

DARTFORD LOCAL PLAN

Strategic Housing Land Availability Assessment (SHLAA)

Findings September 2021

DARTFORD
BOROUGH COUNCIL

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IMPORTANT NOTE:

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

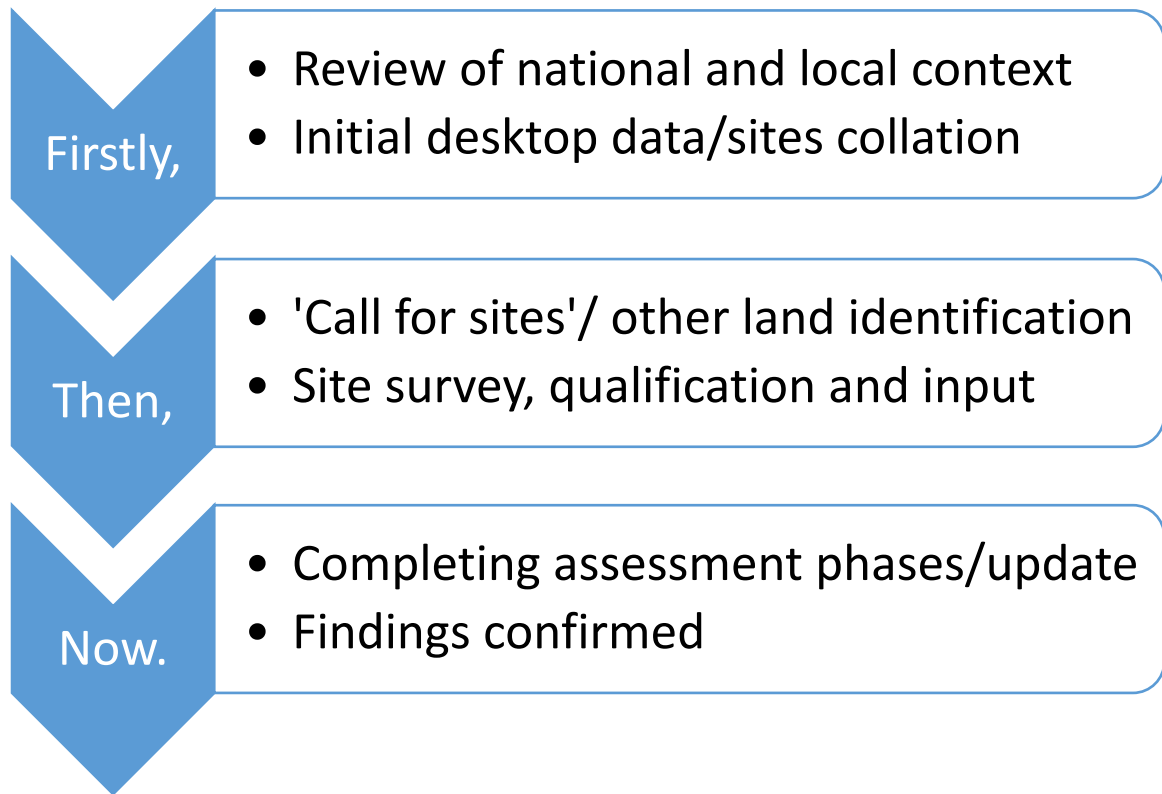
1. INTRODUCTION AND CONTEXT

SHLAA Explained

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is background evidence required by the government to inform choices in preparing a Local Plan. This document will inform Dartford's New Local Plan, along with Sustainability Appraisal, the Five Year Deliverable Housing Supply, Dartford's Brownfield Land Register, and other evidence.
- 1.2 A SHLAA is a technical assessment that considers potential land and whether it is suitable, available and achievable for residential development to meet the Borough's housing (planning Use Class C3) needs over the plan period. Planning ahead this way can avoid 'windfall' – unplanned housing development that is not supported in Dartford's Local Plans.
- 1.3 However, a SHLAA does not grant planning permission or allocate a site within the Local Plan. It is one source of evidence that may help inform these decisions.
- 1.4 The National Planning Policy Framework (NPPF) considers that Local Authorities should undertake the following:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. (NPPF, 2021: Paragraph 68)
- 1.5 Planning Practice Guidance (PPG) outlines how an assessment can be undertaken. This is covered in the following section and particularly through the Dartford SHLAA methodology document.
- 1.6 All identified land is assessed against structured criteria over a series of stages, after initial qualifying requirements (for instance ruling out nationally designated ecological lands). For any potential site to be successful and proceed for further consideration it will need to have satisfied all criteria and be found to be suitable, available and achievable. These are 'developable' or 'deliverable' sites.

- 1.7 In essence the SHLAA reaches out to consider all possible housing land sources. It then applies criteria step-by-step to assess if sufficient housing potential exists:



- 1.8 The resulting developable (or deliverable) land is taken forward as part of the Local Plan's projected housing supply.
- 1.9 This document sets out the findings for the Dartford SHLAA. It is one of a suite of documents:
- The accompanying SHLAA Sites Summary Compendium lists and outlines assessment of all sites considered.
 - The guidelines and detail on SHLAA production– the SHLAA Methodology Document
- 1.10 Draft findings were published and consulted on January 2020, informing this report.

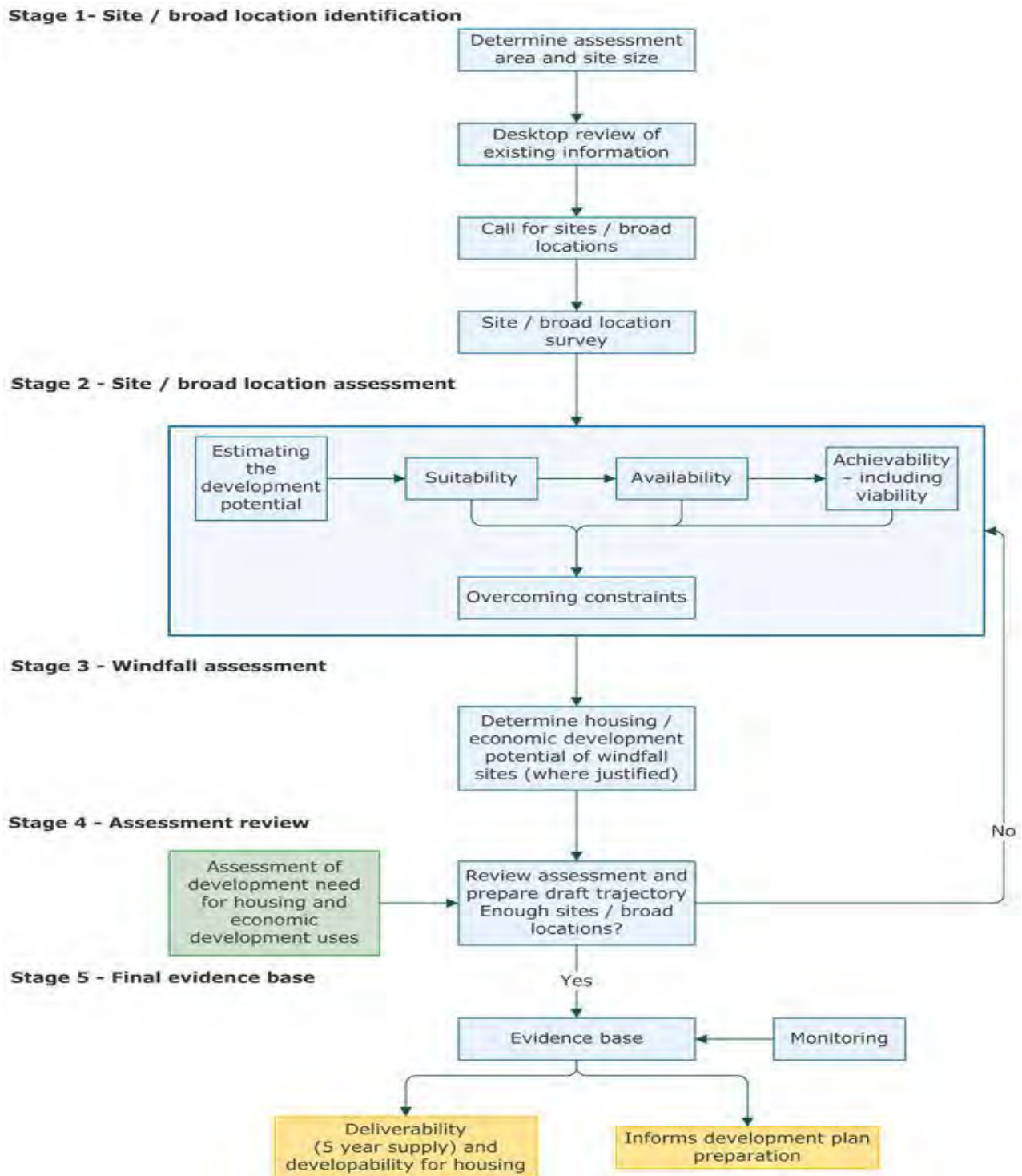
Dartford Local Plans and Housing Background

- 1.11 The Dartford Core Strategy (2011) and Dartford Development Policies Plan (2017) make up the current Local Plan for the Borough. This supported an increase in housing supply and Dartford meeting its local and national housing delivery requirements.
- 1.12 A 2010 SHLAA was produced for the Dartford Core Strategy. This identification of land helped justify and deliver the Core Strategy Local Plan for up to 17,300 new homes.
- 1.13 The overall approach and method to Dartford's new SHLAA is similar to that undertaken previously.
- 1.14 Reflecting longstanding practice in Kent and elsewhere in research and monitoring, the assessment has a strategic focus by seeking only to address land capable of accommodating five or more additional new homes. This approach is embedded in the criteria applied in part two of Policy DP6 (Sustainable Residential Locations) of the Dartford Development Policies Plan, adopted 2017. It is also reflected in the proposed replacement policy M9 in the Pre-Submission (Publication) Dartford Local Plan (September 2021).
- 1.15 The projected housing supply over the plan period is required (Appendix D). This SHLAA provides the information for this, and data to demonstrate a sufficient housing land supply in the new plan to 2037.

2. SUMMARY OF METHOD & APPROACH

Methodology Summary

2.1 The Dartford SHLAA process is based on national guidance:

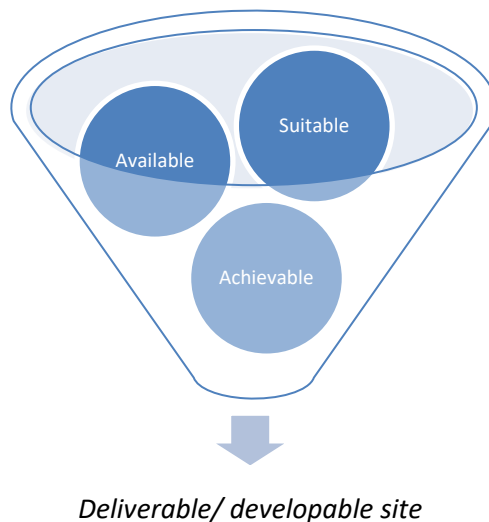


2.2 Land for assessment has been identified through a range of sources. These are set out in guidance but can be summarised as follows:

- Land submitted as a result of a 'call for sites' in 2018 (and subsequent Local Plan consultations). This is land put forward by outside organisations where it may become available for development.
- 'Desktop' sources of sites. This includes self-evident sites such as planning applications, but also land identified through a proactive process eg review of yards/ garages in the Borough.

2.3 Once identified, if land is located and sufficient in size to satisfy qualifying criteria its suitability is considered. If suitable, its availability is checked. If available, its achievability is confirmed as applicable. The diagram below illustrates this filtering out over a series of stages, each of which has detailed considerations.

2.4 A successful site (labelled '[deliverable](#)' or '[developable](#)' at the end, depending on when it may happen) will need to satisfy all of these requirements:



2.5 Sites should be acceptable in each respect (see Appendix A for an outline of Dartford's SHLAA assessment stages). The assessment is thorough, based on available information, survey and desktop research. It is however strategic in the sense that it is long-term and does not replicate the detailed level of consideration of the planning application stage. Local Plan policy will be applied in full and detailed assessment of infrastructure and management of local impacts is still required before planning permission can be granted to allow 5+ dwellings to be satisfactorily completed. (Some information on certain remaining constraints is provided below in the tables of developable/deliverable sites).

2.6 The Dartford SHLAA is the most significant in-house research undertaken for the new Local Plan. Scrutiny and quality control was directly addressed, with specific measures including:

- Consultation on the draft methodology, and (later) draft findings, with changes made and feedback on comments. Where possible, details of the objective criteria were set. Updates were provided to the public via a Frequently Asked Questions document.

- Direct advice on certain sites by technical consultees: Kent Highways, Environment Agency.
- Each part of the assessment, was subject to internal review and a structured process, with managerial responsibility for 'sign off' of findings at each stage.

2.7 Further details of the approach are found in the SHLAA Methodology document.

2.8 Draft results/ a first version of this document was produced in early 2020. Following a Preferred Options consultation, and in advance of a first Regulation 19 consultation, changes were made to incorporate new land submitted for consideration as well as new planning applications and pre-apps. Since this time, and in preparation for a second Regulation 19 consultation, findings have been refined and confirmed.

2.10 Across applicable sites, and since the original draft document produced in 2020, there has been wide range of SHLAA data updates, including:

- Applicable new planning applications, up to March 2021, have now been considered
- Outcomes of monitoring from the latest financial year has been applied, i.e. data is now as of April 2021 onwards
- New information on time sensitive matters such as availability/ achievability has been taken into consideration Examples of changes impacting on final developability include:
 - Site 11 is unachievable (developable before)
 - Site 82 is developable (unavailable before)
 - Selected sites/ developments are now clearly required to be regarded as unavailable, such as where they have been delivered
 - Some sites have now been disqualified due to the notification of a SSSI at Swanscombe Peninsula
- Full updating of deliverable/ developable site capacity, including:
 - In response to representations made to the council on the draft SHLAA: sites 190, 214 & 245 were specifically reviewed in terms of residential potential, and capacity changes made where appropriate.
 - Central Dartford sites: some without permission had no SHLAA specific capacity figure at draft SHLAA stage, capacity estimates have been confirmed.
 - Site 1: capacity updated after SSSI notification and dialogue with Ebbsfleet Development Corporation masterplanners, consistent with Dartford Local Plan allocation
 - Site 12: capacity amended (still not the longstanding outline permission total
 - New planning application information/ large sites under construction: each site has been reviewed and updated accordingly

2.11 Representations on the draft SHLAA were made by developers/ landowners on suitability of sites 34, 87, 213 & 215. However no additional information was supplied as to why the suitability criteria should not apply or were incorrectly assessed. These sites therefore remain unsuitable.

3.RESULTS OUTLINE

Developable/ Deliverable Sites Summary

- 3.1 The Dartford SHLAA looked at 231 land parcels (potential sites). This is a significant number in a compact and constrained Borough, and includes some very large land area sites.
- 3.2 In terms of the source of land identified for consideration, less than half were directly submitted to the SHLAA as a result of landowner submissions (mostly the 'call for sites'), but nearly all (71) of these met initial qualifying requirements. Others were proactively identified, e.g. through 'desktop' sources.

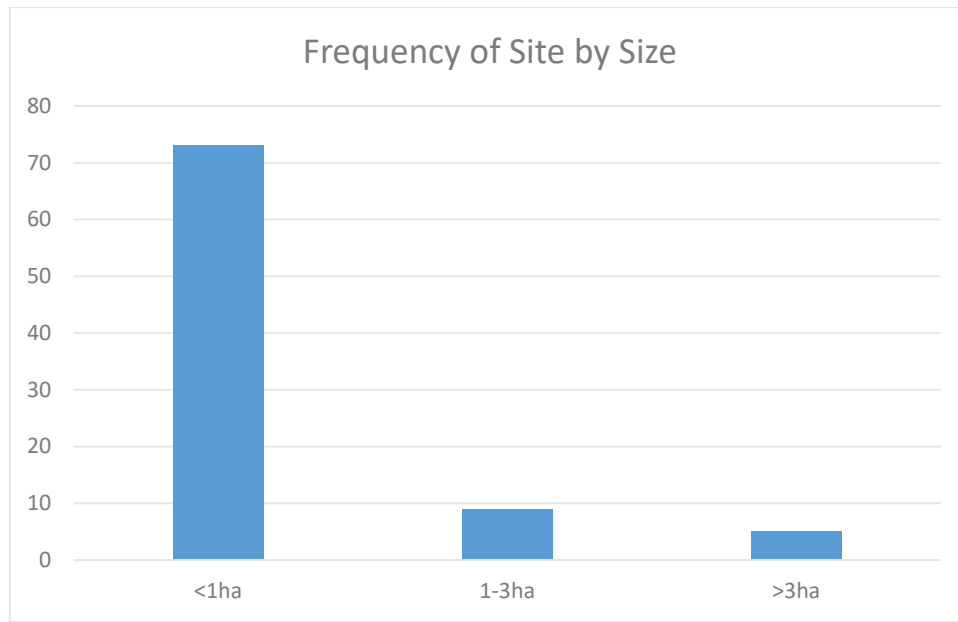
Sites identified total:	231
<i>Including landowner SHLAA submissions totaling:</i>	79
• <i>(Of which, qualifying for full assessment):</i>	71

- 3.3 A brief outline of assessment outputs for all 231 sites considered is provided via the SHLAA Sites Summary Compendium published alongside this report.
- 3.4 After full assessment, nearly 90 sites now meet all the SHLAA criteria. This means of the over 200 total sites looked at, 38% remain developable/ deliverable. This includes several sites holding an extent permission and confirmed to be developable/ deliverable against SHLAA requirements.

Total sites developable (including deliverable)	87
• <i>Of which, with relevant extant planning permission:</i>	37
Total sites not found developable (or deliverable)	144

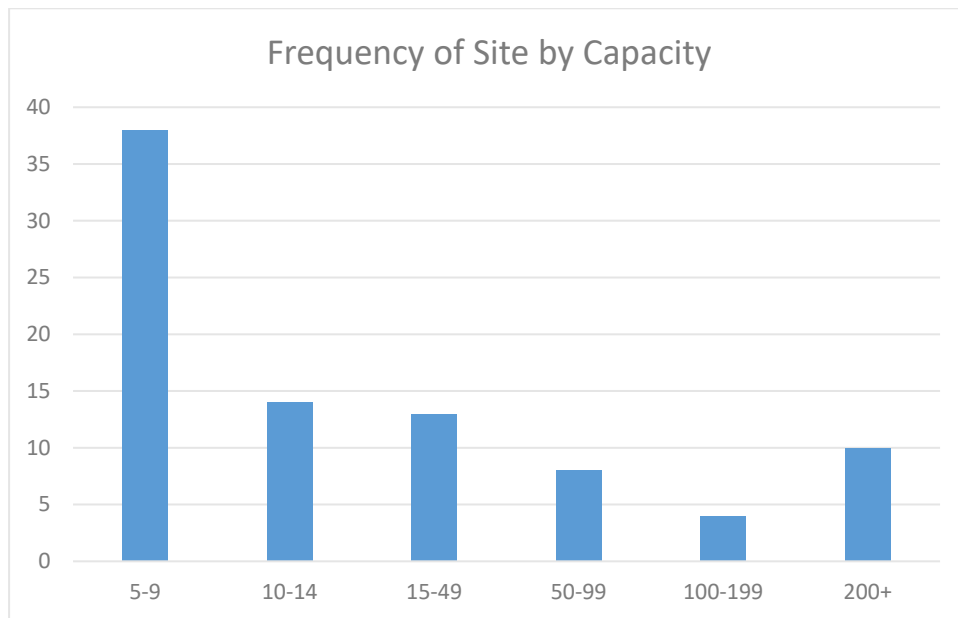
- 3.5 Further information on individual non-developable sites can be found in appendices B and C.
- 3.6 The 87 developable/ deliverable sites cover a range of land characteristics, set out below. They are nearly all under the government's threshold for smaller sites of 1 hectare. Nearly ten sites are between 1 and 3 hectares, with the residual larger in size. This is shown in figure 1.

Figure 1 Site Size of Deliverable/ Developable Sites



- 3.7 It appears, accordingly, the most common capacity estimate is between 5 and 9 dwellings: making up 44% of developable/ deliverable sites. The next most common category is 10-14 dwellings which make up 16% of developable/ deliverable sites. Site frequency declines for larger sites although there are a notable number of sites, over one in ten with a capacity estimate of 200+ homes. This is shown in figure 2.

Figure 2 Capacity of Deliverable/ Developable Sites



- 3.8 Capacity is an indicative estimate. This usually, but not always, reflects the extant planning permission for the site, if applicable.
- 3.9 At Ebbsfleet Garden City, land sub-divisions/ development parcels change. The large, main residential area at Ebbsfleet (site 130, sometimes called Eastern Quarry) is counted as one site above/ in the following tables. However this land has progressed significantly to development since commencement of the SHLAA. To take account of

completed communities, and emerging details on the new neighborhoods, this land has been disaggregated a-c in mapping, and Appendix D phasing (which for accuracy, includes a further breakdown into sub-parcels).

- 3.10 Summary findings for individual developable/ deliverable sites are set out in the following tables below, made up of :
- **Central Dartford** (as defined in the new Local Plan): 30 sites.
 - **Ebbsfleet Garden City** (EDC area): 5 sites.
 - **Other** urban: 48 sites.
 - **South of A2/ Green Belt**: 4 sites
- 3.11 Site results are 'deliverable' where expected to see completion of 5+ new homes within five years when meeting the NPPF definition. More information is normally available on delivery requirements for these via planning permissions.
- 3.12 Other sites are 'developable' and expected to commence less immediately. Tables below include a high level summary of some of the SHLAA identified constraints that can be addressed in order for these dwellings to be completed and to optimise sustainable development. However these issues are not currently viewed as overriding, or rendering development as probably unsuitable to gain permission. Constraints identified below are not exhaustive, and do not replace requirements identified at pre-application stage or in planning permissions. Other specific local environmental/ design requirements, for instance, will exist for each site.

Table 1 Central Dartford Deliverable/ Developable Sites

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity estimate ²
4	Rear of Two Brewers, 33 Lowfield Street	Deliverable	11
10	Steam Crane Wharf, Lower Hythe Street	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 77, 197, 261 and 270. • High risk of flooding • Respect setting of grade II listed 151A Lower Hythe Street • Archaeology 	78
14	East of Lowfield Street	Deliverable	556
16	Highfield House, 2-4 West Hill and 74-76 Spital Street	Deliverable	23
17	Station Approach, Home Gardens	<ul style="list-style-type: none"> • Air quality • Rail noise • Flood risk • Archaeology 	253

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity estimate ²
19	Glentworth Club, 154 Lowfield Street	<ul style="list-style-type: none"> • Confirmation club is relocated/ surplus to requirements. • Flood risk, including high risk of flooding • Respect setting of Dartford Town Centre Conservation Area • Archaeology • Noise 	52
20	Former Co-op, 20-54 Hythe Street and Westgate Car Park	Deliverable	120
22	Former Vauxhall Farm, East of 110-114 Lowfield Street	Deliverable	89
25	Car Park west of Two Brewers, 33 Lowfield Street	Deliverable	14
30	Vineyard Church Centre, 14-18 Lowfield Street and 24 Market Street	Deliverable	5
32	52 Spital Street	Deliverable	14
33	22-26 Spital Street	<ul style="list-style-type: none"> • Suitable non-residential ground floor use • Flood risk, including high risk of flooding • Respect setting of grade II listed 17 Spital Street and Dartford Town Centre Conservation Area 	10
49	59-69 High Street	Deliverable	5
77	Gas Holder Site, Victoria Road	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 197, 261 and 270. • High risk of flooding • Air quality • Noise • Potential contamination from previous use • Archaeology 	66
84	46-58 Lowfield Street	<ul style="list-style-type: none"> • Access • High risk of flooding • Air quality • Respect setting of grade II listed 41A Lowfield Street and the Dartford Town Centre Conservation Area 	42

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity estimate ²
		<ul style="list-style-type: none"> Archaeology 	
91	8-10 High Street	Deliverable	8
119	Rear of 62-66 Spital Street	<ul style="list-style-type: none"> Air quality Respect setting of Dartford Town Centre Conservation Area Archaeology 	28
120	47-49 High Street	<ul style="list-style-type: none"> Suitable non-residential ground floor use High risk of flooding Air quality Respect setting of grade II* listed 45 High Street and the Dartford Town Centre Conservation Area 	14
137	104 Lower Hythe Street	Deliverable	11
167	Orchards Shopping Centre	<ul style="list-style-type: none"> Providing mixed use development to regenerate the town centre Air quality Noise from shops and servicing areas High risk of flooding Respect setting of Dartford Town Centre Conservation Area Archaeology 	269
197	Land at Lower Hythe Street	<ul style="list-style-type: none"> Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 261 and 270 Masterplanning of all land parcels. Air quality Noise from adjacent uses High risk of flooding Respect setting of grade II* listed walls of Manor Gatehouse and grade II listed 151A Lower Hythe Street Archaeology Protect TPO tree within the site 	86
209	26-28 Westgate Road	Deliverable	8
212	The Priory Shopping Centre	<ul style="list-style-type: none"> Providing mixed use development to regenerate the town centre Air quality Noise from shops and servicing areas Flood risk, including high risk of flooding Respect setting of grade II* listed Royal Victoria & Bull Hotel, grade II listed 17 	390

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity estimate ²
		Spital Street and 33 Lowfield Street, and the Dartford Town Centre Conservation Area <ul style="list-style-type: none"> • Archaeology 	
226	6-12 Lowfield Street and 11 Market Street	<ul style="list-style-type: none"> • Suitable non-residential ground floor use • Air quality • High risk of flooding • Respect setting of grade II listed 11 High Street and Dartford Town Centre Conservation Area • Archaeology 	15
248	1-6 Market Place, 1 Market Street and 37 High Street	<ul style="list-style-type: none"> • Suitable non-residential ground floor use • High risk of flooding • Air quality • Respect setting of Dartford Town Centre Conservation Area including retention of key landmark building and facades • Archaeology 	14
261	Milestone Garage, North of Victoria Road	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 197 and 270. • High risk of flooding • Air quality • Archaeology 	6
262	Milestone Garage, South of Victoria Road	<ul style="list-style-type: none"> • High risk of flooding • Air quality • Respect setting of grade II* listed building (walls to west of the site) • Archaeology 	5
269	Block E Oldfield, Mill Pond Road	Deliverable	14
270	114-130 Lower Hythe Street	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 197 and 261 • High risk of flooding • Air quality • Archaeology 	7
274	26 Lowfield Street	<ul style="list-style-type: none"> • High risk of flooding • Air quality 	5

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity estimate ²
		<ul style="list-style-type: none"> • Respect setting of Dartford Town Centre Conservation Area including retention of key facade • Archaeology 	

¹ Constraints to be addressed relate to developable sites only

² Capacity estimates are to 2037

Table 2 Ebbsfleet Garden City Deliverable/ Developable Sites

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
1	Ebbsfleet Central	<ul style="list-style-type: none"> • Providing mixed use development to provide 'city centre' level activities • Achieving 30% of site as high quality open space • Featuring a sustainable mix of house types and styles • Land preparation • Railway station provision including parking • Rail noise • Ecological impacts of Swanscombe Peninsula SSSI and Ebbsfleet Marshes Local Wildlife Site • Archaeological impacts 	1,975
15	Croxton and Garry Site, Tiltman Avenue, Swanscombe	Deliverable	233
129	London Road and Craylands Lane, Swanscombe	Deliverable	84
130a	Castle Hill (Eastern Quarry) Ebbsfleet	Deliverable	546
130b	Alkerden (Eastern Quarry) Ebbsfleet	Deliverable	1,550
130c	Ashmere(Eastern Quarry) Ebbsfleet	Deliverable	3,103
144	Ebbsfleet Green (Former Northfleet West Sub Station)	Deliverable	354

¹ Constraints to be addressed relate to developable sites only

² Capacity estimates are to 2036

Table 3 Other Urban (including Swanscombe) Deliverable/ Developable Sites

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
2	Greenwood, Darent Road, Dartford	Deliverable	5
3	1A, 1B, 1C Knockhall Road, Greenhithe	Deliverable	61
5	St Marys Church Hall, Stone	Deliverable	6
12	St James Pit, St James Lane, Greenhithe	<ul style="list-style-type: none"> • Providing mixed use development, potentially including necessary community uses • Achieving 30% of site as high quality open space • Featuring a sustainable mix of house types and styles • Land preparation • National grid transmission network and other overhead power lines • Oil pipeline (eastern boundary) • Potential contamination from former landfill site in the vicinity (northern part of site) 	700
21	Stone Lodge Complex, Cotton Lane, Stone	Deliverable	117
23	Spring Vale, Knockhall Road, Greenhithe	<ul style="list-style-type: none"> • Transport impacts on road junctions • Contamination from previous use • Archaeology • Noise from pumping station • Ecological impacts on Alkerden Lane Pit Local Wildlife Site 	30
27	Trico Coatings Ltd, Questor Riverside, Dartford	<ul style="list-style-type: none"> • Potential contamination from former landfill site in the vicinity • Archaeology • Protected TPO trees in close proximity 	8
35	SWCS Car Sales, Craylands Lane, Swanscombe	Deliverable	5
39	The Pits, St Vincents Road, Dartford	<ul style="list-style-type: none"> • Contamination from previous use • Narrow access 	14
42	Rear of 150-160 Milton Road, Swanscombe	Deliverable	7

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
44	Adjacent Old Rectory, St Mary's Road, Stone	Deliverable	76
53	40 Chastilian Road, Dartford	Deliverable	9
56	East of Greenbanks, Powder Mill Lane, Wilmington	Deliverable	36
57	152-154 London Road, Stone	<ul style="list-style-type: none"> Potential contamination from former landfill site in the vicinity Air quality 	5
62	125 St Vincents Road, Dartford	<ul style="list-style-type: none"> Rail noise Contamination from previous use Archaeology 	18
65	47-49 High Street, Swanscombe	<ul style="list-style-type: none"> Confirmation community activity is relocated/ surplus to requirements. Potential contamination from former landfill site in the vicinity Archaeology 	5
82	52-62 West Hill/ C Pearson E Bates Storage Yard	<ul style="list-style-type: none"> Air quality 	34
85	127-129 Dartford Road, Dartford	<ul style="list-style-type: none"> Include viable active ground floor use as part of District Centre Contamination from previous use Road noise 	14
89	Rear of 47-53 Farnol Road, Dartford	<ul style="list-style-type: none"> Loss of off-street parking Archaeology 	6
90	Rear of 36-46 Attlee Drive, Dartford	<ul style="list-style-type: none"> Narrow access Loss of off-street parking Potential contamination from former landfill site in the vicinity 	13
97	Community Centre and 63-67 Alamein Gardens, Stone	<ul style="list-style-type: none"> Confirmation centre is relocated/ surplus to requirements. Archaeology 	6
99	Rear of 37-41 Brentfield Road, Dartford	Deliverable	6
102	North of Station Road, Greenhithe	<ul style="list-style-type: none"> Archaeology Noise Access 	47

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
		<ul style="list-style-type: none"> Air quality 	
106	Rear of 71-81 Keary Road, Swanscombe	Deliverable	6
108	West Hill House, West Hill, Dartford	<ul style="list-style-type: none"> Access Air quality Road noise Employment 	33
111	Temple Hill Club, Temple Hill Square, Dartford	<ul style="list-style-type: none"> Confirmation club is relocated/ surplus to requirements. 	14
117	South of Steele Avenue, Greenhithe	<ul style="list-style-type: none"> Potential need for mixed use development including community facility Flood risk Air quality Road noise Potential contamination from former landfill site in the vicinity Archaeology 	10
118	53 Watling Street, Dartford	Deliverable	8
124	Dartford Magistrates Court, Highfield Road, Dartford	<ul style="list-style-type: none"> Air quality Road noise Retain interlinked buildings Respect setting of grade II listed 6-22 West Hill and Dartford Town Centre Conservation Area Archaeology 	25
148	Adjacent The Lodges, Cotton Lane	Deliverable	16
169	Northgate Van Hire, 301 Lowfield Street, Dartford	<ul style="list-style-type: none"> Include viable active ground floor use as part of District Centre Access Noise from adjacent uses Contamination from previous use and former landfill site in the vicinity Archaeology 	6
170	North of St Mary's Road, Stone	Deliverable	258
177	Swanscombe Auto Centre, 38-48 Milton Road, Swanscombe	<ul style="list-style-type: none"> Contamination from previous use and former landfill site in the vicinity Archaeology 	6

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
190	J Clubb Ltd, Church Hill, Wilmington	<ul style="list-style-type: none"> Contamination from previous use and former landfill site in the vicinity 	32
216	Rear of 33-35 Myrtle Road, Oakfield Lane, Dartford	Deliverable	9
219	East of Craylands Square, Swanscombe	<ul style="list-style-type: none"> Narrow access Loss of off-street parking Potential contamination from former landfill site in the vicinity Archaeology 	6
220	Rear of Gilbert Close, Swanscombe	Deliverable	16
222	Rear of 44 Keary Road, Swanscombe	<ul style="list-style-type: none"> Access Loss of off-street parking Archaeology Protected TPO trees in close proximity 	5
224	Angels Garage, 149 Church Road, Swanscombe	<ul style="list-style-type: none"> Loss of off-street parking Contamination from previous use and former landfill site in the vicinity Archaeology 	9
225	Birch Place, Horns Cross, Greenhithe	<ul style="list-style-type: none"> Demonstrating sufficient on or off site open space provision. 	5
236	Adjacent 33 St Mary's Road, Stone	Deliverable	12
245	Bluewater Chestnut Avenue East	<ul style="list-style-type: none"> Urban design and integration Community service provision/ access Loss of shopping centre car parking Impacts on traffic flows and movements Air quality and noise impacts from traffic movements and seasonal events 	114
249	The Foresters, 235 High Road, Wilmington	Deliverable	6
254	Unit 4, Twistleton Court, Priory Hill, Dartford	Deliverable	6
267	Ashirwad, Bean Road, Greenhithe	<ul style="list-style-type: none"> Respect setting of grade II listed St Mary's Church Archaeology 	5
268	36-40 Heath Street, Dartford	<ul style="list-style-type: none"> Design 	6

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
271	Eastern End of St Mary's Road, Stone	<ul style="list-style-type: none"> High risk of flooding 	5
276	Rehoboth House, Brent Way, Dartford	<ul style="list-style-type: none"> Air quality 	7

¹ Constraints to be addressed relate to developable sites only

² Capacity estimates are to 2037

Table 4 South of A2/ Other Green Belt Deliverable/ Developable Sites

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
31	Rear of 67-97 Station Road, Longfield	<ul style="list-style-type: none"> Noise/ surrounding uses Service yard parking impact 	5
214	Depot, Broad Lane, Wilmington	<ul style="list-style-type: none"> Contamination from previous use 	6
218	Rear of 21 Albert Road, Wilmington	<ul style="list-style-type: none"> Narrow access Loss of off-street parking 	5
232	North East of Collier Crescent, Darenth	<ul style="list-style-type: none"> Loss of off-street parking Shape and topography of the site 	5

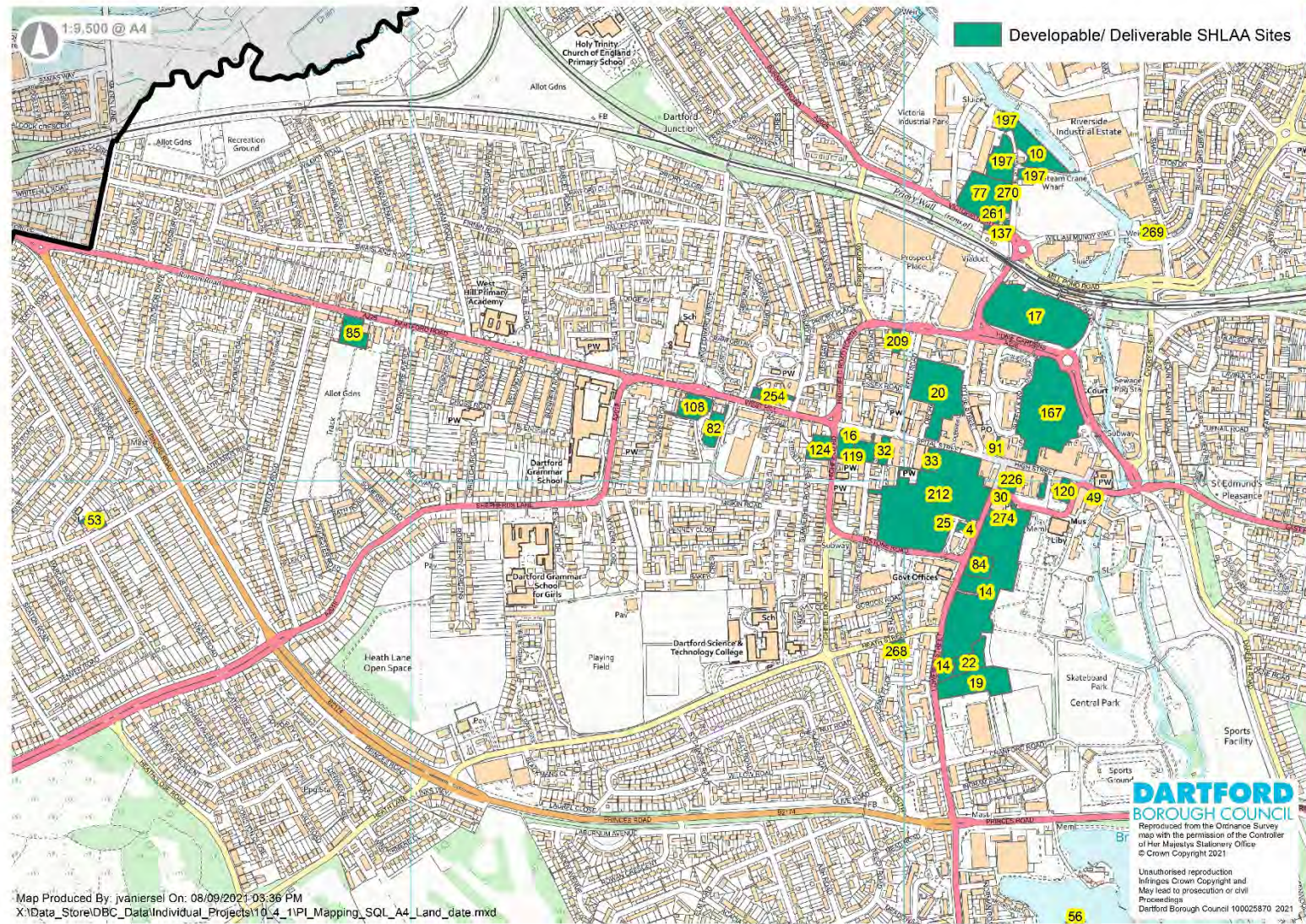
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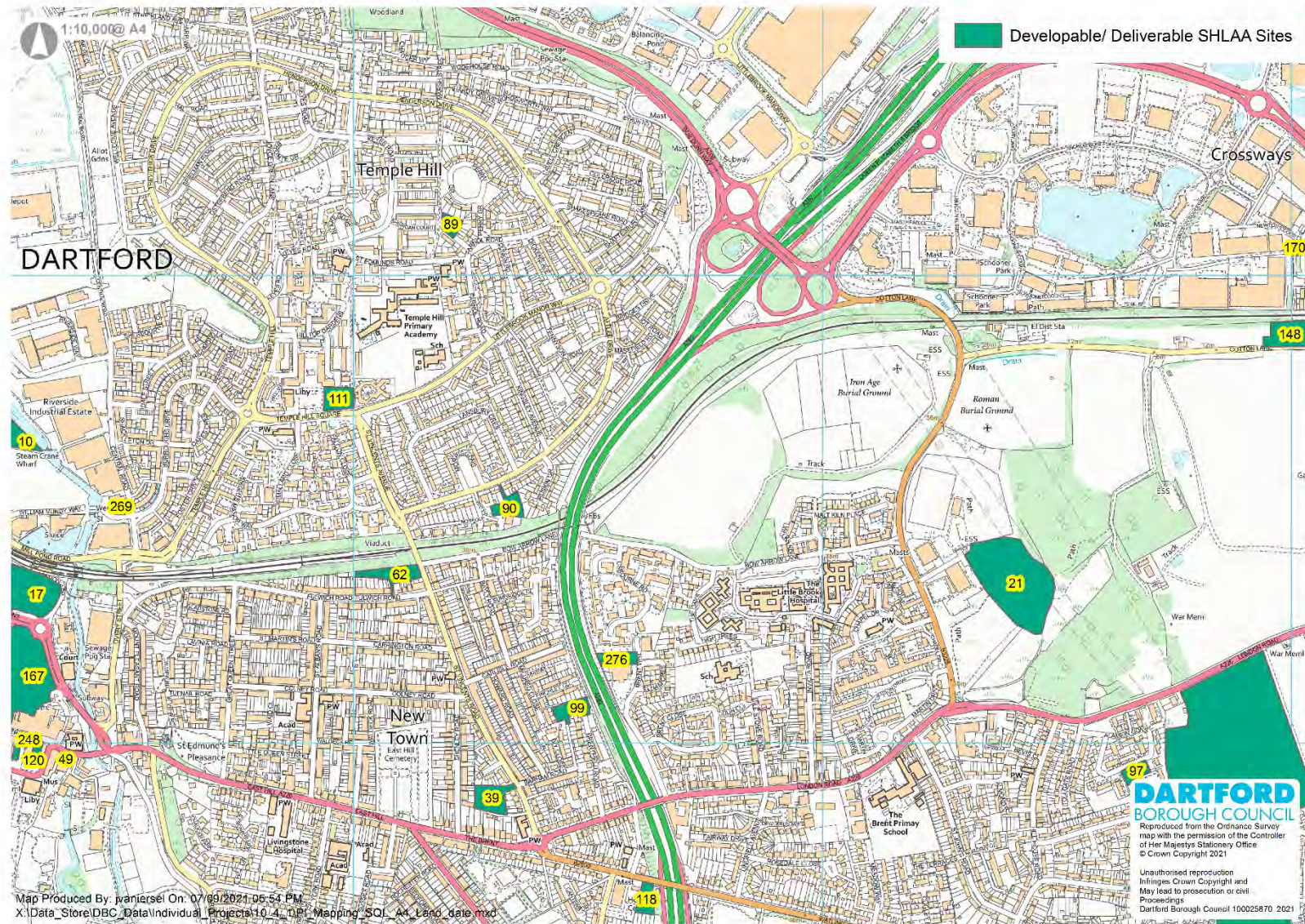
² Capacity estimates are to 2037

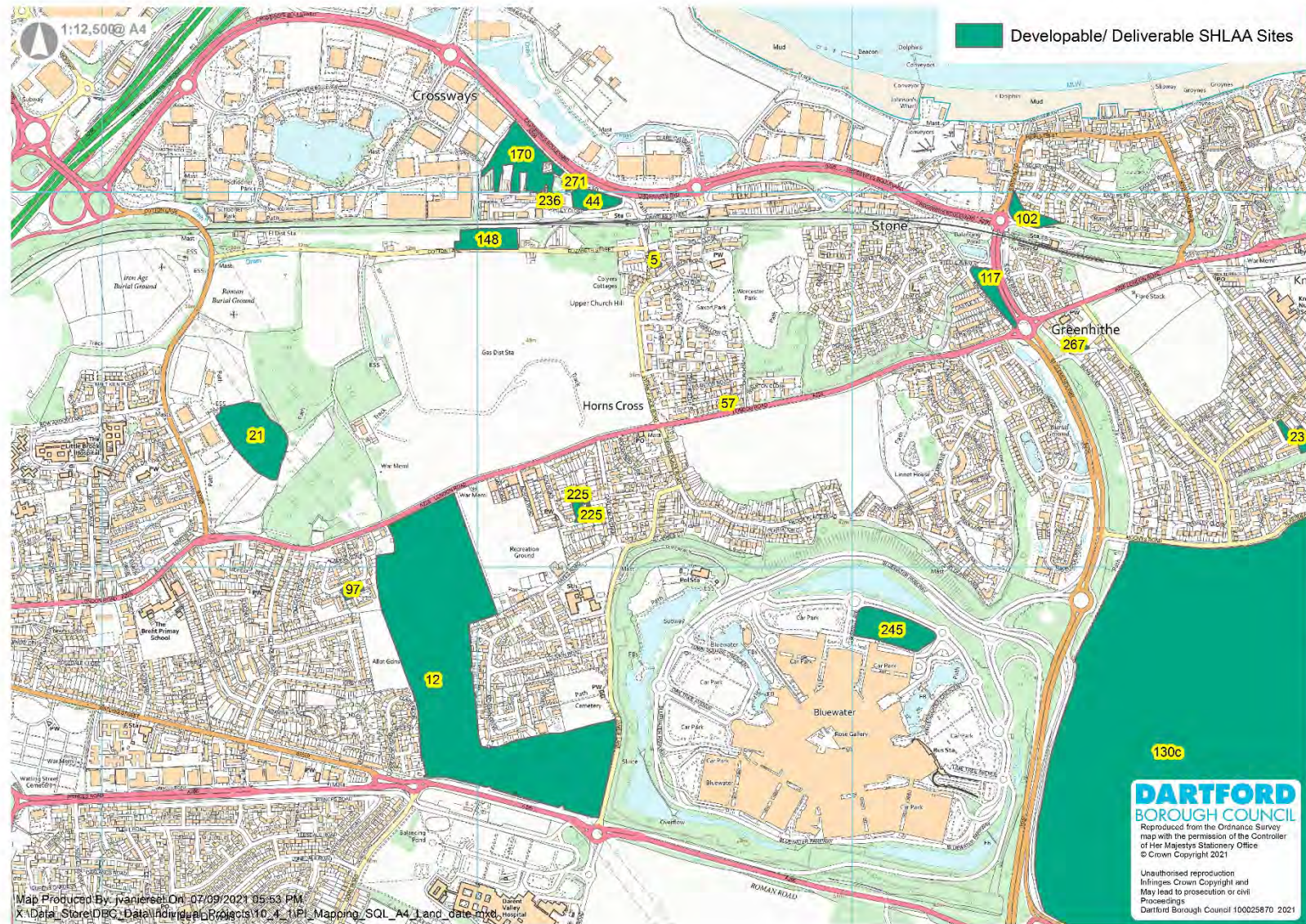
3.13 The sites are shown on the following maps; individual sites can be found via the reference numbers shown on the mapping.

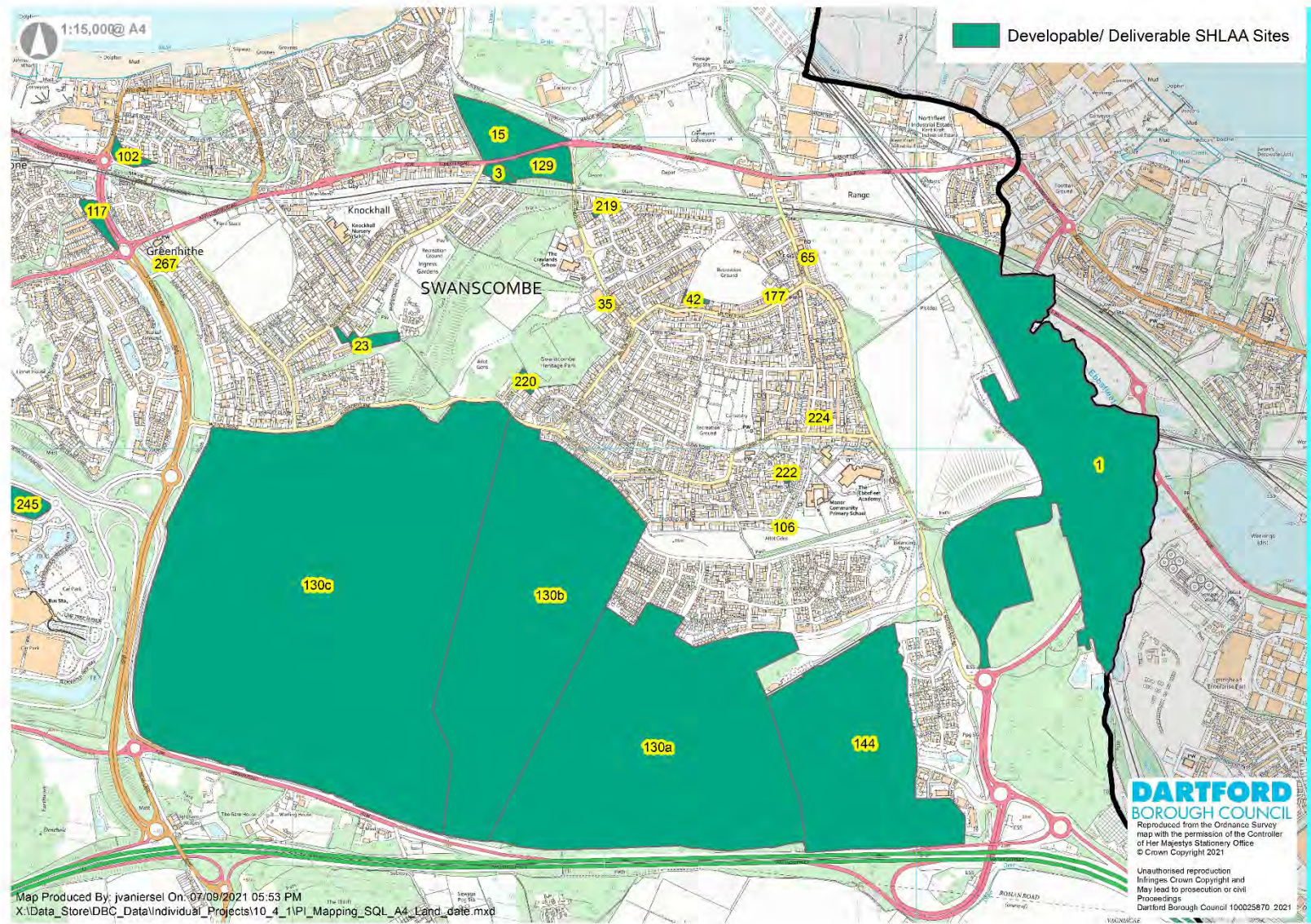
3.14 The developable/ deliverable sites are mapped clockwise from the northwest of the Borough. The first map is therefore western Dartford town, they then move east with five more maps of the urban area (to Ebbsfleet). The final two maps are of the south of the Borough, showing sites at Longfield/ Darenth, and finally in the Wilmington area.

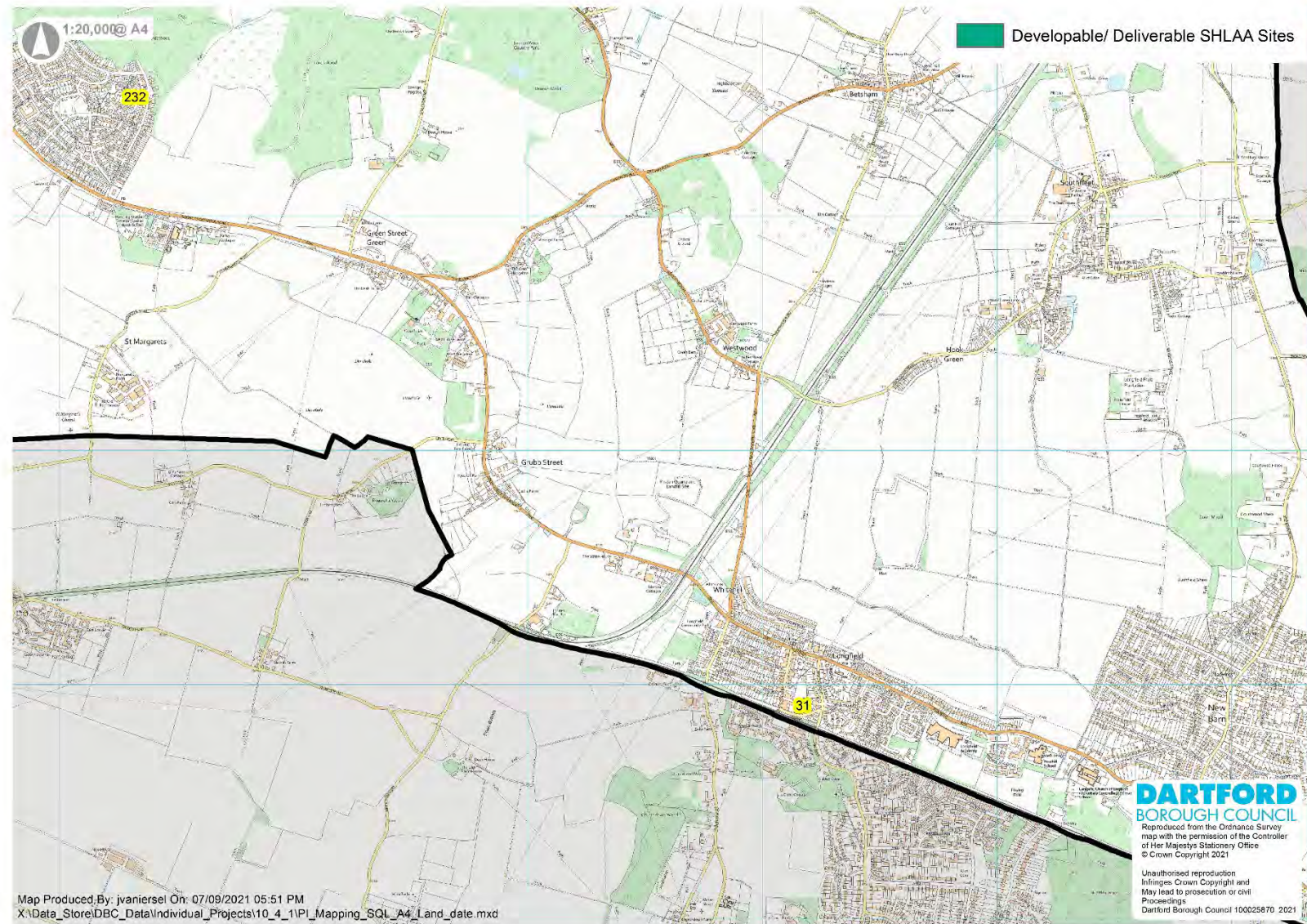
Maps of Deliverable/Developable SHLAA Sites

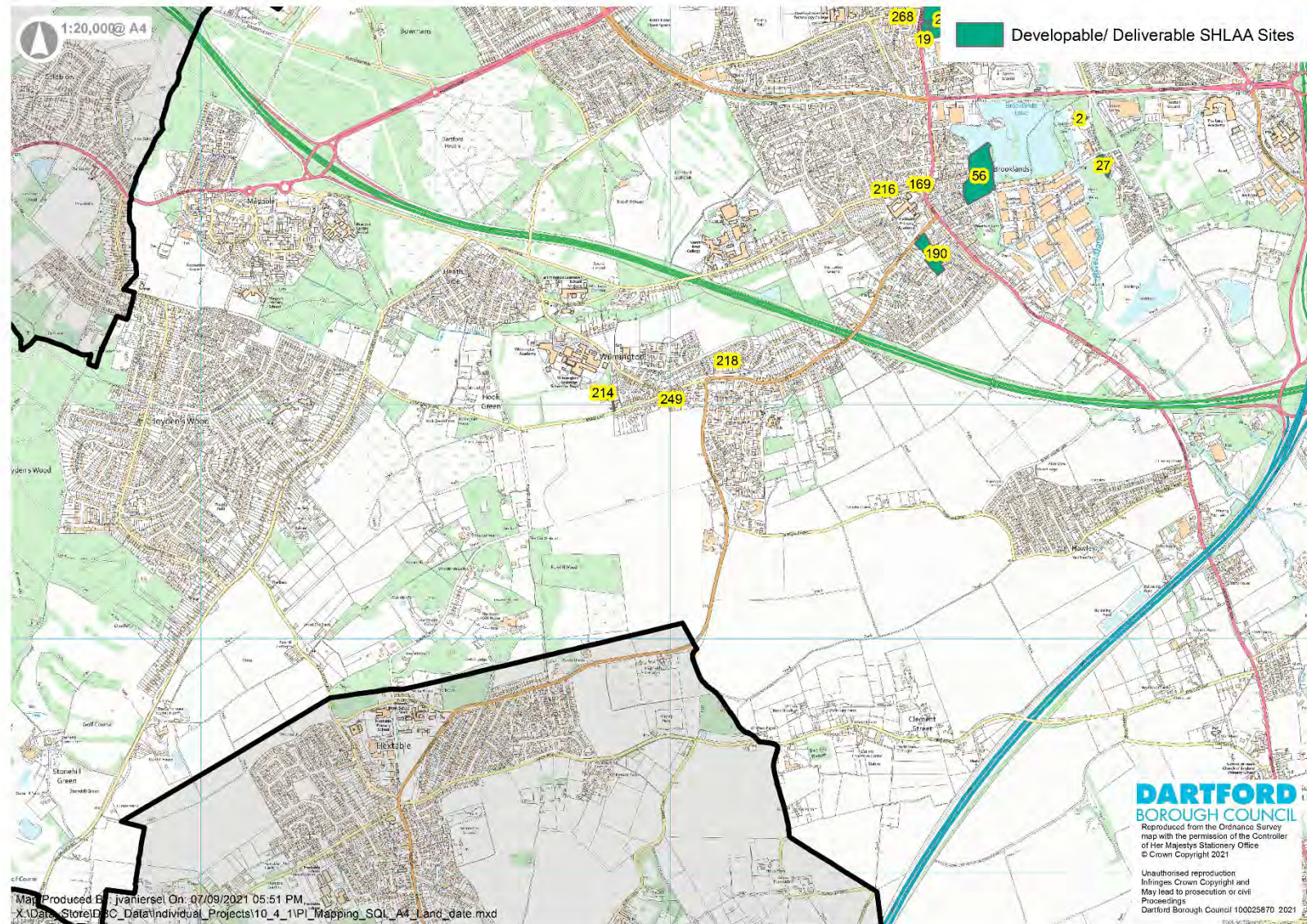












Non developable/ deliverable sites overview

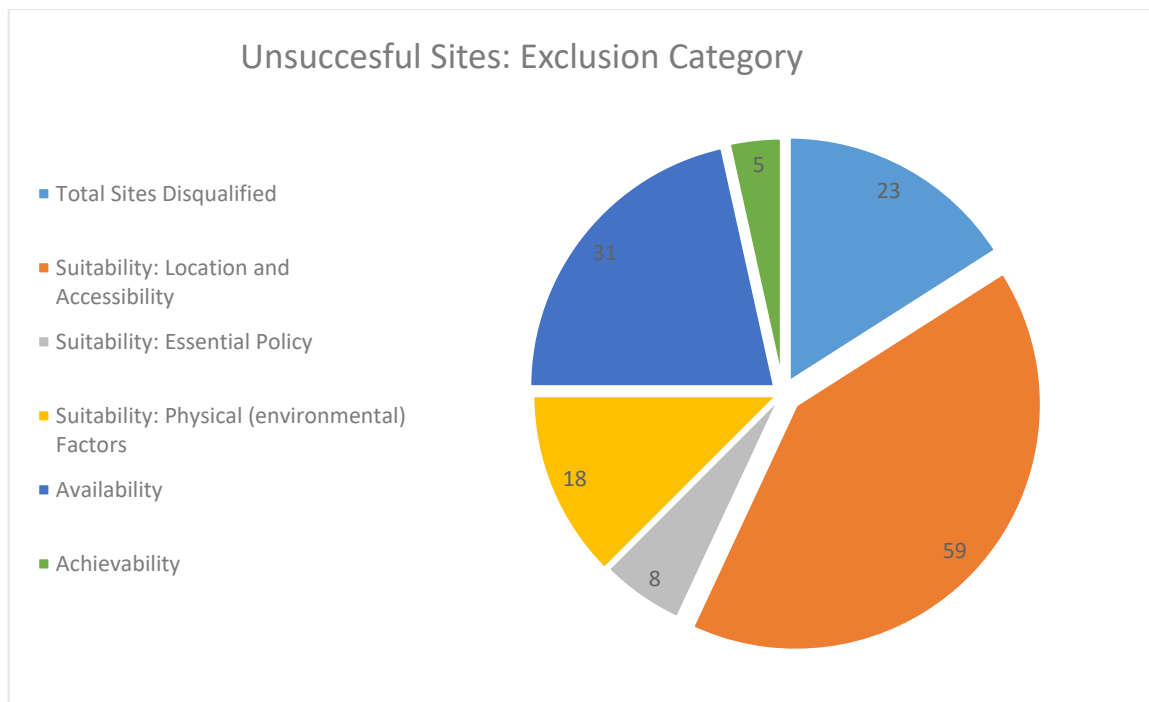
3.15 There are 144 sites not developable/ deliverable i.e. failing to fulfill SHLAA requirements. There are various reasons outlined below (see table):

- Over twenty (16%), did not meet initial qualification requirements, for instance are clearly too small on investigation for a gain of 5 dwellings (see Appendix B for further details).
- Of all unsuccessful sites, a majority did not pass suitability criteria. This is not surprising as it includes key stages of assessment with significant factors (in particular, location and accessibility) that need to be met to ensure development is sustainably sited within the Borough.
- One quarter (25%) failed on later availability or achievability grounds.

Sites disqualified	23
• <i>Sites not developable as failing Stage A (I) Suitability: location and accessibility</i>	59
• <i>Sites not developable as failing Stage A (II) Suitability: essential policy</i>	8
• <i>Sites not developable as failing Stage A (III) Suitability: physical (environmental) factors</i>	18
Total sites unsuitable:	=85
• <i>Sites not developable as failing Stage B Availability</i>	31
• <i>Sites not developable as failing Stage C Achievability</i>	5
Total sites unavailable or unachievable:	=36

3.16 This breakdown of 'unsuccessful' sites can be illustrated as follows:

Figure 3 Non-Deliverable/ Developable Sites, reason for exclusion



3.17 Appendix C lists and maps unsuccessful sites individually, confirming for each the SHLAA stage at which criteria were not met.

4. SHLAA/ HOUSING SUPPLY REVIEW

Developable Housing Sites and Development Rates

- 4.1 SHLAA findings have been reviewed in line with government guidance as to their sufficiency, indicating the need for further actions (if any) before it is finalised.
- 4.2 This means considering how well placed Dartford's housing supply is, after having included SHLAA sites, against the housing level needed. The total Borough quantity of dwellings needed depends on the rate required, and duration over which that is applied.
- 4.3 Housing supply should, under national policy, include developable land for ten or fifteen years providing sufficient new housing over the longer term (and there should be a sufficient supply of deliverable sites to maintain a five year supply).
- 4.4 On the annual rate, the government's standard method calculation for quantifying the Local Housing Need (minimum level of homes needed per year in local authorities) is the principal factor in this consideration, a key benchmark to surpass here and maintain over time. This currently equates to 750 homes a year in Dartford¹. Dartford is directly applying the national standard method calculation, no other methodology (but has actively reviewed its current output in setting the final Local Plan requirement).
- 4.5 These principles are applied to review the SHLAA site capacities total (from this document) of approximately 12,000 dwellings to 2036/37:
- SHLAA identified total C3 capacity (April 2021- March 2037 inclusive) = 11,964 dwellings
 - Fifteen years at the standard method rate of 750pa. =11,250 dwellings
- The SHLAA identified site supply is sufficient to cover the minimum (15 year) level. The SHLAA process is complete.
- 4.6 The SHLAA final results are applied to inform the Dartford Local Plan². This requires accounting for other sources of housing land supply that are applicable to produce a full plan period housing supply/ trajectory. Aggregate housing supply totals from the SHLAA and other applicable identified land sources are set out below. This takes account of housing delivery so far in the plan period (row A), and adds on the SHLAA deliverable/ developable 12,087 total (row B). There are also 134 dwellings that can be counted from other deliverable sites over five dwellings eg from class C2 developments (row C).

¹ HdH (2021) Dartford & Ebbsfleet Residential Needs Assessment Update

² DBC (2021) Residential Requirement Report

Residential land source	Cumulative supply
A) Total delivered in 2017/18 – 2020/21	3,191
B) SHLAA developable/ deliverable sites total	= 11,964
C) Other relevant supply (deliverable residential permissions and small windfall allowance) [see Appendix D Notes 1 & 2, and Appendix E]	= 491
A+B+C: Dwellings to 2036/37 inclusive	=15,646

- 4.7 Recent delivery and quantifying other deliverable residential accommodation sources are small-scale compared to SHLAA confirmed sites, however including those takes total housing delivery to over 15,000 dwellings over the whole period.
- 4.8 Information for the plan trajectory, the aggregate future supply (rows B and C) broken down – featuring all the projected SHLAA site capacities phased appropriately - is in Appendix D. This helps to illustrate annual and cumulative delivery, demonstrating policy compliance over time. The expected rate of delivery of this capacity has been phased based on the SHLAA methodology/ data, the NPPF definitions, government guidance and national research.

Housing Supply Context and SHLAA Conclusion

- 4.9 It is apparent that confirmed capacity from the SHLAA, and Dartford's supply, is sufficient. Twelve thousand further dwellings are projected to be available and sustainable on specific identified sites, meeting objective criteria on suitability, availability and achievability. This confirms the SHLAA methodology and its criteria and application were appropriate (including aspects such as residential potential/ densities). Dartford has sufficient developable supply from residential sites over five or more units, with new land through the SHLAA complementing planning permissions.
- 4.10 Dartford is a small but dynamic Borough with significant residential (and commercial) growth rates. There have been major national economic fluctuations, and there are now new major uncertainties. Therefore in looking ahead, and in applying SHLAA results, it should be noted that some assessment results and sites are more prone to change in their circumstances, or developability than others:
- Specifically, availability and achievability related factors, as market determined, are more likely to shift quickly than suitability (locational performance).
 - Moreover, development and place perceptions and investment levels in regeneration areas in the Borough are changing.

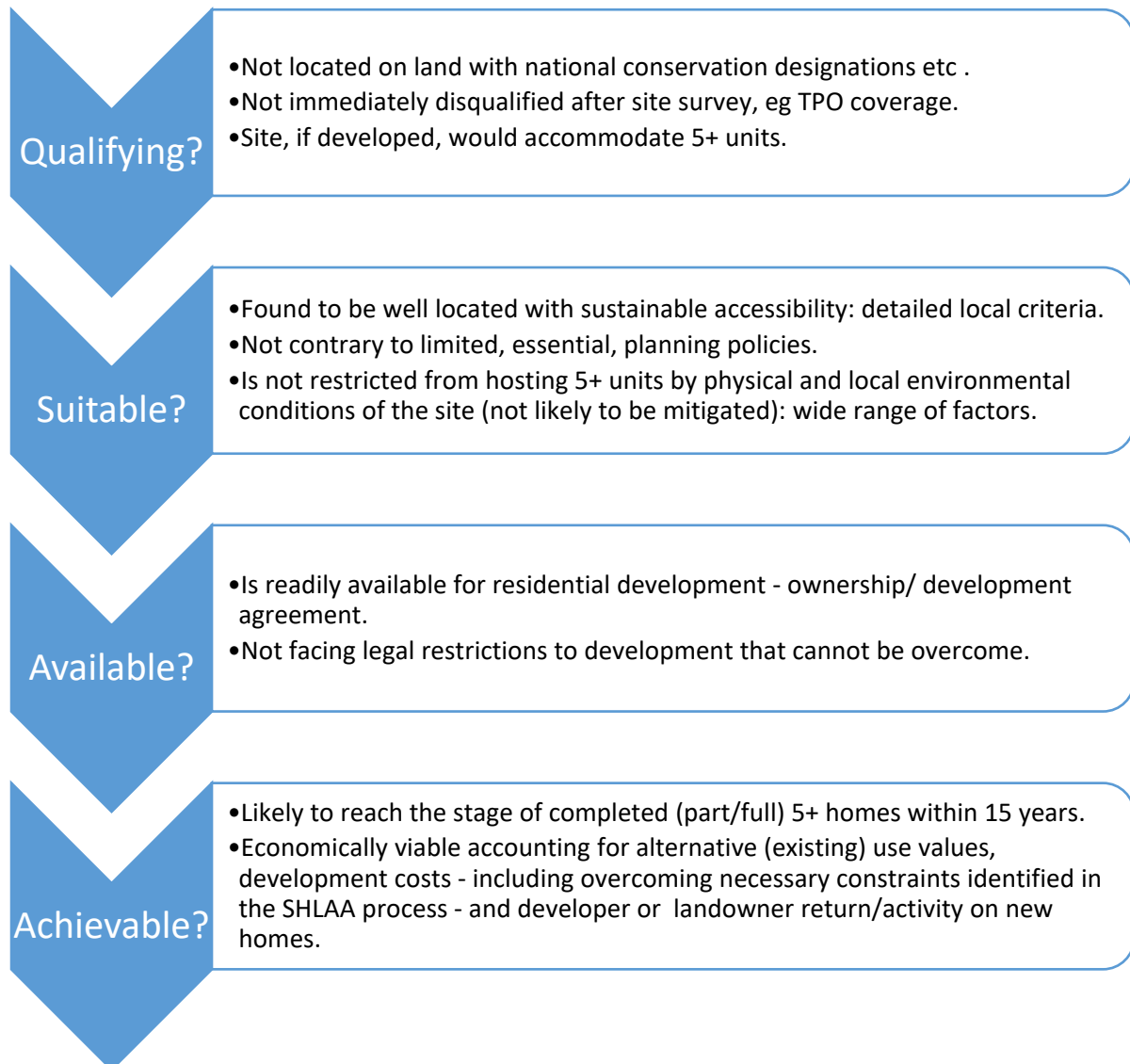
This means it is worth highlighting that the SHLAA findings as finalised here include some land parcels are not that classified deliverable/ developable but meet SHLAA

suitability criteria (i.e. fail only by virtue of present availability/ achievability circumstances), and such with changing market circumstances these may potentially come forward within the Plan period, although this has not been assumed at present. This could present future additional opportunities, subject to market interest, especially where clustered together. An example, on the edge of Dartford town centre, is mapped in Appendix F

- 4.11 Also possibly providing supply in future, some additional unanticipated (non SHLAA identified) residential land may prove deliverable (windfalls). There will be small windfalls (under 5 dwellings) that were not considered for the SHLAA and come forward within the Plan period. A conservative allowance for this has been calculated, based on historic trends, and added into the trajectory.. As some of these sites have planning permission now, and others may gain permission in future, applicable windfall delivery is added to overall housing land supply in the trajectory. Delivery of larger windfall sites (5 units or more) has been irregular in Dartford, and identified land options have been reviewed in the SHLAA and are therefore not included at all in the housing supply. The approach to windfalls is evaluated in Appendix E.
- 4.12 The SHLAA provides the leading future housing supply-side raw data for the Local Plan, however further relevant information is set in other evidence documents; including the Dartford Residential Requirement Report (DBC, 2021) on deliverable five year supply calculations for the Local Plan, and bringing together key need considerations.
- 4.13 In conclusion, the SHLAA confirms Dartford has identified sufficient housing land supply to meeting housing need.

APPENDICES

APPENDIX A: Site Assessment Process Summary



APPENDIX B: Disqualified land

This land did not proceed for full assessment of suitability due to over-riding constraints as set out in the outset from the methodology. They are listed in two parts: those sites identified by external parties and submitted in the 'call for sites', and other land identified e.g. 'desktop' sites.

Table 5 Disqualified Sites, Call for Site Submissions

Ref	Name	Rationale
187	North of Shellbrook House, Bean	Front of the site is blanketed by Ancient Woodland. Remainder of the site is open countryside without highway access.
189	Land north of Elizabeth Street, Dartford	Wholly blanketed by trees and TPO.
200	Land at Hook Place Farm, Southfleet	Complex series of designations on the edge of the countryside, including TPOs and nearby listed structure. Taking account of these, unlikely to accommodate 5 dwellings.
208	6 Coopers Cottage, Hawley, Dartford	Small site (0.02ha) on the edge of open countryside unlikely to accommodate 5 dwellings.
243	Bluewater (D) Parkway North	Blanketed by RIGS geological designation.

Table 6 Disqualified Sites, Other Identification Sources

Ref	Name	Rationale
26	Disused Pit South Of London Road And East Of Craylands Lane (The Tank), Swanscombe	The site is within the area that Natural England has notified as the Swanscombe Peninsula SSSI
43	Watling Tyres, St Albans Road, Dartford	Tight urban site with pre-app unlikely to accommodate 5 dwellings.
58	Disused works/ redundant, Powdermill Lane, Dartford	Wholly blanketed by Ancient Woodland and trees.
92	45 High Street, Dartford	Listed Building. Unclear if viable options acceptable against heritage stipulations would accommodate 5 dwellings.

94	1 st -3 rd Floors, 33-35 High Street, Dartford	Tight urban site with pre-app unlikely to accommodate 5 dwellings.
101	Land Rear Of 11 To 47 Bramble Avenue, Bean	Site as originally identified (Consistent with land ownership etc) includes Ancient Woodland. Leaves a tight site unlikely to accommodate 5 dwellings.
113	Bean Triangle, Watling Street, Bean	Site as originally identified on its natural boundaries includes land with a number of disqualifying factors. The residual land fails to create a contiguous site with any deliverable residential prospects. [Alternative site on part of the land was submitted and fully assessed].
126	Essenden, Galley Hill Road, Swanscombe	The site is within the area that Natural England has notified as the Swanscombe Peninsula SSSI
133	Land East of Stanhope Road adjacent Railway (part of Bamber Pit), Swanscombe	The site is within the area that Natural England has notified as the Swanscombe Peninsula SSSI
146	Former Piggery Site, Newtown, Dartford	Blanketed by Crossrail Safeguarding zone.
228	119 Main Road, Sutton at Hone	Will not accommodate 5 dwellings, permission involving net gain of four dwellings being implemented.
231	Land End Garage, Darenth	Unlikely to accommodate 5 dwellings given size, setting and Green Belt constraint.
251	Black Horse Cottage, Bean	Unlikely to accommodate 5 dwellings given size, setting.
255	230 Birchwood Road, Wilmington	Unlikely to accommodate 5 dwellings, site c 0.02ha only.
258	100 Fulwich Road, Dartford	Unlikely to accommodate 5 dwellings, current application for 1 unit.
259	114 and 122 Birchwood Road, Wilmington	Unlikely to accommodate 5 dwellings given size, setting.
273	Rear of 165-173 Hawley Road, Dartford	Unlikely to accommodate 5 dwellings. PiP proposal for 1 to 9 units.
275	11 Darenth Road, Dartford	Unlikely to accommodate 5 dwellings given size, setting.

Other sites may only be acceptable on the basis of boundaries that have been adjusted to take account of disqualifying factors. MAPPING- The land above is included in maps in Appendix C.

APPENDIX C: Non developable/ deliverable sites and maps

For a list of land not developable/ deliverable as disqualified see Appendix B.

The maps following are clockwise order, starting from the northwest of Dartford.

Table 7 Non-Deliverable/ Developable Sites

Ref	Site Name	Location	Stage at which unsuccessful
6	Rear Of 131 The Brent, Dartford	Other Urban	Unsuitable (physical/ environmental)
7	Rear of 2 Temple Hill Square, Dartford	Other Urban	Unavailable
8	Rear of 1-12 Cressener Place, Burham Road, Dartford	Other Urban	Unavailable
9	Former Fox And Hounds, Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unavailable
11	The Pier, Ingress Park, Greenhithe	Other Urban	Unachievable
13	Land At Drudgeon Way, Beacon Drive, Bean	South of A2/ Other Green Belt	Unsuitable (essential policy)
18	Thames Europort (Dartford International Ferry Terminal), Clipper Boulevard, Dartford	Other Urban	Unavailable
24	Wickes, 50 Overy Street, Dartford	Central Dartford	Unavailable
28	Orchard House, Coopers Road, Swanscombe	Other Urban	Unavailable
29	RBT Trust Land, Central Road, Dartford (including Building 72, DiaSorin Buildings, and Unit 1 Bus Depot)	Central Dartford	Unavailable
34	Former Biffa Landfill at London Road, Pit 11 West of Knockhall Chase, Greenhithe	Other Urban	Unsuitable (physical/ environmental)
37	Land rear of 77-103 Alamein Gardens, Stone	Other Urban	Unsuitable (physical/ environmental)
40	Block of 44 Lock-Up Garages, Rear of 59-75 Farnol Road, Dartford	Other Urban	Unsuitable (physical/ environmental)
41	The Alma, 26 High Street, Swanscombe	Other Urban	Unachievable

Ref	Site Name	Location	Stage at which unsuccessful
46	North Kent College, Oakfield Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
47	Heathside Nursery, Leyton Cross Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
50	Kwik Fit Euro, Dewlands Farm Industrial Estate, London Road, Stone	Other Urban	Unsuitable (physical/ environmental)
51	94-98 London Road, Stone	Other Urban	Unavailable
52	44A Waldeck Road, Dartford	Other Urban	Unavailable
54	Land Adjacent 116 Priory Road, Dartford	Other Urban	Unsuitable (physical/ environmental)
55	Milan Centre, Westgate Road	Central Dartford	Unavailable
59	St Margaret's Farm, South Darenth	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
60	Russell's Yard, Whitehill Road, Southfleet, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
61	Malthouse Farm, Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
64	Former Gas Holder site, Steele Avenue and King Edward Road, Greenhithe	Other Urban	Unsuitable (physical/ environmental)
66	Land East of Main Road, South of Keith Avenue, Sutton at Hone (Part A)	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
67	Land west of Main Road, south of Arnolds Lane, Sutton at Hone (Part B)	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
69	Yard at Station Road, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
70	Philpotts Yard, Gravel Road, Sutton at Hone	South of A2/ Other Green Belt	Unachievable
72	Land Between Stock Lane And Orchard Way, south of Highfield Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

Ref	Site Name	Location	Stage at which unsuccessful
73	Land Rear of Regency Mount, Barn End Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
74	Hawley Garden Centre, Hawley Road, Hawley	South of A2/ Other Green Belt	Non developable (Green Belt) ³
75	Clubb Pit Land, West of Darenth Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
78	Woodlawn, New Barn Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
80	The Stables, Barton Road, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
81	Block Of 40 Lock-Up Garages Adjacent 22 Penney Close, Dartford	Other Urban	Unavailable
86	Northern Gateway East, Central Road	Central Dartford	Unavailable
87	Land East of Telephone Exchange (Little Hithe), London Road, Greenhithe	Other Urban	Unsuitable (essential policy)
88	Rear of 25-37 Wellcome Avenue, Dartford	Other Urban	Unavailable
93	First, second and third floors, 27 - 31 High St Dartford	Central Dartford	Unavailable
95	Mad Play, 208 Charles Street, Stone	Other Urban	Unachievable
98	Open space east Of Wellcome Avenue, Dartford	Other Urban	Unsuitable (essential policy)
103	8 Brentfield Road, Dartford	Other Urban	Unsuitable (physical/ environmental)
104	Land East of 47-53 and 48-66 Hanbury Walk, Bexley	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
107	Land Adjacent to 107-125 Morgan Drive, Horns Cross, Greenhithe	Other Urban	Unsuitable (location/ accessibility)
109	Land at Stedman Close, Bexley	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

³ For presentational purposes, this particular site is counted elsewhere in this document in with those unsuitable on essential policy grounds, as national Green Belt policy renders this land unable to be categorised as “developable”, although meeting SHLAA suitability criteria to that stage, development cannot be achieved.

Ref	Site Name	Location	Stage at which unsuccessful
110	Land Adjacent 10 Strickland Avenue, Dartford	Other Urban	Unavailable
112	JC Autobreakers, Hawley Road, Hawley	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
114	Land West of Darenth Road, Darenth Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
115	Part of North End Farm, Park Corner Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
116	Blackshole Farm, Watling Street, Darenth	South of A2/ Other Green Belt	Unavailable
125	Rear Of 56-58 Spital Street, Dartford (Land south of Spital Street)	Central Dartford	Unsuitable (physical/ environmental)
127	St Lawrence House, 48A West Hill, Dartford	Other Urban	Unavailable
128	British Telecom Telephone Exchange, Suffolk Road, Dartford	Central Dartford	Unavailable
131	Northern Gateway Abbott Murex	Central Dartford	Unavailable
132	The Bridge Plots 32, 33 And 34 Rennie Drive And Plot 16A Brunel Way, The Bridge, Dartford	Other Urban	Unavailable
134	Land North of Top Dartford Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
135	Land North of Steele Avenue, Dartford	Other Urban	Unsuitable (essential policy)
139	Area North of London Road, Swanscombe	Ebbsfleet Garden City	Unavailable
140	Stone Pits 9 and 9a, South of London Road, Stone	Other Urban	Unsuitable (physical/ environmental)
157	Land to east of Joyce Hall Bungalow, Station Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
159	North of Main Road/ East of Northdown Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
163	West of Hawley Road, Arnolds Lane, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

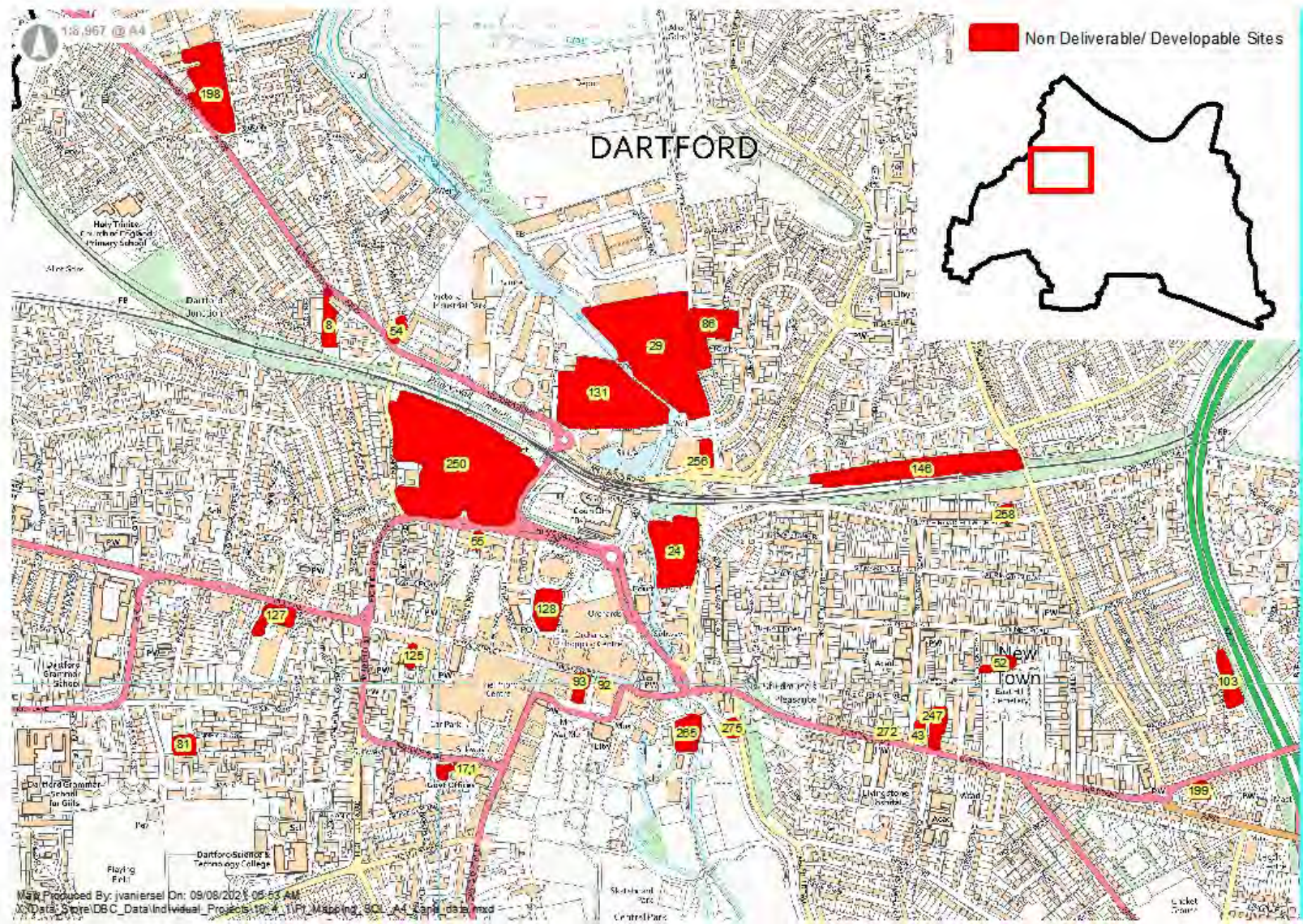
Ref	Site Name	Location	Stage at which unsuccessful
168	Former Central Park Nursery, Dartford	Other Urban	Unavailable
173	Creswick Nursery, Dartford Road, South Darenth	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
171	Instone House	Central Dartford	Unavailable
174	Land South of Ship Lane, West of A225 Main Road and North of Farningham Road Station, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
176	Land Adjacent to 1-11 Ightham Cottages, Bean Lane, Bean	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
178	Land south of A225 Hawley Road, north of A2, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
179	Land at The Whitings, Main Road, Longfield	South of A2/ Other Green Belt South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
181	Land to south east of School Lane, Bean	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
182	Old West Barn, Highcross Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
183	School playing field at Wilmington Grammar School for Girls, Common Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
184	Land at Stone Pit 1, Cotton Lane, Stone, Dartford	Other Urban	Unsuitable (physical/ environmental)
185	South west of Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
186	North of Highfield Farm, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
188	Warrigal Farm, Sandbanks Hill, Green Street Green	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
191	Clock House, Clock House Stables and Land known as Green Spice, Green Street Green Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

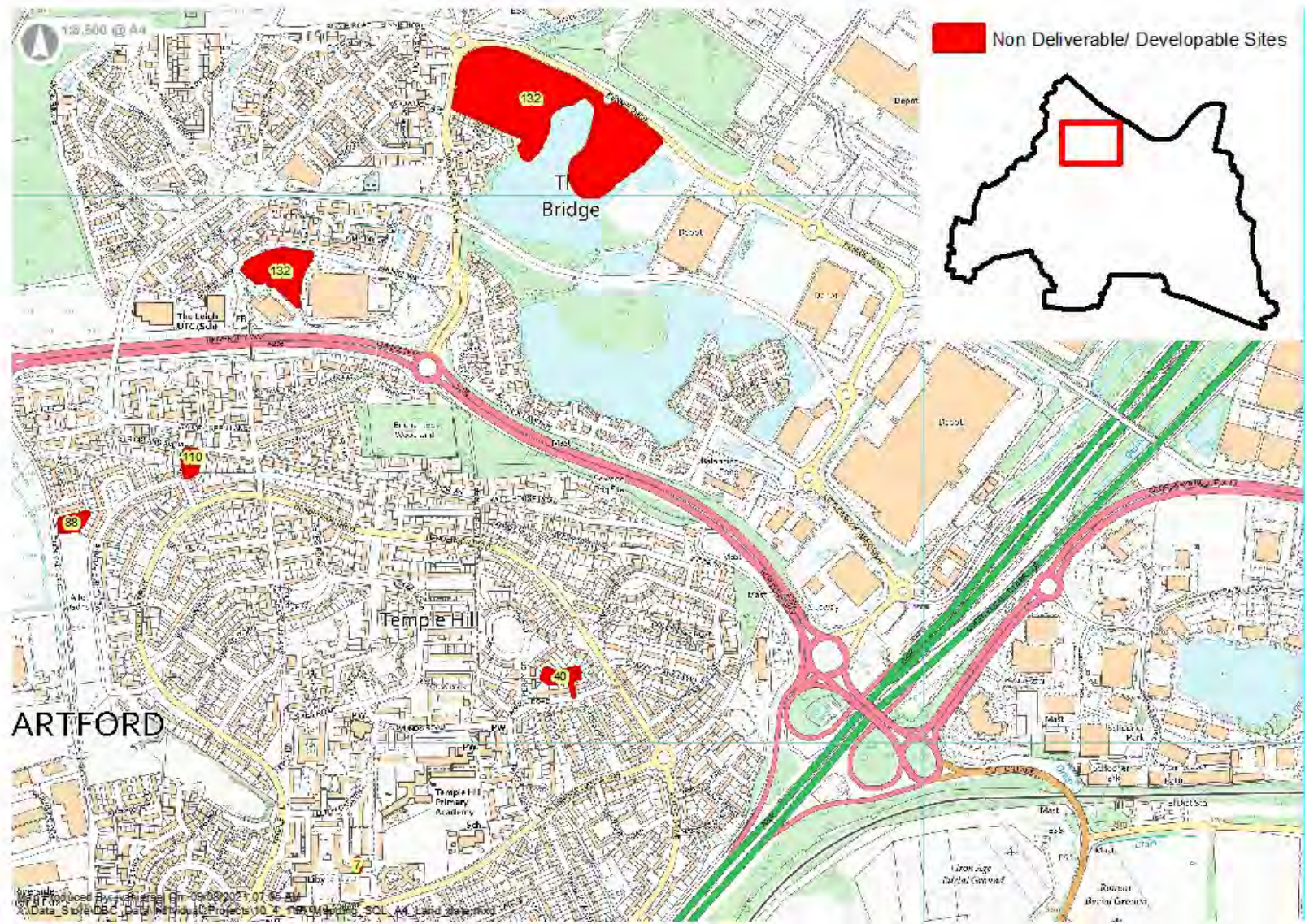
Ref	Site Name	Location	Stage at which unsuccessful
192	Land adjacent to Gill's Road/B260, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
193	Land to the rear of The Playing Fields (South Darenth Primary School), St Margaret's Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
194	Land known as Lords, Lane End and Manor Farm, North of Green Street Green Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
195	Land at Westwood Farm, High Cross Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
196	Birchwood Park Golf Club, Birchwood Road, Wilmington Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
198	Burnham Trading Estate, Burnham Road, Dartford	Other Urban	Unavailable
199	K T Dartford Ltd, 97 The Brent, Dartford	Other Urban	Unavailable
201	North of Edwin Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
202	Manor House Farm, Westwood Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
203	Land adjacent to 2 Cotton Lane, Stone	Other Urban	Unsuitable (location/ accessibility)
204	Land at Hook Place Farm West, Hook Green Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
205	Land North East of Main Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
206	Chapter Farm, Red Street, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
207	Chapter Farm Yard, Red Street, Southfleet	South of A2/ Other Green Belt South of A2	Unsuitable (location/ accessibility)
210	Former Greenhithe Clinic Knockhall Chase	Other Urban	Unavailable

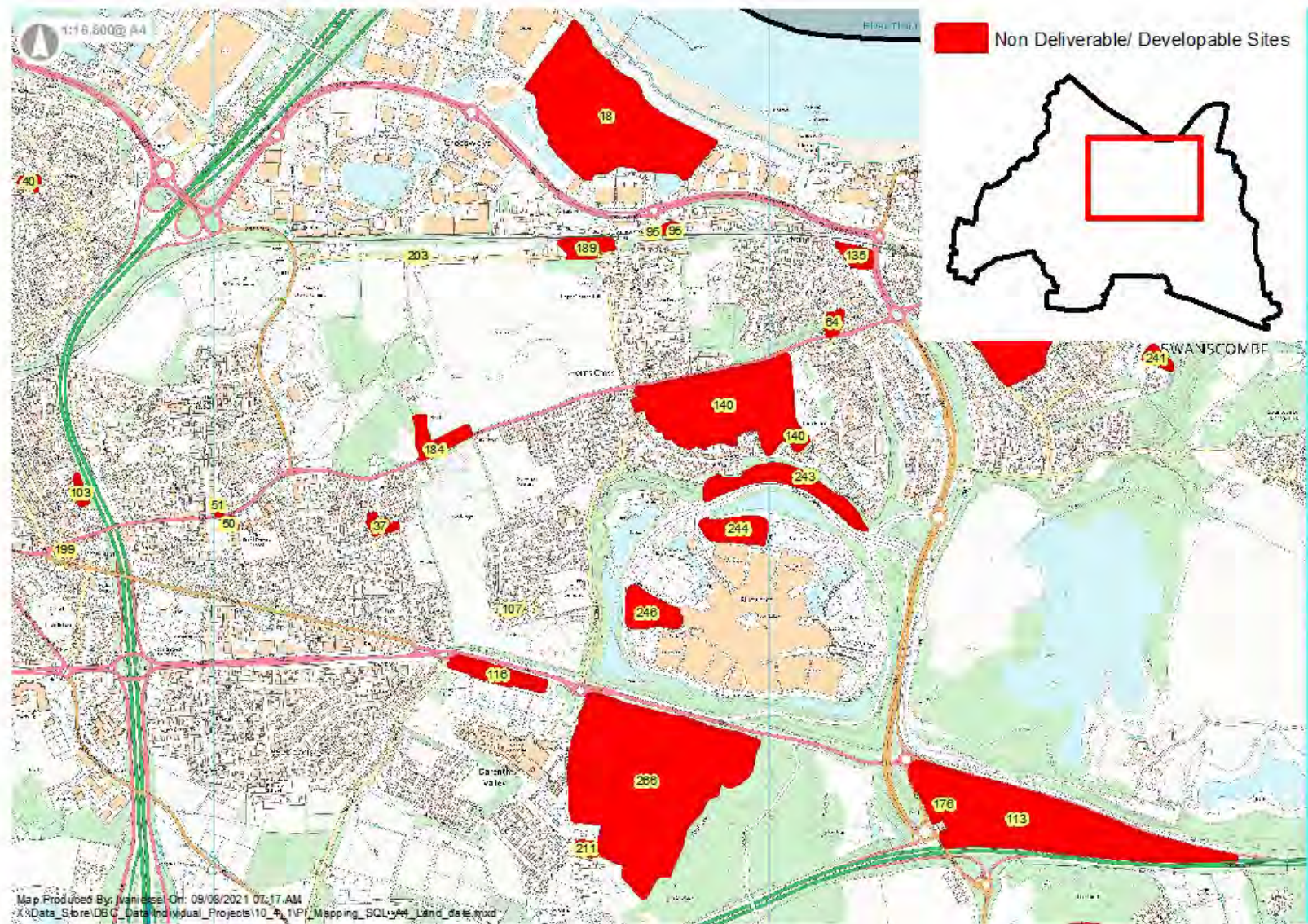
Ref	Site Name	Location	Stage at which unsuccessful
211	Newlands, Darenth Wood Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
213	Former Rowhill School Site, Stock Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (essential policy)
215	The Limes School Facility, Brent Lane, Dartford	Other Urban	Unsuitable (essential policy)
221	Block Of 47 Lock-Up Garages Rear Of Durrant Way, Swanscombe	Other Urban	Unavailable
223	Builders Yard, Harmer Road, Swanscombe	Other Urban	Unavailable
227	Summit Farm, Arnolds Lane, Sutton at Hone, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
230	Blossoms, Mounts Road, Greenhithe	Other Urban	Unachievable
233	Dene Yard, Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
234	London Hire Chalkcroft Transport Yard, Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
235	Block Of 38 Lock-Up Garages Rear Of 1-9 Bramble Avenue, Bean	South of A2/ Other Green Belt	Unavailable
237	Land at Hollands Farm, South East of Warren Road, Hawley Road - Part A(1)	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
238	Land at Hollands Farm, North of A2, Hawley Road - Part A(2)	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
239	Land at Hollands Farm, North of Mill Road, Hawley Road - Part B	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
240	Land at Hollands Farm, South of Shirehall Road, Hawley Road - Part C	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
241	Former Empire Sports Ground, Knockhall	Other Urban	Unavailable
244	Bluewater Chestnut Avenue West (Site B)	Other Urban	Unsuitable (location/ accessibility)
246	Bluewater Oak Tree Avenue South (Site D)	Other Urban	Unsuitable (location/ accessibility)

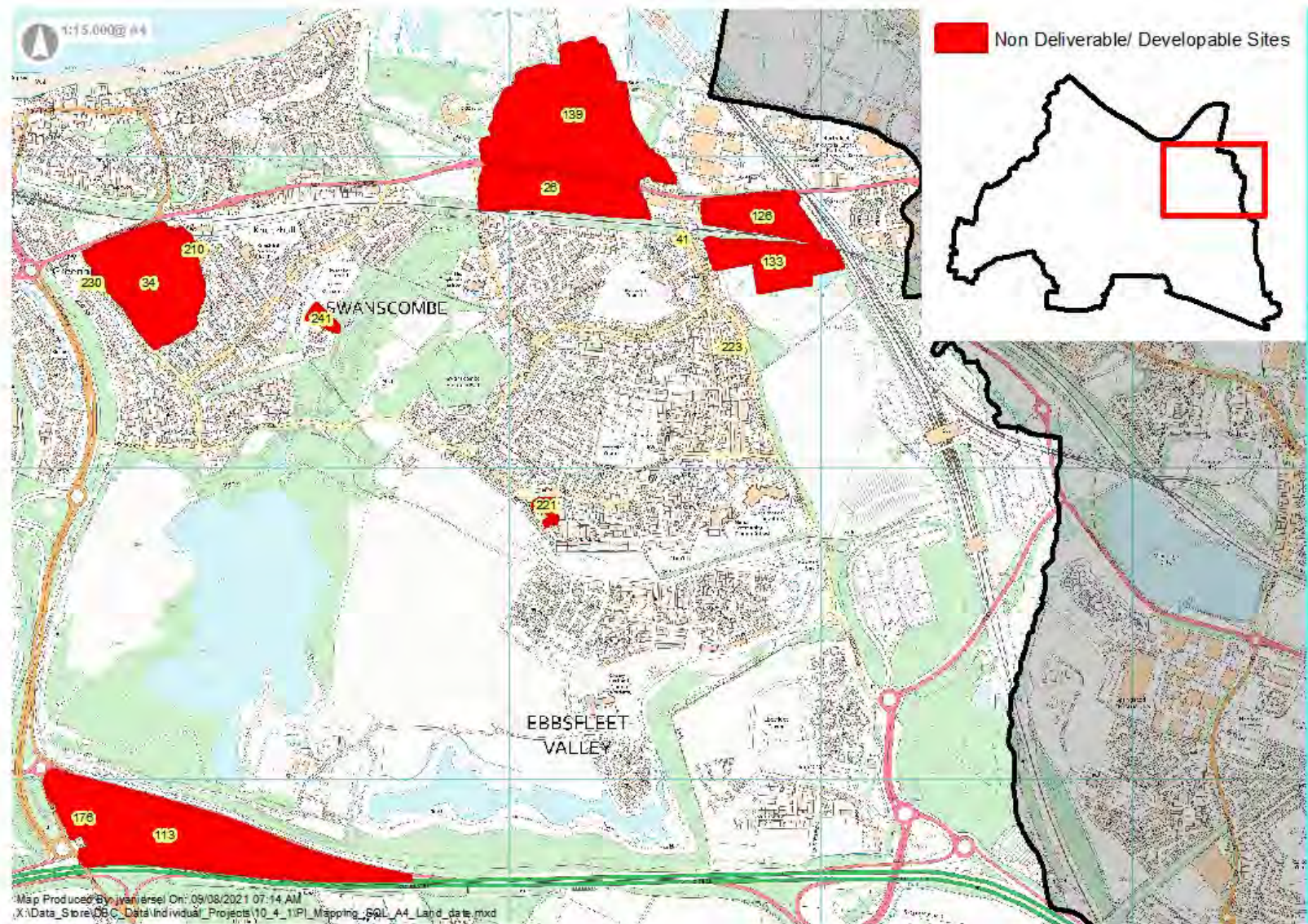
Ref	Site Name	Location	Stage at which unsuccessful
247	The Woodman, 106 East Hill, Dartford	Other Urban	Unsuitable (physical/environmental)
250	Prospect Place, Dartford	Central Dartford	Unavailable
252	North End Farm, South of Park Corner Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
253	East of Littlebrook Manor Way, Dartford	Other Urban	Unsuitable (essential policy)
256	Northern Gateway Block F Oldfield	Central Dartford	Unavailable
257	North of Station Road, East of Betsham	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
263	East of Darenth Road South, Darenth	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
264	South of Garden Place, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
265	The Vicarage, South of Overy Liberty, Dartford	Central Dartford	Unsuitable (physical/environmental)
266	South of Watling Street and East of Darenth Wood Road/Darent Valley Hospital, Dartford	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
272	72-80 East Hill, Dartford	Other Urban	Unsuitable (physical/environmental)

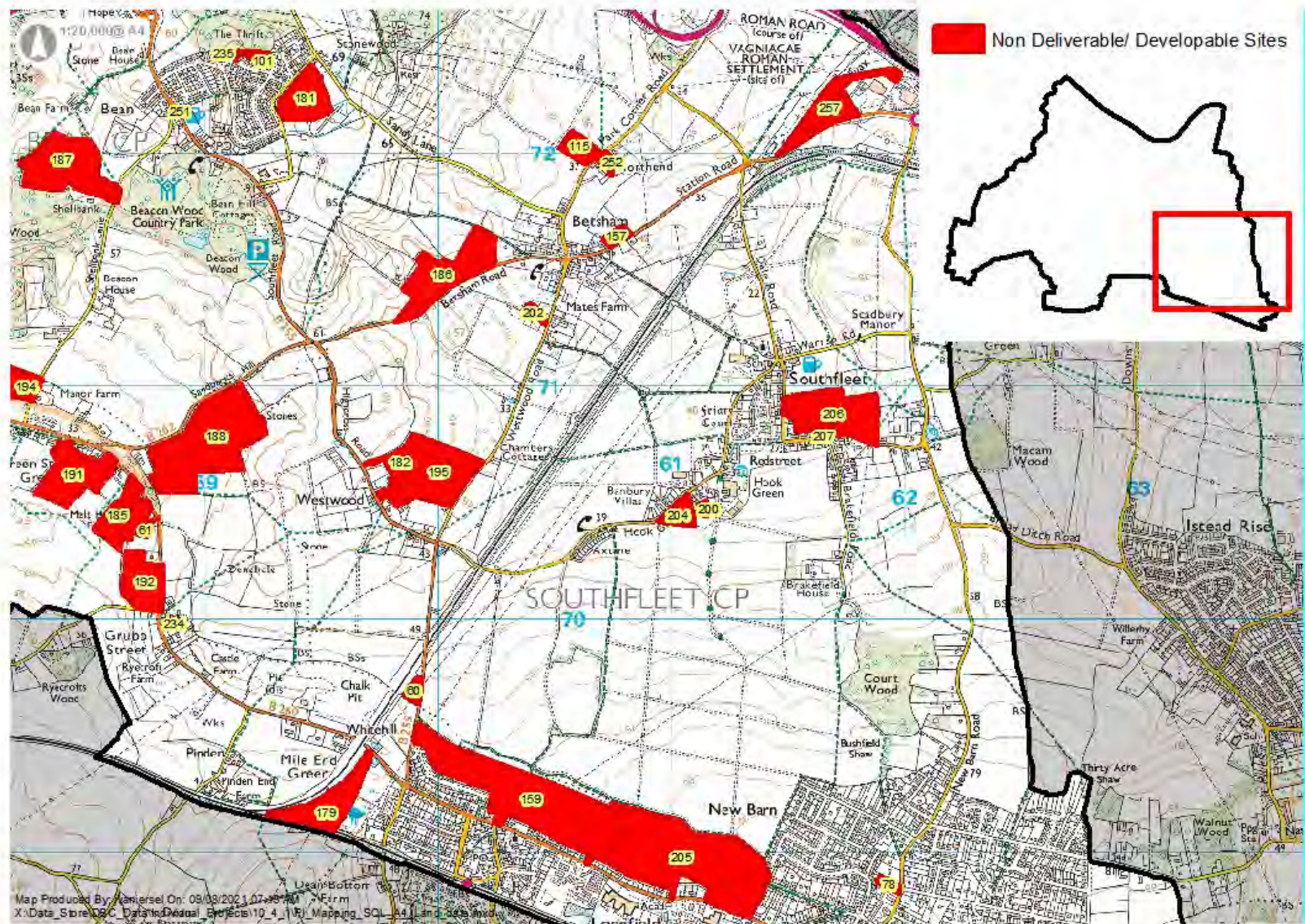
These sites, and disqualified land in Appendix B, are shown on the mapping below.

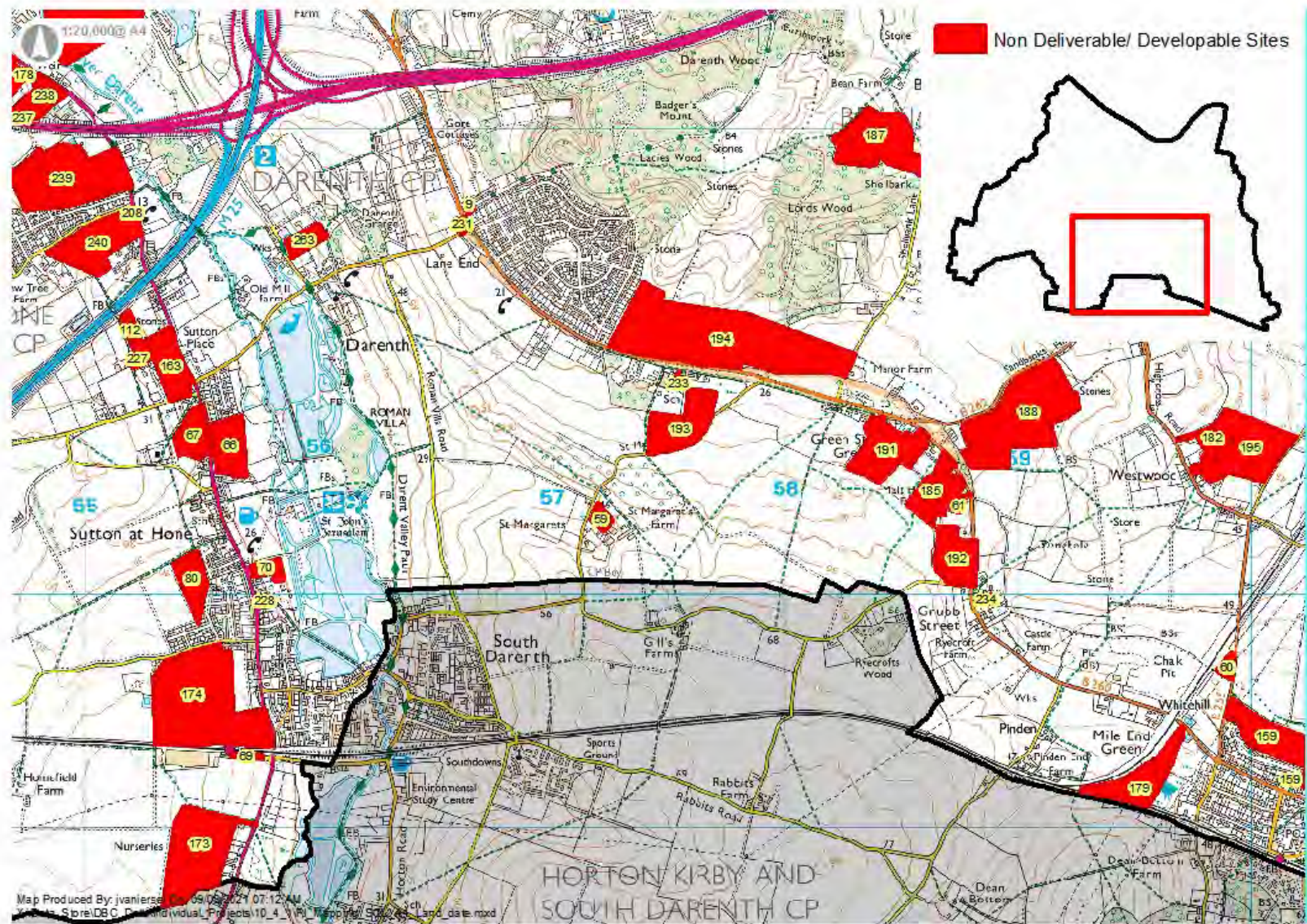


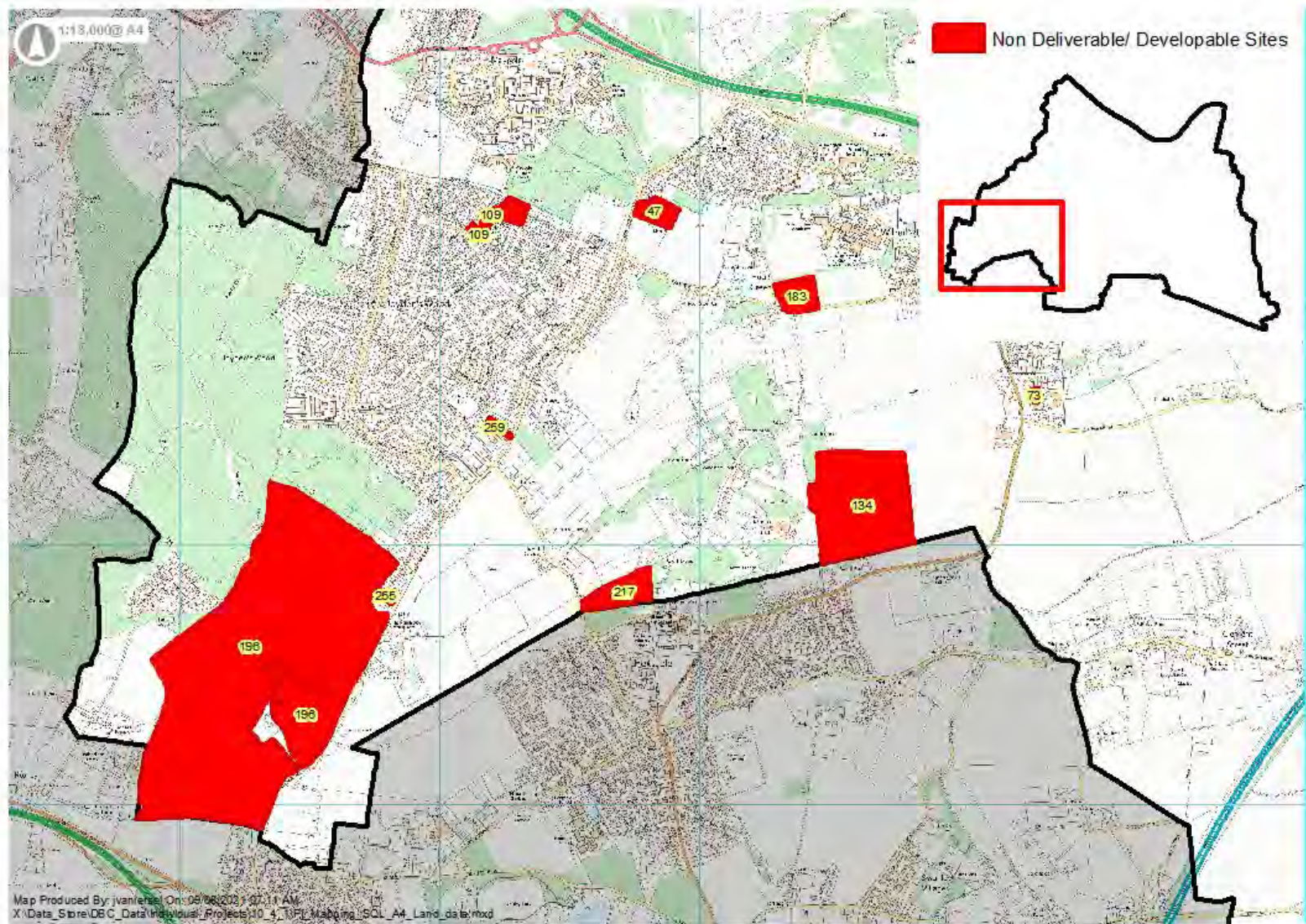


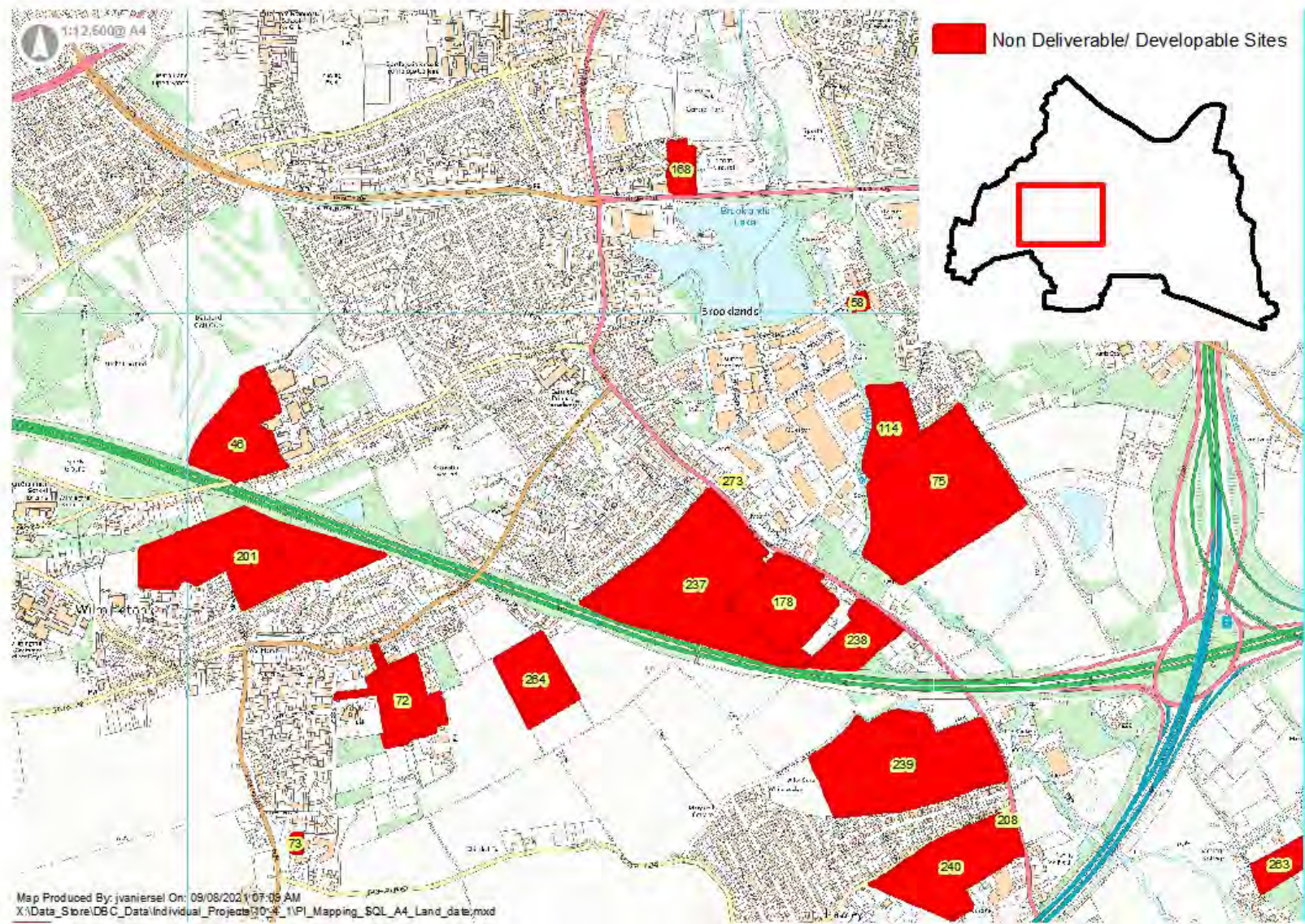












APPENDIX D: Phased Housing Land Supply

Ref	SITE	Status	Plan Period Total	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
1	Ebbsfleet Central A (EC1)	N	505																80	140	160	100	25
1	Ebbsfleet Central B (EC2)	N	1302											100	140	140	160	160	200	220	182		
1	Ebbsfleet Central C (EC4)	N	168																			68	100
2	Greenwood	Y	5					5															
3	Knockhall Road	Y	61						30	31													
4	Two Brewers Public House	Y	11					11															
5	St Marys Church Hall, Church Hill	Y / P	6					6															
10	Steam Crane Wharf	N	78																	39	39		
12	St James Lane Pit (Stone Pit 2)	O / Pr	700										68	68	68	68	68	68	100	100	92		
14	Lowfield Street redevelopment site	Y	556					128	148	140	140												
15	Croxton Garry Site (E of	Y / P	233						55	68	55	55											

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	Ingress Park)																					
16	Land At Highfield House 2 - 4 West Hill And 74-76	Y	23								23											
17	Station Approach, Home Gardens	N	253																53	100	100	
19	Glentworth Club Site, 154 Lowfield Street	N	52															10	42			
20	Co-op Site	Y	120							60	60											
21	Stone Lodge	O	117						20	49	48											
22	Vauxhall Farm, Land East of 110-114 Lowfield St	Y / P	89					20	39	30												
23	Builders Yard, 1 Spring Vale, Knockhall Road, Greenhithe	P	30								30											
25	Car park west of Two Brewers Public House	Y	14						14													
27	Questor Riverside	N	8																	8		
30	14-18 Lowfield Street	Y	5				5															

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31	Land to the Rear of 67-97 Station Road, Longfield DA3 7QA	N	5																		5		
32	52 Spital Street	Y	14						14														
33	22 - 26 Spital St (the Courts Furniture)	Pr	10										10										
35	SWCS Car Sales Craylands Lane Swanscombe Kent	O	5								5												
39	The Pits St Vincents Road	N	14																			14	
42	Land Rear Of 150-160 Milton Road	Y	7					7															
44	Land South Of St Marys Road	Y	76					30	40	6													
49	59-69 High Street	N	5																	5			
53	Chastilian Road Workshop	Y	9						9														
56	Powdermill Lane	Y	36								14	22											
57	152-154 London Road, Stone	N	5																		5		
62	125 St Vincents Road	N	18																			18	

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65	47-49 High Street, Swanscombe	N	5															5				
77	British Gas Holder Site And Surrounding Land, Victoria Road,	N	66																30	36		
82	52 - 62 West Hill / C Pearson E Bates Storage Yard And Workshops, West Hill	Pr	34															34				
84	Former DA1 Club, 46-58 Lowfield St	P	71								71											
85	127-129 Dartford Road,	N	14																		14	
89	Block of 35 Lock-Up Garages, Rear of 47-53 Farnol Road	N	6																			6
90	Block of 50 Lock-Up Garages, Rear of 36-46 Attlee Drive	N	13																	13		
91	First & Second Floors, 8-10 High Street	N	8																8			

Strategic Housing Land Availability Assessment Findings September 2021

97	Community Centre and 63-67 Alamein Gardens	N	6																		6		
99	Brentfield Lane	Y	6					6															
102	Village Heights, Station Road, Greenhithe	P	47										47										
106	Block Of Lock-Up Garages Rear Of Keary Road Swanscombe	Y	6					6															
108	West Hill House	N	33																15	18			
111	Temple Hill Club, Temple Hill Square	N	14																	14			
114	Land West of Darenth Road (Clubbs Pit) Phase 2	Y	45							20	15	10											
117	Greenhithe Car Park, South of Steele Avenue	Pr	10										10										
118	53 Watling Street	Y	8					8															
119	Land to the rear of 62-66 Spital Street	N	28																		28		

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120	Upper Floors Iceland, 47-49 High Street	P	14									14											
124	Dartford Magistrates Court	Pr	25															25					
129	Craylands Lane	Y	84					84															
130 a	Castle Hill 2A	Y	4					4															
130 a	Castle Hill B&C	Y	332					55	80	100	97												
130 a	Castle Hill GHJK	Y	164					55	55	54													
130 a	Castle Hill Neighbourhood Area	Y	46					46															
130 b	Alkerden 5	P	182						10	53	62	57											
130 b	Alkerden 3	P	138							23	55	60											
130 b	Alkerden Market Centre	Pr	523								100	120	168	135									
130 b	Alkerden South Phase 1	P	230							68	90	72											
130 b	Alkerden South	Pr	410									100	143	100	67								
130 b	Alkerden Gateway Parcel 7	Y	67						10	13	22	22											
130 c	Ashmere Phase 1	Y	281					11	110	120	40												
130 c	Ashmere Phase 2	Y	235							55	120	60											

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130 c	Ashmere Option IX	N	190								40	70	80										
130 c	Ashmere (Phase 4) Local Centre	N	118									80	38										
130 c	Ashmere Phase 3	N	450										80	80	80	100	80	30					
130 c	Ashmere Phase 4	N	400											60	120	100	90	30					
130 c	Ashmere Phase 5	N	450													80	110	140	120				
130 c	Ashmere Phase 6	N	247													20	55	60	50	40	22		
130 c	Ashmere Phase 7	N	110														30	50	30				
130 c	Ashmere Phase 8	N	150															35	60	55			
130 c	Ashmere Phase 9	N	150															35	35	50	30		
130 c	Ashmere Phase 10	N	122																35	50	37		
130 c	Ashmere Phase 11	N	100																	40	60		
130 c	Ashmere Phase 12	N	100																	30	50	20	
132	16A The Bridge (Care Home) *	Y	39							39													
137	104 Lower Hythe Street Dartford, Reeves Garage	Y	11							11													

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144	Ebbsfleet Green Phase 3	Y	82					60	22														
144	Ebbsfleet Green Phase 2A	Y	13					13															
144	Ebbsfleet Green Phase 2C	Y	126							42	41	43											
144	Ebbsfleet Green Phase 4	Y	133					55	55	23													
148	Land North of Cotton Lane	Y	16					16															
167	Orchards Shopping Centre	N	269																69	100	100		
169	Northgate Van Hire, 301 Lowfield Street	N	6																		6		
170	Land north of St Mary's Road Stone	Y	258						40	86	86	46											
177	Swanscombe Auto Centre, 38-48 Milton Road	N	6															6					
190	J Clubb Ltd, Church Hill, Wilmington	N	30																		10	20	
197	Land at Lower Hythe Street	N	86																22	37	27		
209	26 - 28 Westgate Road	Y	8						8														

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212	The Priory Shopping Centre,	Pr	390												90	100	100	100				x	
214	County Estate Department Depot, Broad Lane, Wilmington	N	6																	6			
216	35 Myrtle Road Oakfield Lane	O	9						9														
218	Block Of 29 Lock-Up Garages Rear Of 21 Albert Road	N	5																			5	
219	Block Of 23 Lock-Up Garages East Of Craylands Square,	N	6																		6		
220	Block Of Lock-Up Garages And Land At Gilbert Close Swanscomb e	Y	16								16												
222	Block Of 26 Lock-Up Garages Rear Of 44 Keary Road	N	5																				5
224	Angels Garage, 149 Church Road,	N	9																			9	

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	Swanscomb e																					
225	Land At Birch Place, Horns Cross	N	5																5			
226	6-12 Lowfield Street and 11 Market Street (Argos)	N	15																15			
232	Block Of 25 Lock-Up Garages Northeast Of Coller Crescent	N	5																			5
236	Land Adjacent 33 St Marys Road Stone	Y	12					12														
245	Bluewater Chestnut Avenue East (Site C)	N	114																		54	60
248	1-6 Market Place, 1 Market St And 37 High St	P	14										14									
249	The Foresters	Y	6					6														
254	Twistleton Court	Y	6						6													
261	Milestone Garage North of Victoria road	Pr	6																6			

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262	Milestone Garage South of Victoria Road	Pr	5																5				
267	Ashirwad, Bean Road	Pr	5																		5		
268	36 - 40 Heath Street	P	6									6											
269	Northern Gateway Block E Oldfield Mill Pond	Y	14						14														
270	114 - 130 Lower Hythe Street	P	7									7											
271	Eastern End of St Marys Road	P	5											5									
274	First, Second And Third Floors 26 Lowfield Street	P	5									5											
276	Land rear of Rehoboth House, Brent Way	Pr	7																				7
115	North End Farm	Y	5						5														
W	Small sites-Consents	Y	77					26	26	25													
W	Small Windfalls - Allowance	N	348								25	25	25	25	25	25	25	25	25	25	25	25	25
TOTAL (annual)			12478	1031	1013	541	606	655	777	1039	1162	1088	701	568	595	633	718	733	825	997	1033	578	353

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TOTAL (cumulative)				103	204	258	319	384	462	566	682	791	861	918	977	1040	1112	1186	1268	1368	1471	1529	1564
				1	4	5	1	6	3	2	4	2	3	1	6	9	7	0	5	2	5	3	6
Ref	SITE	Plan ning Statu s	Plan Perio d Total	17/1 8	18/1 9	19/2 0	20/2 1	21/2 2	22/2 3	23/2 4	24/2 5	25/2 6	26/2 7	27/2 8	28/2 9	29/3 0	30/3 1	31/3 2	32/3 3	33/3 4	34/3 5	35/3 6	36/3 7

'Planning Status' Column Legend:

Y	Full Permission/ resolution to grant, including those still subject to completing S106 agreements
N	No Permission
O	Outline permission
P	Pending current application, yet to be determined
Pr	Pre-application engagement

The site capacity figure shown in the trajectory table above relates to units that are deliverable/ developable within the Plan period only. Parcel EC4 of site 1 is expected to have a greater total capacity over time.

NOTE 1:

Sites #114, #115, #132 already have extant planning permission and are confirmed as deliverable on assessment against the NPPF, regardless of SHLAA criteria. They therefore form part of the housing supply total. A non-implementation reduction of 10% has been applied to these sites, as well as to the small site consents (not assessed in the SHLAA due to being less than 5 units).

***NOTE2:**

This * site (#132) is for C2 elderly accommodation. PPG guidance has been followed to determine and include here the C3 equivalent net gain. The C3 equivalent was determined based on the average number of adults per household according to the 2011 Census and the number of bedrooms proposed in the scheme #132 in SHLAA was identified as potential C3 but is unavailable for that.

Appendix D: commentary - phasing principles

D1. The trajectory above has been developed based on the site assessments carried out in the SHLAA and developer/landowner information updated as appropriate. The phasing of the trajectory has been determined in accordance with:

- National Planning Policy Guidance (PPG)
- Site specific research including, planning status of the sites
- Good practice principles, informed by data including Lichfields' 'Start to Finish' research publications
- Information from local stakeholders, including the EDC and EDC published masterplans

D2. When determining the phasing, sites have been assessed in accordance with the planning status/ scale of site and the definition of "deliverable" in the NPPF Glossary. Those confirmed as "deliverable" were put into the first five years. This is where in accordance with the NPPF and PPG there is strong evidence to justify that these sites will be delivered within the next five years. This includes some sites either allocated within the Plan or are on the Brownfield Land Register, have since submitted planning applications (that are still under consideration). As these sites are either allocated within the Plan or are on the Brownfield Land Register plus have validated applications, they are deliverable in accordance with the PPG and where appropriate have been phased within the first five years.

D3. Other sites not 'deliverable' in the SHLAA, now meet the NPPF definition of 'developable',

D4. Beyond the five years, to determine the likely year in which a site may commence information from developers and on availability and achievability delivery was applied, and an informed the pragmatic approach, taken, as recommended within the PPG. In particular

"for example, a larger scale site with only outline permission where there is supporting evidence that the site is [suitable and available](#), may indicate development could be completed within the next 6-10 years"

D5. Therefore, other developable sites with applications that are pending determination, major schemes with outline permissions and sites where evidence demonstrates significant progress towards an application or site preparations have been phased within years six to ten. Sites with pre-application, that are not allocations within the Plan, or sites with no planning consents have then been phased at or beyond year 11 from now.

D6. National empirical research has been considered. Close consideration has therefore been given to the rate of delivery, including best practice/latest understanding with regard to:

- The form of development, including whether houses or flats
- Number of private outlets on large sites
- The inclusion of affordable housing
- Overall market absorption rates in the locality

D7. As one starting point for specific annual build out rates, where appropriate applicable averages (by type and size), from studies has been reviewed. In particular, Lichfields' 'Start to Finish' average figures have been used as a starting point and rates have been adjusted in accordance with local evidence, especially for sites principally delivering residential scheme through houses.

D8. As much national research on strategic scale development focuses on residential development predominantly in the form of houses in 'urban extensions' (few large flat-led

schemes) and as flats are typically released in large numbers once whole blocks are complete, the build out rates reflect the likely size of blocks that would be released.

D9. Other local evidence taken into consideration when determining appropriate annual build out rates includes:

- Historic build out rates at established local strategic development areas/ from the same developer on other sites within the Borough;
- The number of schemes any one developer may be concurrently building;
- Phasing plans put forward by developers
- Partial delivery years (first or final years)
- The interrelationship between different sites where, applicable. This can be through various practical commonalities, or planning related (one example of this is ensuring totals are consistent with levels indicated in site allocations for instance).

APPENDIX E: Windfalls/ Small Sites

Background and National Policy

E1. The National Planning Policy Framework (NPPF) paragraph 70 states that an allowance for windfall sites can be included when anticipating supply. The predicted windfall allowance however must be supported by evidence that demonstrates windfalls can provide a reliable source of supply.

“70. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

E2. The PPG guidance on housing and economic land availability assessment states a windfall allowance may be justified in the five-year housing land supply. It also advises that local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.

E3. Dartford Borough Council places great emphasis on ensuring that regeneration and growth in the area is plan-led, including for the planning and provision of infrastructure. Dartford benefits from having enough planned supply to meet needs. Very high levels of growth are underway – with schemes either in the process of securing planning consents, already having consents and/or being under construction. For this reason, Dartford does not need to promote unplanned windfall sites. Of course, windfall development on a small scale does occur each year. Therefore, in order to be able to best plan for infrastructure need and delivery, it is important that an appropriate windfall allowance is determined and included in the housing land supply.

E4. This note demonstrates how Dartford's windfall allowance has been calculated and provides evidence in relation to historic trends of windfall delivery.

What is a Windfall?

E5. A windfall site is one which has not previously been identified by the Council as having potential for housing development. The National Planning Policy Framework (NPPF) defines windfall sites as 'Sites not specifically identified in the development plan'.

E6. In the Dartford context, any site which has not been positively identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) will be considered a windfall site. The Local Plan explains that developments comprising one to four dwellings will inevitably form windfalls as they are too small to be pre-identified and would not have been included in the SHLAA assessments.

E7. Additionally, sites categorised as 'not developable' in the SHLAA would form windfall sites if they gain planning permission.

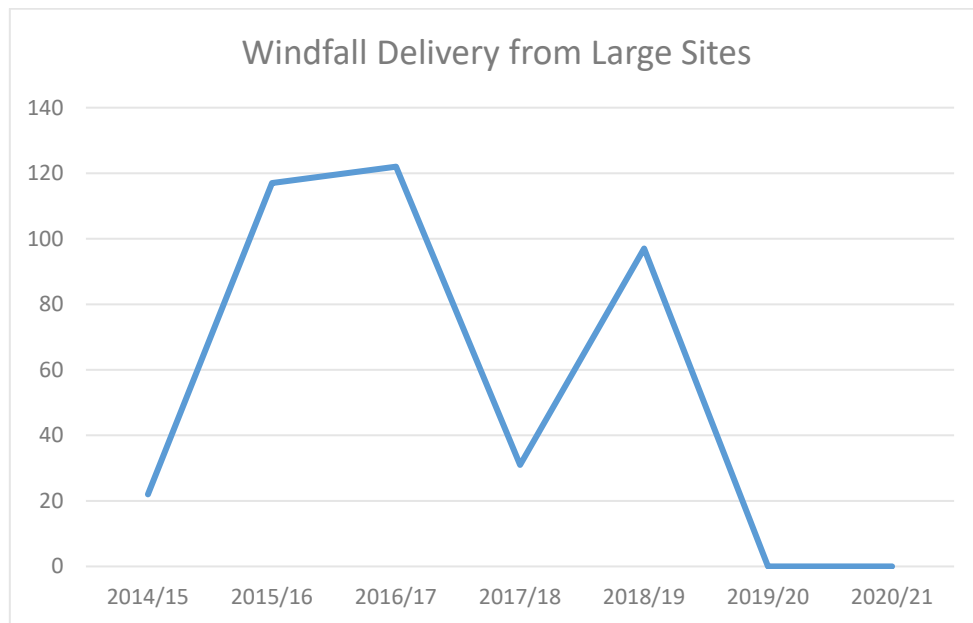
Methodology

E8. Dartford's SHLAA considers sites capable of delivering 5 or more units. It is predicted that the Borough's only reliable and compelling source for contribution to a windfall allowance will be made up of land for under 5 dwellings (all these small sites are automatically windfall, by definition).

E9. Therefore, the windfall allowance has been calculated based only on the provision of windfall delivery on small sites to be robust. It is considered that reliance is not appropriate/ necessary on unidentified large sites due to:

- Windfall delivery from larger (5+) sites in Dartford has been inconsistent and therefore cannot be demonstrated to be reliable. For example, in the last two years (2019/20 and 2020/21) there were zero units delivered on large windfall sites (Figure 4) There are strong reasons why larger windfalls sites are infrequent in Dartford, including the scale of large sites already identified for development .
- Dartford has a very large identified developable housing supply, the SHLAA is robust and up to date. Windfalls are less likely given the scale of land recently developed, or identified for future development by 2037.
- The Borough is 56% Green Belt which strongly manages proposals in non-urban parts of the Borough, and virtually all the urban land is developed or non-available for additional proposals in future (including due to already being earmarked for schemes).
- The Borough sustains high industrial land values at its identified employment areas, reducing this flow of brownfield land relied on in some other Local Plans.

Figure 4 Historic Large Site Windfall Delivery



E10. Additionally, unlike many other authorities there is no need at all to rely on larger windfall to meet local housing need. Confidence is held that all large sites with development potential have been identified and assessed.

Historic Small Site Windfall Delivery and Windfall Allowance Calculation

E11. In order to determine a suitable and realistic windfall allowance, the following process has been undertaken:

1. Determine the historic windfall completion rates from small sites
2. Analyse the historic windfall completion rates from small sites
3. Estimate future housing delivery from windfall sites considering:
 - a. Whether historic rates are likely to increase or decrease;
 - b. Whether there is sufficient evidence to support the inclusion of the windfall allowance

E12. Historic windfall delivery rates are obtained from the Council's 'Starts and Completions' monitoring work. Data is held and updated annually and includes information on dwelling type and location. Comparable records are held for windfall delivery over recent years, therefore this past six years' worth of windfall delivery has been analysed below.

E13. Table 8 shows annual windfall delivery for small sites (net delivery under 5 units) and the number of sites since 2014/15.

Table 8 Small Windfall Completions 2014/15 - 2020/2021

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	AVERAGE
No. of Small Sites	24	14	30	28	25	27	24	25
Delivery from Small Sites (net windfall dwellings)	22	14	39	26	24	32	23	26

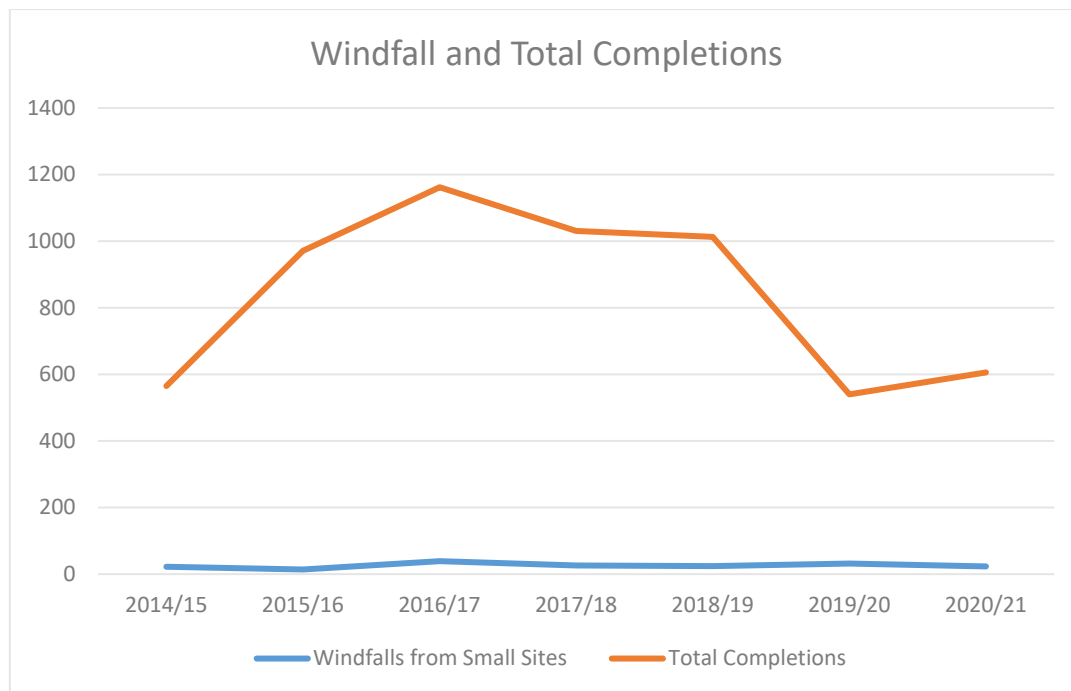
E14. Over the past seven years, the average (mean) annual amount of housing delivery from small windfall sites is 26 units.

E15. When looking at windfall delivery in relation to overall housing delivery per year, table 9 shows that, on average across the past seven years, 3.3% of all completions are made up of windfalls on small sites and that the amount of small site windfalls fluctuates between 1% and 6% of the total completions.

Table 9 Small Windfall Completions vs Total Completions

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	AVERAGE
Small Sites Delivery	22	14	39	26	24	32	23	26
Total Delivery	565	971	1162	1031	1013	540	606	841
Percentage	4%	1%	3%	3%	2%	6%	4%	3.3%

Figure 5 Small Windfall and Total Completions since 2014/15



E16. Despite a dip in total completions in 2019/20 and 2020/21 small site windfall delivery remained steady and even increased in 2019/20. This therefore demonstrates that the small site windfall rate is reliable.

E17. The data above provides clear justification for a windfall allowance to be included in Dartford's Housing Land Supply. Over the last seven years, windfall delivery has occurred across small sites at a consistent rate and with an average of 26 units per year.

E18. In order to set an appropriate and realistic windfall allowance, that will assist Dartford's infrastructure planning, the average of 26 units from the past seven years has been rounded down to 25.

E19. An allowance of 25 units out of a 790pa requirement equates to 3.2%. This demonstrates that the windfall allowance is consistent with the historic trends, on average across the past seven years the percentage rate of windfalls from small sites was 3.3% of total completions.

Summary Conclusion

E20. Paragraph 71 of the NPPF requires "*compelling evidence they will provide a reliable source of supply*". As large sites are not reliable and considered inappropriate to include, the inclusion of windfalls has been based on provision of units from small sites only

E21. As it has been demonstrated, Dartford has a reliable source of small site windfalls that provide a compelling source of supply. Dartford focuses on plan led supply, especially as it is essential to effective infrastructure planning, and it is demonstrated that these small site windfalls warrant recognition in the future supply.

E22. It has been highlighted that the SHLAA does not include sites of less than 5 units and that therefore the inclusion of small site windfalls can be applied from the base year. As such,

a stepped approach has been applied. Dartford's pipeline of consented small site windfalls has been applied over the first three years, and appropriate discount made for non-implementation. A windfall allowance, calculated from Dartford's historic trends, has then been applied from year four onwards.

E23. In calculating the windfall allowance, to be applied from year four onwards, it has been demonstrated that the appropriate and reliable allowance for Dartford's later windfall is 25 units per annum.

APPENDIX F: Central Dartford Broad Location

F1. 'Broad Locations' for development are commonly seen as general areas where regeneration may be encouraged in future, but where specific, individual, sites have not yet been confirmed (as deliverable). They could be locations that are in general sustainably located e.g. town centres, or clusters of potential brownfield sites.

F2. The concept is referred to and supported in national guidance/ policy but not specifically defined.

F3. Broad location potential within Central Dartford can be illustrated by the SHLAA. The locational sustainability and brownfield status of land is addressed in the Dartford SHLAA principally through the 'Location and Accessibility' stage of assessing site suitability.

F4. From this information, a potential cluster of land that could be considered as potentially making an additional or longer term contribution towards development needs can be considered. This may require intervention e.g. in principle support through policy to fully meet SHLAA criteria in future and to become developable, addressing current issues such as over physical suitability and availability (or achievability). Critically, it should be highlighted these circumstances can change, in some instances with limited intervention or investment.

F5. Accordingly, qualifying sites successful at the SHLAA location and accessibility suitability stage in the urban area are mapped below in yellow. (They are shown alongside developable/ deliverable sites in green and recent completions (since 2017) in green to illustrate the context of potential nearby cumulative regeneration options).

F6. The map show land featured with policy D7 of the Local Plan to 2037 publication document, where land confirmed as potentially suitable in policy terms, but is not developable (is currently unavailable).

