land issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Well served by public transport

N/A

Site Ref	94-98 London Road, Stone DA2 6AX	
Hectares 0.	07	O''' Site St: 54-38 London Rd. Si
Current Use Ca	repairs	
Source De	sktop	
Any Green Belt?	No	
Site Description	and Information	
Road. This side of	prises a car repair premises on the north side of London f the road primarily comprises two storey residential e is a builders merchants and other employment premises	

Qualifying Outcome:

on the opposite side of London Road.

Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport		r residential development. need to take into account air ated land.
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA	Result
		Unavailable	

Site Ref5244A Waldeck Road, Dartford DA1 1UAHectares0.08	O <sup>rden</sup> Million Sites 52: 44A Weldeck Road
Current Use Industrial	
Source Desktop	
Any Green Belt? No	
Site Description and Information	
The backland type flat site comprises industrial premises to the r storey houses fronting Waldeck Road and Colney Road. East Hill ground lies to the south.	
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	
	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary

Physical Overview - Brief Summary The site is suitable for residential development. Development would need to take into account Location Suitability Outcome: Well served by public transport contaminated land issues and the row of trees along the southern boundary. Community and Open Space Outcome: N/A Availability Outcome: Unavailable: Practical Action or Inaction **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2021SHLAA Unavailable

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

### **Site Description and Information**

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



**Developable and/or Deliverable** 

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

**Physical Outcome:** Suitable **Physical Overview - Brief Summary** Detailed planning permission was granted for 9 dwellings on 8 July 2020 (19/01463/FUL). No Location Suitability Outcome: Sufficiently sustainably located assessment required. small or PDL Community and Open Space Outcome: N/A Available Availability Outcome: **Potential Capacity:** Achievability Outcome: Deliverable 9 **SHLAA Result** Assessed2021SHLAA

Site Ref	54	Land Adjacent 116 Priory Road, Dartford
Hectares	0.06	
Current Use	Vacant	
Source	Deskto	p
Any Green E	Belt? N	o

### **Site Description and Information**

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

Qualifying Outcome:

Location Suitability Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome: 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

Community and Open Space Outcome: N/A		large part of the site. Any development would also need to address flood risk, air quality, noise, heritage and ecological issues
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2021SHLAA		SHLAA Result
		Unsuitable

Well served by public transport

Site Ref	55	Milan Centre, Westgate Road, Dartford DA1 2AR
Hectares	0.03	
Current Use	Social	care day centre
current osc	500101	
Source	Deskto	р
Any Green E	Belt? N	0

### Site Description and Information

The site comprises a two storey building located on the south side of Westgate Road. It is located within the boundaries of Dartford Town Centre. 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. Planning consent for this site has now expired.

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

Physical Suitability Issues

		Physical Overview - Brief Summary	
Location Suitability Outcome:	Dartford Town Centre	The site is suitable for residential development but there would be a need to retain the day centre at ground floor level to ensure that the no loss of a community facility and to retain th	e is
Community and Open Space Outcome: Suitable		function of the town centre. Flood risk issues are likely to mean that residential accommodation	
Availability Outcome:	Unavailable: Practical Action or Inaction	could only be provided above ground floor levelopment would also need to take into account air quality and heritage issues.	
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
		Unavailable	

Site Ref	56	Land east of Greenbanks, Powder Mill Lane, Wilmington
Hectares	0.56	
Current Use	Scrubla	and, trees
Source	Permis	sion
Any Green Be	elt? N	0

### Site Description and Information

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



Suitable

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

### **Physical Overview - Brief Summary** The site was part of a larger area which was granted detailed planning permission for Location Suitability Outcome: Well served by public transport residential development on 8 March 2001 (00/00353/FUL). Part of the permission has been implemented and this part of the site was subject Community and Open Space Outcome: N/A to a successful Lawful Development Certificate granted on 14 October 2020 confirming that Availability Outcome: Available development has commenced (20/01004/LDC). Deliverable **Potential Capacity:** 36 Achievability Outcome: **SHLAA Result** Assessed2021SHLAA **Developable and/or Deliverable**

**Physical Outcome:** 

Site Ref Hectares Current Use Source Any Green Be	57       152-154 London Road, Stone DA9 9JW         0.07       Office         Desktop       Image: Comparison of the second	Site S2: 152-154 Locdon Road
The site com Road. There by two store Qualifying Ou	prises a two storey office building on the north side of is a car parking area in front of the building. It is surry dwellings.	
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
Location Suit	ability Outcome: Well served by public transport	The site is suitable for residential development. Development would need to take into account contaminated land and air quality issues.
Community a	and Open Space Outcome: N/A	
Availability O	Outcome: Available	
Achievability	Outcome: Developable	Potential Capacity: 5
✓Assessed20	D21SHLAA	SHLAA Result
		Developable and/or Deliverable

Site Ref	58	Disused Works, Powder Mill Lane, Dartford DA1 1NG
Hectares	0.17	
Current Use	Wood	lland
Source	Deskt	ор
Any Green Be	elt?	No

### **Site Description and Information**

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



Qualifying Outcome:

Disqualified

	,	Physical Outcome:	
	Group TPOs	Physical Overview - Br	ief Summary
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	utcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA F	Result
		Disqualified	
		Disqualified	

Site Ref	59	St Margaret's Farm, South Darenth DA4 9LB
Hectares	0.56	
Current Lice	Dural	lings amployment
Current Use	Dwei	lings, employment
Source	Call fo	or Sites
	- 1+7	Vec
Any Green B	eit?	Yes

### Site Description and Information

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated development unrelated to any existing settlement and due to noise, disturbance and vehicular	
Community and Open Space Outcome: N/A	conflicts arising as a result of the operations of and access to the existing business premises to the east of the site. Much of the site and the surrounding business premises are within an	
Availability Outcome:		
	identified employment area. Any development would need to address contaminated land and landscape issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
_	Unsuitable	

Site Ref	60	Russell's Yard, Whitehill Road, Southfleet, Dartford	0
Hectares	0.5	DA13 9NA	
Current Use	Yard		
Source	Deskto	р	
Any Green B	elt? Ye	25	

## 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



	Physical Outcome:
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	
Community and Open Space Outcome: N/A	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	61	Malthouse Farm, Green Street Green Road, Dartford
Hectares	1.4	DA2 8DP
Current Use	Emplo	yment, dwellings, children's nursery
Source	Call fo	r Sites
Any Green Be	elt? Y	es

### Site Description and Information

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:

### Physical Outcome:

	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	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		
Availability Outcome:	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.		
Achievability Outcome:	Potential Capacity:		
Assessed2021SHLAA	SHLAA Result		
	Unsuitable		

Site Ref	62	125 St Vin	cents Road,	Dartford DA1 1	UU	A COM + 1 WIL	Ster 62: 125 50 Vincente Road
Hectares	0.34					E	
Current Use	ent Use Car repair/rental						
Source	BLR, Ca	all for Sites					- E
Any Green Be	elt? N	0					
Site Descript	ion and	Informatio	on				
storey dwelli	ngs on F	ulwich Roa	d. The Nor	t's Road and to t th Kent railway separate car rep			
Qualifying Ou	utcome:	Qualifie	S				
Land Restrict	ions (Po	licies Map)	: Other La	nd Restrictions:	Physical C	)utcome:	Physical Suitability Issues
					Physical C	)verview - B	rief Summary
Location Suit	ability C	Outcome:	Sufficiently small or PI	y sustainably loc DL	Developm	nent would	r residential development. need to take into account oise and heritage issues.
Community a	and Ope	n Space Ou	itcome:	N/A			
Availability O	utcome	:	Available				
Achievability	Outcom	ne:	Developab	le	Potential	Capacity:	18
✓Assessed20	)21SHLA	A				SHLAA	Result

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

### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential development Location Suitability Outcome: Well served by public transport 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 Community and Open Space Outcome: N/A address contaminated land and flood risk issues and should retain the row of trees and shrubs Availability Outcome: along the southern boundary. **Potential Capacity:** Achievability Outcome: **SHLAA Result** Assessed2021SHLAA Unsuitable

**Physical Outcome:** 

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

### Site Description and Information

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



Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	The 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
Community and Open Space Outcome: Suitable	take into account contaminated land and heritage issues.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 5
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

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

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



	Physical Outcome: Unsuitable			
	Physical Overview - Brief Summary			
Location Suitability Outcome: Unsuitable	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			
Community and Open Space Outcome: N/A	development would also result in the loss of grade 2 agricultural land. Any development			
Availability Outcome:	would be subject to an assessment on whether there is any potential for minerals extraction and would need to address heritage and ecological issues.			
Achievability Outcome:	Potential Capacity:			
Assessed2021SHLAA	SHLAA Result			
	Unsuitable			

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

### Site Description and Information

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:

# The D' Lond at Setton-en-Hone (D)

### Physical Outcome:

		Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A		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		
		heritage and ecological issues.		
Achievability Outcome:		Potential Capacity:		
✓Assessed2021SHLAA		SHLAA Result		
_		Unsuitable		

Site Ref	69	Yard at Stati	ion Road,	Sutton at Hor	ne DA4 9J	В	0.0m t 10 1	a line i a contra a c	
Hectares	0.15						0 1	Site 60: Yard at St	Ition Rowd, Salt
Current Use	Yard								-
Source	Deskto	р					ngtum Houst Blattori		Patrices)
Any Green Be	elt? Ye	25							
Site Descript	ion and	Information	I						
adjacent to t	he railw	ay line. It co site is flat, m	mprises a	t of Farningha a yard used fo sits on top of a	r storage	and			CARTINE
Qualifying O	utcome:	Qualifies							A CONTRACTOR OF A CONTRACTOR A C
Land Restrict	ions (Po	licies Map):	Other La	and Restriction	าร:	Physical Out	come:		
						Physical Ove	erview - Br	ief Summary	
Location Suit	ability C	utcome: L	Jnsuitable	2					
Community a	and Ope	n Space Outo	come:	N/A					
Availability C	outcome								
Achievability	Outcom	ie:				Potential Ca	pacity:		
✓Assessed20	)21SHLA	A					SHLAA R	Result	
		-				Unsuitable	2		

Site Ref	70 Philpotts Yard, Gravel Road, Sutton at Hone
Hectares	0.79
Current Use	Employment
Source	Desktop
Any Green Be	lt? Part

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

# Land Restrictions (Policies Map): Other Land Restrictions:



# **Physical Outcome:**

Physical Suitability Issues

		Physical Overview - Brief Sun
		Major physical constraints expected to restrict the prop
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	development for 5+ units con western part of the site is wi
Community and Open Space O	utcome: N/A	zone for identified hazardous would significantly restrict de
Availability Outcome:	Available	Currently there is no evidence eastern part of the site would depends on whether the site minerals extraction. In this p risk, landscape and ecologicat need to be taken into accourt
Achievability Outcome:	Unachievable	Potential Capacity:
✓Assessed2021SHLAA		SHLAA Result
		Unachievable

### w - Brief Summary

onstraints exist overall which are rict the propsects of a 5+ units coming forward. The he site is within the HSE inner d hazardous substances which ly restrict development. s no evidence to suggest that the he site would be suitable, as this ther the site would be viable for on. In this part of the site flood nd ecological issues would also into account.

Site Ref	72		
Hectares	3.18	Highfield Road, Wilmington	
Current Use	Equest	rian, agriculture	
Source	Call fo	r Sites	
Any Green Be	elt? Y	es	

### Site Description and Information

The flat site in Wilmington lies to the east of Stock Lane, west of Orchard Way and south of High Road. It comprises horse grazing areas and agricultural land with some sporadic buildings which continues to the south and south east of the site. The former Rowhill School lies to the west. There is residential development to the north and along part of the eastern boundary of the site. Some parts of the site contain potentially mature trees. Site 72: Land et East of Sicok Land

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

### Physical Outcome:

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	Currently there is no evidence to suggest that this site would be suitable for residential development as this is dependent on providing a suitable access to the site and it is not clear that this could be
Community and Open Space Outcome: N/A	achieved. Its impact on the local landscape would depend on the size and scale of development.
Availability Outcome:	There would also be a need to take into account the TPO trees and ecology issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	73	Land Rear of Regency Mount, Barn End Lane, Wilmington		4 dam Sta 13: Regency Mourt, Wilmington		
Hectares Current Use	0.11 Vacant	:				
Source Desktop Any Green Belt? No  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:         Physical Outcome:       Unsuitable					Contage	
				-		Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL			for 5 or more units as it is would have an adverse impact on the setting of a grade II listed building and on the amenity of the occupiers of existing and new development.			
Community a Availability O		•	N/A	and new de	evelopine	
Achievability	Outcon	ne:		Potential C	apacity:	
✓Assessed20	21SHLA	A		Unsuitabl	SHLAA e	Result

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

### **Site Description and Information**

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

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

**Boundary Adjusted** 

small or PDL

N/A

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

### **Physical Overview - Brief Summary**

Constraints require a high quality and sensitive design solution. The site could be suitable for Sufficiently sustainably located 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 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.

Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	75 Clubb Pit Land, West of Darenth Road, Dartford
Hectares	11.42
Current Use	Quarry
current osc	Quarty
Source	Call for Sites
Any Green B	elt? Yes

### **Site Description and Information**

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

Unsuitable

N/A

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

# Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Overview - Brief Summary

**Physical Outcome:** 

The site is not suitable for residential development 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.

Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref Hectares		British Gas Holder Site And Surrounding Land, Victoria Road, Dartford DA1 1BN
Current Use	Gas hol	der and ancilliary buildings
Source	Call for	Sites
Any Green E	Belt? No	0

### Site Description and Information

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

N/A

Available

Developable

Qualifying Outcome:

Location Suitability Outcome:

Community and Open Space 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 Well served by public transport Lower Hythe Street (197 and 270), Milestone Garage (261) and Steam Crane Wharf sites (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, overcoming contaminated land and heritage issues. **Potential Capacity:** 66 SHLAA Result

**Developable and/or Deliverable** 

Assessed2021SHLAA

Achievability Outcome:

Availability Outcome:

Site Ref	78	Woodlawn, New Barn Road, Longfield				
Hectares	0.35		O The State of State			
Current Use	Dwellir	ng				
Source	Deskto	qq	Chin Harr			
	Any Green Belt? No Site Description and Information					
The flat site	lies to th	e west of New Barn Road within a residential a	rea. It			
comprises a	dwelling	g within a large plot.				
Qualifying Outcome:       Qualifies         Land Restrictions (Policies Map):       Other Land Restrictions:         Physical Outcome:       Physical Outcome:						
		F	Physical Overview - Brief Summary			
Location Sui	tability C	Outcome: Unsuitable				
Community	and Ope	n Space Outcome: N/A				
Availability (	Outcome	::				
Achievability	y Outcom	ne:	Potential Capacity:			
✓Assessed2	SHLAA Result					
			Jnsuitable			

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

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

0	Site 80: The Stables, Barton Rd
	Sutton at Hone
	hilling the
	ADATO
/	HERE
-	1 - martin
	- ARCES
1.	
1	V
1	PARTFOR
C.	COL CAN SE

Physical Outcome:

Physical Suitability Issues

Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	Aside from access needing close consideration, development would also result in the loss of some grade 2 agricultural land. Its impact on the local landscape would depend on the size and scale of
Community and Open Space Outcome: N/A Availability Outcome:	development. Any development would need to ensure that the TPO trees are retained as well as addressing heritage issues.
Achievability Outcome:	Potential Capacity:
➡Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	81		-Up Garages Adjacen	t 22 Penney			
Hectares	0.11	Close, Dartford		O the distance of the distance			
Current Use	Garage	es					
Source	Desktop						
Any Green Belt? No 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: Physical Outcome: Physical Suitability Issues						Physical Suitability Issues	
			Physical O	Physical Overview - Brief Summary			
Location Suitability Outcome: Sufficiently sustainably located small or PDL				ated subject to loss of off- unaccepta	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		
Community and Open Space Outcome: N/A					account heritage issues.		
Availability O	utcome	e: Unava Restri	ilable: Land Legal ctions				
Achievability	Outcon	ne:		Potential	Capacity:		
✓Assessed2021SHLAA					SHLAA Result		
				Unavaila	ble		

Site Ref	82	52 - 62 West Hill / C Pearson E Bates Storage Yard An Workshops, West Hill, Dartford DA1 2EU			
Hectares	0.27	Workshops, West Hill, Dartiora DA1 200			
Current Use	e Yard A	and Workshops			
Source	Deskt	op			
Any Green Belt? N		10			

#### Site Description and Information

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

Qualifying Outcome:

Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	utcome: Well served by public transport Well served by public transport		
Community and Open Space Ou	N/A	area. Any development should seek to retain the row of trees along the southern and eastern	
Availability Outcome:	Available	boundaries.	
Achievability Outcome:	Developable	Potential Capacity:	34
Assessed2021SHLAA		SHLAA	Result
		Developable and	/or Deliverable

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

## **Site Description and Information**

curtilages located immediately east of Lowfield Street, facing Instone Road. This includes the disused DA1 nightclub premises and some disused shop units. It is located within the boundaries of Dartford Town Centre. Qualifying Outcome: Qualifies

The site comprises a number of vacant two storey buildings and their

	Physical Outcome. Physical Suitability issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need to retain commercial uses on the ground floor level to Lowfield Street. Development would need to address access,	
Community and Open Space Outcome: N/A	drainage, flood risk, air quality and heritage issues.	
Availability Outcome: Available		
Achievability Outcome: Developable	Potential Capacity: 42	
✓Assessed2021SHLAA	SHLAA Result	
	Developable and/or Deliverable	

Site Ref	85 127-129 Dartford Road, Dartford DA1 3EN
Hectares	0.27
Current Use	Yard
Source	BLR
Any Green Be	elt? No

## Site

Current Use	Yard					1
Source	BLR			-11-		alle.
Any Green Be	elt? No			厝	A Lon	
Site Descript	ion and Informatio	on		IRS.		
area of hards warehouse ty	tanding used for tl /pe structure. The	buth side of Dartford Road. It ne parking of commercial vehi re are dwellings to the west a e allotments to the south.	cles and a			THORE
Qualifying Ou	utcome: Qualifie	25				
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Out	come:	Physical Suitability Is	sues
			-		rief Summary	
Location Suit	ability Outcome:	Well served by public transpo	deliver impro	ovements Developn	redevelopment and to the local environr nent would need to t nated land and noise	ment ake
Community a	and Open Space Ou	Itcome: N/A				
Availability O	utcome:	Available				
Achievability	Outcome:	Developable	Potential Ca	pacity:	14	
✓Assessed20	)21SHLAA			SHLAA F	Result	

Developable and/or Deliverable

O Ste 85: 127-129 Dartford Road

The fall h

Site Ref	86	Northern Gateway East (former GlaxoSmithKline - Eastern Parcel) Bounded By Mill Pond Road, Temple	
Hectares	0.52	Hill And Central Road, Dartford	
Current Use	e Cleare	d site	
Source	Permis	sion	
Any Green E	Belt? N	0	

## 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). The consented scheme has been fully implemented.



Qualifying Outcome:

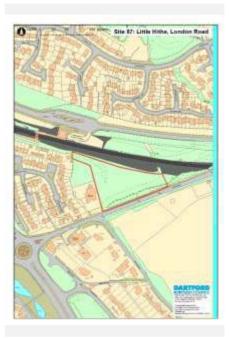
Qualifies

	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tra	This is part of a much larger site for which outline planning permission for 950-1,050 dwellings was granted on 19 December 2012 (11/00295/OUT). Reserved matters for part of the larger site for
Community and Open Space Outcome: N/A	451 dwellings were approved on 14 January 2015 (14/01213/REM). No assessment required.
Availability Outcome: Unavailable: Existing Use	
Achievability Outcome:	Potential Capacity: 0
Assessed2021SHLAA	SHLAA Result
	Unavailable

Site Ref	87	Land East of Telephone Exchange (Little Hithe),		
Hectares	0.87	London Road, Greenhithe DA9 9HU		
Current Use	Vacan	t		
Source	Deskto	qq		
Any Green Belt? N		lo		

## 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:

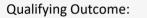
Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served b	The site is suitable for residential development. It would be important to ensure that a safe access is created. Development would also need to address air quality, contaminated land, railway
Community and Open Space Outcome:	noise, heritage, landscape and ecological issues.
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

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

## Site Description and Information

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



Qualifies



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transpo	This site is within flood zone 3 and it is questionable whether there are exceptional circumstances which could justify residential development on this site. There are also
Community and Open Space Outcome: N/A	constraints owing to the existing narrow access and the loss of off-street parking.
Availability Outcome: Unavailable: Existing Use	
Achievability Outcome: Developable	Potential Capacity: 5
✓Assessed2021SHLAA	SHLAA Result
	Unavailable

Site Ref	89	Block of 35 Lock-Up Garages, Rear of 47-53 Farnol Road, Dartford				
Hectares	0.14					
Current Use	Garage	25				
Source	Desktop					
Any Green Be	elt? N	0				

## Site Description and Information

Location Suitability Outcome:

Availability Outcome:

Achievability Outcome:

Assessed2021SHLAA

Community and Open Space Outcome:

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

Well served by public transport

N/A

Available

Developable



Physical Suitability Issues

Qualifying Outcome: Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

## Physical Overview - Brief Summary

**Physical Outcome:** 

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: 6
SHLAA Result

**Developable and/or Deliverable** 

Site Ref	90			Garages, R	ear of 36-46	Attlee	Final And	
Hectares	0.24	Drive, Dari	tford				0	Site 31: Garages rio Atties Drive
Current Use Garages								
Source Desktop							A STA	
Any Green Belt? No Site Description and Information				1. C. U				
The flat, backland site lies to the south of Atlee Drive and east of N Close within an existing residential area. It comprises lock-up gara								
Qualifying O	utcome:	Qualifie	!S					
Land Restrict	ions (Pc	olicies Map)	: Other L	and Restric	ctions:	Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - B	rief Summary
								dressing potential accesss, ntamination issues.
Location Suit	ability C	Outcome:	Well serv	ed by publ	ic transport	noise and		interimitation issues.
Community a	and Ope	n Space Ou	tcome:	N/A				
Availability C	)utcome	::	Available					
Achievability	Outcon	ne:	Developa	ble		Potential (	Capacity:	13
✓Assessed20	)21SHLA	A					SHLAA	Result
						Developa	able and/	or Deliverable

Site Ref	91	First & Second Floors, 8-10 High Street, Dartford		
Hectares	0.02			
Current Use	Buildin	g society		
Source	Desktop			
Jource	резктор			
Any Green Belt? N		0		

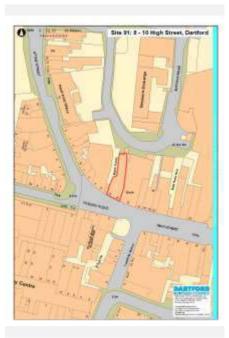
## Site Description and Information

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 boundaries of Dartford Town Centre.

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, for heritage reasons, there would be a need Location Suitability Outcome: **Dartford Town Centre** to retain the existing building. Flood risk issues are likely to mean that residential accommodation could only be provided above Community and Open Space Outcome: N/A ground floor level. There would be a need to retain commercial uses on the ground floor level Available Availability Outcome: to High Street. 8 Achievability Outcome: Developable Potential Capacity: **SHLAA Result** Assessed2021SHLAA **Developable and/or Deliverable** 

Site Ref	92 45 High Street, Dartford DA1 1DJ
Hectares	0.02
Current Use	Vacant
Source	Desktop
Any Green B	elt? No

## Site Description and Information

The currently vacant site comprises a three storey listed building on the south side of the High Street within an area comprising a mix of retail and commercial uses. It is located within the boundaries of Dartford Town Centre.

Qualifying Outcome:

Disqualified

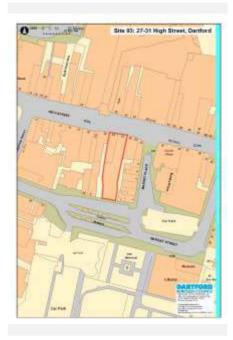
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12	1-1-0/1
<u></u>	A CARTTON

		Physical Outcome:
Listed Building		Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	tcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2021SHLAA		SHLAA Result
_		Disqualified

Site Ref	93	1st, 2nd and 3rd Floors, 27-31 High Street, Dartford
Hectares	0.06	
		~~~
Current Use Retail,		offices
Source	Permission	
Any Green Belt? N		

## Site Description and Information

The site lies on the south side of High Street and extends through to Market Street. It is located within the boundaries of Dartford Town Centre. The site 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

		Physical Outcome:	Suitable
		Physical Overview -	Brief Summary
Location Suitability Outcome:	Dartford Town Centre		I dwellings granted on 24 1211/P3O). No assessment
Community and Open Space	Dutcome: N/A	_	
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	14
Assessed2021SHLAA		SHLAA	Result
		Developable and	/or Deliverable

Site Ref Hectares	94 0.02	DA1 1DT
Current Use	Resta	urant, dwellings
Source	Perm	ission
Any Green Belt? N		No

## **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 boundaries of Dartford Town Centre.



Qualifying Outcome:

Disqualified

		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief Summary	
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
_		Disqualified	

Site Ref	95	Mad Play, 208 Charles Street, Stone DA9 9AJ
Hectares	0.21	
Current Use	Childı	ren's play centre
Source	Deskt	ор
Any Green B	elt?	No

## **Site Description and Information**

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



Qualifying Outcome:

Qualifies

		Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
Location Suitability Outcome	Well served by public transport	The site is suitable for residential development. Development would need to address contaminated land, noise issues and should see to retain the trees along the southern boundary
Community and Open Space	Outcome: N/A	and the PROW which bisects the site.
Availability Outcome:	Available	
Achievability Outcome:	Unachievable	Potential Capacity:
Assessed2021SHLAA		SHLAA Result
		Unachievable

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

## **Site Description and Information**

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

Qualifying Outcome:

Qualifies



, , , , , , , , , , , , , , , , , , ,	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tr	Any development of the site should seek to retain the two mature trees along the northern boundary and would need to take into account heritage issues.
Community and Open Space Outcome: Suitable	
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 6
→Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	98	Open space east Of Wellcome Avenue, Dartford	
Hectares	0.4		
Current Use	Ope	space	
Source	Des	ор	
Any Green E	Belt?	No	

## Site Description and Information

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



Qualifying Outcome:

Qualifies

		Physical Outcome:	
		Physical Overview - Br	ief Summary
Location Suitability Outcome:	Well served by public transport		
Community and Open Space Ou	tcome: Unsuitable		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA F	tesult
		Unsuitable	

Site Ref	99	Land rear of 37-41 Brentfield Road, Dartford
Hectares	0.21	
Current Use	Dwel	lings and outbuildings
Source	Perm	ission
Any Green B	elt?	No

## Site Description and Information

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

Qualifying Outcome:

Qualifies



		Physical Outcome: Suitable	
		Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	Detailed planning permission for 6 c granted on 11 October 2018 (18/01 assessment required.	0
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity: 6	
■Assessed2021SHLAA		SHLAA Result	
		Developable and/or Deliverab	le

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

## Site Description and Information

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

Qualifying Outcome:

Disqualified



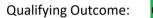
		Physical Outcome:	
Ancient Woodland		Physical Overview - Br	rief Summary
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	tcome:	]	
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA F	Result
		Disqualified	

Site Ref		th of Greenhithe Station (Village He	ights),	
Hectares	0.47	Road, Greenhithe	0	Mar Site 192: Land op Greenhithe Station
Current Use	Scrubland			
Source	Planning Applica	ation		VASIA
Any Green Be Site Descript	elt? No	ion		
Boulevard/ St comprises sc	t Clements Way,	of the junction of Station Road/ Cro opposite Greenhithe railway station eases in height from south to north v odland Way.	. It	
Qualifying Ou	utcome: Qualit	fies		
Land Restrict	ions (Policies Ma	p): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
			Physical Overview - B	rief Summary
Location Suit	ability Outcome:	Well served by public transport	The site is suitable for Any development wo account noise, access archaeological issues.	, air quality and
Community a	and Open Space C	Dutcome: N/A		
Availability O	utcome:	Available		
Achievability	Outcome:	Developable	Potential Capacity:	50
✓Assessed20	)21SHLAA		SHLAA	Result
			Developable and/	or Deliverable

Site Ref	103	8 Brentfield Road, Dartford DA1 1YJ
Hectares	0.2	
Current Use	Dwell	ing and outbuildings
Source	Plann	ing Application
Any Green B	elt?	No

## Site Description and Information

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



Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary The site is not suitable for residential

**Physical Outcome:** 

development due to the poor air quality and noise resulting from its proximity to the A282 Tunnel Approach Road. These have been found to be so significant that any mitigation would result in poor living conditions for any future occupiers of development in this location.

Unsuitable

Availability Outcome:	occupiers of development in this location.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
—	Unsuitable

Well served by public transport

N/A

Site Ref	104 Land East of	of 47-53 and 48-66 Hanbury Wa	k, Bexley	
Hectares	0.77		0	Site 194: Land ad Herbury Welk
Current Use	Open space, garag	ges		
Source	Desktop			Bert
Any Green Be	elt? No	n		FIN
The flat site l	ies within a residen	tial area to the east of Hanbury I. It comprises open space and s	1000	AT HE
Qualifying Ou	itcome: Qualifie	S		
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcom	e:
			Physical Overvie	w - Brief Summary
Location Suit	ability Outcome:	Unsuitable		
Community a	ind Open Space Ou	tcome: Unsuitable		
Availability O	utcome:			
Achievability	Outcome:		Potential Capacit	ty:
✓Assessed20	21SHLAA		SH	LAA Result
<u>.</u>			Unsuitable	

Site Ref	106	Former lock-up garages rear of 71-81 Keary Road,
Hectares	0.1	Swanscombe
Current Use	Parkin	g
Source	Permis	ssion
Any Green Be	elt? N	lo

## **Site Description and Information**

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



Qualifying Outcome:

Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL		rmission was granted for 6 uary 2020 (19/01472/FUL). red.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	6
✓Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref		Land Adjacent to	107-125 Morgan	Drive, Horn	is Cross,	O	
Hectares	0.17	Greenhithe					Size 107: 627-125, Morgan Drive
Current Use	Borougl	h open space					
Source	Desktop	)				and a state	
Any Green Be Site Descripti	ion and I	nformation					
		mall relatively fla gan Drive. It is sur					
Qualifying Ou	utcome:	Qualifies					
Land Restrict	ions (Pol	icies Map): Othe	r Land Restrictior		Physical Out	come:	
					Physical Ove	erview - Bri	ief Summary
Location Suita	ability O	utcome: Unsuit	able				
Community a	nd Open	Space Outcome:	Unsuitable				
Availability O	utcome:						
Achievability	Outcom	e:			Potential Ca	pacity:	
✓Assessed20	)21SHLA/	Ą				SHLAA R	esult
					Unsuitable	2	

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

## **Site Description and Information**

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



Qualifying Outcome:

Qualifies

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public tran	The site is suitable for residential development but this would be subject to the confirmation that the access from Tower Road would be suitable. Any development would need to take into
Community and Open Space Outcome: N/A	account air quality and noise issues and the TPO tree to the south.
Availability Outcome: Available	
Achievability Outcome: Developable	Potential Capacity: 33
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

SHLAA SIII		EPORI		
Site Ref	109 Land at St	edman Close, Bexley		
Hectares	0.25		0	a them Site 109: Land et Stedmen Close
Current Use	Borough Open Sp	bace, amenity space, garages		
Source	Desktop			THE ALL
Any Green Be	elt? No			THE THE
Site Descript	ion and Informatio	on		X YUI
amenity space	e areas and a num	vely flat grassed Borough Open nber of garages to the west and od by residential development.		AN.
Qualifying Ou	utcome: Qualifie	es		
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcom	e:
			Physical Overvie	w - Brief Summary
Location Suit	ability Outcome:	Unsuitable		
Community a	and Open Space Ou	utcome: Suitable		
Availability O	utcome:			
Achievability	Outcome:		Potential Capaci	ty:
✓Assessed20	021SHLAA		SH	LAA Result
			Unsuitable	

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

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



	J. Other Land Restrictions.	Physical Outcome:	Physical Suitability Issues
		Physical Overview -	Brief Summary
Location Suitability Outcome: Community and Open Space O	Well served by public transport utcome: N/A	suitable for resident presence of the elec power line in the so	art of the site would be ial development given the tricity pylon and overhead uthern part of the site. It is ould accommodate five or
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
Assessed20215HLAA		SHLAA	Result

Assessed2021SHLAA

Unavailable

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

## **Site Description and Information**

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

Qualifies

	Physical Outcome: Physical Suitability Issues	
	Physical Overview - Brief Summary	
Location Suitability Outcome: Well served by public transp	The site is suitable for residential development but would need to ensure that shop/ community uses are provided to the car park frontage on the ground floor. There will be a need to provide a	
Community and Open Space Outcome: Suitable	suitable access and consider contaminated land issues. Development should seek to retain the	
Availability Outcome: Available	row of trees along the southern boundary.	
Achievability Outcome: Developable	Potential Capacity: 14	
Assessed2021SHLAA	SHLAA Result	
	Developable and/or Deliverable	

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

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



# **Physical Outcome:**

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL	The site is not suitable for residential development. It is an isolated site and development would have a significant impact on the local landscape. There are also concerns over
Community and Open Space Outcome: N/A	access, possible safety and third party land, as well as the loss of grade 2 agricultural land. Any
Availability Outcome:	development would be subject to an assessment on minerals extraction and would need to demonstrate that a suitable access could be provided. It would also need to address air quality, noise, contaminated land, and ecological issues. The developable area would be reduced by the presence of an oil pipeline.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

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

#### **Site Description and Information**

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



Qualifying Outcome:

Disqualified

		Physical Outcome:
Ancient Woodland	Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	utcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	114	Land West of Darenth Road, Darenth Road, D	artford	
Hectares	2.32		Bits The Land Wes	T OF Darenth Road
Current Use	Open l	land		9 15
Source	Permis	ssion		8 E
Any Green E Site Descrip		No d Information		and the second
residential o	levelopm	etween the River Darent to the west and a new nent accessed from Darenth Road to the east. d which is currently fenced off.		, A
Qualifying C	utcome:	:: Qualifies		DARTFORM TANKS
Land Restric	tions (Pc	olicies Map): Other Land Restrictions:	Physical Outcome:	
			Physical Overview - Brief Summary	
Location Su	itability C	Outcome: Unsuitable		
Community	and Ope	en Space Outcome: Suitable		
Availability	Outcome	e:		
Achievabilit	y Outcon	me:	Potential Capacity: 50	
✓Assessed2	021SHLA	AA	SHLAA Result	
			Unsuitable	

Site Ref	115	Part of North End Farm, Park Corner Road, Betsham	0
Hectares	1.26	DA13 9LJ	0
Current Use	e Emplo	yment	
Source	Call fo	r Sites	
Any Green I	Belt? Y	es	

## **Site Description and Information**

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

Unsuitable

N/A

Qualifying Outcome:

Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

# O<sup>(1)</sup> <sup>(2)</sup> <sup>(2)</sup>

Physical Overview - Brief Summary
The site is not suitable for residential

Physical Outcome:

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.

Unsuitable

Availability Outcome:	and heritage issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	116 Bla	ackshole Farm, Watling Street, Darenth DA2 8DE
Hectares	1.53	
Current Use	Farm build	dings and grazing
Source	Desktop	
Any Green I	Belt? Yes	

## 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:



Physical Outcome: P

Physical Suitability Issues

		Physical Overview - Br	ief Summary	
Location Suitability Outcome	Well served by public transport	Constraints require a high quality and sensitiv design solution. The site could be suitable for residential development depending on its size scale and impacts on the urban fringe landsca		
Community and Open Space Ou	utcome: N/A	Any development wou	uld also need to address bundwater issues as well as	
Availability Outcome:	Unavailable: Practical Action or Inaction	the overhead power li run along the fringes o	nes and oil pipelines which of the site.	
Achievability Outcome:		Potential Capacity:		
✓Assessed2021SHLAA		SHLAA F	Result	
		Unavailable		

Site Ref Hectares	<ul><li><b>117</b> Greenhithe Car Park, South of Steele Avenue,</li><li>Greenhithe</li><li>0.56</li></ul>
Current Use	Car park, open land
Source	Call for Sites
Any Green Be	lt? No

## Site Description and Information

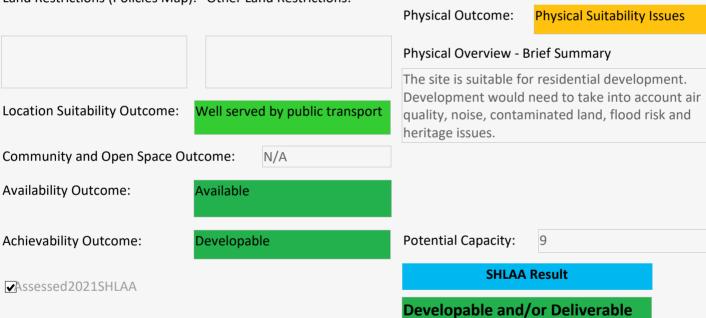
The flat triangular shaped site lies to the south of Steele Avenue, to the east of King Edward Road and to the west of St Clement's Way, a busy dual carriageway. It was being used as the yard for the road improvement works along St Clement's Way and at the London Road/ St Clement's Way junction. The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

Qualifying Outcome:

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:

# Bis 117: Graenhothe Car Park



Site Ref	118 53 Watling Street, Dartford DA1 1RW	
Hectares	0.2	
Current Use	Dwelling	
Source	Permission	
Any Green Be	lt? No	

#### **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



		Physical Outcome: Suitable
		Physical Overview - Brief Summary
Location Suitability Outcome:	Well served by public transport	Detailed planning permission was granted for 5 dwellings on 14 February 2020 (19/01043/FUL). No assessment required.
Community and Open Space Ou	Itcome: N/A	
Availability Outcome:	Available	
Achievability Outcome:	Deliverable	Potential Capacity: 8
Assessed2021SHLAA		SHLAA Result
		Developable and/or Deliverable

JILAA JIII					
Site Ref	119 Land to th 2DT	ne rear of 62-66 Spital Street, Da	artford DA1		Territori Spa 100-1 and anoth of Solid Stream
Hectares	0.17			万	
Current Use	Car servicing				
Source	Desktop			14.	
Any Green Be	elt? No			1	1) THE H-1
Site Descript	ion and Information	on	1	1	
service prem there are res are largely co	ises to the south o idential properties ommercial on the g	d open parking areas associated of premises on Spital Street. To s on Spring Vale. To the north, t ground floor with residential use	the south, the properties		
Qualifying Ou	utcome: Qualifi	25		1	
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outco	me:	Physical Suitability Issues
			Physical Overv	iew - B	rief Summary
Location Suit	ability Outcome:	Dartford Town Centre		ed to ta	r residential development. ike into account air quality
Community a	and Open Space O	utcome: N/A			
Availability O	utcome:	Available			
Achievability	Outcome:	Developable	Potential Capa	city:	28

SHLAA Result

Developable and/or Deliverable

Assessed2021SHLAA

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

## Site Description and Information

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

Qualifying Outcome:

Qualifies



		Physical Outcome:	Physical Suitability Issues			
		Physical Overview - Brief Summary				
Location Suitability Outcome:	Dartford Town Centre	but there would be a uses on the ground f	e is suitable for residential development are would be a need to retain commercial in the ground floor level to High Street. isk issues are likely to mean that			
Community and Open Space C	N/A	residential accommodation could only be provided above ground floor level. Development				
Availability Outcome:	Available	would also need to address air quality and heritage issues.				
Achievability Outcome:	Developable	Potential Capacity:	13			
✓Assessed2021SHLAA		SHLAA Result				

Site Ref	124 Dartford Magistrates Court, Highfield Road, D DA1 2JW			ad, Dartfor	d	0	R Site 126: Dartford Magistrates Court.			
Hectares	0.21									
Current Use	Former court building									
Source BLR						1				
Any Green Belt? No						K				
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 Ou	utcome:	Qualifie	25							
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Physical Suitability Issues										
				Physical O			verview - Brief Summary			
								r residential development		
Location Suitability Outcome: Well served by public transport			ort to ret	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						
Community and Open Space Outcome: N/A			and n	oise iss	ues.					
Availability O	outcome	:	Available							
Achievability	Outcom	ne:	Developable		Poter	ntial Cap	pacity:	25		
✓Assessed20	21SHLAA						SHLAA	Result		
					Deve	Developable and/or Deliverable				

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

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



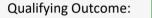
### Physical Outcome

	Physical Overview - Brief Summary	
Location Suitability Outcome: Dartford Town Centre	The site is unsuitable for residential development of 5+ dwellings as it would have an adverse impact on highway safety, residential amenity as a result of noise and disturbance, and the setting	
Community and Open Space Outcome: N/A	of the conservation area. Flood risk issues are likely to mean that residential accommodation	
Availability Outcome:	could only be provided above ground floor level. Any development would need to address contaminated land issues.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

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

### **Site Description and Information**

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



Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Overview - Brief Summary Currently there is no evidence to suggest that this site would be suitable for residential Well served by public transport Location Suitability Outcome: development. May be contaminated land issues. Moreover, extensive cliff faces present a major overall constraint e.g. higher residential capacity. Community and Open Space Outcome: N/A It is also unclear how a suitable access would be provided. Any development would need to avoid Availability Outcome: the land safeguarded for High Speed 1 in the eastern part of the site. Development would also need to take into account air quality, noise, heritage and ecological issues. Achievability Outcome: Potential Capacity: **SHLAA Result** Assessed2021SHLAA Unsuitable

**Physical Outcome:** 

Site Ref	127 St Lawrence House, 48A West Hill, Dartford DA1 2EU
Hectares	0.18
Current Use	Offices / Vacant
Source	Planning Application
Any Green B	elt? No

### 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

O'm sign of the	Site 127: St Lewrence House
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, , , , , , , , , , , , , , , , , , ,	,	Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Well served by public transport		r residential development. need to take into account air ritage issues.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Unavailable: Land Legal Restrictions		
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA	Result
_		Unavailable	

Site Ref	128	British Telecom Telephone Exchange, Suffolk Road, Dartford DA1 1EH
Hectares	0.29	
Current Use	Telep	hone Exchange
Source	Deskt	ор
Any Green Be	elt?	No

### **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



	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development
Community and Open Space Outcome: N/A	would also need to address noise and heritage issues.
Availability Outcome: Unavailable: Practical Action or Inaction	
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unavailable

Site Ref Hectares		Land At London Road And Craylands Lane, Craylands Lane, Swanscombe
Current Use	Former	quarry
Source	BLR, Co	ore Strategy, Permission
Any Green Be	elt? No	0

### Site Description and Information

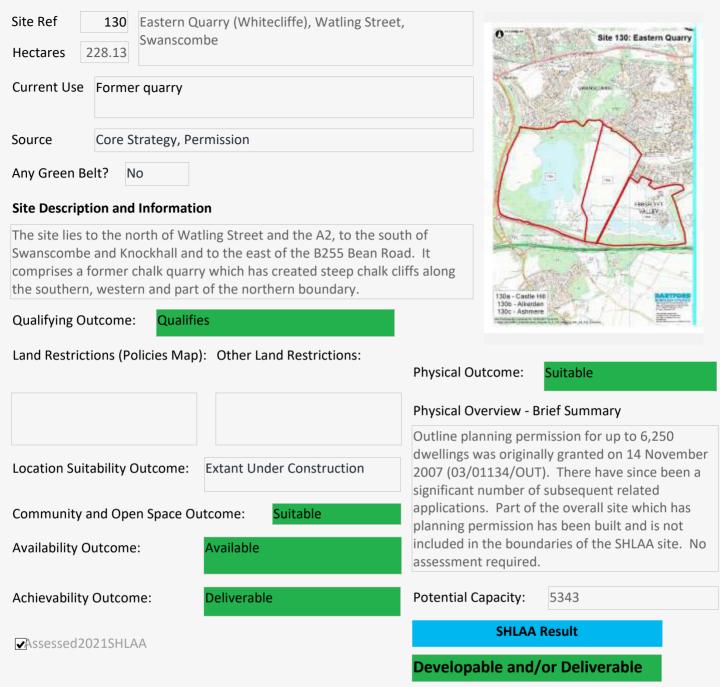
The site is located to the west of Craylands Lane and south of London Road. It is a former quarry, with ready access off Craylands Lane To the south is the railway embankment for the north Kent line and to the east is a former chalk quarry. There is a cliff along the western boundary of the site, beyond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



Qualifying Outcome:

Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	(14/01689/OUT). Re	mission for up to 110 d on 16 February 2015 served matters for 100 oved on 10 January 2019
Community and Open Space Outcome: N/A		(EDC/18/0033). No a	ssessment required.
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	100
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable



Site Ref	131	Abbott Murex Site And Part Mill Pond Land, East	Contract of
Hectares	1.97	Lower Hythe Street, Dartford DA1 1BN	1.0
Current Use	Vacant	t employment land, under construction residential	f
Source	Permis	ssion	面
Any Green E	Belt?	lo	A

### 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:

### **Physical Outcome:** Suitable Physical Overview - Brief Summary Detailed planning permission was granted for 403 dwellings on 12 December 2017 (16/01601/FUL). Location Suitability Outcome: Well served by public transport No assessment required. Community and Open Space Outcome: N/A Available Availability Outcome: Deliverable Potential Capacity: 232 Achievability Outcome: **SHLAA Result** Assessed2021SHLAA **Developable and/or Deliverable**

Site Ref	132	The Bridge Plots 32, 33 And 34 Rennie Drive And Plot		
Hectares	4.96	16A Brunel Way, The Bridge, Dartford		
Current Use	Vaca	nt		
Source	Planr	Planning Application		
Any Green B	Belt?	No		

### **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:



Physical Outcome: Physical Suitability Issues Group TPOs **Physical Overview - Brief Summary** Detailed planning permission was granted for a care home on Plot 16A on 29 May 2019 Well served by public transport Location Suitability Outcome: (19/00404/FUL) so no assessment is required for that part of the site. The northern part of the site is suitable for residential development but would Community and Open Space Outcome: N/A need to address flood risk, contamination, groundwater and archaeological issues as well as Availability Outcome: Unavailable: Practical Action or issues arising as a result of its location in close Inaction proximity to the Long Reach Sewage Treatment Works. Potential Capacity: 43 Achievability Outcome: **SHLAA Result** ✓Assessed2021SHLAA Unavailable

Site Ref	133	Land East of Stanhope Road adjacent Railway (part of Bamber Pit), Swanscombe
Hectares	4.24	
Current Use	e Scrub	land
Source	Deskt	ор
Any Green I	Belt?	No

### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome: Physical Suitability Issues Physical Overview - 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

 Location Suitability Outcome:
 Well served by public transport
 Ior development is the lack of an existing decess 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.

 Availability Outcome:
 Unavailable: Practical Action or Inaction
 Potential Capacity:

 Achievability Outcome:
 SHLAA Result

 Unavailable
 Unavailable

Site Ref	134	Land North of Top Dartford Road		
Hectares	13.86			
Current Use	Woodl	and, Open land		
Source	Deskto	Desktop		
Any Green E	Belt? Y	es		

### **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:

## Sale 134: Land North Top Darthord Rd

### Physical Outcome:

Unsuitable

Ancient Woodland	Group TPOs	Physical Overview - Brief Summary	
Location Suitability Outcome:	Unsuitable	The site is not suitable for residential development as it would comprise isolated development in the countryside with significant impacts on the local and wider landscape and	
Community and Open Space Outcome: N/A		ecological habitats. It could also lead to the loss of the best and most versatile agricultural land.	
Availability Outcome:		Any development would need to take account of safeguarding the underground national grid transmission line and hazardous substance issues.	
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
		Unsuitable	

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

### **Site Description and Information**

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

Qualifying Outcome:

Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Overview - Brief Summary

**Physical Outcome:** 

Unsuitable

The site is not suitable for residential development. 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.

Unsuitable

 Availability Outcome:
 quality, noise, contaminated land, heritage and ecology issues.

 Achievability Outcome:
 Potential Capacity:

 SHLAA Result
 SHLAA Result

Well served by public transport

Unsuitable

Site Ref	137	104 Lower Hythe Street, Dartford DA1 1BW
Hectares	0.04	
Current Use	Car wo	rkshops
Source	Permis	sion
Any Green E	Belt? N	0

### **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



		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport		rmission was granted for 11 er 2020 (20/00588/FUL). No
Community and Open Space O	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	11
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	139	Land off Manor Way, Swanscombe
Hectares	36.9	
Current Use	Empl	oyment, Marshes
Source	Core	Strategy
Any Green B	elt?	No

### Site Description and Information

The flat site comprises a mix of industry, open land and spoil heaps, including part of the Manor Way Industrial Estate to the east. The southern boundary is formed by Tiltman Avenue and London Road, and to the north and east are marshes forming part of the Swanscombe Peninsula. The Ingress Park residential development lies to the west.

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

		Physical Overview - Bri	ief Summary
Location Suitability Outcome:	Well served by public transport	overcoming a number would be a need to ad	development subject to of constraints. There dress contaminated land, affic implications. Flood risk
Community and Open Space Outcome: N/A		may mean no residential development at ground floor level. A minerals assessment would be	
Availability Outcome:	Unavailable: Land Legal Restrictions	required to consider whether there is potential for extraction. Need to take into account land safeguarded for High Speed 1 which runs underneath part of the site. Also consider impacts on the operation of existing minerals/ waste sites as well as air quality, groundwater, noise and heritage issues. Public rights of way run through the site.	
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA R	esult
		Unavailable	

Site Ref	140 Stone Pits 9 and 9a, South of London Road, Stone
Hectares	12.62
Current Use	Scrubland, grazing
Source	Call for Sites
Any Green Be	elt? No

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Outcome:

	,
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport Community and Open Space Outcome: N/A	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
Availability Outcome: Available	a hazard to future development on the site and/or existing residential development in the vicinity or that adverse impacts on groundwater will not be caused. There would be a need for the developer to carry out and submit the results of site investigations in this regard to indicate whether the land could be safely and satisfactorily developed. Development would also need to 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:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	144 Ebbsfle	et Green (Northfleet West Sub Station)
Hectares	27.37	
Current Use	Former Electric	c Substation
Source	Core Strategy,	Permission
Any Green B	elt? No	

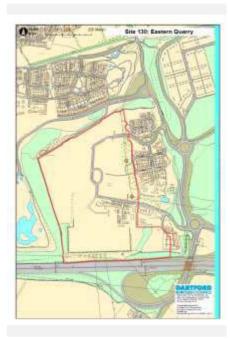
### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Suitable

		Filysical Outcome.	Suitable
		Physical Overview - E	Brief Summary
Location Suitability Outcome:	Extant Under Construction	dwellings was grante (05/00308/OUT). Th	mission for up to 950 ed on 31 March 2014 here have since been a int related applications. Part
Community and Open Space Outcome: N/A		of the overall site which has planning permission has been built and is not included in the	
Availability Outcome:	Available	boundaries of the SHLAA site. No assessment required.	
Achievability Outcome:	Deliverable	Potential Capacity:	459
▲Assessed2021SHLAA		SHLAA	Result
		Developable and/or Deliverable	

Site Ref	146		rmer Piggery Site, West of St Vincents Avenue,			
Hectares	1.08	Dartford			° A	Site 548: Former Piggery Site
Current Use	ent Use Vegetated railway embankment					
Source	Desktop				11 8	
Any Green Be	Any Green Belt? No					AUTON C
Site Descript	ion and	Informatio	'n			
Way and to t	he west	of St Vince	of residential properties on Kn nts Road. It comprises a vege of flat land at the top.	-		alling Panent States
Qualifying Ou	utcome:	Disqual	ified			
Land Restrict	ions (Po	licies Map)	: Other Land Restrictions:	Physical O	utcome:	
			Crossrail Safeguarding	Physical O	verview - Bri	ef Summary
Location Suit	ability O	utcome:	DISQUALIFIED			
Community a	and Oper	n Space Ou	tcome:			
Availability O	utcome	:				
Achievability	Outcom	ie:		Potential (	Capacity:	
✓Assessed2021SHLAA				SHLAA Result		
				Disqualif	Disqualified	

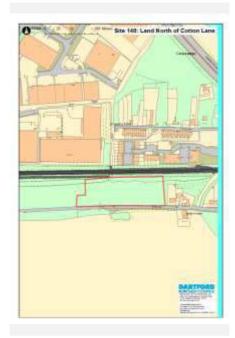
Site Ref	148	Land North of Cotton Lane / Land adjacent The
Hectares	0.85	Lodges, Cotton Lane, Stone
Current Use	Scrub	land
Source	Perm	ission
Any Green Belt? N		No

### Site Description and Information

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

Qualifying Outcome:

Qualifies



		Physical Outcome:	Suitable
	Crossrail Safeguarding	Physical Overview - B	Brief Summary
		Detailed planning permission was granted for 16	
Location Suitability Outcome:	Extant Under Construction	updated by a further	ch 2014 (14/00028/FUL) and permission on 3 May 2017 Io assessment required.
Community and Open Space Ou	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	16
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

### CUI A A CITE CI INANA ADV DEDODT

SHLAA SII	E SUIVINIARY REPORT
Site Ref	157 Land to east of Joyce Hall Bungalow, Station Road, Betsham
Hectares	0.53 Betsham
Current Use	Grazing land
Source	Desktop
Any Green B	elt? Yes Betsham
Site Descript	ion and Information
	ies to the north of Station Road, immediately east of the tsham. It comprises grazing land with some trees along the
Qualifying O	utcome: Qualifies
Land Restrict	tions (Policies Map): Other Land Restrictions: Physical Outcome:
	Physical Overview - Brief Summary
Location Suit	ability Outcome: Unsuitable
Community	and Open Space Outcome: N/A
Availability C	Outcome:
Achievability	Outcome: Potential Capacity:
✓Assessed20	D21SHLAA Result
	Unsuitable

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

### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have significant impacts on the local and wider landscape. Any development could also result in the loss of the		
Community and Open Space Outcome: N/A	best and most versatile agricultural land and would need to address heritage issues.		
Availability Outcome:	Additionally, any development in the westernmost part of the site would need to take account of the overhead power line, proximity to hazardous substances and any impacts on Pinder Quarry. Existing public rights of way running through the site would need to be retained.		
Achievability Outcome:	Potential Capacity:		
Assessed2021SHLAA	SHLAA Result		
	Unsuitable		

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

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated development, further linear development unrelated to any existing settlement and	
Community and Open Space Outcome: N/A	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.	
Availability Outcome:		
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	167	Orchards Shopping Centre, Dartford
Hectares	1.85	
Current Use	Shoppi	ng centre and Car Parks
Source	Call for	<sup>-</sup> Sites, Core Strategy
Any Green Belt?		0

### 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. It is located within the boundaries of Dartford Town Centre.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

**Physical Suitability Issues** 

	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Dartford Tow Community and Open Space Outcome: N, Availability Outcome: Available	The site is suitable for residential development but there would be a need to retain commercial uses on the ground floor. 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.
Achievability Outcome: Developable	Potential Capacity: 269
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref Hectares	168 Former Ce	entral Park Nursery, Dartford	<b>0</b> *** :	P Stan 192: Former Central Park Nursery
Current Use	Vacant former nu	irsery		an
Source	Desktop			A Home
Any Green Be Site Descript	elt? No	on		
		Central Park Nursery. It is located oad and north of Princes Road.		
Qualifying Ou			-	
Land Restrict	ions (Policies Man	): Other Land Restrictions:		
		,	Physical Outcome:	Physical Suitability Issues
			Physical Overview - E	Brief Summary
Location Suit	ability Outcome:	Well served by public transport	There would be a nee	r residential development. ed to address flood risk, er, air quality and heritage
Community a	ind Open Space Ou	utcome: Suitable		
Availability O	utcome:	Unavailable: Practical Action or Inaction		
Achievability	Outcome:		Potential Capacity:	
✓Assessed20	21SHLAA		SHLAA	Result
			Unavailable	

Site Ref	169	Northgate Van Hire, 301 Lowfield Street, Dartford DA1
Hectares	0.12	2SN
Current Use	e Vehicle	e Hire
Source Deskto		p
Any Green Belt? No		0

### **Site Description and Information**

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

Ste 98: Van Nine, 301 LaonReid Street

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:

### Physical Outcome: Physical Outcome: Physical Outcome: Physical PhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPhysicaPh

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public	transport The site is suitable for residential development but would need to ensure that shop/ community uses are provided to the Lowfield Street/ Oakfield Lane frontage on the ground floor. It would be
Community and Open Space Outcome: N/A	important to ensure that a safe access is created. Development would also need to take into
Availability Outcome: Available	account contaminated land, noise and heritage issues.
Achievability Outcome: Developable	Potential Capacity: 6
Assessed2021SHLAA	SHLAA Result
_	Developable and/or Deliverable

Site Ref	170	170 Land North of St Mary's Road and South of Cro Boulevard, Stone			rossways				
Hectares	1.36	boulevalu,	Stone						
Current Use	Scrubla	ind					9	Site 172	Land Herth of St. Nevys Road
Source	Core St	rategy, Per	mission				2		
Any Green Be Site Descript			'n				HAR		
Crossways Bo	oulevard premise	l. It compri es forming	ses overgro part of Cross	oad and to the s wn scrubland. sways Business o the south.	There a	re			Harmon Andrews
Qualifying Ou	utcome:	Qualifie	S						
Land Restrict	ions (Po	licies Map)	: Other Lar	nd Restrictions:		Physical O	utcome:	Suitable	
						Physical O	verview - B	rief Summary	
Location Suitability Outcome: Well served by public transport				Outline planning permission was granted for 152 apartments on 11 March 2016 (15/01857/OUT). There is a current application for reserved matters for 150 apartments (18/01341/REM). No assessment required.					
Community a	ind Ope	n Space Ou	tcome:	N/A		assessmer	it required.		
Availability O	utcome	:	Available						
Achievability	Outcom	ne:	Deliverable	!		Potential (	Capacity:	258	
✓Assessed20	)21SHLA	A					SHLAA	Result	
						Develop	able and/	or Delivera	ble

Site Ref	171 Instone House and Car Park, Instone Road, Dartford	
Hectares	0.06	
Current Use	Offices and parking	
Source	Permission	
Any Green B	elt? No	

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

Suitable

		,		
		Physical Overview - B	rief Summary	
Location Suitability Outcome:	Well served by public transport	Prior approval for the change of use of the building from offices to 8 flats was granted on 6 March 2017 (17/00043/P3O) with an amended layout for the 2nd floor units approved on 30		
Community and Open Space O	utcome: N/A	October 2018 (18/01	198/P3O). These changes Ited in 2019. A further 7	
Availability Outcome:	Available	an extension to the b	on 8 July 2019 in the form of uilding (19/00519/FUL), to s on site. No assessment	
Achievability Outcome:	Deliverable	Potential Capacity:	7	
✓Assessed2021SHLAA		SHLAA	Result	
		Developable and/	or Deliverable	

### CULAA CITE CLIMANAADV DEDODT

SHLAA SIII		
Site Ref	173 Creswick Nursery, Dartford Road, South 9HY	Darenth DA4
Hectares	8.55	
Current Use	Nursery	A DE DE DE
Source	Call for Sites	
Any Green Be	elt? Yes	
Site Descript	ion and Information	
agricultural b and slopes up	use as a nursery and comprises a number of larg puildings and hardstanding. It is set back from Da p from east to west. There are dwellings to the e and to the north, west and south.	artford Road
Qualifying Ou	utcome: Qualifies	
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
		Physical Overview - Brief Summary
		The site is not suitable for residential
Location Suit	ability Outcome: Unsuitable	development. It would lead to isolated development unrelated to any existing settlement. Any development would need to
Community a	and Open Space Outcome: N/A	address landscape and heritage issues, the loss of grade 3 agricultural land, and the potential impact
Availability O	utcome:	of the overhead power line and pylon to the north of the site.
Achievability	Outcome:	Potential Capacity:
✓Assessed20	)21SHLAA	SHLAA Result
		Unsuitable

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

### Site Description and Information

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



Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:

### Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary			
Location Suitability Outcome: Unsuitable	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental			
Community and Open Space Outcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. It			
Availability Outcome:	would result in the loss of some grade 2 and 3 agricultural land, which would have to be addressed. Any development would need to take into account noise and heritage issues. It would also need to be designed to take account of the overhead power line to the south of the site and retain the existing public rights of way.			
Achievability Outcome:	Potential Capacity:			
✓Assessed2021SHLAA	SHLAA Result			
	Unsuitable			

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

### **Site Description and Information**

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

small or PDL

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Overview - Brief Summary

**Physical Outcome:** 

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

Unsuitable

	heritage, arboricultural, and ecological issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
_	Unsuitable

Sufficiently sustainably located

N/A

Site Ref	177			e, 38-48 Milton Roa	d,	Carlos Martin			
Hectares	0.09	Swanscom	be DA10 OLY		Control of the term of the 177: 38-48 Metters Rd Sevenacombe				
Current Use	Car Re	epair and Ha	nd Wash				- 32		
Source	Deskt	ор				1			
Any Green E	Belt?	10				3	=		
Site Descrip	tion and	l Informatio	'n			TRIM			
side of Milto	on Road.	lt is within		vash premises on th area and backs onto nd.					
Qualifying C	Qualifying Outcome: Qualifies								
Land Restrictions (Policies Map): Other Land Restrictions:					Physical Outc	ome:	Physical Suitability Issues		
					Physical Over		-		
							residential development. need to take into account		
Location Su	itability	Outcome:	Well served b	y public transport	contaminated	d land an	d heritage issues.		
Community	and Ope	en Space Ou	tcome: N/	/A					
Availability	Outcom	e:	Available						
Achievabilit	y Outcor	ne:	Developable		Potential Cap	acity:	6		
✓Assessed2021SHLAA					SHLAA Result				
<b>•</b> 100000002		52 S			Developabl	le and/	or Deliverable		

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

### Site Description and Information

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	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
Community and Open Space Outcome: N/A Availability Outcome:	that cannot be mitigated, depending on its size, scale and impacts on the landscape. It would result in some loss of grade 2 agricultural land,
	and policy would have to be addressed. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address
Achievability Outcome:	contaminated land, noise and heritage issues. Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

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

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



### Dhycical Out

ble

	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A Availability Outcome:	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:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	181	Land to south east of School Lane, Bean
Hectares	3.37	
Current Lies		dla a d
Current Use	W00	dland
Source	Call f	or Sites
A		
Any Green B	elt?	Yes

### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



· · · · · · · · · · · · · · · · · · ·	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuita	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
Community and Open Space Outcome:	Unsuitable a significant urbanising effect on the area and there is no definitive boundary to define the
Availability Outcome:	future edge of development. It would also lead to the loss of the best and most versatile agricultural land.
Achievability Outcome:	Potential Capacity:
▲Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	182	Old West Barn, Highcross Road, Southfleet DA13 9PH
Hectares	1.06	
Current Use	Employ	yment
Source	Call for	Sites
Any Green E	Belt? Ye	es

### **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.

0		al bine a	182: DId	West Barn, S	outhReet
				1	
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			2	H	
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÷			20		-
	F	きい	Tes.		TIOR

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:

### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would have a significant urbanising effect on an area of sporadic development which does not relate to an existing	
Community and Open Space Outcome: N/A	built up area or identified settlement. Any development would need to address landscape	
Availability Outcome:	issues.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref		Imington Grammar School for
Hectares	Girls, Common Lane, Wilr 1.64	nington DA2 7DA
Current Use	e Disused school playing field	
Source	Call for Sites	
Any Green I	Belt? Yes	-

### 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:

# Other Barris de US: School Bald al Common Laux

### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would be accessed from a narrow country lane with no footways and would comprise isolated development in the
Community and Open Space Outcome: Unsuitable	countryside. Any development would result in the loss of mature trees and would need to
Availability Outcome:	address ecological issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	184	Land at Stone Pit 1, Cotton Lane/London Road, Stone, Dartford DA9 9BB
Hectares	0.99	
Current Use	Perime	eter of restored landfill site
Source	Call for	Sites
Any Green B	Belt? N	0

### **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	d by public transport
Community and Open Space Ou	tcome:	N/A
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:** 

**SHLAA Result** 

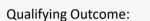
Unsuitable

✓Assessed2021SHLAA

Site Ref	185	South west of Green Street Green Road, Dartford
Hectares	2.39	
Current Lleo	Fuenda	waant Maantalian
Current Use	Emplo	yment, Vegetation
Source	Call fo	r Sites
Any Groon Bo	1+2 V	
Any Green Be	eite Y	es

### **Site Description and Information**

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



Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement and the loss of vegetation/ tree belts, causing a
Community and Open Space Outcome: N/A	significant urbanising effect on the local and wider landscape. Contaminated land issues and
Availability Outcome:	the presence of a priority ecological habitat may restrict development which could take place on the southern part of the site. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address heritage issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	186	North of Highfield Farm, Betsham
Hectares	6.21	
Current Use	Dwelli	ngs, Agriculture
Source	Call fo	r Sites
Any Green B	elt? Y	es

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



#### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. Iit would lead to urbanisation in an area unrelated to the existing small built settlement of Betsham, further linear development along Betsham Road and significant impacts on the local and wider landscape. It would also lead to the loss of the best and most versatile agricultural land. Any development would need to address ecological issues.	
Community and Open Space Outcome: N/A		
Availability Outcome:		
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref Hectares Current Use	187 North of S 7 Woodland, Open	hellbank House, Shellbank Lane, B land	ean	20 Mar Site 167: Noch of Shellbirk Rouse.
Source	Call for Sites			N. Ma
Any Green Belt? Yes				
Site Description and Information				
The irregular shaped site lies to the west of Shellbank Lane. It comprises ancient woodland adjacent to the road frontage with more open land beyond.				
Qualifying Ou	tcome: Disqual	ified		
Land Restricti	ons (Policies Map)	: Other Land Restrictions:	Physical Outcome:	
Ancient Wood	dland		Physical Overview - Brid	ef Summary
Location Suita	ability Outcome:	DISQUALIFIED		
Community a	nd Open Space Ou	tcome:		
Availability Ou	utcome:			
Achievability	Outcome:		Potential Capacity:	
✓Assessed20	21SHLAA		SHLAA Re	esult
			Disqualified	

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

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settlement, with a significant urbanising effect on	
Community and Open Space Outcome: Suitable	the area and significant impacts on the local and wider landscape given its topography and other	
Availability Outcome:	factors. It would also lead to the loss of the best and most versatile agricultural land. Any development would need to address contaminated land and ecological issues, and address any possible pestrian/ highwat safety issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
_	Unsuitable	

Site Ref	189	189 Land North of Elizabeth Street, Dartford DA9 9AT	
Hectares	0.86		
Current Use	Woo	dland	
Source	Call f	or Sites	
Any Green B	elt?	No	

#### **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.



Disqualified

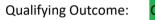
	O the State of Sine 18: Land north of Elizabeth S
+-2/-	+4.17
SARTONS	SAR TYPE

	Other Land Restrictions.	Physical Outcome:	
	Group TPOs	Physical Overview - B	rief Summary
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Out	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA	Result
		Disqualified	

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

#### **Site Description and Information**

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



Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
Location Suitability Outcome: Sufficier small or	ntly sustainably located PDL	though this would ne	or residential development, eed to take into account ssues and be designed to ts.
Community and Open Space Outcome:	N/A		
Availability Outcome: Availabl	e		
Achievability Outcome: Develop	able	Potential Capacity:	30
✓Assessed2021SHLAA		SHLAA	Result
		Developable and	/or Deliverable

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

#### Site Description and Information

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

Unsuitable

N/A

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

# Physical Overview - Brief Summary

**Physical Outcome:** 

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

# Achievability Outcome: Potential Capacity: SHLAA Result Unsuitable Unsuitable

Site Ref	192 Land adjacent to Gill's Road/B260, Dartford	
Hectares	3.53	
Current Use	Agriculture	
Source	Call for Sites	
Any Green Be	It? Yes	

#### Site Description and Information

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



Qualifying Outcome:

Qualifies

## Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	The site is not suitable for residential development. It is unclear whether contaminated land issues could be resolved from the former landfill use/ consultation zone. It would lead to isolated development in the countryside unrelated to any existing built up area or settlement with significant impacts on the local and wider landscape and ecological habitats. It would also lead to the loss of the best and most versatile agricultural land. Any development would also be subject to an assessment on whether there is any potential for minerals extraction.	
Availability Outcome:		
Achievability Outcome:	Potential Capacity:	
✓Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	193	Land to the rear of The Playing Fields (South Darenth Primary School), St Margaret's Road, Dartford					
Hectares	4.56						
Current Use	Agricu	lture				1	The second second
Source	Call fo	r Sites					
Any Green Be	elt? Y	es					
Site Descript	ion and	Information				ſ	
Darenth Prim to St Margare	ary Sch et's farn	ool. It compri n. There is sor	ises agricu me sporad	of St Margaret's Roa Itural land below th ic ribbon developm y agricultural land.	e slopes up	ł	
Qualifying Ou	utcome:	Qualifies					Littler.
Land Restrict	ions (Po	olicies Map):	Other Land	d Restrictions:	Physical Ou	tcome:	Unsuitable
					Physical Ov	erview - Br	ief Summary
Location Suit	ability (	Dutcome: Ur	nsuitable		developme land issues	nt. Unclear could be re	for residential whether contaminated solved. Furthermore, it development in the
Community a	ind Ope	en Space Outco	ome: 🛯	N/A			to the existing built up significant impacts on the
Availability O	utcome	2:			local and w the loss of t land. Any c	ider landsc the best an levelopmei ent on whe	ape. It would also lead to d most versatile agricultural nt would also be subject to ether there is any potential
Achievability	Outcon	ne:			Potential Ca	apacity:	
✓Assessed20	)21SHLA	λA				SHLAA F	Result
<u>.</u>					Unsuitabl	e	

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

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A	The site is not suitable for residential development. Development of the site would lead to linear ribbon development, have a significant urbanising effect on the area and have significant impacts on the local and wider landscape. as it is unclear whether contaminated
Availability Outcome:	land issues could be resolved. Not clear that a suitable access could be provided without adversely affecting ecological habitats. It would also lead to the loss of the best and most versatile agricultural land. Any development would also be subject to an assessment on whether there is any potential for minerals extraction and would need to address heritage issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	195	Land at Westwood Farm, High Cross Road, Southfleet
Hectares	7.38	
Current Use	Emplo	yment, Agriculture
Source	Call fo	or Sites
Any Green Be	elt?	'es

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

	Physical Outcome: Unsuitable		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to urbanisation in an area unrelated to any existing built up area or identified settlement and have significant impacts		
Community and Open Space Outcome: N/A	on the local and wider landscape. It would also lead to the loss of the best and most versatile		
Availability Outcome:	agricultural land. Any development would need to address heritage issues.		
Achievability Outcome:	Potential Capacity:		
Assessed2021SHLAA	SHLAA Result		
	Unsuitable		

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

#### Site Description and Information

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



Qualifying Outcome:

Qualifies

	Physical Outcome: Unsuitable		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development as it would lead to continuous urban development along Birchwood Road and the coalescence of Joydens Wood and Swanley,		
Community and Open Space Outcome: Unsuitable	and would have a significant effect on the local and wider landscape. It would also lead to the 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.		
Availability Outcome:			
Achievability Outcome:	Potential Capacity:		
✓Assessed2021SHLAA	SHLAA Result		
	Unsuitable		

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

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



Dhusiaal Cuitability Jacu

	Physical Outcome: Physical Suitability Issues		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Well served by public transport	The site is suitable for residential development in combination with the redevelopment of the British Gas Holder (77), Milestone Garage (261), 114-130 Lower Hythe Street (270) and Steam		
Community and Open Space Outcome: N/A	Crane Wharf sites (10) to achieve wider		
Availability Outcome: Available	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 ai quality, noise and heritage issues and would need to be designed to protect the TPO tree in the south western corner of the site.		
Achievability Outcome: Developable	Potential Capacity: 86		
Assessed2021SHLAA	SHLAA Result		
	Developable and/or Deliverable		

Dhusiaal Outeeness

Site Ref	198	Burnham Trading Estate, Burnham Road, Dartford DA1
Hectares	0.86	
Current Use	Emplo	byment
Source	Deskt	ор
Any Green E	Belt?	No

#### 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



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - Brief Summary	
Location Suitability Outcome:	Sufficiently sustainably located small or PDL		r residential development. ke into account air quality, red land issues.
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA	Result
		Unavailable	

Site Ref	199	K T Dartford Ltd, 97 The Brent, Dartford DA1 1YH
Hectares	0.08	
Current Use	Car Sal	es
Source	Desktop	
Any Green E	Belt? N	0

## Site Description and Information

Qualifying Outcome:

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

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Physical Suitability issues
		Physical Overview - B	rief Summary
			r residential development. It no account air quality issues.
Location Suitability Outcome:	Well served by public transport		
Community and Open Space Ou	tcome: N/A		
Availability Outcome:	Unavailable: Practical Action or Inaction		
Achievability Outcome:		Potential Capacity:	
➡Assessed2021SHLAA		SHLAA	Result
		Unavailable	

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

#### Site Description and Information

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

Qualifying Outcome:

Disqualified

	Heat	Hook Green	and at Hook Place Parm
NON T	ner ()	201	-) Play Area
ar M		Party Party	
	5		1
		Pond	Pord DARTFORD

		Physical Outcome:
Listed Building	Group TPOs, Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	itcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	201 North of Edwin Road, Wilmington	
Hectares	8.86	
Current Use	Unused and grazing land	
Source	Call for Sites	
Any Green Be	t? Yes	

#### **Site Description and Information**

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



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental	
Community and Open Space Outcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. Any	
Availability Outcome:	development would need to take into account air quality, noise and ecological issues, including the TPO trees to the north.	
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	202 Manor House Farm	, Westwood Road, Betsh	am DA13		
Hectares	9LZ 0.23			0°=1 21 8	States 202: Manor House Farm
Current Use	Derelict farm house and ba	arn			
Source	Call for Sites				The state of the s
Any Green Be	lt? Yes			1	
Site Descripti	on and Information			$ \leq /$	Mar Carl
Westwood Ro	omprises a derelict farm ho ad. There are two residen d south of the site. Land to d.	tial properties and their o	urtilages		Manor House P
Qualifying Ou	tcome: Qualifies				all and a second
Land Restricti	ons (Policies Map): Other	Land Restrictions:	Physical Outc	ome: <mark>l</mark>	Jnsuitable
			Physical Over	view - Bri	ef Summary
	ibility Outcome: Unsuita		development an area unrel identified set	as it wou ated to ar tlement.	for residential Id lead to urbanisation in ny existing built up area or Any development would ge and landscape issues.
Community a	nd Open Space Outcome:	N/A			<u> </u>
Availability Ou	itcome:				
Achievability	Outcome:		Potential Cap	acity:	
✓Assessed202	21SHLAA			SHLAA R	esult
			Unsuitable		

Site Ref	203 Land adjacent to 2 Cotton Lane, Stone			
Hectares	0.09	Crosswys		
Current Use	Scrubland			
Source	Call for Sites, Planning Application			
Any Green B	elt? No			
Site Descript	ion 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 O	utcome: Qualifies	Aladem Brite		
Land Restrict	tions (Policies Map): Other Land Restrictions:	Physical Outcome: Unsuitable		
		Physical Overview - Brief Summary		
Location Suit	cability Outcome: Unsuitable	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		
-	and Open Space Outcome: N/A	take into account noise and ecological issues and should seek to retain the hedge line along Cotton Lane.		
Availability C	putcome:	Lunc.		
Achievability	Outcome:	Potential Capacity:		
✓Assessed20	D21SHLAA	SHLAA Result		
		Unsuitable		

Site Ref	204 Land at Hook Place Farm West, Hook Green Road, Southfleet DA13 9NL
Hectares	1.13
Current Use	Grassland
Source	Call for Sites
Any Green Be	t? Yes

#### Site Description and Information

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



Qualifying Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental
Community and Open Space Outcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape; and if
Availability Outcome:	best and most versatile land issues could be addressed. The proximity of the site to the national grid transmission line/hazardous substances zone could affect the amount of development which could take place. Any development would result in the loss of the best and most versatile agricultural land and would need to address the protected trees to the east.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

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

## Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

	Thysical Outcome. Onsultable		
	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would lead to continuous urban development along and off Main Road, the coalescence of Longfield and New Barn and		
Community and Open Space Outcome: N/A	significant impacts on the local and wider landscape. It could also lead to the loss of the		
Availability Outcome:	best and most versatile agricultural land. Any development would need to address heritage issues and ensure that the existing public right of way running through the site is retained.		
Achievability Outcome:	Potential Capacity:		
✓Assessed2021SHLAA	SHLAA Result		
	Unsuitable		

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

#### **Site Description and Information**

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



Qualifying Outcome:

Qualifies

	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have a significant and adverse impact on the setting of heritage assets and the character of the Red Street conservation
Community and Open Space Outcome: N/A	area. It would also lead to development which is out of scale and character to the existing
Availability Outcome:	settlement of Southfleet, would have a significant impact on the local and wider landscape and would lead to the loss of the best and most versatile agricultural land. Development in the easternmost part of the site would need to take account of the overhead power line and ensure that the existing public right of way is retained.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref Hectares	207 Chapter Farm Yard, Red Street, Southfleet D 0.25	OA13 9QH
Current Use	Agricultural buildings	
The flat site li Chapter Farm agricultural b agricultural la	on and Information es to the north of Red Street, immediately to the w House and east of a row of terraced houses. It con uildings, associated yard areas and two ponds. The nd to the north west and north east.	nprises
Qualifying Ou Land Restricti	ons (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	Group TPOs	Physical Overview - Brief Summary
	ability Outcome: Unsuitable	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.
Community a Availability O	nd Open Space Outcome: N/A utcome:	
Achievability	Outcome:	Potential Capacity:
✓Assessed20	21SHLAA	SHLAA Result
		Unsuitable

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

#### **Site Description and Information**

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

Qualifying Outcome:

Disqualified



	,	Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
ocation Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	utcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2021SHLAA		SHLAA Result
_		Disqualified

Site Ref	209	26-28 Westgate Road, Dartford DA1 2AN
Hectares	0.07	
Current Use	Retail,	Dwellings
Source	Call for	Sites, Permission
Any Green E	Belt? N	0

#### **Site Description and Information**

Site 209: 26-28 Westgate Rook

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

Qualifying Outcome:

Qualifies

		Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Dartford Town Centre	1 01	rmission was granted for 8 mber 2020 (20/00411/FUL). red.
Community and Open Space Ou	Itcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	8
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	210		eenhithe (	Clinic, Knockha	all Chase, G	ireenhithe	-		
Hectares	0.08	DA9 9EN					O THE A	States 210: Ex-Can	ts, Knockhall Chase
Current Use	Scrubl	and							
Source Call for Sites, Permission									
Any Green Belt? No						-21	ALLIN .		
Site Descrip	otion and	Informatio	n				$\sim$		
properties t	o the no which is	rth, east and used to gra	d south. T	e and is surro here is a large The site is re	e former la	ndfill site			Destingen
Qualifying C	Outcome	Qualifie	S					14	No.
Land Restric	ctions (Po	olicies Map)	: Other L	and Restrictio	ns:	Physical Out	tcome:	Suitable	
						Physical Ove	erview - B	rief Summary	
Location Su	itability (	Outcome:	Well serve	ed by public ti	ransport	dwellings w (18/01573/ application	as granted OUT). The (19/00657	nission for a ma d on 21 Februar e reserved matte 7/REM) was app	y 2019 ers roved on 13
Community	and Ope	en Space Ou	tcome:	N/A		September	2019. No	assessment req	uired.
Availability	Outcome	2:	Available						
Achievabilit	y Outcon	ne:	Deliverab	le		Potential Ca	pacity:	5	
✓Assessed2	2021SHL4	١A					SHLAA	Result	
		ur 8				Developal	ble and/	or Deliverabl	e

Site Ref	211	Newlands, Darenth Wood Road, Dartford DA2 8AA
Hectares	0.29	
Current Use	Dwellin	lg
Source	Call for	Sites
Any Green B	Belt? Ye	es

#### **Site Description and Information**

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



Qualifying Outcome:

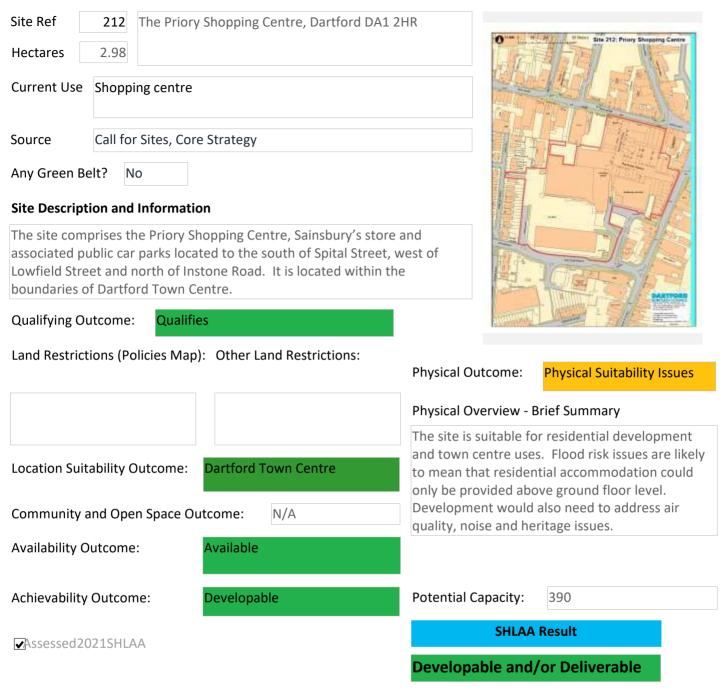
Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:

# Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary		
Location Suitability Outcome: Unsuitable	If the site were acceptable in terms of location, it could by physically suitable for residential development depending on its size, scale and impacts on the landscape relative to existing		
Community and Open Space Outcome: N/A Availability Outcome:	development in the area. Any development would also need to take into account contaminated land issues.		
Achievability Outcome:	Potential Capacity:		
✓Assessed2021SHLAA	SHLAA Result		
	Unsuitable		



Site Ref	213 Former Rowhill School Site, Stock Lane, Wiln	
Hectares	1.46	Grand State 213: Former Roothill School
Current Use	Former School	
Source	Call for Sites	
Any Green Be	elt? Yes	
Site Descript	ion and Information	
comprises the	ies to the east of Stock Lane, opposite Gerdview Driv e buildings and grounds of a disused school. To the r ential areas whilst the areas to the east and south ar	north and
Qualifying Ou	itcome: Qualifies	
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
	ability Outcome: Sufficiently sustainably located small or PDL	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.
	nd Open Space Outcome: Unsuitable	
Availability O	utcome:	
Achievability	Outcome:	Potential Capacity:
✓Assessed20	021SHLAA	SHLAA Result
		Unsuitable

Site Ref	214			ment Depot, Broad L	ane,				
Hectares	0.28	Wilmington	DA2 7AG			0	Site 214: KCC Dapit, Broad Lare		
Current Use	Depot	Depot				T.			
Source	Call for	r Sites							
Any Green E	Belt? N	0							
Site Descrip	otion and	Informatior	ו				Salf 1		
The site comprises a depot and associated yard to the north of Broad It slopes down from south to north. To the east is a modern church and some residential properties whilst school playing fields lie to the					urch building		Wilmington Evangelical Free Church		
Qualifying C	Outcome:	Qualifies	;				Construction Construction		
Land Restric	ctions (Po	olicies Map):	Other La	nd Restrictions:					
			[		Physical O	utcome:	Physical Suitability Issues		
					Physical O	verview - B	rief Summary		
							r residential development ed to take into account		
Location Su	itability C		Sufficiently small or PD	sustainably located	-	ited land is			
Community	and Ope	en Space Out	come:	N/A					
Availability	Outcome	2: 4	Available						
Achievabilit	y Outcon	ne: [	Developab	le	Potential (	Capacity:	6		
✓Assessed2021SHLAA				SHLAA	Result				
					Developa	able and/	or Deliverable		

Site Ref	215	The Limes School Facility, Brent Lane, Dartford DA1	
Hectares	0.55	1QN	
Current Use Scho		ol facility	
Source	Call fo	or Sites	
Any Green B	elt?	No	

#### Site Description and Information

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



Qualifying Outcome:

Qualifies

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	Development would	r residential development. need to take into account nould seek to retain the row g Brent Lane.
Community and Open Space Ou	itcome: Unsuitable		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA	Result
		Unsuitable	

Site Ref		27 Lock-Up Garages Rear Of 33 ar	
Hectares	0.17 Road, Oa	kfield Lane, Dartford	O *** films Bin 210: Garages, Dakhald Larw
Current Use	Garages		
Source	Permission		A A A A A A A A A A A A A A A A A A A
Any Green Be Site Descript	elt? No	ion	
		ential area to the north of Oakfield ises lock up garages.	d Lane, from
Qualifying Ou	itcome: Qualif	ies	
Land Restrict	ions (Policies Ma	o): Other Land Restrictions:	Physical Outcome: Suitable
			Physical Overview - Brief Summary
Location Suit	ability Outcome:	Well served by public transport	approved on 21 December 2018. No assessment
Community a	nd Open Space C	N/A	required.
Availability O	utcome:	Available	
Achievability	Outcome:	Deliverable	Potential Capacity: 9
✓Assessed20	21SHLAA		SHLAA Result
_			Developable and/or Deliverable

Site Ref	218					Without Days Mills of Journal & Barriel Barriel	
Hectares	0.1	Wilmingtor	1			0	Al Manne Siller 218: Garrages, Albert Road
Current Use	Garage	25					
Source	Deskto	р				The second	ALLS/
Any Green Be	elt? N	0				(D)	17.4/14
Site Descripti	ion and	Information	n				
Edwin Road.	It slope	es down fron	n south to nor	t of Albert Road and rth. The site is with play area immediate	in a		
Qualifying Ou	itcome:	Qualifies	5				
Land Restrict	ions (Pc	olicies Map):	Other Land	Restrictions:	Physical Ou	tcome:	Physical Suitability Issues
					Physical Ove	erview - Bı	rief Summary
Location Suita	-		small or PDL	istainably located	residential o would need would lead	developme to be add to the loss	a limited amount of ent though access issues Iressed. Its development of off-street parking and d for a parking survey.
-							
Availability O	utcome		Available				
Achievability	Outcon	ne: I	Developable		Potential Ca	pacity:	5
✓Assessed20						SHLAA I	Result
	21SHLA	λA					

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

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues **Physical Outcome: Physical Overview - Brief Summary** The site is suitable for residential development subject to a parking survey which shows that the Location Suitability Outcome: Well served by public transport loss of off-street parking would not cause unacceptable impacts on on-street parking in the vicinity. The narrow shape of the site is likely to Community and Open Space Outcome: N/A limit the number of dwellings (given its area) which could be achieved if only houses. Availability Outcome: Available Development would need to take into account contaminated land and heritage issues. Achievability Outcome: Developable **Potential Capacity:** 6 **SHLAA Result** Assessed2021SHLAA

**Developable and/or Deliverable** 

Site Ref 220 Block Of Hectares 0.21 Swansco Current Use Garages	43 Lock-Up Garages Rear Of Gilbert	Close,	Bite 220: Garages, Gilbert Close
Source Permission Any Green Belt? No Site Description and Informa			
remainder of the site former	up garages along its eastern edge. T y accommodated garages but these ed as parking for the residents of th he site is relatively flat.	have been	
Qualifying Outcome: Quali	fies		
Land Restrictions (Policies Ma	p): Other Land Restrictions:	Physical Outcome:	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL		mission was granted for 16 er 2020 (19/01464/FUL). No
Community and Open Space	Dutcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity:	16
Assessed2021SHLAA		SHLAA	
		Developable and/	or Deliverable

Site Ref	221 Block Of 47 Lock-Up Garages Rear Of Durrant Way,	Property and
Hectares	0.21 Swanscombe	
Current Use	Garages	
Source	Desktop	Carry Carry
Any Green Be	elt? No	
Cite Descript	tion and Information	

#### 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:



e:

**Physical Suitability Issues** 

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - E	Brief Summary
•	Sufficiently sustainably located small or PDL	This site has issues as it is an irregularly shaped backland site and would lead to the intensified use of an existing access which runs between existing dwellings. Its development would lead to	
Community and Open Space Ou	tcome: N/A	-	ff-street parking in an area king is an issue though this
•	Unavailable: Land Legal Restrictions	would be subject to a of the site is likely to	a parking survey. The shape limit the number of d be achieved. Development nto account the
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA	Result
		Unavailable	

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

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



#### Physical Outcome:

Physical Suitability Issues

	Physical Overview - Brief Summary
Location Suitability Outcome: Sufficiently sustainably located small or PDL Community and Open Space Outcome: N/A	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
Availability Outcome: Available	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
Achievability Outcome: Developable	issues Potential Capacity: 5
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	223	Builders Yard, Har	mer Road, Swanscom	be DA10 OAR			
Hectares	0.04		O *** Sits 222: Yard, Harmar R				
Current Use	Vacant workshop and yard						
Source	Deskto	р				TEN	
Any Green B		o Information				A	
The flat site	lies on th derelict	ne south side of Ha	rmer Road in a resider d associated yard (whi				
Qualifying O	utcome:	Qualifies				A ATTOR	
Land Restric	tions (Po	licies Map): Othe	r Land Restrictions:	Physical Ou	utcome:	Physical Suitability Issues	
				Physical Ov	verview - Br	rief Summary	
Location Sui	-	Outcome: Sufficie small o n Space Outcome:		ed would imp removing a Developme	rove the ap an existing c ent would n	residential development. In pearance of the area by derelict building. need to take into account d heritage issues.	
Availability (		·	lable: Practical Action				
Achievability	y Outcom	ne:		Potential C	apacity:		
✓Assessed2	✓Assessed2021SHLAA				SHLAA Result		
				Unavailal	ole		

Site Ref		Angels Garage, 149 Church Road, Swanscombe DA10 0HL
Hectares	0.14	UIIL
Current Use	Car Rep	airs
Source	Desktop	)
Any Green Belt? N		

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues **Physical Outcome: Physical Overview - Brief Summary** The site is suitable for residential development. However, part of it is used for off-street parking in Location Suitability Outcome: Well served by public transport an area where on-street parking is a significant problem. Therefore, development of this part of the site would be subject to a parking survey Community and Open Space Outcome: N/A showing that the loss of off-street parking would not cause unacceptable impacts on on-street Availability Outcome: Available parking in the vicinity. Development would need to take into account contaminated land and heritage issues. Developable **Potential Capacity:** 9 Achievability Outcome: **SHLAA Result** ✓Assessed2021SHLAA **Developable and/or Deliverable** 

Site Ref	225 Land At B	irch Place, Horns Cross, Greenhithe		Site 227: Birch Place, Horne Cross		
Hectares	0.32		Of Link.	Ste 223: Birch Place, Homa Croas		
Current Use	nt Use Borough Open Space, amenity space					
Source	Desktop					
Any Green Be	elt? No					
Site Descript	ion and Informati	on		う」目記		
and parking t	o the north, west ea just to east of s	of Borough Open Space and amen and east of Birch Place. It is withir Stone Recreation Ground. There a	na l			
Qualifying Ou	itcome: Qualifi	es		hold and to a		
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues		
			Physical Overview - Bi	ief Summary		
Location Suit	ability Outcome:	Well served by public transport		residential development. he site should seek to retain		
Community a	ind Open Space O	utcome: Suitable				
Availability O	utcome:	Available				
Achievability	Outcome:	Developable	Potential Capacity:	5		
✓Assessed20	21SHLAA		SHLAA I	Result		
			Developable and/	or Deliverable		

Site Ref	226	6-12 Lowfield Street and	l 11 Market Street, D	artford			
Hectares	0.09	DA1 1HA					
Current Use	Retail	Retail					
Source	Plannii	ng Application		1	Martin		
Any Green E	Belt?	0			LIANE		
Site Descrip	tion and	Information		TT	SI Proved		
the north of ground floo located with	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 located within the boundaries of Dartford Town Centre.						
Qualifying C	)utcome:	Qualifies		17/8			
Land Restric	ctions (Po	olicies Map): Other Land	Restrictions:	Physical Outcome	: Physical Suitability Issues		
				Physical Overview	- Brief Summary		
Location Su	itability C	Outcome: Dartford Tow	n Centre	but there would b uses at ground flo Street. Flood risk	e for residential development be a need to retain commercial for level fronting Lowfield issues are likely to mean that		
Community	and Ope	n Space Outcome: N	/A		modation could only be round floor level. Development		
Availability	Availability Outcome: Available would need to take into account air quality and heritage issues.						
Achievabilit	y Outcon	ne: Developable		Potential Capacity	<i>v</i> : 15		
✓Assessed2	2021SHLA	A		SHL	AA Result		
_				Developable and/or Deliverable			

Site Ref	227	Summit Farm, Arnolds Lane, Sutton at Hone, Dartford			
Hectares 0.7		DA4 9HE			
<b>a</b>					
Current Use	e Dwelli	ng			
Source	Deskto	p			
Any Green Belt? Ye		es			

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

**Physical Outcome:** 

**Physical Overview - Brief Summary** The site is not suitable for residential development as it would lead to isolated Location Suitability Outcome: Unsuitable development unrelated to any existing settlement and would have a significant impact on the local landscape. It is also questionable whether the Community and Open Space Outcome: N/A introduction of further residential development would be compatible with the operation of the Availability Outcome: 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:** Achievability Outcome: **SHLAA Result** ✓Assessed2021SHLAA Unsuitable

Site Ref	228	119 Main Road, Sutton at Hone
Hectares	0.15	
Current Use	Dwell	ing
Source	Deskt	ор
Any Green Belt? N		No

#### **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:

Disgualified



Land Resulutions (Policies Map		
, , , , , , , , , , , , , , , , , , ,		Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	itcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✔Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref Hectares	230 Blossoms, Mounts Road, Greenhithe DA9 9 0.09	ND		
Current Use	Care home			
Source	Desktop			
Any Green B	elt? No			
Site Descript	ion 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 Restric	cions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues		
		ritysical Suitability issues		
		Physical Overview - Brief Summary		
Location Suit	ability Outcome: Well served by public transport	Likley 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.		

N/A

Potential Capacity:

Unachievable

**SHLAA Result** 

Available

Unachievable

Community and Open Space Outcome:

Availability Outcome:

Achievability Outcome:

✔Assessed2021SHLAA

Site Ref 231		Lane End Garage, Green Street Green Road, Dartford DA2 7JR		
Hectares	0.2			
Current Use	Car Sal	les and Repairs		
Source	Deskto	p		
Any Green B	elt? Y	es		

#### **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

	Physical Outcome:
Net site capacity likely under 5	Physical Overview - Brief Summary
DISQUALIFIED	
itcome:	
	Potential Capacity:
	SHLAA Result
	Disqualified
	5

Site Ref	232 Block Of 25 Lock-Up Garages Northeast Of Coller	0
Hectares	Crescent, Darenth 0.17	
Current Use	Garages	
Source	Desktop	P
Any Green B	Belt? No	7

### Site Description and Information

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

Qualifying Outcome:

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



Physical Outcome:

Physical Suitability Issues

		,	,
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL	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.	
Community and Open Space O	utcome: N/A		
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	5
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	233 Dene Yard, Green Street Green Road, Dartf	ord DA2			
Hectares	8DH 0.12	O <sup>um</sup> 1 Still Philane Site 232: Dane Yard, Green St Green			
Current Use	Employment	31.20			
Source	Desktop	1 June 19 Jamin Street			
·	Any Green Belt? Yes 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 Ou	tcome: Qualifies	Character of The Control of Character of The Control of Character of The Control of Character of			
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:					
		Physical Overview - Brief Summary			
Location Suitability Outcome: Unsuitable					
Community a	nd Open Space Outcome: N/A				
Availability O	utcome:				
Achievability	Outcome:	Potential Capacity:			
✓Assessed20	21SHLAA	SHLAA Result			
		Unsuitable			

Site Ref	234	London Hire Chalkcroft T	n Street				
Hectares	0.19	Green Road, Dartford DA		O the state of the			
Current Use	Use Employment						
Source	Deskto	р				r-da-	
Any Green Belt? Yes Site Description and Information							
		e east of Green Street Gre			9		
by a vehicle i and agricultu		mpany. There a mix of re	sidential and farm l	ouildings	Grubb Stree	1504	
Qualifying Outcome:     Qualifies       Land Restrictions (Policies Map):     Other Land Restrictions:   Physical Outcome:							
				Physical Ove	erview - Bri	ef Summary	
Location Suitability Outcome: Unsuitable							
Community and Open Space Outcome: N/A							
Availability C	)utcome	:					
Achievability	Outcon	ne:		Potential Ca	pacity:		
✓Assessed2021SHLAA					SHLAA R	esult	
				Unsuitable	2		

Site Ref 235 Block Of 38 Lock-Up Garages Rear Of 1-9 Br				
Avenue, Bean 0.1	O <sup>ram 2 + 10</sup> Pikan Bita 235: Garages, Branbla Avanue			
Current Use Garages, Parking				
Source Desktop				
Any Green Belt? No Site Description and Information	CERTIFIC E			
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	Attended to a second seco			
Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome: Physical Suitability Issues				
	Physical Overview - Brief Summary			
Location Suitability Outcome: Sufficiently sustainably located small or PDL Community and Open Space Outcome: N/A	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.			
Availability Outcome: Unavailable: Practical Action or Inaction				
Achievability Outcome:	Potential Capacity:			
Achievability Outcome:	Potential Capacity: SHLAA Result			

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

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



**Physical Outcome:** Suitable **Physical Overview - Brief Summary** Detailed planning permission was granted for the provision of 12 apartments on 12 July 2018 Location Suitability Outcome: Well served by public transport (reference 17/02042/FUL). No assessment required. Community and Open Space Outcome: N/A Availability Outcome: Available Achievability Outcome: Deliverable **Potential Capacity:** 12 **SHLAA Result** ✓Assessed2021SHLAA **Developable and/or Deliverable** 

Site Ref Hectares		Land at Hollands Farm, South East of Warren Road, Hawley Road - Part A(1)
riectares	11.75	
Current Use	Agricul	ture
Sourco	Call for	Sites
Source Call for Sites		Siles
Any Green Belt? Ye		25

#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

to

Physical Outcome:

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the site may not feature adverse physical/ environmental	
Community and Open Space Outcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. It	
Availability Outcome:	and policy would have to be successfully addressed. Any development would be subject an assessment on whether there is any potenti for minerals extraction, which could provide a major restriction; and would need to address a quality and noise issues.	
Achievability Outcome:	Potential Capacity:	
Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

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

#### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

**Physical Suitability Issues** 

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	Issues exist. If principal sustainability and other key policy issues were to be set aside, in terms of the criteria at this stage of assessment the land - depending on the status of other sites - may not
Community and Open Space Outcome: N/A	feature adverse physical/ environmental respects that cannot be mitigated, depending on its size,
Availability Outcome:	scale and impacts on the landscape. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address contaminated land, air quality, noise and heritage issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

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

#### Site Description and Information

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



Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

#### Physical Outcome:

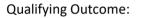
Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is not suitable for residential development. It would have a significant impact on the local landscape. Its development would result in the loss of some grade 2 agricultural land. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address
Community and Open Space Outcome: N/A	
Availability Outcome:	contaminated land, air quality and noise issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref		Land at Hollands Farm, South of Shirehall Road, Hawley Road - Part C	
Hectares	5.22		
Current Use	Agricult	ture	
Source	Call for	Sites	
Any Green Belt? Ye		S	

#### Site Description and Information

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



Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



Unsuitable

Physical Outcome:

	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	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	
Community and Open Space Outcome: N/A	loss of grade 2 agricultural land. Any development would be subject to an assessment	
Availability Outcome:	on whether there is any potential for minerals extraction and would need to address contaminated land, flood risk and ecological issues.	
Achievability Outcome:	Potential Capacity:	
✓Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref Hectares	241 0.88	Former Empire Sports Ground, South Of Knockhall Road, Greenhithe
Current Use	Forme	r Sports Ground
Source	Permis	ssion
Any Green Be	lt? N	lo

#### 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:

Location Suitability Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



#### Physical Overview - Brief Summary Outline planning permission was granted for up to 40 dwellings on 26 March 2014 (12/01325/OUT). Extant Under Construction Reserved matters were approved on 18 March 2016 (15/01497/REM). Part of the overall site Community and Open Space Outcome: N/A is not included in the boundaries of the SHLAA site. No assessment required. Available Deliverable **Potential Capacity:** 8

**Physical Outcome:** 

✓Assessed2021SHLAA

Achievability Outcome:

Availability Outcome:

which has planning permission has been built and

Suitable

**SHLAA Result Developable and/or Deliverable** 

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

#### **Site Description and Information**

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

Qualifying Outcome:

Disqualified



		Physical Outcome:	
RIGS		Physical Overview - Br	rief Summary
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	itcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA I	Result
		Disqualified	

Site Ref	244	Bluewater Chestnut Avenue West (Site B)
Hectares	1.64	
Current Use	Shop	ping Centre Car Park
Source	Call fo	or Sites
Any Green Be	elt?	No

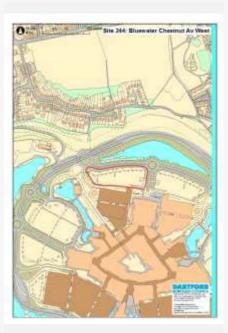
#### **Site Description and Information**

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues Physical Outcome: Physical Overview - Brief Summary If the site were acceptable in terms of location, it would be physically suitable for residential Location Suitability Outcome: Unsuitable development subject to addressing the impacts of the loss of car parking. It would be important to ensure that the local and strategic road network, Community and Open Space Outcome: N/A including traffic flows and movements within Bluewater, are not adversely affected. Availability Outcome: Development would also need to address air quality and noise issues. Achievability Outcome: **Potential Capacity: SHLAA Result** Assessed2021SHLAA Unsuitable

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

#### Site Description and Information

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

Qualifying Outcome:

Land Restrictions (Policies Map): Other Land Restrictions:

Qualifies



		Physical Outcome:	Physical Suitability Issues
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential develop subject to addressing the impacts of the car parking. It would be important to en- the local and strategic road network, incl	
Community and Open Space Ou	Itcome: N/A		ements within Bluewater, ected. Development would
Availability Outcome:	Available	also need to address a	air quality and noise issues.
Achievability Outcome:	Developable	Potential Capacity:	114
✓Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site Ref	246	Bluewater Oak Tree Avenue South (Site D)		
Hectares	1.81			
	_			
Current Use	Shopping Centre Car Park			
Source	Call for Sites			
Any Green Be	lt? N	0		

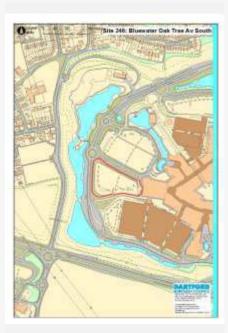
#### Site Description and Information

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

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues **Physical Outcome:** Physical Overview - Brief Summary If the site were acceptable in terms of location, it would be physically suitable for residential Location Suitability Outcome: Unsuitable development subject to addressing the impacts of the loss of car parking. It would be important to ensure that the local and strategic road network, Community and Open Space Outcome: N/A including traffic flows and movements within Bluewater, are not adversely affected. Availability Outcome: Development would also need to address air quality and noise issues. Achievability Outcome: **Potential Capacity: SHLAA Result** Assessed2021SHLAA Unsuitable

Site Ref	247	The Woodman, 106 East Hill, Dartford DA1 1SB
Hectares	0.14	
Current Use	Public I	House
Source	Deskto	p
Any Green Be	elt? No	0

### Site Description and Information

Qualifying Outcome:

The flat site comprises a public house to the north of East Hill, opposite York Road. It is in a residential area. There is no existing access to the site.

Qualifies



Land Restrictions (Policies Map): Other Land Restrictions:	
	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	The site is unsuitable for residential development of 5+ dwellings. There is little possibility of providing an access to the site. Any development would also need to take account of
Community and Open Space Outcome: Suitable	contamination, groundwater and heritage issues.
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref Hectares	<b>248</b> 0.05	1-6 Market Place, 1 Market Street and 37 High Street, Dartford DA1 1EX
Current Use	Retail,	commercial
Source	Deskto	p
Any Green B	elt? N	0

#### Site Description and Information

The flat site is located between High Street and Market Street, immediately west of Market Place. It comprises a number of shops and other commercial premises on the ground floor. The whole site is within the boundaries of Dartford Town Centre, and the northernmost building is within the Core Frontage.

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



# Location Suitability Outcome: **Dartford Town Centre** Community and Open Space Outcome: N/A Availability Outcome: Available Developable **Potential Capacity:** Achievability Outcome: 14 SHLAA Result ✓Assessed2021SHLAA **Developable and/or Deliverable**

# Physical Outcome:

Physical Suitability Issues

#### **Physical Overview - Brief Summary**

The site is suitable for residential development but there would be a need to retain retail and commercial uses on the ground floor. The northernmost building and the north and east façades would need to be retained as they are a key landmark building and facades in the conservation area. 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, groundwater, archaeological and other heritage issues.

Site Ref	249	The Forest	ers, 235 Hi	igh Road, Wilm	nington DA	A2 7BU	0	Site 249: The Foresters, 235 High Road		
Hectares	0						4L	3 Martin Labo		
Current Use	Public House									
Source	Permis	sion								
	y Green Belt? No e Description and Information									
-	prises a	former put	olic house t	o the south of south.	High Road	d in a	2			
Qualifying O Land Restric		Qualifie		and Restriction:	s:		nijulements	BATTORS NUMBER OF ADDRESS		
						Physical Out	come:	Suitable		
						Physical Ove	erview - B	rief Summary		
Location Sui								mission (19/00585/FUL) was		
Location ou	tability C	utcome:		y sustainably lo וח	ocated	granted for assessment		gs on 21 August 2019. No		
Community	-		small or Pl		ocated	-				
	and Ope	n Space Ou	small or Pl	DL	ocated	-				
Community	and Ope Outcome	n Space Ou :	small or Pl	DL Suitable	ocated	-	required.			
Community Availability (	and Ope Outcome Outcom	n Space Ou : ne:	small or Pl itcome:	DL Suitable	ocated	assessment	required.	6		

Site Ref	250	Prospect Place, Dartford
Hectares	6.47	
Current Use	Retail	Park
Source	Deskto	pp
Any Green E	Belt? N	0

#### Site Description and Information

The relatively flat site comprises a retail park and associated parking area. It lies immediately south of the North Kent railway line and north of the A226. It is located within the boundaries of Dartford Town Centre. The Manor Gatehouse events venue lies immediately to the west, with the remainder of the surrounding area comprising a mix of residential and commercial properties.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



#### Physical Outcome:

Physical Suitability Issues

Crossrail Safeguarding	Physical Overview - Brief Summary		
Location Suitability Outcome: Dartford Town Centre	The site is suitable for residential development but there would be a need to retain commercial uses on the ground floor. Flood risk issues are likely to mean that residential accommodation		
Community and Open Space Outcome: N/A	could only be provided above ground floor level. Any development would also need to take into		
Availability Outcome: Unavailable: Practical Action or Inaction	account heritage, archaeological, air quality, noise and groundwater issues.		
Achievability Outcome:	Potential Capacity:		
Assessed2021SHLAA	SHLAA Result		
	Unavailable		

Site Ref	251	Black Horse Cottage, Bean DA2 8AS
Hectares	0.05	
Current Use	Dwel	ling, bed and breakfast
Source	Desk	top
Any Green E	Belt?	No

#### Site Description and Information

The flat site comprises is located between Shellbank Lane and Bean High Street, at the point where the two roads meet. It is single storey dwellinghouse/ bed and breakfast premises located within a largely residential area. There is screen landscaping along the western and northern boundaries.



Qualifying Outcome:

Disqualified

		Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	utcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	252 North End DA13 9LJ	Farm, South of Park Corner Roa	d, Betsham,						
Hectares	0.31			Siz 252 North End Farm - South					
Current Use	Agricultural								
Source	Planning Application								
Any Green Be	lt? Yes								
Site Descripti	on and Informatio	n	// =						
Corner Road.	There are some so uildings in the imm	cultural barns and lies to the eas cattered agricultural, residential nediate vicinity but the site is loo	and	DATUGEO					
Qualifying Ou	tcome: Qualifie	S							
Land Restricti	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Unsuitable					
			Physical Overview -	Brief Summary					
				e for residential development					
Location Suita	ability Outcome:	Unsuitable	comprises a sporad	e an area which currently ic group of rural buildings main built up settlement of					
Community a	nd Open Space Ou	tcome: Suitable	Betsham. It would	be visible from the wider area an adverse impact on the					
Availability O	utcome:		local and wider land transmission netwo whether developme	Iscape. The national grid rk may have an impact on ent could take place. Any I need to address groundwater					
Achievability	Outcome:		Potential Capacity:						
✓Assessed20	21SHLAA		SHLA	A Result					
			Unsuitable						

Site Ref	253	Land East of Littlebrook Manor Way, Dartford
Hectares	0.76	5
Current Use	e Opei	n space
Source	Desk	top
Any Green I	Belt?	No

#### **Site Description and Information**

The site is located to the east of Littlebrook Manor Way and slopes steeply down from south west to north east. It is an area of open space with some tree cover, particularly to the eastern and northern boundaries. To the south and west is a residential area whilst the A282 Tunnel Approach Road lies to the east and a hotel lies to the north.



Qualifying Outcome:

Qualifies

		Physical Outcome:		
		Physical Overview - Br	ief Summary	
Location Suitability Outcome:	Sufficiently sustainably located small or PDL			
Community and Open Space Ou	itcome: Unsuitable			
Availability Outcome:				
Achievability Outcome:		Potential Capacity:		
Assessed2021SHLAA		SHLAA R	lesult	
		Unsuitable		

Site Ref	254 Unit 4, Twistleton Court, Priory Hill, Dartford
Hectares	0.08
Current Use	Employment
current Ose	employment
Source	Permission
Any Green B	elt? No
Any oreen b	

#### Site Description and Information

The site lies on the east side of Constance Grove within a group of buildings which comprise a number of business and non-residential institutional uses. The car parking and access are from Twistleton Court to the east. There is residential development to the north and west with business uses to the south, on the opposite side of West Hill.



Qualifying Outcome:

Qualifies

		Physical Outcome: Suitable	
		Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	Detailed planning permission was granted to change the use of the building to 6 dwellings on 23 September 2019 (19/00023/COU). No assessment required.	
Community and Open Space O	utcome: Suitable		
Availability Outcome:	Available		
Achievability Outcome:	Deliverable	Potential Capacity: 6	
Assessed2021SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref	255	230 Birchwood Road, Wilmington DA2 7HA
Hectares	0.1	
Current Use	Dwellii	ng
Source	Deskto	q
Any Green B	elt? N	0

#### **Site Description and Information**

The relatively site comprises a dwellinghouse and lies to the west of Birchwood Road. There are other residential properties to the north and south. Birchwood Golf Course lies to the west and there is a pick your own form to the east, on the opposite side of Birchwood Road.

Qualifying Outcome:

Disqualified

0,	Sile.255 230 Brothwood Road
	A. M.
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$\sim$	1/
	ARTYORD

		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Br	rief Summary
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	utcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA F	Result
		Disqualified	

Site Ref	256	Block F Old	lfield Place,	, Mill Pond Ro	oad, Dartf	ord	0	Si	te 256: Block F Old	field House
Hectares	0.11						A.		NE	1
Current Use	Comme	ercial						F	4	. A
Source	Permiss	sion						0		11
Any Green Be Site Descript			n					Γ	Л	
The site lies t building cons levels of the l store and gyn	tructed a	as part of t contain res	he Mill Pon idential pro	id developme	ent. The u	pper				
Qualifying Ou	itcome:	Qualifie	S				direction of the	Statute and		
Land Restrict	ions (Pol	licies Map)	: Other La	nd Restrictio	ns:	Physical Ou	utcome:	Suitabl	е	
						Physical Ov	verview -	Brief Sum	nmary	
Location Suit	ability O	utcome:	Well serve	d by public tr	ansport	Planning p to change on 12 Mar	the use of	the build	ding to 8 dv	-
Community a	ind Oper	n Space Ou	tcome:	Suitable						
Availability O	utcome:									
Achievability	Outcom	e:	Deliverable	2		Potential C	apacity:	9		
✓Assessed20	21SHLA	A					SHLAA	Result		
_						Developa	ble and	/or Deli	iverable	

Site Ref	257 North of Station Road, East of Betsham
Hectares	5.24
Current Use	Agricultural
Source	Desktop
Any Green Be	elt? Yes

#### **Site Description and Information**

The site lies between Station Road and the A2 and slopes up from north to south. Millbrook Garden Centre and the Pepperhill Waste Recycling Centre lie to the east but the site and the wider area are largely in agricultural use. There is screen landscaping along the boundaries of the site.

Qualifying Outcome:

Boundary Adjusted

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

Scheduled Monument		
Scheduled Monument	Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable	The site is unsuitable for residential developm as it would urbanise an area of open countrys which is unrelated to any existing built up settlement. It is likely to have an adverse imp	
Community and Open Space Outcome: Suitable	on the local and wider landscape. It could also result in the loss of grade 2 agricultural land. Its	
Availability Outcome:	proximity to the A2 and the Pepperhill Waste Recycling Centre mean that there could be adverse impacts on the residential amenity of future occupiers. There are also constraints relating to the overhead power lines, heritage an archaeology.	
Achievability Outcome:	Potential Capacity:	
✔Assessed2021SHLAA	SHLAA Result	
	Unsuitable	

Site Ref	258 100 Fulwich Road, Dartford DA1 1UT
Hectares	0.05
Current Use	Dwelling
Source	Desktop
Any Green B	elt? No

#### **Site Description and Information**

The relatively flat site lies to the north of Fulwich Road and comprises a dwelling and outbuildings. There are residential properties to the east, west and south. To the north lies another SHLAA site (ref 62) which is currently occupied by car repair and car rental businesses.

Qualifying Outcome:

Disqualified

Out the states	Site 258 100 Pulwich Road
-	
	and the
Change of the	- 1 1 1
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	THEFT
	Helen
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	or municipality
A.A. ATTAN	
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	DARTIORD
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The state	Paratette

Land Restrictions (Policies Map):	Other Land Restrictions:	Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Out	come:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	259 114 and 122 Birchwood Road, Wilmington
Hectares	0.26
Current Use	Residential
Source	Desktop
Any Green B	elt? No

### Site Description and Information

The relatively flat site lies to the west of Birchwood Road within a residential area. It comprises a residential property with an extended curtilage area to the rear which includes some tree cover.

Qualifying Outcome:

Disqualified

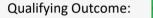


Land Restrictions (Policies Map):	Other Land Restrictions:	Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief Summary	
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Out	come:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
		Disqualified	

Site Ref Hectares	261 0.04	Milestone Garage, North of Victoria Road (3 Victoria Road Dartford DA1 5AJ)
Current Use	Car re	pair
Source	Call for Sites	
Any Green Be	lt?	lo

#### Site Description and Information

The flat site lies to the north of Victoria Road, close to its junction with Hythe Street. It comprises an enclosure for car parking in relation to the car repair business to the south of Victoria Road. It is within an area with a mix of uses, including a gas holder, dwellings, a public house and business uses. A number of these are also SHLAA sites (refs 77, 137, 197 and 262).



Location Suitability Outcome:

Community and Open Space Outcome:

Qualifies

#### Land Restrictions (Policies Map): Other Land Restrictions:



Physical Suitability Issues

· ·		
Physical Overview - Brief Summary		
The site is suitable for r combination with the r	residential development in redevelopment of the	
British Gas Holder (77),	, Lower Hythe Street (197	
and 270) and Steam Cra achieve wider regenera	ane Wharf sites (10) to ation of the area. Flood risk	
issues are likely to mea		
	only be provided above	
•	velopment would also need r quality, groundwater and	

Physical Outcome:

Availability Outcome:		accommodation could only be provided above ground floor level. Development would also need to take into account air quality, groundwater and heritage issues.
Achievability Outcome:	Developable	Potential Capacity: 6
Assessed2021SHLAA		SHLAA Result
		Developable and/or Deliverable

Well served by public transport

Suitable

Site Ref	262	Milestone Garage South of Victoria Road (6-8 Victoria Road Dartford DA1 5AE)	
Hectares	0.011		
Current Use	Car rep	pair	
Source	Call fo	Call for Sites	
Any Green Belt?		0	

### Site Description and Information

The flat site lies to the south of Victoria Road and to the north of the North Kent railway line, close to its junction with Hythe Street. It comprises a car repair premises. The site is within an area with a mix of uses, including businesses, dwellings and a car park. A number of these are also SHLAA sites (refs 77, 137, 197 and 261).



Qualifying Outcome: Qu

Qualifies

	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transpo	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
Community and Open Space Outcome: Suitable	would also need to take into account air quality, groundwater and heritage issues.
Availability Outcome:	
Achievability Outcome: Developable	Potential Capacity: 5
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	263	Land East of Darenth Road South, Darenth
Hectares	1.3	
Current Use	e Agric	ultural
Source	Call f	or Sites
Any Green I	Belt?	Yes

### Site Description and Information

The site is located to the east of Darenth Road South and slopes up from west to east. It consists of a large paddock surrounded on all sides by mature trees. It is an area with sporadic development, with a care home to the north and some residential properties and the Chequers Public House on the opposite side of the road.

Qualifying Outcome:

Qualifies



	Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitable	The site is unsuitable for residential development as it would urbanise an area of countryside which is unrelated to any existing built up settlement. It would result in the loss of mature trees along
Community and Open Space Outcome: Suitable	Darenth Road South and is likely to have an adverse impact on the local landscape. It could
Availability Outcome:	also result in the loss of grade 3 agricultural land. There are also constraints relating to contamination, groundwater and heritage.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	264	South of Garden Place, Wilmington
Hectares	3	
Current Use	Agric	ultural
Source Call for		or Sites
Any Green E	Belt?	Yes

### **Site Description and Information**

The site comprises agricultural land to the south of Garden Place which is a cul de sac. It is largely surrounded by farmland and other open land except at its northern tip which is adjacent to dwellings. It slopes up slightly from south to north.

Unsuitable

Suitable

Qualifying Outcome:

Location Suitability Outcome:

Availability Outcome:

Community and Open Space Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Unsuitable

### Physical Overview - Brief Summary

The site is unsuitable for residential development as it would have an adverse impact on the local and wider landscape. It would also adversely impact on residential amenity as a result of the increase in traffic movements along Garden Place. It does not appear to be possible to provide a suitable access to the site. Development could also result in the loss of grade 2 agricultural land. There are also constraints relating to groundwater, noise and air pollution.

	relating to groundwater, noise and an politition.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	265	The Vicarage, South of Overy Liberty, Dartford
Hectares	0.5	
Current Use	Dwelli	ng
Source	Call fo	r Sites
Any Green B	elt?	10

### **Site Description and Information**

The flat site comprises a dwelling and grounds (used as a vicarage) which lies south of the Overy Liberty/ East Hill junction. The River Darent lies immediately to the east, beyond which is a car park. The buildings associated with the Acacia complex lie to the south and west. There are trees within the grounds, particularly along the boundaries in the rear garden.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

# Bite 265: The Vicarage, Overy Liberty

### Physical Outcome:

Unsuitable

	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport Community and Open Space Outcome: Suitable Availability Outcome:	The site is unsuitable for further residential development. It is within an area at high risk of flooding, immediately adjacent to the River Darent. It is not considered that development of the site would pass the exception test which requires it to provide wider sustainability benefits to the community that outweigh the flood risk. The intensification in the use of the site could have adverse impacts on the operation of the East Hill/ Overy Liberty road junction. Any development would also need to address
	heritage, biodiversity, air quality and groundwater issues.
Achievability Outcome:	Potential Capacity:
Assessed2021SHLAA	SHLAA Result
	Unsuitable

### Site Description and Information

The site comprises agricultural land which lies to the south of Watling Street and to the east of Darent Valley Hospital/ Darenth Wood Road. There are residential properties to the south of the site and Darenth Woods lie to the east. The site slopes up from the north east to the south west. Overhead power lines bisect the site from north west to south east.

Qualifying Outcome:

Qualifies

# Land Restrictions (Policies Map): Other Land Restrictions:



# Physical Outcome:

Unsuitable

		Physical Overview - Brief Summary	
Location Suitability Outcome: Unsuitable Community and Open Space Outcome: Suitable		The site is unsuitable for residential development. Development would have negative direct and indirect impacts on the ancient woodland SSSI immediately to the east, the nearest part of which is also a medieval woodland	
community and open space oute	Suitable	Scheduled Monument. Development would also	
Availability Outcome:		lead to significant changes to the landscape as the site is visible from surrounding roads and provide part of a buffer between existing and proposed development in the urban area and the wider countryside to the south of the A2. There are other constraints which would need to be addressed, including the power lines, national grid transmission network, contamination and archaeology.	
Achievability Outcome:		Potential Capacity:	
✓Assessed2021SHLAA		SHLAA Result	
		Unsuitable	

Site Ref	267 Ashirwad	Bean Road Greenhithe DA9 9JB	Site 267: Ashirwad, Bean Road
Hectares	0.13		
Current Use	Dwelling		
Source	Desktop		
Any Green Be	elt? No		
Site Descript	ion and Informati	on	
St Mary's Chu which extend	urch. It comprises	Road, south of the McDonalds ca a dwelling and grounds in a reside he garden land fronts onto Breakr b east	ential area
Qualifying Ou	itcome: Qualifi	es	
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome: Suitable
			Physical Overview - Brief Summary
Location Suit	ability Outcome:	Well served by public transport	The site is suitable for residential development. Any development would need to take account of contamination, groundwater and heritage issues.
Community a	nd Open Space O	utcome: Suitable	
Availability O	utcome:		
Achievability	Outcome:	Developable	Potential Capacity: 5
✓Assessed20	21SHLAA		SHLAA Result

Developable and/or Deliverable

Site Ref Hectares	268     36-40 Heath Street, Dartford DA1 2LD       0.11		
Current Use	Residential		
Source Planning Application			
Any Green Bo Site Descript	elt? No ion and Information		
Place. It com	ies to the south of Heath Street, immediately east of Phoenix aprises a 4 storey residential building which includes a shop on oor and a parking area to the rear. The site lies within a largely rea.		
Qualifying O	utcome: Qualifies		
Land Restrict	ions (Policies Map): Other Land Restrictions: Physical Outcome: Suitab		

		Physical Outcome.	Suitable
		Physical Overview - B	rief Summary
Location Suitability Outcome:	Sufficiently sustainably located small or PDL		r residential development ke account of groundwater
Community and Open Space O	utcome: Suitable		
Availability Outcome:	Available		
Achievability Outcome:	Developable	Potential Capacity:	6
Assessed2021SHLAA		SHLAA	Result
		Developable and/	or Deliverable

Site 268: 36-40 Heath Street

Site Ref Hectares Current Use	<ul> <li>269 Block E Oldfield, Mill Pond Development Sit</li> <li>0.1 Pond Road, Dartford DA1 1BW</li> <li>Vacant</li> </ul>	se, Mill		
Source Any Green Be <b>Site Descript</b>	Planning Application elt? No ion and Information			
The flat site forms part of the Mill Pond development and lies on the corner of Central Road and William Mundy Way. It is currently vacant. To the north are industrial premises which lie outside the development site. Mill Pond is a largely residential area with some supporting shop and other commercial uses on the ground floor.         Qualifying Outcome:       Qualifies         Land Restrictions (Policies Map):       Other Land Restrictions:				
		Physical Outcome: Physical Suitability Issues		
		Physical Overview - Brief Summary		
Location Suitability Outcome:Well served by public transportbut floor resident providedCommunity and Open Space Outcome:Suitablewould not served by public transport		The site is suitable for residential development but 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 groundwater and archaeological issues.		
Availability C	Outcome:			
Achievability	Outcome: Developable	Potential Capacity: 14		
✓Assessed20	D21SHLAA	SHLAA Result		

Developable and/or Deliverable

Site Ref	270	114-130 Lower Hythe Street, Dartford
Hectares	0.08	
Current Use	Emplo	yment
Source	Planni	ng Application
Any Green B	elt?	lo

### **Site Description and Information**

The flat site lies to the west of Lower Hythe Street and comprises a commercial premises. The site is within an area with a mix of uses, including a public house, businesses and new residential development at the Abbot Murex site. A number of these are also SHLAA sites (refs 77, 131 and 197).

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Suitable

Physical Outcome:

		Physical Overview - Brief Summary	
Location Suitability Outcome:	Well served by public transport	The site is suitable for residential development in combination with the redevelopment of the British Gas Holder (77), Milestone Garages (261 and 262), Lower Hythe Street (197) and Steam	
Community and Open Space C	outcome: Suitable	Crane Wharf sites (10) to achieve wider regeneration of the area. Flood risk issues are	
Availability Outcome:	Available	likely to mean that residential accommodation could only be provided above ground floor level. Development would also need to take into account air quality, groundwater and archaeological issues.	
Achievability Outcome:	Developable	Potential Capacity: 7	
✓Assessed2021SHLAA		SHLAA Result	
		Developable and/or Deliverable	

Site Ref	271 Land at Eastern End of St Marys Road, Stone
Hectares	0.07
Current Use	Scrubland
Source	Planning Application
Any Green B	elt? No

### **Site Description and Information**

The flat site lies to the north of St Marys Road, immediately south of Crossways Boulevard. It is scrubland, with a belt of trees along the northern boundary. There has been some new build residential development in the area and the sites to the south and west are also identified in the SHLAA (refs 44 and 170).

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:

# Site 271: Land at Eastern End of St Marys Road

(),	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	ground floor level. Development would also need
Community and Open Space Outcome: Suitable Availability Outcome:	to take into account contaminated land and archaeological issues. The landscaping along the northern boundary should be retained.
Achievability Outcome: Developable	Potential Capacity: 5
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	272	72-80 East Hill, Dartford DA1 1RZ
Hectares	0.06	
Current Use	Retail,	offices
Source	Planning Application	
Any Green Belt? No		

### Site Description and Information

The relatively flat site lies on the north side of East Hill. It comprises a two storey building with a small Tesco Express supermarket on the ground floor. There are residential properties to the north and east, and Livingstone Hospital lies to the south, on the opposite side of the road. To the west lie a mixture of retail and business premises. The site falls within the Dartford East District Centre.

Qualifying Outcome:

Qualifies

### Land Restrictions (Policies Map): Other Land Restrictions:



### Physical Outcome:

Unsuitable

		Physical Overview - Bri	ief Summary
Location Suitability Outcome:	Well served by public transport	The site is unsuitable for residential developmen of 5+ dwellings, principally as it would be unable to make provision for off-street parking in an are where on-street parking is an issue. Any	bally as it would be unable off-street parking in an area
Community and Open Space Outcome: Suitable			equire careful design to
Availability Outcome:		satisfactorily accommodate that level of residential development and need to ensure that shop/ community uses are provided to the East Hill frontage on the ground floor and take into account air quality, archaeological and groundwater issues.	
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA R	esult
_		Unsuitable	

### **Site Description and Information**

The relatively flat site comprises a 2.5 storey block of modern flats and associated parking to the east of Hawley Road. There are residential properties to the north and south, with industrial buildings as part of the Questor Employment area to the east. Agricultural land lies to the west, on the opposite side of the road.



Qualifying Outcome:

Disqualified

		Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	itcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
✓Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	274	First, Second And Third Floors 26 Lowfield Street, Dartford DA1 1HD
Hectares	0	
Current Use	Vacant	
Source	Planning Application	
Any Green Belt? No		

### Site Description and Information

The flat site comprises a 3 storey building on the east side of Lowfield Street. It is currently vacant but the ground floor is formed of a shop unit. It is located within the boundaries of Dartford Town Centre.

Qualifying Outcome:

Qualifies

Land Restrictions (Policies Map): Other Land Restrictions:



Physical Outcome:

Physical Suitability Issues

Location Suitability Outcome: Dartford Town Centre	Physical Overview - Brief Summary The site is suitable for residential development but there would be a need to retain commercial uses on the ground floor. The Lowfield Street
Community and Open Space Outcome: Suitable Availability Outcome: Available	façade would need to be retained as it is a key façade in the conservation area. 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,
Achievability Outcome: Developable	archaeological and groundwater issues.     Potential Capacity:   5
■Assessed2021SHLAA	SHLAA Result
	<b>Developable and/or Deliverable</b>

Site Ref	275 11 Darenth Road, Dartford DA1 1LP
Hectares	0
Current Use	Dwelling
Source	Desktop
Any Green B	elt? No

### **Site Description and Information**

The site comprises a dwelling on the west side of Darenth Road. It lies to the south of the Malt Shovel Public House. There is some screen landscaping to the west which separates the site from the Fastrack route. It slopes down away from the road.

Qualifying Outcome:

Disqualified

0 +	Site 275: 11 Darenth Road
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	BATTONS
	A Martine

Land Restrictions (Folicies Map)		Physical Outcome:	
	Net site capacity likely under 5	Physical Overview - Brief Summary	/
Location Suitability Outcome:	DISQUALIFIED		
Community and Open Space Ou	tcome:		
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
Assessed2021SHLAA		SHLAA Result	
		Disqualified	

Site Ref	276 Rehoboth House, Brent Way, Dartford DA2 6DA			
Hectares	0.2			
Current Use Vacant land rear of church				
Source	Desktop			
Any Green Be	It? No			

### Site Description and Information

The relatively flat site is located on Brent Way, Stone, to the east of the A282 Tunnel Approach within a largely residential area. It is occupied by a low-rise building which is used as a church and associated parking and grounds. There is a vacant tract of land to the rear of the building which is the subject of potential development. The site contains screen landscaping along its boundaries and there is tree cover in the northern part of the site.

Site 276: Rehototh House, Brent Way

Qualifying Outcome:

Qualifies

		Physical Outcome:	Physical Suitability Issues
		Physical Overview - Brief Summary	
Location Suitability Outcome: Sufficiently sustainably located small or PDL		The site is suitable for residential development. Development would need to mitigate air quality and noise issues arising from its proximity to the A282 tunnel approach road. It should also retain or replace landscaping along the boundaries and within the site, and take into account groundwater issues.	
Community and Open Space Outcome: Suitable Availability Outcome: Available			
Achievability Outcome:	Developable	Potential Capacity:	7
Assessed2021SHLAA			Result
JSCSSCUZUZISIICAA		Developable and,	or Deliverable