Site Ref Ebbsfleet Central including car parks and land east of International Way Hectares 44.03 Current Use Car parking associated with Ebbsfleet International station, roads, some open scrubland Source BLR, Call for Sites, Core Strategy, Permission Any Green Belt? No **Site Description and Information** The site comprises land surrounding Ebbsfleet Station and the High Speed 1 line. Much of it is used as surface parking for the station and some comprises 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 Issues** Crossrail Safeguarding Local Wildlife Site, Scheduled Physical Overview - Brief Summary Monument, SSSI The site is suitable for residential development subject to providing replacement station car Location Suitability Outcome: **Dartford Town Centre** parking. It would need to ensure that it avoids areas of flood risk along the River Ebbsfleet and does not adversely impact on the adjacent Site of Community and Open Space Outcome: Suitable Special Scientific Interest, the Local Wildlife Site and Scheduled Monuments, It would also need to **Availability Outcome:** Available 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 a larger site approved on 18 December 1997 (96/00047/OUT). **Potential Capacity:** 1975 Achievability Outcome: Developable **SHLAA Result** ✓Assessed2021SHLAA **Developable and/or Deliverable** 

Site Ref			l (Plots 1-5	), Darenth Road	d, Dartfo	ord DA1		
Hectares	0.18	1LY					O. 1 4	Site 2: Greenwood, Darwith Road
Current Use	Vacant	dwelling						TOOL
Source	Permis	sion						
Any Green Be	elt? No	0						
Site Descript	ion and	Information	1				/AC	
Lane and wes	st of Dar	enth Road.	It slopes d	vhich lies north own from east he area is othei	to west	. There		DARTORS DARTORS
Qualifying Ou	utcome:	Qualifies	;				0	Parameter Control of the Control of
Land Restrict	ions (Po	licies Map):	Other Lai	nd Restrictions:		Physical Ou	ıtcome:	Suitable
						Physical Ov	verview - Bı	rief Summary
Location Suit	ability O	outcome:	Well serve	d by public tran	sport		16 March	mission for 5 dwellings was 2018 (17/01519/FUL). No
Community a	and Ope	n Space Out	come:	N/A				
Availability O	utcome	:	Available					
Achievability	Outcom	ne: I	Deliverable	!		Potential C	apacity:	5
<b>√</b> Assessed20	021SHLA	А					SHLAA I	Result
						Developa	ble and/	or Deliverable

SHLAA SIT	E SUMMARY R	REPORT			
Site Ref	3 1A, 1B, 10	C Knockhall Road, Greenh	nithe DA9 9HL		
Hectares	0.43			0	Site 3: 1A, 1B, 1C Knockhall Road
Current Use	Dwellings				
Source	Permission				1
Any Green Be	elt? No			-55-	
Site Descript	ion and Informati	on		- /	
It is currently property and of Knockhall	occupied by three the north Kent ra	ndon Road and to the eas e dwellings. To the south ilway line. To the west, o flats. To the north, on the quarry.	n lies a residential on the opposite side		SARTYORS SECOND TO SECOND SECO
Qualifying O				3/19	
		): Other Land Restrictio	ns:		
Zana nestrici	ions (i oneles iviap	y. Guiler Laina Nestrictio	Physical O	utcome:	Suitable
			Physical O	verview - Bı	rief Summary
Landian Cuit	a bilitu Outa a ma	NA/All aggregation and the same that the	was grante	ed on 31 Ma	nission for 66 apartments arch 2015 (13/01522/OUT).
LOCATION SUIT	ability Outcome:	Well served by public tr	i i i i i i i i i i i i i i i i i i i		re approved on 8 November ). No assessment required.
Community a	and Open Space O	utcome: N/A			
Availability C	Outcome:	Available			
Achievability	Outcome:	Deliverable	Potential (	Capacity:	61
<b>√</b> Assessed20	D21SHLAA			SHLAA I	Result
<u>.</u> ,			Developa	able and/	or Deliverable

Site Ref	4		r of Two Brewers, 33 Lowfield Street, Dartford DA1							
Hectares	0.04	1EW					Sale 4: 100 prevent, Contrate ut			
Current Use	e Vacan	t public house				The Police Code/in	Marine Company			
Source	BLR, C	all for Sites, Per	mission				5 H- J- J-			
Any Green I	Belt?	lo				1				
Site Descrip	otion and	Information				- Cur	hair li			
The site is lo	ocated to	the west of Lov	wfield Street. It	t comprises a d	isused	Time to				
	•	use facing Lowf	ield Street and	undeveloped f	ormer					
small parkir	ng area to	the rear.								
Qualifying (	Outcome	Qualifies					DARTFORD DAR			
Land Restric	ctions (Po	olicies Map): O	ther Land Restr	rictions:	Physical Ou	tcome:	Physical Suitability Issues			
					Physical Ov	erview - E	rief Summary			
							rmission was granted for 11			
Location Su	itability (	Outcome: Dar	tford Town Cer	ntre	dwellings o assessment		2015 (14/00615/FUL). No			
Community	and Ope	en Space Outcor	me: N/A							
Availability	Outcome	e: Ava	ilable							
Achievabilit	y Outcor	ne: Del	iverable		Potential C	apacity:	11			
<b>✓</b> Assessed2	2021SHL	AA				SHLAA	Result			
					Developa	ble and	or Deliverable			

Site Ref	5	St Marys C	Marys Church Hall, Church Hill, Stone, DA9 9BP							
Hectares	0.1						2	Site S: St Marys Church Hell		
Current Use	Church	Hall					11110			
Source	BLR, Pe	ermission					Lipschart			
Any Green Bo			n							
	•			of Church Hill wi		iacont				
		_		ove the level of g this boundary.		jacent	走社	1 1 1 1 E		
Qualifying Ou				d Dootsisting			**	DARTORS DARTORS DARTORS		
Land Restrict	ions (Po	nicies Map)	: Other Lan	d Restrictions:		Physical Ou	tcome:	Suitable		
						Physical Ov	al Overview - Brief Summary			
Location Suit	ability C	outcome:	Well served	by public transp	port	granted on Reserved m	12 Februa atters we	nission for 6 apartments was ry 2015 (14/01805/OUT). re approved on 8 November l). No assessment required.		
Community a	and Ope	n Space Ou	tcome:	Suitable						
Availability C	utcome	:	Available							
Achievability	Outcom	ne:	Deliverable			Potential Ca	apacity:	6		
<b>√</b> Assessed20	)21SHLA	A					SHLAA	Result		
						Developa	ble and/	or Deliverable		

City Def	C D O ( 4 2 4 Th D .		
Site Ref	6 Rear Of 131 The Br	ent, Dartford DA1 1YH	Site G. Rear Cf 131 The Brant
Hectares	0.06		
Current Use	Garage/ vacant		
Source	Planning Application		
Any Green Be	elt? No		
Site Descript	ion and Information		
There is an ac A282. An acc		o the east, beyond which wo.	The second secon
Lanu Nestrict	ions (Policies Map): Other	Land Nestrictions.	Physical Outcome: Unsuitable
			Physical Overview - Brief Summary
	and Open Space Outcome:	n/A	The site is not suitable for residential development due to the poor air quality and noise resulting from its proximity to the A282 Tunnel Approach Road. It is likely that these would be so significant that any mitigation would result in poor living conditions for any future occupiers of development in this location.
Achievability	Outcome:		Potential Capacity:
<b>√</b> Assessed20	021SHLAA		SHLAA Result
			Unsuitable

Site Ref	7	Depot Rear	Of 2 Tem	ple Hill Square	e, Dartford	d			
Hectares	0.02						9	Site 7: Dispot Rear of Temple Mill Sq	
Current Use	Minor	Industry							
Source	Permis	sion					1		
Any Green B	n Belt? No								
the shops an	is locate d dwelli	d to the sou ngs on Tem <sub>l</sub>	th east of ple Hill Sq	a rear access uare. The site	comprises	a walled			
Qualifying O	utcome:	Qualifies	S	een fully impl				PARTYON	
Laria Restrict	10113 (1 0	meres iviapy.	Other L	and Restriction	13.	Physical O	utcome:	Suitable	
						Physical Ov	verview - E	Brief Summary	
Location Suit	tability C	Outcome:	Well serve	ed by public tra	ansport		n 25 May	rmission was granted for 6 2016 (16/00464/FUL). No	
Community	and Ope	n Space Out	come:	N/A					
Availability C	Outcome	::	Unavailab	le: Existing Us	e				
Achievability	Outcon	ne:				Potential C	Capacity:		
<b>√</b> Assessed20	021SHLA	λA					SHLAA	Result	
						Unavailal	ole		

Site Ref Hectares	0.13	Land Adjacent To Th Burnham Road, Dar	Adjacent To The Rear Of 1-12 Cressener Place, ham Road, Dartford									
Current Use		g and scrubland										
Source Any Green B	BLR selt? N	0										
The site lies Place. It con is existing re	to the so nprises p	arking for residentia	ad, immediately west al properties and scrue to the west and not ion station.	ubland. There		THE PARTY COME						
Qualifying O Land Restric		Qualifies  Dlicies Map): Other I	Land Restrictions:	Physical Ou	utcome:	Physical Suitability Issues						
Location Sui	tability C	Outcome: Well serv	ved by public transpo	The site is s	suitable for need to ta	rief Summary r residential development. lke into account air quality, se issues.						
Community  Availability C	-	n Space Outcome: : Unavaila Inaction	N/A ble: Practical Action	or								
Achievability	y Outcon	ne:		Potential C	apacity:							
<b>√</b> Assessed2	021SHLA	ΛA		Unavailak	SHLAA I	Result						

SHLAA SIT	E SUM	IMARY R	EPORT							
Site Ref	9			ınds, Greei	n Street Gree	n Road,				
Hectares	0.13	Dartford I	DA2 7JR				Sta & Former Fox And Hounds			
Current Use	Derelio	t former p	ublic hous	e						
Source	Permis	sion								
Any Green B	elt? N	0								
Site Descript	ion and	Informati	on							
Road. It was Hounds Publ residential de	previou ic House evelopm t to the	isly occupion building, a building, a nent is now east and so	ed by the vassociated under corouth. To the	racant and car park and struction.	Green Street derelict form nd beer gard There is resident anorth lies anented.	ner Fox and en but idential	an E	Garage	ARTTORE STATES OF THE STATES O	
Qualifying O	utcome:	Qualifi	es							
Land Restrict	tions (Pc	olicies Map	): Other L	and Restri	ctions:	Physical O	utcome:	Suitable		
						Physical O	verview - B	rief Summary		
Location Suit	ability C	Outcome:	Sufficient small or F		ably located	dwellings		rmission was grante 2017 (16/01120/FU		
Community	and Ope	n Space O		N/A						
Availability C	)utcome	::	Unavailak	ole: Existin <sub>i</sub>	g Use					
Achievability	Outcom	ne:				Potential (	Capacity:			
✓Assessed20	121SHI A	ΔΔ					SHLAA	Result		

Unavailable

Site Ref Hectares	10 Steam Cra	ne Wharf, Lower Hythe Street, Da	-	0"	Site 10: Steam Cran	what
Current Use	Parking and storag	ge		17/1		
The flat site li of the River D hardstanding	es to the east of Lo earent. It has been which is used for p ight of way along t	on ower Hythe Street, immediately t largely cleared and is mainly for parking and storage. There are so the southern boundary.	med of			ARTYGOR
		: Other Land Restrictions:	Physical Outco	ome:	Physical Suitability	Issues
Listed Buildin	g		Physical Over		ief Summary residential develop	oment in
Location Suita	ability Outcome:	Well served by public transport	Lower Hythe S Holder (77) ar	Street (19 nd Milest	redevelopment of 97 and 270), British cone Garage sites (2	n Gas 261 and
Community a  Availability O	nd Open Space Ou utcome:	tcome: N/A  Available	Flood risk issuriver are likely accommodati ground floor I addressed. Daccount air quriverside designation	ues and it y to mear ion could level and revelopm uality, no gn and he de an eco	regeneration of the slocation adjacent in that residential only be provided a flood defences shown that would need to ise, contaminated eritage issues and vological corridor alcomments.	above ould be take into land, would
Achievability	Outcome:	Developable	Potential Capa	acity:	78	
<b>√</b> Assessed20	21SHLAA			SHLAA R	esult or Deliverable	

Site Ref	11 Ingre	ss Park - The Pier, G	reenhithe		-	W. 11111
Hectares	1.59				0-1-5	Site 11: ingress Park - The Par
Current Use	Former jetty	and riparian land				
Source	Core Strateg	y, Planning Applicati	ion			
Any Green Be	elt? No					
Site Descripti	ion and Inforr	mation			1	
over the Rive	r Thames. It l		land; proposals extearge apartment bloc right Avenue.			
Qualifying Ou	ıtcome: Qı	ualifies			1	AARTONIA PARTONIA PAR
Land Restrict	ions (Policies	Map): Other Land F	Restrictions:	Physical Outo	ome:	Physical Suitability Issues
				Physical Over	view - B	rief Summary
	ability Outcon		y public transport	Flood risk issuresidential ac provided abo	ues are li commod ve a cert	residential development.  kely to mean that dation could only be tain level. Development ke into account ecological
Community a	ind Open Spac	ce Outcome: Sui	itable	and archaeol		sues and should retain the
Availability O	utcome:	Available		PROW.		
Achievability	Outcome:	Unachievable		Potential Cap	acity:	0
<b>✓</b> Assessed20	21SHLAA				SHLAA	Result
				Unachievak	ole	

Site Ref Hectares	12 St James F 21.14	ames Pit, St James Lane, Horns Cross, Greenhithe							
Current Use	Former quarry								
Source	Core Strategy, Pe	rmission							
Any Green Be	elt? No								
Site Descript	ion and Informatio	on		10					
Watling Stree	et and is accessed f	arry which lies between London from St James Lane to the east. s. Utilities infrastructure crosses	It is						
Qualifying Ou	utcome: Qualifie	es							
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outco	ome:	Physical Suitability Issues				
			Physical Overv	view - Br	ief Summary				
Location Suit	ability Outcome:	Well served by public transpor	870 dwellings		anning permission for up to 221/OUT). No assessment				
Community a	and Open Space Ou	utcome: N/A							
Availability O	utcome:	Available							
Achievability	Outcome:	Developable	Potential Capa	acity:	700				
<b>√</b> Assessed20	021SHLAA			SHLAA F	Result				
			Developable	e and/o	or Deliverable				

Site Ref	13	Land At Drug	dgeon Way, Bea	con Drive, Bean	DA2 8BG	
Hectares	0.41					Own Site 13: Land at Drudgeon Way
Current Use	Open s	pace, Woodl	and			
Source	Plannir	ng Application	า			
Any Green B	elt? N	0				Carr
Site Descrip	tion and	Information				
coverage. It	slopes do the nor	own from so th, east and s	uth to north. Th	n Space and has nere are residen ments to the we	tial	IN WARRYORD WARRYORD
Qualifying O	utcome:	Qualifies				B B B B B B B B B B B B B B B B B B B
Land Restric	tions (Po	licies Map):	Other Land Res	trictions:	Physical Ou	tcome: Suitable
			Group TPOs		Physical Ove	erview - Brief Summary
Location Sui	tability C		ufficiently sustai mall or PDL	inably located		
Community	and Ope	n Space Outc	ome: <mark>Unsui</mark>	table		
Availability (	Outcome	:				
Achievability	Outcom	ne:			Potential Ca	apacity:
<b>✓</b> Assessed2	021SHLA	A				SHLAA Result
					Unsuitable	e

SHLAA SITI	E SUMMARY R	REPORT		
Site Ref Hectares	14 Land East 2.55	Of Lowfield Street, Dartford	O.E.	Size 14 Land East of Lowlyde St
Current Use	Mainly vacant re	tail, commercial and leisure units		
Source	BLR, Core Strateg	gy, Permission	T.	
Any Green Be	elt? No	on		
mainly vacan commercial a been demolis park. Central mixture of re	t buildings which wand leisure use. It shed, servicing land Park lies to the easidential, commer	cowfield Street. It comprises a nuwere formerly in a range of retail, also includes areas where building do to the rear of buildings and a foast, the Glentworth Club to the social and retail uses to the west. The mity (opposite) to the Priory Shop	gs have rmer car uth, and a he northern	Capril Par DARTYORD PART
Qualifying Ou	utcome: Qualifi	es		
Land Restrict	ions (Policies Map	o): Other Land Restrictions:	Physical Outcome:	Suitable
			Physical Overview - B	rief Summary
Location Suit	ability Outcome:	Dartford Town Centre	permission (16/0191 dwellings - applicatio	gs - detailed planning 9/FUL). Phase 2 & 3A: 280 n has granted consent, greement (19/00600/FUL).
Community a	and Open Space O	utcome: N/A		gs - reserved matters consent e site total will be 556
Availability O	outcome:	Available	dwellings. No assessr	
Achievability	Outcome:	Deliverable	Potential Capacity:	556
✓Assessed20	021SHLAA		SHLAA	Result
			Developable and/	or Deliverable

Site Ref	15			rry Site, Tiltman Ave	enue,		
Hectares	5.13	Swanscom	be			0=	Size 15 Foreer Creation and Garry
Current Use	Forme	r quarry					
Source	BLR, Co	ore Strategy	, Permission				
Any Green B	elt? N	0					The state of the s
Site Descrip	tion and	Informatio	n				h Bole
comprises a plant but is i	former on the former of the fo	halk quarry ely overgro	which was n wn. The site	and north of London nost recently used a has a variable topo western boundaries	s a whiting graphy and		DARTIORD
Qualifying O	utcome:	Qualifie	S				Comments of the comments of th
Land Restric	tions (Po	licies Map)	: Other Land	d Restrictions:	Physical O	utcome:	Suitable
					Physical O	verview - B	rief Summary
Location Sui	tability C	Outcome:	Well served	by public transport	reserved r dwellings	natters per (EDC/17/01	lanning permission and mission for up to 221 .10, EDC/19/0159 and is a current planning
Community	and Ope	n Space Ou	tcome:	I/A			nits (EDC/21/0064) that vious reserved matters
Availability (	Outcome	:	Available			•	nent required.
Achievability	y Outcom	ne:	Deliverable		Potential	Capacity:	233
<b>√</b> Assessed2	021SHLA	A				SHLAA	Result
					Develop	able and/	or Deliverable

Site Ref		Land At Highfield	House, 2-4 West	Hill And 74	-76 Spital		
Hectares	0.19	Street, Dartford				0	Site 10: Larrid at Highfield House.
Current Use	Offices	and estate agents				3	
Source	Deskto	р				4	
Any Green Be							
Site Descript							
There is a par	king are	ree buildings, used a to the front of H site rises from eas	ighfield House ar	_			Court
Qualifying Ou	itcome:	Qualifies					
Land Restrict	ions (Po	licies Map): Othe	r Land Restrictior		Physical Ou	tcome:	Physical Suitability Issues
					Physical Ov	erview - B	rief Summary
							permission for 23 residential  No assessment needed.
Location Suit	ability O	utcome: Dartfor	rd Town Centre		umts (20) 0	0+20/1 OL)	. No assessment needed.
Community a	nd Opei	n Space Outcome:	N/A				
Availability O	utcome	Availab	le				
Achievability	Outcom	e: Deliver	able		Potential Ca	apacity:	23
<b>√</b> Assessed20	21SHLA	A				SHLAA I	Result
					Developa	ble and/	or Deliverable

SHLAA SII	E 20 IVIIVI	AKY KEP	OKI					
Site Ref	<b>17</b> Sta	ation Appro	oach, Dartford DA1 1	BP .		Carrie Street		
Hectares	1.76						Site 17: Station Approach	7
Current Use	Offices, ra	ilway stati	on, car parks					
Source	BLR, Core	Strategy				7		1
Any Green B	elt? No					10	History	4
Site Descript	tion and Inf	ormation				40	110	76
off area, the Station Appr Gardens to t	cleared site oach road, a he south an	e of the for and a parki nd Hythe St	e, the station building mer Railway Hotel ar ing area. It is elevate reet to the west, dro ne railway line runs to	nd, along the d above Ho pping stee	ne old ome ply to the		BARTIN	
Qualifying O	utcome:	Boundary	Adjusted				The last	
Land Restric	tions (Polici	es Map):	Other Land Restrictio	ns:				
					Physical Ou	tcome:	Physical Suitability Issu	ies
			Crossrail Safeguardin	g	Physical Ov	erview - B	rief Summary	
Location Suit	tability Outo	come: Da	artford Town Centre		Any develo	pment wo quality, no	r residential developme uld need to take into oise, ground conditions e issues.	
Community	and Open S <sub>l</sub>	pace Outco	ome: N/A					
Availability (	Outcome:	Av	vailable					
Achievability	Outcome:	De	evelopable		Potential C	apacity:	253	
✓Assessed2	021SHLAA					SHLAA	Result	
V-1 1000000002	V-1011L1 1/1				Developa	ble and/	or Deliverable	

Site Ref			oort (Dartford Ir		ry	Number 1	Site 15: Thermas Europort
Hectares	18.64	Terminal), Clip	per Boulevard,	Dartiord			and as internal encodors
Current Use	Former	Freight ferry p	port				
Source	BLR, Co	re Strategy				1-/	A STATE OF THE STA
Any Green Be							
Clare Causew comprising he located south	ay. It co ard surfa of the f	omprises a form aced car parks Flood defences	f Clipper Boulev mer freight ferr and some port and river Tham ake immediately	y port/ wharf, la related building nes. It is within	argely gs. It is		CARTIONS CARTINGS
Qualifying Ou	utcome:	Qualifies					
Land Restrict	ions (Po	licies Map): C	Other Land Resti	rictions:	Physical Ou	tcome:	Physical Suitability Issues
					-		rief Summary
Location Suit	ability O	utcome: We	ell served by pul	olic transport	though this whether the extraction a	would be ere is any p and the via	residential development subject to assessments on potential for minerals bility of cargo-handling.
Community a	and Oper	n Space Outco	me: N/A				kely to mean that dation could only be
Availability O	utcome:		available: Pract ction	ical Action or	defences sh would also	nould be ad need to ta ed land, ha	nd floor level and flood ddressed. Development ke into account transport, azardous site, noise and
Achievability	Outcom	e:			Potential C	apacity:	
<b>✓</b> Assessed20	)21SHLA	A				SHLAA I	Result
					Unavailak	oie -	

Site Ref	19		h Club Site, 1	154 Lowfield Stre	eet, Da	rtford		
Hectares	0.67	DA1 1JB					0	Site 12: Glermonth Club
Current Use	Social	Club						
Source	BLR							
Any Green B	elt? N	lo					in and	
Site Descrip	tion and	Informatio	on					
north of Fair surrounding The site is pa	field Poo open sp art of the	ol & Leisure aces. There e Lowfield S	Centre. Buil are shrubs a Street allocat	d Street, immedi ding is well set b and trees along t ion (policy D5).	oack, w	th some		
Qualifying O								
Land Restric	tions (Po	olicies Map	): Other Lan	d Restrictions:		Physical Ou	utcome:	Physical Suitability Issues
						Physical O	verview - E	rief Summary
Location Suit Community Availability C	and Ope	n Space Ou		by public transp Suitable	oort	Flood risk i accommod ground floo developme account he	ssues may lation coul or level on ent would a critage (i.e.	r residential development. mean that residential d only be provided above part of the site. The also need to take into archaeology and proximity bundwater and noise issues.
Achievability	/ Outcon	ne:	Developable	2		Potential C	apacity:	52
✓Assessed2	021SHLA	λA					SHLAA	Result
						Developa	ble and	or Deliverable

Site Ref	20	Former Co- Park, Kent F	•	Hythe Street	and West	gate Car	Niles I. B	Stre 20: Co-Cp/Westgate Car Park
Hectares	1.08	raik, Keilt i	Noau, Dari	.1014				
Current Use	Forme	r departmen	it store an	d car park				Parine
Source	BLR, C	ore Strategy,	, Planning	Application				
Any Green E	Belt?	lo						
Site Descrip	otion and	Information	ı					
by the Co-o exception o and provide	p depart f the par es access	ment store w t fronting Spi to Spital Stre es of Dartford	which has I ital Street eet and Hy d Town Ce	ark and the since of the since of the street.	demolished eet bisects	d, with the sthe site		SALTYON SALTYON SALTYON SALTYON SALTYON SALTYON SALTYON SALTY SALT
Qualifying C	Outcome	: Qualifies						
Land Restric	ctions (Po	olicies Map):	Other La	ind Restrictio	ns:	Physical O	utcome:	Suitable
						Physical Ov	verview - B	Brief Summary
Location Su	itability (	Outcome:	Dartford T	own Centre		permission redevelopr	for the co	to grant full planning omprehensive mixed use e site including 120 dwellings assessment required.
Community	and Ope	en Space Out	come:	N/A				
Availability	Outcome	e: /	Available					
Achievabilit	y Outcor	me: [	Deliverable	e		Potential C	Capacity:	120
<b>√</b> Assessed2	2021SHL	AΑ				Davida	SHLAA	
						Developa	able and/	or Deliverable

Site Ref	21	Stone Lodg	ge Complex	x, Cotton Lane,	Stone		0	Site 21: Stone Lodge
Hectares	2.4							
Current Use	Former	landfill						
Source	Core Sti	rategy, Per	mission				310	
Any Green B	elt? No	)						
Site Descript	ion and I	Informatio	n					
developed for Judokwai Ce the site a nev	or a mix untre /bov w Rugby ted rema	uses. The rewls club buing facility has ain natural	esidential s ildings on ( been rece greenspac	varying charactite is located extended	ast of the the nor . Land no	e existing thwest of orth and		Section 1990
Qualifying O	utcome:	Qualifie	S					
Land Restrict	tions (Pol	licies Map)	: Other La	and Restrictions	5:	Physical O	utcome:	Suitable
						Physical O	verview - Br	ief Summary
Location Suit	ability O	utcome:	Well serve	ed by public tra	nsport	school and	l up to 140 (	dission for a secondary dwellings was granted on 24 OUT). No assessment
Community	and Oper	ո Space Ou <sup>.</sup>	tcome:	N/A				
Availability C	Outcome:		Available					
Achievability	Outcom	e:	Deliverabl	e		Potential (	Capacity:	117
<b>√</b> Assessed20	)21SHI Δ	Α					SHLAA F	Result
<b>▼</b> 1000000020	JZ 1311L/\/	, ,				Developa	able and/o	or Deliverable

Site Ref Hectares Current Use	0.3 Lowfield S	rmer Vauxhall Farm, East of 110- treet, Dartford emises, part smallholding	114	Size 22: Land at Vaushall Farm.
Source Any Green Be Site Descript		Planning Application		
Glentworth Coccupied by a	lub, and to the wes a tyre fitting premis entified developm	Lowfield Street, immediately no st of Central Park. Part of the sit ses and part is used as a smallhol ent site in Lowfield Street and w	e is ding. It	SALT PORE CONTROL OF THE CONTROL OF
Qualifying Ou	utcome: Qualifie	S		The state of the s
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outc	come: Suitable
			Physical Over	view - Brief Summary
	ability Outcome: and Open Space Ou	Dartford Town Centre tcome: N/A	permission for agreement (1 undetermine superceded t	olution to grant full planning or 92 flats subject to a S106 .9/00027/FUL). There is also an d application for 89 units that would his (19/00027/FUL). No assessment
Availability O	utcome:	Available	required.	
Achievability	Outcome:	Deliverable	Potential Cap	pacity: 89
<b>∠</b> Assessed20	21SHLAA		Developabl	SHLAA Result le and/or Deliverable

SHLAA SIT	E SUM	MARY R	EPORT						
Site Ref	23			ng Vale, Knoo	ckhall Road	,			
Hectares	0.74	Greenhith	e DA9 9HA				0	Site 23: Builders Yard, Spring V.	
Current Use	Forme	r dwelling a	and derelic	t builders ya					
Source	BLR								
Any Green Be	elt? N	0							
Site Descript	ion and	Information	on						
The site com builders yard There are so the remainde to south. It is development runs round m	to the sme dere er is now s in an et is takin	south of Kn lict building v largely ov existing resi g place to north/ east	ockhall Ro gs in the so ergrown. dential are the east/no of the site.	ad and to the outh western The site slop a and new re orth of the si	e east of Sp part of the es down fr esidential	oring Vale. e site but om north			100
Qualifying O	utcome:	Qualifie	es						
Land Restrict	cions (Po	olicies Map	): Other La	and Restricti	ons:	Physical C	outcome:	Physical Suitability Issu	es
						Physical C	verview - E	Brief Summary	
Location Suit	ability C	Outcome:	Sufficient small or P	ly sustainabl <sup>,</sup> DL	y located	developm address tr	ent. Devel ansport, co	e suitable for residential opment would need to ontaminated land, noise, logical issues.	
Community a	and Ope	n Space Ou	ıtcome:	N/A			-		
Availability C	)utcome	:	Available						
Achievability	Outcom	ne:	Developal	ble		Potential	Capacity:	30	

✓Assessed2021SHLAA

**SHLAA Result** 

**Developable and/or Deliverable** 

Site Ref	24	Wickes, 50	Overy St	reet, Dartfor	d DA1 1UP				
Hectares	0.93	,	, ,	,			0	Sto 24: W	Ickes, 50 Overy Street
iectares	0.93								
Current Use	Retail v	/arehouse	and car p	ark		9-7			
Course	Dockton							Year.	
Source	Deskto	) 					18	1	A Ph
Any Green B	elt? No	)							
Site Descrip	tion and	nformatio	n				1 1	E. I.	
	g which t	here are tv	wo pumpi	ed immediate ing stations. orth. To the	It is close to	the			BARTFORD
ide of Over	y Street, i	s a residen					11 11		Alleger and a
side of Overy		s a residen Qualifie	itial area.		,		11/1		Alleria or a
Qualifying O	utcome:	Qualifie	tial area. s					CS CONTRACTOR	Character of the charac
Qualifying O	utcome:	Qualifie	tial area. s			Physical C	Outcome:	Physical Suita	ability Issues
Qualifying O	utcome:	Qualifie	tial area. s			•		Physical Suita Brief Summary	ability Issues
Qualifying O	utcome:	Qualifie	tial area. s			Physical C	Overview -	Brief Summary	evelopment.
Qualifying O Land Restric	utcome: tions (Po	Qualifie	s  : Other I		ions:	Physical C The site is Flood risk residentia	Overview - s suitable for issues are	Brief Summary or residential de likely to mean odation could o	evelopment. that inly be
Qualifying O  and Restric  cocation Sui	utcome: tions (Po tability O	Qualifie icies Map) utcome:	s: Other I	Land Restrict	ions:	Physical C The site is Flood risk residentia provided	Overview - s suitable for issues are all accommonators grown above grounds.	Brief Summary or residential de likely to mean odation could o	evelopment. that inly be and floodwat
Qualifying O	utcome: tions (Po tability O	Qualifie icies Map) utcome:	s: Other I	Land Restrict	ions:	Physical C The site is Flood risk residentia provided storage w Developn	Overview - s suitable for issues are al accommon above group yould need	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse	evelopment. that nly be and floodwat d. nto account
Qualifying O Land Restric Location Sui	utcome: tions (Po tability O	Qualifie icies Map) utcome:	tial area.  S  Other I  Well servetcome:  Unavaila	Land Restrict	ions:	Physical C The site is Flood risk residentia provided storage w Developm archaeolo	Overview - s suitable for issues are all accommon above ground need nent would be gy and no	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse need to take in ise issues. It sh	evelopment. that inly be and floodwate d. into account
Qualifying O  and Restric  ocation Sui	utcome: tions (Po tability O	Qualifie icies Map) utcome:	well serv	ved by public	ions:	Physical C The site is Flood risk residentia provided storage w Developn archaeolo an ecolog the site a	Overview - s suitable for issues are al accommon above ground rould need nent would ogy and no ical corrido and make po	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse need to take in ise issues. It sh or along the we	evelopment. that only be and floodwate d. onto account nould include stern part of
Qualifying O  Land Restric  Location Suin	utcome: tions (Po tability O	Qualifie icies Map) utcome:	tial area.  S  Other I  Well servetcome:  Unavaila	ved by public	ions:	Physical C The site is Flood risk residentia provided storage w Developn archaeolo an ecolog the site a	Overview - s suitable for issues are al accommon above ground rould need nent would ogy and no ical corrido and make po	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse need to take in ise issues. It sh or along the we	evelopment. that only be and floodwate d. onto account nould include stern part of
Qualifying O  Land Restric  Location Suit  Community  Availability O	utcome: tions (Po tability O and Oper Outcome:	Qualifie icies Map) utcome: n Space Ou	tial area.  S  Other I  Well servetcome:  Unavaila	ved by public	ions:	Physical C The site is Flood risk residentia provided storage w Developn archaeolo an ecolog the site a	Overview - s suitable for issues are all accommon above ground need nent would be gy and no ical corridord make press to the bess to the b	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse need to take in ise issues. It sh or along the we	evelopment. that only be and floodwate d. onto account nould include stern part of
Qualifying O  Land Restric  Location Sui	utcome: tions (Po tability O and Oper Outcome:	Qualifie icies Map) utcome: n Space Ou	tial area.  S  Other I  Well servetcome:  Unavaila	ved by public	ions:	Physical C The site is Flood risk residentia provided storage w Developm archaeolo an ecolog the site a cycle acce	Overview - s suitable for issues are all accommon above ground need nent would be gy and no ical corridord make press to the bess to the b	Brief Summary or residential de likely to mean odation could o und floor level a to be addresse need to take in ise issues. It sh or along the we	evelopment. that only be and floodwate d. onto account nould include stern part of

Site Ref	25	Car Park West Of Two Brewers, 33 Lowfield	Street,
Hectares	0.03	Dartford	Size 25: Car Park alo Turo Brawers
Current Use	Car pa	rk	The hints
Source	Call for	r Sites, Permission	
Any Green Be	elt? N	0	
Site Descript	ion and	Information	
been fenced Priory Centre to the north.	off. It is car par The Sa public I	small disused area in a highly urban setting versions an "island" site between the egress ramp from the servicing area and egress for Wilke insburys car park lies to the west and the real house lies to the east.  Qualifies	om the which lie
Land Restrict	ions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Suitable
			Physical Overview - Brief Summary
Location Suit	ability C	Outcome: Dartford Town Centre	Detailed planning permission was granted for 14 dwellings on 13 March 2020 (19/00748/FUL). No assessment required.
Community a	ınd Ope	en Space Outcome: N/A	
Availability O	utcome	Available	
Achievability	Outcon	ne: Deliverable	Potential Capacity: 14
<b>√</b> Assessed20	)21SHLA	AA	SHLAA Result
			Developable and/or Deliverable

Site Ref	Disused Pit South Of London Road And East Of Craylands Lane (The Tank), Swanscombe							
Hectares	6.05 Craylands	Lane (The T	Tank), Swanscombe		0	See 20: The Tank, London Road		
Current Use Former quarry								
Source	Desktop					T		
Any Green Be	It? No							
Site Descripti	on and Information	on			7			
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 Ou	tcome: <mark>Disqua</mark>	lified						
Land Restricti	ons (Policies Map	): Other La	nd Restrictions:	Physical Ou	ıtcome:			
SSSI				Physical Ov	verview - Br	ief Summary		
Location Suita	ability Outcome:	DISQUALIF	FIED					
Community a	nd Open Space Ou	ıtcome:	N/A					
Availability O	utcome:							
Achievability	Outcome:			Potential C	apacity:			
<b>✓</b> Assessed20	21SHLAA				SHLAA R	esult		
				Disqualifi	ed			

Site Ref	27		or Riversic	le - Trico Coatings Ltd,						
Hectares	0.268	DA1 1JS			Site 27: Questor Riverside - Trico					
Current Use	Emplo	yment								
Source	Deskto	р								
Any Green B	elt? N	0					_ [ - ]			
Site Descrip	ion and	Informatio	n				1-1			
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 O	utcome	Qualifie	!S							
Land Restric	tions (Po	olicies Map)	: Other La	and Restrictions:	Physical Ou	tcome:	Physical Suitability Issues			
					Physical Ov	erview - Br	rief Summary			
Location Suitability Outcome: Well served by public transport  Community and Open Space Outcome: N/A					The site is suitable for residential development.  Development would need to take into account contaminated land and heritage issues and ensure that the protected trees surrounding the site are protected.					
·	•	·		N/A	'·					
Availability (	outcome	! <b>:</b>	Available							
Achievability	Outcon	ne:	Developal	ole	Potential Ca	apacity:	8			
<b>√</b> Assessed2	021SHL <i>A</i>	λA			SHLAA Result					
(*) 10000000202101111 W					Developa	ble and/	or Deliverable			

Site Ref	28 0	rchard House, Coc	pers Road, Swanscon	nbe					
Hectares	0.05			0 1	Sits 28: Orchards Noose				
Current Use	Worksho	q							
Source	BLR, Des	ktop							
Any Green B	selt? No								
Site Descript	tion and In	formation		A					
	rea and to		opers Road. To the no sfleet Academy and S		Tellisher Livery  DARTHORS  SECURITY  SECURITY				
Qualifying O	utcome:	Qualifies							
Land Restric	tions (Polic	cies Map): Other I	Land Restrictions:	Physical Outcome:	Physical Suitability Issues				
				Physical Overview - B	rief Summary				
Location Suit	tability Ou	tcome: Sufficien small or	tly sustainably located	with the restricted ac	could be issues associated				
	and Onan	Space Outcome:	N/A	account contaminate	d land and heritage issues.				
Community	and Open .	-							
	-	·	ble: Practical Action o	r					
Availability C	Outcome:	Unavaila Inaction	ble: Practical Action o	Potential Capacity:					
Community of Availability Conduction Achievability  Achievability	Outcome: y Outcome	Unavaila Inaction	ble: Practical Action o		Result				

SHLAA SIII	E SUMIMARY REPORT							
Site Ref Hectares	RBT Trust Land, Central Road, Dartford DA1 5FY (including Building 72, DiaSorin Buildings, and Unit 1 Bus Depot)							
Current Use	DiaSorin, Bus Depot							
Source	Desktop							
Any Green Be								
-	ion and Information							
River Darent. older industr north and ne	s located to the west of Central Road and to the east. It comprises employment uses including a bus depoial premises. There is a more modern employment as w build residential development to the south and one of Central Road.	ot and rea to the						
Qualifying Ou	utcome: Qualifies							
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. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development						
Community a	and Open Space Outcome: N/A	would need to take into account contaminated land, noise and archaeology issues and should						
Availability O	wailability Outcome:  Unavailable: Practical Action or Inaction  Seek to retain the PROWs as well as including ecological corridor along the western part of the site.							
Achievability	Outcome:	Potential Capacity:						
✓Assessed20	D21SHLAA	SHLAA Result						
		Unavailable						

Site Ref	30		Vineyard Church Centre, 14-18 Lowfield Street and 24						
Hectares	0.02	Market Street, Dartford							
Current Use	Vacan	t church centre	church centre						
Source	Permis	rmission							
Any Green E	Belt?	lo		(F)	The state of the s				
Site Descrip	tion and	Information		1					
the boundar	ries of Da	n the corner of Lowfield S artford Town Centre. It is ed of a shop unit.							
Qualifying C	utcome	Qualifies		1	OARTHORIS AND				
Land Restric	ctions (Po	olicies Map): Other Land	Restrictions:	Physical Outcom	e: Suitable				
				Physical Overvie	w - Brief Summary				
Location Sui	itability (	Outcome: Dartford Tov	vn Centre	office/retail unit conversion and e	mission was granted for a son the ground floor and extension of the upper floors to n 22 May 2019 (18/01580/COU).				
Community	and Ope	en Space Outcome:	/A	No assessment r	equired.				
Availability	Outcome	Available							
Achievabilit	y Outcor	ne: Deliverable		Potential Capaci	ty: 5				
<b>✓</b> Assessed2	.021SHL	AA		SH	LAA Result				
				Developable a	and/or Deliverable				

SHLAA SIT	E SUMMARY	REPORT							
Site Ref		the Rear of 67-97 Statio	on Road, Longt	field DA3					
Hectares	0.14 7QA			O Ste M: Land to \$7-97 Section Rd					
Current Use	Servicing/parkii	ng area, vacant				Cortes	<b>B</b>		
Source	BLR			t L	ongfield				
Any Green B	elt? No			10	5	D State Star	14.00		
Site Descrip	tion and Informa	tion			CONTROL VOM	**************************************			
a servicing you vegetation a The site is ac residential u	ard and parking a and not accessible ccessed to the eas nits above. To th ar park. To the ea	of Station Road. The source. The northern part though it previously cost of the existing row of the north and west lie as ast lie residential prope	is overgrown onsisted of gar shops which h supermarket a	with ages. nave		To Date of the Control of the Contro	ETPORIS OUT OF THE PROPERTY O		
Qualifying O	utcome: Quali	fies							
Land Restric	tions (Policies Ma	ap): Other Land Restric	ctions:	Physical Outcome	: Phys	ical Suitability I	ssues		
				Physical Overview	- Brief Si	ummary			
Location Sui	tability Outcome:	Sufficiently sustainal	bly located	The site is suitable This would need t ecological and pa	o take int	to account nois			
Community	and Open Space (								
Availability (	Outcome:	Available							
Achievability	/ Outcome:	Developable		Potential Capacity	y: 5				
<b>✓</b> Assessed2	021SHLAA		SHLAA Result						

**Developable and/or Deliverable** 

Site Ref 32 Hectares 0.2	O un Sen 32: 57 Spital Street								
Current Use Cycle	e shop and offices								
Source BLR,	te BLR, Permission								
Any Green Belt? No									
Site Description a	nd Information								
Spital Street. It is i	in an area where there are shops and commercial uses on with residential properties above.								
Qualifying Outcom	ne: Qualifies								
Land Restrictions (	(Policies Map): Other Land Restrictions:  Physical Outcome: Suitable								
	Physical Overview - Brief Summary								
Location Suitability	y Outcome: Dartford Town Centre  Detailed planning permission was granted for 14 dwellings on 10 December 2019 (19/00771/FUL).  No assessment required.								
Community and O	pen Space Outcome: N/A								
Availability Outcor	me: Available								
Achievability Outc	ome: Deliverable Potential Capacity: 14								
	SHLAA Result								
✓Assessed2021SH	ILAA								

Site Ref	33		et (former Courts Furnitu						
Hectares	0.1	Dartford			O" Site 33: 22-26 Spital Street (Courte)				
Current Use	Vacan	i							
Source	BLR								
Any Green B	elt?	0		7"4_					
Site Descrip	tion and	Information							
east lies the block of flats the boundar Centre Alloc Qualifying O Land Restric	Priory S s with a ies of Da ation (po utcome: tions (Po	hopping Centre and commercial unit of artford Town Centrolicy D6).  Qualifies  Olicies Map): Other	I by Courts Furniture Stored to the west lies a narround to the west lies a narround floor. It is lower. This site is part of the er Land Restrictions:  Ord Town Centre  EXAMPLE 1. IN A. STORED 1. IN A. STO	Physical O  Physical O  The site is but there be provide Developm	verview - Book suitable for would be a led at ground	Physical Suitability Issues rief Summary r residential development need for commercial uses to d floor level to Spital Street. need to take into account e issues.			
Availability (	Dutcome	e: Availa	ble						
	_								
Achievability	/ Outcor	ne: Devel	opable	Potential (	Capacity:	10			
<b>✓</b> Assessed2	021SHLA	λA			SHLAA Result				
				Develop	able and/	or Deliverable			

Knockhal	Knockhall Chase, Greenhithe								
Source Call for Sites	ource Call for Sites								
Any Green Belt? No									
Site Description and Informat	ion								
east of Mounts Road. It is curn There is a tree line along the w from north to south. There are and south.	ndfill site to the south of London Ro rently grassland and partly used for restern boundary. The site rises sig e existing residential areas to the ea	grazing.							
, -									
Land Restrictions (Policies Ma	o): 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 degradation of the waste. In this instance, it has not been established that landfill gas will not form							
Community and Open Space C	utcome: Suitable								
Availability Outcome:	N/A	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:							
<b>√</b> Assessed2021SHLAA		SHLAA Result							
		Unsuitable							

Site Ref	35	SWCS Car	Sales, Cray	lands Lane	e, Swanscoml	oe			
Hectares	0.05						0-	Site 35: Car Salan, Craylands Lane	
Current Use	Car dea	ar dealership							
Source	BLR, Pe	BLR, Permission							
Any Green B	Any Green Belt? No								
Site Descript	ion and	Informatio	on				Jan Jan	-	
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 O	utcome:	Qualifie	2S						
Land Restric	tions (Po	licies Map)	: Other L	and Restri	ctions:	Physical Ou	ıtcome:	Suitable	
						Physical Ov	erview - Br	rief Summary	
Location Suitability Outcome: Sufficiently sustainably located					Outline permission was granted for 5 dwellings on 12 November 2020 (20/00816/OUT). No assessment required.				
Community	and Ope	n Space Ou	small or P	N/A					
Availability (	)utcome	:	Available						
Achievability	Outcom	ne:	Deliverab	le		Potential C	apacity:	5	
<b>√</b> Assessed2	021SHLA	A					SHLAA F	Result	
(V) COCCOCCAZOZIONICA VI					Developa	ble and/	or Deliverable		

Land rear of 77-103 Alamein Gardens, Stone							
Hectares 0.3							
Current Use Amenity space							
urce Desktop							
Any Green Belt? 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:	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	access to the site could be satisfactorily define real						
Availability Outcome:							
Achievability Outcome:	Potential Capacity:						
<b>∠</b> Assessed2021SHLAA	SHLAA Result						
	Unsuitable						

Site Ref	39 The Pit	s, St Vincents Road, Dartford	F	
Hectares	0.38			Site 32: The Pits, St Vincerte Rd
Current Use	Used car deal	∍r		
Source	BLR, Call for S	tes		
Any Green Be	lt? No			
Site Descripti	on and Inform	ation		
the west side narrow acces	of St Vincent's	rises the premises of a used car dealer Road with a building on the frontage mediately adjacent to it. The site is w al dwellings.	and a	
Qualifying Ou	tcome: Qua	llifies	1	
Land Restrict	ions (Policies N	lap): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
			Physical Overview - E	Brief Summary
Location Suita	ability Outcom	e: Well served by public transport		r residential development. It nto account contaminated
Community a	nd Open Space	e Outcome: N/A		
Availability O	utcome:	Available		
Achievability	Outcome:	Developable	Potential Capacity:	14
<b>√</b> Assessed20	21SHLAA		SHLAA	Result
			Developable and,	or Deliverable

Site Ref Hectares Current Use	Block of 44 Lock-Up Garages, Rear of 59-75 F Road, Dartford  Garages	Garnol  Side 40 Garages at Farnol Road
The flat site li	Desktop  elt? No  ion and Information ies to the north of Farnol Road, to the west of Hende st of Perry Grove. It comprises lock up garages on a led by dwellings. There is a narrow access to the site	backland
Qualifying Ou	which runs between existing dwellings.  utcome: Qualifies  ions (Policies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
	ability Outcome: Well served by public transport and Open Space Outcome: N/A utcome:	Physical Overview - Brief Summary  The site is unsuitable for residential development as it would lead to overlooking and amenity issues for existing and new occupiers. The existing access is unsuitable and it is difficult to see how this could be realistically overcome.  Development would also lead to the loss of off-street parking which could cause impacts on onstreet parking in the vicinity.
Achievability  ✓Assessed20		Potential Capacity:  SHLAA Result  Unsuitable

Site Ref	41 The Aln	na, 26 High Street, Swanscombe DA	LO 0AB	
Hectares	0.02		0 -	Site 41 The Alma, Swanacombe
Current Use	Vacant public h	nouse		
Source	Permission			
Any Green Be	elt? No			
Site Descript	ion and Informa	ition		
oppposite th	e railway statior	west of High Street and south of Aln  It comprises a disused public hous  the south and the railway station lie  the road.	se. There	DAM TOOK
Qualifying O	utcome: Qual	ifies		The Laboratory Control of Control
Land Restrict	ions (Policies M	ap): Other Land Restrictions:	Physical Outcome:	Suitable
			Physical Overview - E	Brief Summary
				mission was granted for a 13 ultiple occupation on 18
Location Suit	ability Outcome	: Well served by public transport		002/OUT). No assessment
Community a	and Open Space	Outcome: N/A		
Availability C	utcome:	Available		
Achievability	Outcome:	Unachievable	Potential Capacity:	
<b>√</b> Assessed20	)21SHLAA		SHLAA	Result
			Unachievable	

Current Use Garages and car park, housing amenity land  Source BLR, Permission  Any Green Belt? 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.  Qualifying Outcome: Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result  Developable and/or Deliverable	Site Ref	42	Land rear c	of 150-160 M	ilton Road, Sw	anscombe				
Source BLR, Permission  Any Green Belt? 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.  Qualifying Outcome: Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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: Deliverable  Potential Capacity: 7  SHLAA Result	Hectares	0.17					0::	THITTE	Site 42 Land mer of 150-168	Milton Road
Any Green Belt? 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.  Qualifying Outcome: Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	Current Use	Garage	s and car pa	ark, housing a	amenity land					
Site Description and Information  The flat site comprises a small rectangle of housing amenity land and an area of lock up garages and informal parking to the north of Milton Road. The Broomfield Road/ The Grove recreation ground lies to the north. It is located in a residential area though there is a car servicing and repair workshop immediately to the west.  Qualifying Outcome: Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	Source	BLR, Pe	rmission							
The flat site comprises a small rectangle of housing amenity land and an area of lock up garages and informal parking to the north of Milton Road.  The Broomfield Road/ The Grove recreation ground lies to the north. It is located in a residential area though there is a car servicing and repair workshop immediately to the west.  Qualifying Outcome:  Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	Any Green B	Belt? No	)				19/		all lim-	777
area of lock up garages and informal parking to the north of Milton Road. The Broomfield Road/ The Grove recreation ground lies to the north. It is located in a residential area though there is a car servicing and repair workshop immediately to the west.  Qualifying Outcome:  Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	Site Descrip	tion and	Informatio	n						
Land Restrictions (Policies Map): Other Land Restrictions:  Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	area of lock The Broomf located in a	up garage ield Road, residentia	es and infor / The Grove al area thou	rmal parking e recreation & ugh there is a	to the north of ground lies to t	f Milton Road the north. It i	LLDAS			DARTIORD THE CONTROL OF THE CONTROL OF T
Physical Outcome: Suitable  Physical Overview - Brief Summary  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  SHLAA Result	Qualifying O	outcome:	Qualifie	s			[-0] No.	TO ELSI SE I		all sole
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  SHLAA Result	Land Restric	ctions (Po	licies Map)	Other Land	Restrictions:	Physi	cal Outcom	e: Su	uitable	
Location Suitability Outcome:  Well served by public transport  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Deliverable  Potential Capacity:  SHLAA Result  SHLAA Result						Physi	cal Overvie	w - Brie	f Summary	
Availability Outcome:  Achievability Outcome:  Deliverable  Potential Capacity: 7  SHLAA Result	Location Sui	itability O	utcome:	Well served l	by public trans	dwell	lings on 14	Februar	y 2020 (19/01	
Achievability Outcome:  Deliverable  Potential Capacity: 7  SHLAA Result	Community	and Oper	n Space Out	tcome: N	I/A					
✓Assessed2021SHLAA  SHLAA Result	Availability (	Outcome:	:	Available						
✓Assessed2021SHLAA	Achievability	y Outcom	ie:	Deliverable		Poter	ntial Capaci	ty: 7		
	<b>√</b> Assessed2	2021SHLA	A				SH	LAA Re	sult	
						Deve	elopable a	and/or	Deliverable	

Site Ref Hectares	0.03		yre Service, St Albans Garage, 1A tford DA1 1TF	St Albans	O Site 43 St Albana Garagus				
Current Use	Tyre s	ervice centi	re						
Source	Deskto	ор							
Any Green B	elt?	lo				The year			
Site Descrip	tion and	l Informatio	on						
of St Albans	Road, cl rea thou	lose to its juugh the car	existing tyre service centre on the inction with East Hill. It is within park for Tesco Express lies on the	a largely					
Qualifying O	utcome	: Disqua	ified		PLE	The state of the s			
Land Restric	tions (Po	olicies Map	): Other Land Restrictions:	Physical Out	come:				
			Net site capacity likely under 5	Physical Ove	rview - Brief Si	ummary			
Location Sui	tability (	Outcome:	DISQUALIFIED						
Community	and Ope	en Space Ou	utcome:						
Availability (	Outcome	e:							
Achievability	/ Outcor	me:		Potential Ca	pacity:				
<b>✓</b> Assessed2	021SHL/	AA			SHLAA Resul	t			
_				Disqualifie	d				

Site Ref	44	Land adjacent to Old Rectory and Former Day Nursery,
Hectares	0.54	south of St Mary's Road, Stone
Current Use	Vacant	
Source	BLR, P	ermission
Any Green B	elt? N	0
Site Descript	tion and	Information
though there modern block Qualifying O	e are sor k of thre utcome:	Physical Outcome: Suitable  Physical Overview - Brief Summary  The site has detailed planning consent for 76
Location Suit	tability (	Outcome: Well served by public transport dwellings (17/02082/FUL and 19/00575/FUL). No assessment required.
Community	and Ope	n Space Outcome: N/A
Availability (	Outcome	: Available
Achievability	Outcon	ne: Deliverable Potential Capacity: 76
<b>✓</b> Assessed2	021SHL <i>F</i>	SHLAA Result
		Developable and/or Deliverable

SHLAA SITI	L JUIV	IIVIANIN	EPORI				
Site Ref	46	North Ken	t College, Oakfield Lane	e, Wilmington DA1 2JT			-
Hectares	4.3				0.4	Site 45: North Keet Culled	4
Current Use	Colleg	e				-	
Source	Call fo	r Sites				A	
Any Green Be	elt? Y	es					1
Site Descript	ion and	Informatio	on				A
interspersed of site. There	with ma are oth est and	ature trees. ner college l some reside	ouildings of various age Public right of way wra puildings to the east, a a ential properties to the	aps to north and west golf course to the		SARTI SARTI	COMES .
Qualifying Ou	utcome	Qualifie	<b>2</b> S				
Land Restrict	ions (Po	olicies Map)	: Other Land Restriction	ons: Physical C	Outcome:	Unsuitable	
			Group TPOs	Physical C	)verview - Bı	rief Summary	
						e for residential	
Location Suit	ability (	Outcome:	Unsuitable	extension	to existing s	uld not form a logical settlement boundaries are to be designed ar	-
Community a	and Ope	en Space Ou	tcome: N/A	out to ens	sure that val Ilso need to	uable trees are preser take into account air o	ved.
Availability O	utcome	2:		noise and	heritage iss	ues.	
Achievability	Outcor	ne:		Potential	Capacity:		
	246				SHLAA I	Result	
✓Assessed20	)21SHL/	λA		Unsuital	ole		

Site Ref Hectares	47 Heathside DA2 7AN	Nursery, Leyton Cross Road, Wi	lmington	Giber 5 (6) 47 Haathaide Nursery
Current Use	Former nursery, d	welling		
Source	Call for Sites			
Any Green Be	elt? Yes			
The flat site li and greenhou storey dwellir from Cherry T site comprise	uses associated wit nghouse. To the no ree Lane. The are agricultural land (n	eyton Cross Road. It comprises of the former nursery as well as orth west lie residential properties to the north east, east and so narrow part of the Green Belt).	a single ies accessed outh of the There are	SARTYONE SARTYONE SARTY
Qualifying Ou	tcome: Qualifie	S	ı	
Land Restricti	ions (Policies Map)	: Other Land Restrictions:	Physical Ou	utcome: Unsuitable
			Physical Ov	verview - Brief Summary
Location Suita	ability Outcome:	Unsuitable	as it would coalescend	unsuitable for residential development lead to an increased risk of the between different built up areas. It result in the loss of grade 2 agricultural
Community a	nd Open Space Ou	tcome: N/A		development would be subject to an ton whether there is any potential for
Availability O	utcome:		minerals ex transmission substances developme	ent could take place. Any development d to address landscape issues.
Achievability	Outcome:		Potential C	apacity:
<b>⊘</b> Assessed20	21SHLAA		Unsuitab	SHLAA Result

Site Ref	49	59-69 High	Street, Da	rtford DA1 1D	J				
Hectares	0.04						0-1-	177	0 50-00 High Street, Damford
Current Use	Retail,	vacant							
Source	Deskto	р							
Any Green Be	elt? No	0					1 4	PR	The state of the s
Site Descripti	ion and	Informatio	n				-		1/10/2000
the boundarie Church and to	es of Da o the soo storey u	rtford Towr uth lies the units plus or	n Centre. T Acacia Hal ne two sto	et on the one voor to the north lie of the north lie of the complex. The rey unit. Ther	es the Ho e site cor	ly Trinity nprises		4	SARTYON STATES
Qualifying Ou	itcome:	Qualifies	S				W. J.	1	(Alexander of the
Land Restricti	ions (Po	licies Map):	Other La	ınd Restriction	ıs:	Physical C	outcome:	Physical Su	uitability Issues
						Physical C	verview -	Brief Summa	ıry
Location Suita	ability O	utcome:	Dartford T	own Centre		but there uses on th	would be ne ground	a need to ret	I development cain commerical ong High Street.
Community a	nd Opei	n Space Out	tcome:	N/A		residentia	l accomm	odation could	
Availability O	utcome	:	Available			also be a the location church.	need for vone of the selection of the se	ery high qual site opposite ent would also	ity design given a grade I listed o need to take d other heritage
Achievability	Outcom	ne:	Developab	ole		Potential	Capacity:	5	
<b>□</b> \.ccoccod20	121CUI A	۸					SHLA	A Result	
<b>∠</b> Assessed20	iz 13NLA	М				Develop	able and	d/or Delive	rable

	t Euro, Dewlands Farm Industrial Est n Road, Stone DA2 6AS	Site Str. Keck Fit. Deviation Form.
Site Description and Inform The flat site comprises a car	<b>ation</b> repair premises on the south side of	London
Road. There are residential primary school to the east.	properties on the north side of the relative states of the west and other businesses	oad and a carea which
Qualifying Outcome: Qua	lifies	
Land Restrictions (Policies N	lap): Other Land Restrictions:	Physical Outcome: Unsuitable
		Physical Overview - Brief Summary
Location Suitability Outcome Community and Open Space		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
Availability Outcome:		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.
Achievability Outcome:		Potential Capacity:
<b>∠</b> Assessed2021SHLAA		SHLAA Result Unsuitable

Site Ref	51	94-98 London Road, Stone DA2 6AX	
Hectares	0.07		O'** Site 51: 94-98 London Rui. Stone
Current Use	Car rep	airs	
Source	Deskto	p	
Any Green Be	elt? No	0	
Site Descript	ion and	Information	
Road. This si properties. T	de of the	es a car repair premises on the north e road primarily comprises two store a builders merchants and other emp of London Road.	ey residential
Qualifying Ou	utcome:	Qualifies	The state of the s
Land Restrict	ions (Po	licies Map): Other Land Restriction	s: Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
			The site is suitable for residential development.  Development would need to take into account air
Location Suit	ability O	utcome: Well served by public tra	quality and contaminated land.
Community a	and Ope	n Space Outcome: N/A	
Availability O	utcome	Unavailable: Practical Ac Inaction	tion or
Achievability	Outcom	e:	Potential Capacity:
<b>√</b> Assessed20	)21SHLA	A	SHLAA Result
			Unavailable

Site Ref 52 44A Waldeck Road, Dartford DA1 1UA Hectares 0.08	O *** 3 50 50 No Site 52: 44A Welder's Road
Current Use Industrial	
Source Desktop	
Any Green Belt? No	The state of the s
Site Description and Information	
The backland type flat site comprises industrial premises to the restorey houses fronting Waldeck Road and Colney Road. East Hill I ground lies to the south.	THE CONTROL OF THE CO
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 transport	The site is suitable for residential development.  Development would need to take into account contaminated land issues and the row of trees along the southern boundary.
Community and Open Space Outcome: N/A	·
Availability Outcome: Unavailable: Practical Action or Inaction	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unavailable

Site Ref	53	40 Chastili	an Road, D	artford, Kent,	DA1 3JJ				
Hectares	0.09						Om	Site 53: 40 Chantil	an Road
Current Use	rrent Use Employment								
Source	BLR, Ca		2/13						
Any Green E	Belt? No	0				=			
Site Descrip	tion and	Informatio	n						
building serv Chastilian Re properties t opposite sid	vices com oad. The o the wes le of the r	panies and yard wraps st. To the estant	l associate s around the east lies a so ow of retail	s occupied by d rear yard on ne rear of exist mall superman units, all of worary to the no	the north ting reside rket and o hich fall v	n side of ential on the vithin the			MATTORS
Qualifying C	outcome:	Qualifie	:S						
Land Restric	ctions (Po	licies Map)	: Other La	and Restriction	ns:	Physical C	outcome:	Suitable	
						Physical C	verview - Br	rief Summary	
Location Sui	itability O	utcome:	Sufficientl small or P	y sustainably l	ocated	dwellings		mission was grante 20 (19/01463/FUL)	
Community	and Oper	ո Space Ou	tcome:	N/A					
Availability	Outcome:	:	Available						
Achievabilit	y Outcom	e:	Deliverabl	e		Potential	Capacity:	9	
<b>√</b> Assessed2	) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) ) )	٨					SHLAA F	Result	
<b>√</b> A35€55€02	.υΖ13ΠLA	A				Develop	able and/	or Deliverable	

Site Ref Hectares	54 Land Adjacent 116 Priory Road, Dartford 0.06	Sole St: Land adj 156 Priory Road
Current Use	Vacant	
Source	Desktop	
Any Green Be	elt? No	
Site Descripti	ion and Information	
There are res	o the north of Burnham Road and south of Avonmound idential properties to the north and west and light in ast. There is an electricity substation on the south side.	dustrial
Qualifying Ou	utcome: Qualifies	Assert of the control
Land Restrict	ions (Policies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
		Physical Overview - Brief Summary
	ability Outcome: Well served by public transport and Open Space Outcome: N/A	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
Availability O	utcome:	
Achievability	Outcome:	Potential Capacity:
<b>√</b> Assessed20	21SHLAA	SHLAA Result
		Unsuitable

SHLAA SIT	TE SUMMAR	Y REPORT				
Site Ref	55 Milan	Centre, Westgat	te Road, Dartford D	A1 2AR		
Hectares	0.03				0	4 Man Site 55: Wilson Day Contro
Current Use	Social care d	ay centre			#	11 1
Source	Desktop					4000
Any Green E	Belt? No					
Site Descrip	tion and Inform	nation				
Westgate Ro Centre. To to the west located to the	oad. It is locate the east lies a b lies a commerc	ed within the bou clock of flats with cial premises. The e opposite side o	cated on the south s undaries of Dartford n a shop on the grou ne Prospect Place ret of Westgate Road. Pl	Town nd floor and ail park is		SARTORS CARRESTONS
Qualifying C	Outcome: Qu	ıalifies				
Land Restric	ctions (Policies	Map): Other Lar	nd Restrictions:	Physical O	utcome:	Physical Suitability Issues
				Physical O	verview - B	rief Summary
Location Su	itability Outcon	ne: Dartford To	own Centre	but there centre at a no loss of	would be a ground floo a communi	residential development need to retain the day r level to ensure that there is ty facility and to retain the
Community	and Open Space	e Outcome:	Suitable			centre. Flood risk issues are sidential accommodation
Availability	Outcome:	Unavailable Inaction	e: Practical Action or	Developm	ent would a	d above ground floor level. also need to take into d heritage issues.
Achievabilit	y Outcome:			Potential (	Capacity:	
<b>√</b> Assessed2	2021SHLAA				SHLAA	Result

Unavailable

Site Ref 56	Land east of Greenbanks, Powder Mill La Wilmington	Site 56: Land adj Brooklands Lake
Hectares 0.56		
Current Use Scrubl	and, trees	
Source Permi	ssion	
Any Green Belt?	No	
Site Description and	l Information	
of scrub and trees, in boundary. A path ru and Powder Mill Lar scrub land and Broo on the opposite side Qualifying Outcome	the east of Greenbanks. It is overgrown woncluding a distinctive line of trees along thous to the east of the site between Walnutie. There are residential properties to the klands Lake to the east and a water works to of Powder Mill Lane. Boundary amended:  Qualifies  Olicies Map): Other Land Restrictions:	tree Avenue west, further to the south,
		Physical Overview - Brief Summary
Location Suitability (	Outcome: Well served by public transpo	(00/00353/FUL). Part of the permission has been
Community and Ope	en Space Outcome: N/A	implemented and this part of the site was subject to a successful Lawful Development Certificate
		granted on 14 October 2020 confirming that
Availability Outcome	e: Available	development has commenced and is therefore extant (20/01004/LDC).
Availability Outcome  Achievability Outcome		· · · · · · · · · · · · · · · · · · ·
Achievability Outcome  Achievability Outcome  Assessed 2021 SHL	me: Deliverable	extant (20/01004/LDC).

Site Ref	57	152-154 Lo	ndon Roa	id, Stone DA	9 9JW			
Hectares	0.07							Site SJ: 152-154 London Road
Current Use	Office					· Cont		
Source	Deskto	р						
Any Green Be	elt? No	0						
Site Descript	ion and	Informatio	n					
The site com Road. There by two store	is a car p	parking area						
Qualifying O	utcome:	Qualifies	S				s Cross	BALL TROUBS TOTAL TROUBS (A Secretary Constitution of Cons
Land Restrict	ions (Po	licies Map):	Other L	and Restricti	ions:		tanan	A Section and Sect
						Physical Out	come:	Physical Suitability Issues
						Physical Ove	erview - Bi	rief Summary
								residential development.
Location Suit	ability O	utcome:	Well serv	ed by public	transport			d air quality issues.
Community a	and Opei	n Space Out	tcome:	N/A				
Availability C	outcome	:	Available					
Achievability	Outcom	e:	Developa	ble		Potential Ca	pacity:	5
<b>√</b> Assessed20	D21SHLA	A					SHLAA I	Result
						Developak	ole and/	or Deliverable

Site Ref 58	Disused Works, Powder Mill Lane, Da	artford DA1 1NG
Hectares 0.17	, , , , , , , , , , , , , , , , , , , ,	O to Site Sit Guestor Riverside - Works
Current Use Woodla	and	
Source Deskto	р	
Any Green Belt? No	0	
Site Description and	Information	
east to west. The site further west towards underused/disused in	the south of Powder Mill Lane. It slope comprises a heavily wooded area we the River Darent and south. To the endustrial buildings and to the north, cane, is a children's nursery.	vhich extends east are some
Qualifying Outcome:	Disqualified	A Control State
Land Restrictions (Po	licies Map): Other Land Restrictions	Physical Outcome:
	Group TPOs	Physical Overview - Brief Summary
Location Suitability O	Outcome: DISQUALIFIED	
Community and Ope	n Space Outcome:	
Availability Outcome	:	
Achievability Outcom	ne:	Potential Capacity:
Massace d2021€III A	Δ	SHLAA Result
✓Assessed2021SHLA	A	Disqualified

Site Ref	59	St Margaret's Farm	, South Darenth DA4 9LE	patricine.	<b>4</b>
Hectares	0.56			0.	Sco So: St Wargarer's Form
Current Use	Dwelli	ngs, employment	lis.		
Source	Call fo	r Sites		St M	argarets
Any Green E	Belt? Y	es			
Site Descrip	tion and	Information		Pand	Coert House 44.fre
located on t east. It forn identified er	he east s ns part o nployme	side of St Margaret's f a cluster of building ent area which exten	esidential and employme Road. It rises up from w gs, most of which are wit ds further east. There is area to the north and dw	vest to thin an a dwelling	St Nargerei's  St Nargerei's  St Nargerei's  Cottage
Qualifying C	outcome:	Qualifies			
Land Restric	tions (Po	olicies Map): Other	Land Restrictions:	Physical Outcom	ne: Unsuitable
				Physical Overvie	w - Brief Summary
Location Sui	tahility (	Outcome: Unsuitat		development as	uitable for residential it would lead to isolated
		en Space Outcome:	N/A	and due to noise conflicts arising	related to any existing settlement e, disturbance and vehicular as a result of the operations of e existing business premises to
Availability (	Outcome	2:		the east of the s surrounding bus identified emplo	ite. Much of the site and the iness premises are within an syment area. Any development ddress contaminated land and
Achievabilit	y Outcon	ne:		Potential Capaci	ty:
<b>√</b> Assessed2	021SHL	ΔA		SH	ILAA Result
<b>₹</b> 7 030330012		-		Unsuitable	

## **SHLAA SITE SUMMARY REPORT** Site Ref Russell's Yard, Whitehill Road, Southfleet, Dartford 60 DA13 9NA 0.5 Hectares Current Use Yard Source Desktop Any Green Belt? Yes **Site Description and Information** The relatively flat site lies to the east of the spur railway line and to the west of Whitehill Road within a largely agricultural area. It comprises a number of workshop buildings together with concrete hardstanding. Qualifying Outcome: Qualifies Land Restrictions (Policies Map): Other Land Restrictions: **Physical Outcome:** Physical Overview - Brief Summary Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A

**Potential Capacity:** 

Unsuitable

**SHLAA Result** 

Availability Outcome:

Achievability Outcome:

✓Assessed2021SHLAA

SHLAA SIT	TE SUN	MMARY REPORT	
Site Ref	61	Malthouse Farm, Green Street Gr	
Hectares	1.4	DA2 8DP	Site 61: Hatthouse Farm
Current Use	Emplo	pyment, dwellings, children's nurse	ry
Source	Call fo	or Sites	
Any Green E	Belt? Y	'es	The Crain Store
Site Descrip	tion and	d Information	Little Pringers [Childrana Namary)
comprises a children's no an identified western par	mix of eursery, med employet of the s	te lies on the west side of Green Stemployment, residential uses and a mainly within agricultural type build yment area which extends further is site is greenfield. There are two stoth within and to the north and so	also includes a dings. It forms part of north. The north corey dwellings
Qualifying C	Outcome	: Qualifies	
Land Restric	ctions (Po	olicies Map): Other Land Restriction	ons: Physical Outcome: Unsuitable
			Physical Overview - Brief Summary
Location Su	itability (	Outcome: Unsuitable	The site is not suitable for residential development as it would lead to isolated rural development poorly related to any existing settlement. The site is within an identified
Community	and Ope	en Space Outcome: N/A	employment area. Any development would be subject to an assessment on whether there is any
Availability	Outcome	e:	potential for minerals extraction and would need to address contaminated land, heritage, landscape and ecological issues.
Achievabilit	y Outcor	me:	Potential Capacity:
[	00245111	Δ Δ	SHLAA Result
✓Assessed 2	70772HF\	AA	

Unsuitable

Site Ref	62 125 St Vin	cents Road, Dartford DA1 1UU	0=	Site 52: 125 St Vincenta Road
Hectares	0.34		E	
Current Use	Car repair/rental		<u> </u>	
Source	BLR, Call for Sites			
Any Green Be			I out	
Site Descript	ion and Information	on	MILITAL INC.	The state of the s
storey dwelli	ngs on Fulwich Roa	of St Vincent's Road and to the no ad. The North Kent railway line li comprises separate car repair an	es to the	DARTORS
Qualifying O	utcome: Qualific	es	-	And the second s
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome	Physical Suitability Issues
			Physical Overview	v - Brief Summary
			r frysical Overview	•
			The site is suitable	e for residential development.
Location Suit	rability Outcome:	Sufficiently sustainably located small or PDL	The site is suitable Development wo	-
	ability Outcome: and Open Space Ou	small or PDL	The site is suitable Development wo	e for residential development. uld need to take into account
	and Open Space Ou	small or PDL	The site is suitable Development wo	e for residential development. uld need to take into account
Community a	and Open Space Ou Outcome:	small or PDL utcome: N/A	The site is suitable Development wo	e for residential development. uld need to take into account d, noise and heritage issues.
Community a	and Open Space Ou Outcome: Outcome:	small or PDL utcome: N/A Available	The site is suitable Development wo contaminated lan	e for residential development. uld need to take into account d, noise and heritage issues.

Site Ref Hectares				e, Steele Avenue and I the DA9 9AE	King	0-	is the Stip 6d: En-Gan Holder, Stead Ave
Current Use	Vacant						
Source Any Green Be	Call for						
Road and to t Street. It is w shrubs along extends to th Qualifying Ou	orises a fine west within a r London e north.	former gas of King Edversidential a Road, down	holder site s ward Road/ area. The sit n a cliff face	set down to the north Castle Street/ Provide te is screened by tree ; the previous access d Restrictions:	ence s and	in the second se	BARTIORS SARTIORS
		. ,			Physical Ou		Unsuitable
Location Suita Community a Availability O	nd Opei	n Space Out		by public transport	Currently t site would as this is de to the site achieved. address coand should	here is no e be suitable ependent or and it is not Developme ntaminated retain the i	vidence to suggest that this for residential development in providing a suitable access clear how this could be nt would also need to land and flood risk issues row of trees and shrubs
Achievability	Outcom	ie:			along the s	outhern bo	undary.
<b>∠</b> Assessed20	21SHLA	A			Unsuitabl	SHLAA R	esult

Site Ref Hectares	65 47-49 High	Street, Swanscombe DA10 0AQ	O Stee 65: 47-49 High Street, Streethe
Current Use	Community use		
Source Any Green Be	Desktop elt? No ion and Informatic		
Located on the two storey but the church on the ground floor	ne east side of the uilding used as a st e upper floor. High	High Street Sawnscombe. It compore and barbers on the ground flo Street has shopping premises or perties on upper floors. To the e	or and a the
Qualifying Ou		: 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 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 a	and Open Space Ou	tcome: Suitable	take into account contaminated land and heritage issues.
Availability O	utcome:	Available	
Achievability	Outcome:	Developable	Potential Capacity: 5
<b>√</b> Assessed20	021SHLAA		SHLAA Result  Developable and/or Deliverable

Site Ref	66	Land East of Main F at Hone (Part A)	and East of Main Road, South of Keith Avenue, Sutton						
Hectares	3.03	at Holle (Falt A)		7					
Current Use	Agricu	lture				Table Market			
Source	Call fo	r Sites							
Any Green B	Belt? Y	es			4				
Site Descrip	tion and	Information			>/張				
Avenue and Main Road. ground to th	north of There a ne east.	f the Vicarage. Scree re dwellings to the n	of Main Road, south of ened by a hedge/tree lin orth, south, and the red ellings and greenfield lar	ne along creation		Description of Contract Contra			
Qualifying C	utcome	Qualifies			D 1				
Land Restric	tions (Po	olicies Map): Other	Land Restrictions:	Physical Ou	tcome:	Unsuitable			
				Physical Ov	erview - Br	rief Summary			
						e for residential d lead to the coalescence of			
Location Sui	tability (	Outcome: Unsuital	ole	existing built up areas, further linear development					
Community	and Ope	en Space Outcome:	N/A	developme grade 2 agr	and significant impacts on the local landscape. Its development would also result in the loss of grade 2 agricultural land. Any development				
Availability (	Outcome	2:	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	y Outcor	ne:		Potential Ca	apacity:				
<b>√</b> Assessed2	.021SHL/	AA			SHLAA F	Result			
				Unsuitabl	e				

Site Ref	67	Land west of Main Road, south of Arnolds Lane, Sutton						
Hectares	2.31	at Hone (Part B)						
Current Use	Agricu	ulture						
Source	Call fo	or Sites						
Any Green E	Belt? Y	Yes						
Site Descrip	tion and	d 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 C	Outcome	e: Qualifies						
Land Restric	ctions (P	Policies Map): Other Land Restrictions:  Physical Outcome: Unsuitable						
		Physical Overview - Brief Summary						
Location Su  Community  Availability	and Ope	impacts on the local landscape. Its development would also result in the loss of grade 2 agricultural land. Any development would be subject to an assessment on whether there is any potential for minerals extraction and would need to address						
		heritage and ecological issues.						
Achievabilit	y Outcor	me: Potential Capacity:						
<b>√</b> Assessed2	2021SHL	AA Unsuitable						

Site Ref	69 Yard a	t Station Roa	d, Sutton at Ho	ne DA4 9J	В	provide a second		
Hectares	0.15					0-1 21 3	Site 69: Yard at Station Road, Sale	
Current Use	Yard							
Source	Desktop					ngton Head Matter	***(im)	
Any Green B	elt? Yes							
Site Descrip	tion and Inform	nation					The state of the s	
adjacent to vehicles. W	rrow site lies in the railway line hilst the site is f vel of Station R	It comprises lat, much of i	a yard used fo	r storage a	and		DARTICAL	
Qualifying O	utcome: Qu	alifies					WAY COUNTY	
Land Restric	tions (Policies N	Лар): Other	Land Restrictio	ns:	Physical Ou	tcome:		
					Physical Ov	erview - Br	ief Summary	
Location Sui	tability Outcom	e: Unsuital	ole					
Community	and Open Spac	e Outcome:	N/A					
Availability (	Outcome:							
Achievability	Outcome:				Potential Ca	apacity:		
<b>√</b> Assessed2	021SHLAA					SHLAA R	esult	
					Unsuitable	e		

Site Ref Hectares	70 Philpotts Y	ard, Gravel Road, Sutton at Hone	0.7	Site 70: Philipotts Yard, Salf
Current Use	Employment			
The flat site I To the east a Lakes Local V	ion and Information ies to the south of and south lie resider wildlife site/ St John st. The site comprince.	BANTORE		
	ions (Policies Map) ability Outcome:	: Other Land Restrictions:  Sufficiently sustainably located	Major physical co	e: Physical Suitability Issues  w - Brief Summary  onstraints exist overall which are rict the propsects of a  5+ units coming forward. The
Community a	and Open Space Ou utcome:	small or PDL tcome: N/A Available	western part of t zone for identifie would significant Currently there is eastern part of the depends on when minerals extraction	the site is within the HSE inner and hazardous substances which ally restrict development. It is no evidence to suggest that the ne site would be suitable, as this ther the site would be viable for on. In this part of the site flood and ecological issues would also
Achievability  ✓Assessed20		Unachievable	Potential Capacit SHI Unachievable	LAA Result

SHLAA SIT	E SUMMARY REPORT	
Site Ref	72 Land Between Stock Lane And Orchard V Highfield Road, Wilmington	Vay, south of
Hectares	3.18	
Current Use	Equestrian, agriculture	
Source	Call for Sites	
Any Green E	Belt? Yes	
Site Descrip	tion and Information	
agricultural and south e There is resi	uth of High Road. It comprises horse grazing areas land with some sporadic buildings which continue ast of the site. The former Rowhill School lies to the dential development to the north and along part of the site. Some parts of the site contain potential	s to the south he west. of the eastern
Qualifying C	Outcome: Qualifies	
Land Restric	ctions (Policies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
		Physical Overview - Brief Summary
	tability Outcome: Unsuitable and Open Space Outcome: N/A	Currently there is no evidence to suggest that this site would be suitable for residential development as this is dependent on providing a suitable access to the site and it is not clear that this could be achieved. Its impact on the local landscape would
Availability		depend on the size and scale of development.  There would also be a need to take into account
Availability	outcome.	the TPO trees and ecology issues.
Achievabilit	y Outcome:	Potential Capacity:
<b>√</b> Assessed2	.021SHLAA	SHLAA Result

Unsuitable

Site Ref	73	Land Rear of Regency Mount, Barn End Land Wilmington	O the A Total Sta J3: Regency Mount, Wilmington
Hectares	0.11	vviiiiiiigtoii	
Current Use	Vacant		CAPE PLACE
Source	Deskto	р	
Any Green B	elt? N	0	C Too 10
	comprise	es land to the east of Capel Place. There is a	residential
		some of which is historic, and dwellings to the care of amenity space and open land.	ne north.
Qualifying O	utcome:	Qualifies	State The Mount Correge
Land Restrict	ions (Po	licies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
			Physical Overview - Brief Summary
			The site is unsuitable for residential development for 5 or more units as it is would have an adverse
Location Suit	ability C	Outcome: Sufficiently sustainably located small or PDL	impact on the setting of a grade II listed building and on the amenity of the occupiers of existing
Community a	and Ope	n Space Outcome: N/A	and new development.
Availability C	)utcome	:	
Achievability	Outcom	ne:	Potential Capacity:
<b>√</b> Assessed20	021SHLA	A	SHLAA Result
			Unsuitable

Site Ref	74 Hawley Ga	arden Centre, Hawley Road, Ha	wley DA2 7RB		
Hectares	2.61			0.	Ste 74 Hawley Gardon Centre
Current Use	Garden Centre				The state of the s
Source	Call for Sites				
Any Green Be	elt? Yes			1	
Site Descript	ion and Information	on			
slopes up fro businesses o	m east to west. The the site and a large and a large and a large and meside	ley Road immediately north of nere is a garden centre as well a ge car parking area. Along Haw ntial properties. To the north a	as other vley Road to		DATIVED BY THE PROPERTY OF THE
Qualifying O	utcome: <mark>Bounda</mark>	ary Adjusted			
Land Restrict	cions (Policies Map	): Other Land Restrictions:	Physical Outc	ome:	Physical Suitability Issues
			Physical Over	view - B	rief Summary
Location Suit	rability Outcome:	Sufficiently sustainably located small or PDL	design solution residential de	on. The sevelopme	high quality and sensitive site could be suitable for ent depending on its size, the landscape; plus its
Community a	and Open Space Ou	utcome: N/A	· ·		result in the loss of grade 2 policy on this would have to
Availability C			addressed. A an assessmen for minerals e address air quissues. Net sit substantially renvironmenta successfully b SHLAA only co	ny devent on whextraction uality, not be capaced all issues prought from the capaced art of the capaced art	lopment would be subject to ether there is any potential on and would need to bise and contaminated land ity is likely to be in light of physical and the site faces to be forward. Moreover the redevelopment of the esite as acceptable in
Achievability	Outcome:			·	
<b>✓</b> Assessed20	D21SHLAA			SHLAA	Result
			Uncuitable		

Site Ref		and, West of Darenth Road,	Dartford	Stie 75: Lend West of Darwith Rd
Hectares	11.42			
Current Use	Quarry			
Source	Call for Sites			
Any Green Bel	lt? Yes			
Site Description	on and Informatio	n		
which, at this by landscaping	point, is a narrow of g. It slopes down f nousing developme	arry located to the west of D country lane. It is screened f from east to west towards th ent to the north and agricult	rom the road e River Darent.	SARTTORS STORY OF THE PROPERTY
Qualifying Out	tcome: Qualifie	S		100000000000000000000000000000000000000
Land Restriction	ons (Policies Map):	: Other Land Restrictions:	Physical Outo	
			Physical Ove	rview - Brief Summary
Location Suita	bility Outcome:	Unsuitable	development test in relation	t suitable for residential t as it does not pass the sequential on to flood risk. It would also have a banising effect on the area and
Community ar	nd Open Space Out	tcome: N/A		npacts on the local landscape. Any
Availability Ou			that all viable extracted and would also no	t would be subject to confirmation e minerals from the site have been d the site has been restored. It eed to address contaminated land, ecological issues.
Achievability (	Outcome:		Potential Cap	pacity:
<b>✓</b> Assessed202	21SHLAA			SHLAA Result
			Unsuitable	

Site Ref			der Site And Surroun	ding Land, Victoria		
Hectares	0.64	Road, Dartford	0	Site 77: Gas Holder, Victoria Road		
Current Use	Gas hol	der and ancillia	ry buildings		-11	
Source	Call for					
Any Green B  Site Descript						OFIL
buildings on fronts Lower	the north Hythe Si	n side of Victori treet. The Victo	sed gasometer toget a Road. A small part oria Road industrial e kture of commercial a	of the site also state lies to the		DA ATT COLD IN THE COLD IN T
Qualifying O	utcome:	Qualifies			Var	AND COMPANY OF THE PARK OF THE
Land Restric	tions (Po	licies Map): Ot	ther Land Restriction		Outcome:	Physical Suitability Issues
				Physical	Overview - B	rief Summary
Location Sui	tability O	utcome: Wel	l served by public tra	nsport combina Lower H	tion with the ythe Street (	r residential development in e redevelopment of the 197 and 270), Milestone am Crane Wharf sites (10) to
Community	and Oper	n Space Outcon	ne: N/A		_	eration of the area Flood o mean that residential
Availability (	Outcome:	Avai	ilable	accomm ground t take into	odation coul loor level. Do account air	d only be provided above evelopment would need to quality, noise, overcoming and heritage issues.
Achievability	/ Outcom	e: Dev	elopable	Potentia	l Capacity:	66
✓Assessed2	021SHI Δ	Δ			SHLAA	Result
<u>▼</u> / 13303300/2	02 IJIILA	, ,		Develo	pable and/	or Deliverable

# **SHLAA SITE SUMMARY REPORT** Site Ref 78 Woodlawn, New Barn Road, Longfield Hectares 0.35 Current Use Dwelling Source Desktop Any Green Belt? No **Site Description and Information** The flat site lies to the west of New Barn Road within a residential area. It comprises a dwelling within a large plot. Qualifying Outcome: Qualifies Land Restrictions (Policies Map): Other Land Restrictions: **Physical Outcome:** Physical Overview - Brief Summary Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A

**Potential Capacity:** 

Unsuitable

**SHLAA Result** 

Availability Outcome:

Achievability Outcome:

✓Assessed2021SHLAA

Site Ref	80	The Stables, Barton	Road, Sutton at Ho						
Hectares	2.25			Gibe ID: The Scales, Earter Rd					
Current Use	Irrent Use Stables and field								
Source	Call for	r Sites							
Any Green B	elt? Y	es							
Site Descrip	tion and	Information							
Barton Road from east to	. It com west. T	est and north of dwe prises stables and gr here is agricultural/g run along boundaries	razing land and rises grazing land to the n	s up slightly					
Qualifying O	utcome:	Qualifies							
Land Restric	tions (Po	olicies Map): Other	Land Restrictions:	Physical Outcome: Physical Suitability Issues					
		Group	TPOs	Physical Overview - Brief Summary					
				Aside from access needing close consideration, development would also result in the loss of some					
Location Sui	tability C	Outcome: Unsuitab	ole	grade 2 agricultural land. Its impact on the local landscape would depend on the size and scale of					
Community	and Ope	n Space Outcome:	N/A	development. Any development would need to ensure that the TPO trees are retained as well as					
Availability (	Outcome	::		addressing heritage issues.					
Achievability	/ Outcon	ne:		Potential Capacity:					
<b>✓</b> Assessed2	021SHLA	AA		SHLAA Result					
				Unsuitable					
				Offsuitable					

Site Ref	81	Block Of 40 Lock-Up Garages Adjacent 22 Close, Dartford	Penney  Sits 21: Garages at Panney Close
Hectares	0.11		
Current Use	Garage	<b>es</b>	
Source	Deskto	рр	
Any Green B		0	
Site Descrip	tion and	Information	
		d to the south west of Penney Close. It co thin a residential area.	mprises lock
Qualifying O	utcome	Qualifies	SALUTION SAL
Land Restric	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
			The site is suitable for residential development
Location Sui	tability (	Outcome: Sufficiently sustainably located small or PDL	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
Community	and Ope	n Space Outcome: N/A	vicinity. Development would need to take into account heritage issues.
Availability (	Outcome	Unavailable: Land Legal Restrictions	
Achievability	y Outcor	ne:	Potential Capacity:
✓Assessed2	021SHL/	AA	SHLAA Result
			Unavailable

SHLAA SII	E 30IVI	IVIANT N	EPUKI						
Site Ref			est Hill / C I						
Hectares	0.27	Workshops, West Hill, Dartford DA1 2EU							
Current Use	Yard Ar	nd Worksh	ops						
Source	Deskto	o					7-		
Any Green B			nn .				周	1-1/2/-	
side of West modern five which are la the buildings	Hill. The storey of rgely enc s to the n	re is a sort ffice/reside losed by morth and v	ing office t ential build nature tree vest.	yard and work: to the east and ding to the wes es, are set dowi	l a hall an st. The sit	d relatively e and hall,		DARTYORD STATE OF THE PARTY OF	
Qualifying O		Qualifie							
Land Restric	tions (Po	licies Map	): Other La	and Restrictior	ns:	Physical Ou	tcome:	Physical Suitability Issues	
						Physical Ov	erview - B	rief Summary	
Location Sui	tability O	utcome:	Well serve	ed by public tra	ansport	quality issu design and	es could b high quali	access, topography and air be overcome but optimal ty environment may be vider development of the	
rov						row of tree	area. Any development should seek to retain the row of trees along the southern and eastern		
Availability (	Outcome:		Available			boundaries	•		
Achievability	/ Outcom	e:	Developal	ble		Potential C	apacity:	34	
Chassass A.	021SHI	٨					SHLAA	Result	

**Developable and/or Deliverable** 

Site Ref		46-58 Lowfield Stre	et, Dartford DA1 1H.	Stree De: 45-35 Lowfold Street
Hectares Current Use	0.22 Vacant			
Source	BLR			
	tion and I	nformation number of vacant tv	vo storey buildings a wfield Street, facing	4-14/4/19-11
This includes	s the disus	sed DA1 nightclub p	oremises and some do of Dartford Town Ce	disused shop
Qualifying O	utcome:	Qualifies		Andrew or and a second or a se
Land Restric	tions (Pol	icies Map): Other I	Land Restrictions:	Physical Outcome: Physical Suitability Issues
				Physical Overview - Brief Summary  The site is suitable for residential development
Location Suit	tability Ou	utcome: Dartford	Town Centre	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	2	
Achievability	y Outcom	Developa	able	Potential Capacity: 71
<b>✓</b> Assessed2	021SHLAA	A		SHLAA Result
				<b>Developable and/or Deliverable</b>

Site Ref	85 127-	129 Dartford Road, Da	artford DA1 3EN		
Hectares	0.27			0 7	See 65: 127-129 Carrierd Road
Current Use	Yard				
Source	BLR				
Any Green Be	elt? No				
Site Descript	ion and Info	rmation			
area of hards warehouse ty	standing used ype structure	the south side of Dartf I for the parking of con There are dwellings ere are allotments to t	nmercial vehicles a to the west and an	and a	BARTORE
Qualifying Ou	utcome: C	ualifies			Service State
Land Restrict	tions (Policies	s Map): Other Land Re	estrictions:	Physical Outcome:	Physical Suitability Issues
				Physical Overview - B	rief Summary
					r redevelopment and could s to the local environment
Location Suit	ability Outco	me: Well served by	public transport	potentially. Develop	ment would need to take nated land and noise issues.
Community a	and Open Spa	ace Outcome: N/A			
Availability O	Outcome:	Available			
Achievability	Outcome:	Developable		Potential Capacity:	14
✓Assessed20	D21SHLAA			SHLAA	Result
-				Developable and/	or Deliverable

Site Ref  86  Northern Gateway East (former GlaxoSmithle Eastern Parcel) Bounded By Mill Pond Road, Hill And Central Road, Dartford  Current Use  Cleared site	A District of the Control of the Con
Source Permission  Any Green Belt? No  Site Description and Information	
The site lies to the east of Central Road and rises up from west to the north, east and south lies newly built residential development are existing employment uses including a bus depot to the west, copposite side of Central Road (which are within a separate SHLAA 29). The consented scheme has been fully implemented.  Qualifying Outcome:  Qualifies  Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Suitable
Location Suitability Outcome: Well served by public transport  Community and Open Space Outcome: N/A	Physical Overview - Brief Summary  This is part of a much larger site for which outline planning permission for 950-1,050 dwellings was granted on 19 December 2012 (11/00295/OUT). Reserved matters for part of the larger site for 451 dwellings were approved on 14 January 2015 (14/01213/REM). No assessment required.
Availability Outcome:  Achievability Outcome:  Achievability Outcome:	Potential Capacity: 0  SHLAA Result
	Unavailable

SHLAA SIT	TE SUM	MARY R	EPORT						
Site Ref	87			one Exchang	0	Sin St. (into blank	e London Road		
Hectares	0.87	LOTIGOTI K	Jau, Green	IIIIIIIE DAS					
Current Use	Vacant							MEDI	
Source	Deskto	р						<b>大型</b> 外面	Helphonia.
Any Green E			on					A	
of London R vegetation/ rising from the sitem, w boundary b	Road. It controlled trees, se west to end with Green trees and trees are to the controlled to the cont	omprises on t at a lowe ast. The N nhithe stat tly withou	lisused lan r level tha orth Kent cion southe t direct acc	d, until recent the road ( railway lineern platform cess. There	nange on the ently with ex (some cliff far runs to the n virtually ad are some rend in the eas	tensive ces) but north of joining the maining			DARTTORS STATE OF THE PARTY OF
Qualifying C	Outcome:	Qualifi	es						
Land Restric	ctions (Po	licies Map	): Other L	and Restric	ctions:	Physical O	utcome:	Physical Suitabili	ty Issues
						Physical O	verview - E	Brief Summary	
Location Su	·				ic transport	would be increated. If address ai	mportant to Developme r quality, co	r residential deve to ensure that a sa nt would also nee ontaminated land, scape and ecologic	afe access is d to , railway
Community	and Ope	n Space Oi	ıtcome:	Unsuitab	ile	110130, 1101	tage, iarias	scape and ecologic	,ai 133ac3.
Availability	Outcome	:							
Achievabilit	y Outcom	ne:				Potential (	Capacity:		
<b>√</b> Assessed2	2021SHLA	ιA					SHLAA	Result	

Unsuitable

Site Ref Hectares Current Use	88 Block of 24 Lock-Up Garages, Rear of 0.11 Avenue, Dartford Garages	of 25-37 Wellcome Site 88: Garages, Wellcome Ave
Source Any Green Be Site Descripti	Desktop elt? No ion and Information	
area. It comp the east. The	s located to the west of Wellcome Avenue in orises lock up garages immediately behind ex ere is a development of new houses to the n the south and Central Road lies to the west	xisting dwellings to orth. There are
Qualifying Ou Land Restricti	itcome: Qualifies ions (Policies Map): Other Land Restrictions	s: Physical Outcome: Physical Suitability Issues Physical Overview - Brief Summary
	ability Outcome: Well served by public tra	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 constraints owing to the existing narrow access
Availability O		and the loss of off-street parking.
Achievability	Outcome:	Potential Capacity:
<b>∠</b> Assessed20	21SHLAA	Unavailable

Site Ref	89	Block of 35 Lock-U	p Garages, Rear of	Part Art III	Gie 82: Garayes do 47 Farnol Road			
Hectares	0.14	Road, Dartford			Site St: Garages no 47 Parnox Road			
Current Use	Garage	<b>2</b> S						
Source	Deskto	р			e Chie			
Any Green Be								
		residential area at from north to sou			APLE HILL			
Qualifying Ou	utcome:	Qualifies						
Land Restrict	ions (Po	licies Map): Other	r Land Restrictions		cal Outcome:	Physical Suitability Issues		
				Physic	cal Overview - I	Brief Summary		
Location Suitability Outcome: Well served by public transport					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			
•	•	n Space Outcome:	N/A	accou	nt heritage issu	Jes.		
Availability O	uccome	: Availab	ie Total					
Achievability	Outcom	ne: Develo	pable	Poten	tial Capacity:	6		
✓Assessed20		<u></u>			SHLAA	Result		
_	021SHLA	λA						

Site Ref	90	Block of 50 Lock-Up Garages, Rear of 36-4	Charles and the control of the contr
Hectares	0.24	Drive, Dartford	O Site 93: Garages to Attles Drive
Current Use	Garage	s	
Source	Deskto	р	
Any Green B	elt? N	0	
Site Descrip			
		e lies to the south of Atlee Drive and east on ng residential area. It comprises lock-up g	Toraco I to the second of the
		<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Qualifying O	utcome:	Qualifies	DARTFORM WEST CONTROL OF THE CONTROL
Land Restric	tions (Po	licies Map): Other Land Restrictions:	
			Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
			Suitable subject to addressing potential accesss, noise and possible contamination issues.
Location Sui	tability C	Outcome: Well served by public transport	t
Community	and Ope	n Space Outcome: N/A	
Availability (	Outcome	: Available	
Achievability	/ Outcom	ne: Developable	Potential Capacity: 13
<b>√</b> Assessed2	021SHLA	A	SHLAA Result
			Developable and/or Deliverable

Site Ref	91	First & Sec	ond Floors	s, 8-10 High St	reet, Dart	ford		
Hectares	0.02						9	Sin 31; 5 - 10 high Street, Darriord
Current Use	Buildin	ng society					12:	ALBE
Source	Deskto	р					"	
Any Green B Site Descript		o Informatio	on					J.HI
ground floor	is curre	ntly occupie	ed by the I	the north side Halifax Building Town Centre.	_		Conn	4/1
Qualifying O	utcome:	Qualifie	?S				Mari	
Land Restrict	tions (Po	olicies Map)	: Other L	and Restrictior	ns:	Physical Ou	tcome:	Physical Suitability Issues
						Physical Ov	erview - E	Brief Summary
Location Suit				Town Centre		but, for her to retain th are likely to	itage reas e existing mean tha	r residential development cons, there would be a need building. Flood risk issues at residential d only be provided above
Community of Availability C	·	·	Available	N/A		ground floo	r level. Th mercial us	nere would be a need to les on the ground floor level
Achievability	Outcon	ne:	Developa	ble		Potential Ca	apacity:	8
<b>✓</b> Assessed20	021SHI /						SHLAA	Result
	021311LA	AA				Developa	hle and	or Deliverable

Site Ref 92 45 High Street, Dartford DA1 1DJ	
Hectares 0.02	Site 92: 45 High Street, Darderd
Current Use Vacant	
Source Desktop	The same and the s
Any Green Belt? No Site Description and Information	
The currently vacant site comprises a three storey listed building south side of the High Street within an area comprising a mix of commercial uses. It is located within the boundaries of Dartfor Centre.	of retail and
Qualifying Outcome: Disqualified	The state of the s
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome:
Listed Building	Physical Overview - Brief Summary
Location Suitability Outcome: DISQUALIFIED	
Community and Open Space Outcome:	
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
<b>✓</b> Assessed2021SHLAA	SHLAA Result
	Disqualified

SHLAA SIT	E SUMMARY R	EPORT					
Site Ref	93 1st, 2nd a	nd 3rd Floo	ors, 27-31 High	Street, D	artford	0	Site 93: 27-31 High Street, Darriord
Hectares	0.06					77	
Current Use	Retail, offices					- Anne	
Source	Permission					AND THE	The state of the s
Any Green B	elt? No						
Site Descript	tion and Informati	on					
consists of a comprising s rear. Above rear at first f building consabove. The constant of the	ocated within the four storey buildir hops on the groun the shops were of loor level. On the sisting of a retail shonsented scheme	ng with base d floor with ffices over Market Str nop on the has now be	ement on the F h single storey three floors als eet frontage th ground floor w	High Stree extension so extendenere is a twittenere is a twice with a Dane	t frontage s to the ed to the wo storey	The	
Qualifying O	utcome: Qualifi	es					
Land Restrict	tions (Policies Map	): Other L	and Restriction	ns:	Physical O	utcome:	Suitable
					Physical O	verview - E	Brief Summary
Location Suit	tability Outcome:	Dartford	Town Centre				dwellings granted on 24 211/P3O). No assessment
Community	and Open Space O	utcome:	N/A				
Availability C	Outcome:	Unavailak Inaction	ole: Practical Ac	ction or			
Achievability	Outcome:				Potential C	Capacity:	
						SHLAA	Result

Unavailable

✓Assessed2021SHLAA

Site Ref Hectares Current Use	0.02 DA1 1DT Restaurant, dwelli	nd 3rd Floors, 33-35 High Street, [	Dartford  Site Oi: 33 - 35 High Street, Ourtford						
Source	Permission								
Any Green Be									
Site Descript	ion and Informatio	n							
Street. It extends the Wimpy to floor with dw	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 Ou	itcome: Disquali	fied							
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:						
		Net site capacity likely under 5	Physical Overview - Brief Summary						
Location Suit	ability Outcome:	DISQUALIFIED							
Community a	ind Open Space Ou	tcome:							
Availability O	utcome:								
Achievability	Outcome:		Potential Capacity:						
<b>√</b> Assessed20	21SHLAA		SHLAA Result						
			Disqualified						

✓Assessed2021SHLAA

SHLAA SIT	E SUM	MARY R	EPORT					
Site Ref	95	Mad Play,	208 Charle	es Street, Ston	-			
Hectares	0.21					0	Drue 90: 208 Charles Stynes, Stone	
Current Use	Childre	n's play ce	ntre					
Source	Deskto	p						
Any Green E	Belt? No	)						
Site Descrip	tion and	Informatio	on				11 1	
park on the Kent railway and building public footp the building	south side of the second secon	e of Charle e car park site rises f n runs nort re new co ty, includir	es Street, ir is at a high rom north th to south mmecial de	play centre a mmediately no er level than t to south. The between the evelopments a prey block of fl	orth of the the road fr site is bis main car p and reside	North ontage ected by a park and ntial		DARTORS CONTROL OF THE PARTY OF
Qualifying C	outcome:	Qualific	es					
Land Restric	ctions (Po	licies Map	): Other La	and Restrictio	ns:	Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - B	rief Summary
Location Sui	itability O	utcome:	Well serve	ed by public tr	ransport	Developm contamina to retain t	ent would ated land, n he trees ald	r residential development. need to address oise issues and should seek ong the southern boundary
Community	and Oper	n Space Ou	ıtcome:	N/A		and the Pl	ROW which	bisects the site.
Availability	Outcome		Available					
Achievabilit	y Outcom	e:	Unachieva	able		Potential (	Capacity:	
							SHLVV	Pocult

Unachievable

Site Ref	97	Community	Contro and 62	8-67 Alamein Gard	ons Stone		
Site Kei		DA2 6BW	Centre and 03	5-07 Alamem Garu	ens, stone	0.	Site 97: 63-67 & Con, Alamain Gardena
Hectares	0.16						
Current Use	Commu	unity centre	and car park, o	dwellings			
Source	Deskto	р					2019
Any Green Be	elt? No	0				Constitution of the last of th	
Site Descript	ion and	Informatio	n			Total	
the south sid within a resid	e of Alar dential ar iere is a p	mein Garde rea which h public footp	ns and three dv as a mix of one path immediate	nd associated car wellings to the eas to two and three st ly to the west and	t of it. It is orey		
Qualifying Ou	utcome:	Qualifie	S				
Land Restrict	ions (Po	licies Map)	Other Land R	estrictions:	Physical Out	come:	Physical Suitability Issues
					Physical Ove	erview - Bi	rief Summary
Location Suit	ability O	utcome:	Well served by	public transport	the two mat	ure trees nd would i	the site should seek to retain along the northern need to take into account
Community a	and Oper	n Space Out	come: Suit	able			
Availability C	outcome:	:	Available				
Achievability	Outcom	ie:	Developable		Potential Ca	pacity:	6
✓Assessed20	)21SHLA	A				SHLAA I	Result
					Developak	ole and/	or Deliverable

Site Ref	98	Open space east Of Wellcon	ne Avenue, Dartford		A 100 May 100
Hectares	0.4			0-1-1	Sits 98: Playground, Welcome Ave
Current Use	Open s	pace			
Source	Deskto	р			
Any Green Be	elt? N	0		FI	
Site Descript	ion and	Information			3 3
amenity space the east. The industrial pre	e with sere are a mises li	es to the west of Wellcome And thrubs around its boundaries, allotments to the north whils the to the west. There are resider Mill Primary School to the	including a tree line to t Central Road and dential properties to the		BARTORE SALES
Qualifying Ou	ıtcome:	Qualifies			
Land Restrict	ions (Po	olicies Map): Other Land Res	trictions: Physical (	Outcome:	
			Physical (	Overview - Br	ief Summary
Location Suit	ability C	Outcome: Well served by pu	ublic transport		
Community a	ınd Ope	n Space Outcome: Unsui	table		
Availability O	utcome	:			
Achievability	Outcon	ne:	Potential	Capacity:	
✓Assessed20	)21SHLA	ıΑ		SHLAA F	Result
			Unsuita	ble	

Site Ref	99	Land rear of 37-4	11 Brentfield Road, D	Partford
Hectares	0.21			Size: 50% Land rear of 3T-41 Brentheid Road
Current Use	Dwelli	ngs and outbuildir	ngs	Wears con
Source	Permi	ssion		
Any Green Be	elt? N	lo		
Site Descript	ion and	I Information		
dwellings on lies to the we	Finchle est of th	y Close and to the ne A282 Tunnel Ap	of Brentfield Road to east of dwellings on proach Road. The sit uildings. It slopes do	Mildred Close. It te comprises
Qualifying Ou	utcome	: Qualifies		
Land Restrict	ions (Po	olicies Map): Otho	er Land Restrictions:	Physical Outcome: Suitable
				Physical Overview - Brief Summary
Location Suit	ability (	Outcome: Well s	served by public trans	Detailed planning permission for 6 dwellings was granted on 11 October 2018 (18/01018/FUL). No assessment required.
Community a	and Ope	en Space Outcome	: N/A	
Availability O	utcome	e: Availa	ble	
Achievability	Outcor	me: Delive	erable	Potential Capacity: 6
<b>✓</b> Assessed20	)21SHL	AA		SHLAA Result
				<b>Developable and/or Deliverable</b>

Site Ref	101	Land rear of 11-47 E	Bramble Avenue, Bea	n	
Hectares	0.4				Site 101: Land do 11-17, Bramble Av
ricetares	0.4				
Current Use	Woodl	and			
Source	Deskto	р			
Any Green B	elt? Y	es			
Site Descript	tion and	Information			
			liately to the north o		
			hich is ancient woodl	land. It shares	
an access wit	th garag	es.			
Qualifying O	utcome:	Disqualified			CARTTONS (CARTTONS)
Land Restrict	tions (Po	olicies Map): Other I	and Restrictions:		
				Physical Ou	utcome:
Ancient Woo	odland			Physical Ov	verview - Brief Summary
Location Suit	tability C	Outcome: DISQUAL	IFIED		
Community a	and Ope	n Space Outcome:			
Availability C	Outcome	:			
Achievability	Outcon	ne:		Potential C	apacity:
<b>√</b> Assessed20	021SHLA	·A			SHLAA Result
				Disqualifi	ed

Site Ref Hectares	102 0.47	Land north of Greenhithe Statio Station Road, Greenhithe	n (Village Heights),
Current Use	Scrubl	and	
Source Any Green B		ng Application	
Site Descrip	tion and	Information	
Boulevard/ S comprises so	St Cleme crubland	orth east of the junction of Static nts Way, opposite Greenhithe ra and increases in height from sou ing in Woodland Way.	ilway station. It
Qualifying O	utcome	Qualifies	
Land Restric	tions (Po	olicies Map): Other Land Restrict	tions: Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
Location Sui	tability (	Outcome: Well served by public	The site is suitable for residential development.  Any development would need to take into account noise, access, air quality and archaeological issues.
Community	and Ope	n Space Outcome: N/A	
Availability (	Outcome	Available	
Achievability	y Outcor	ne: Developable	Potential Capacity: 47
<b>√</b> Assessed2	021SHL/	AA	SHLAA Result
			Developable and/or Deliverable

Site Ref	103	8 Brentfiel	d Road, Da	rtford DA1 1YJ			
Hectares	0.2					0	Site 103: B Brenthald Road, Darthord
Current Use	Dwellir	ng and outb	uildings				
Source	Plannir	ng Applicati	on			SEA VE	## N N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Any Green B	elt? N	0				O. R.	
Site Descript	tion and	Informatio	n			17.	
outbuildings within a residuellings. T east. Qualifying O	and larg dential a he A282 utcome:	e curtilage rea compri Dartford Tu Qualifie	on the eas sing a mix o unnel appro s	gether with a large n t side of Brentfield Ro of bungalows and two oach road lies immed and Restrictions:	ad. It is storey	utcome:	Unsuitable
					Physical Ov	verview - Br	rief Summary
Location Suit	·			d by public transport	developme noise resul Tunnel App to be so sig result in po	ent due to t ting from it proach Road gnificant tha por living co	the for residential he poor air quality and its proximity to the A282 d. These have been found at any mitigation would anditions for any future
Availability (	Outcome	:			occupiers o	of developn	nent in this location.
Achievability	Outcom	ne:			Potential C	apacity:	
<b>✓</b> Assessed2	021SHLA	А				SHLAA F	Result
					Unsuitab	le	

# **SHLAA SITE SUMMARY REPORT** Site Ref Land East of 47-53 and 48-66 Hanbury Walk, Bexley Hectares 0.77 Current Use Open space, garages Source Desktop Any Green Belt? No **Site Description and Information** The flat site lies within a residential area to the east of Hanbury Walk and to the west of Joydens Wood Road. It comprises open space and some garages. Qualifying Outcome: Qualifies Land Restrictions (Policies Map): Other Land Restrictions: **Physical Outcome:** Physical Overview - Brief Summary

**Potential Capacity:** 

Unsuitable

**SHLAA Result** 

Location Suitability Outcome:

Availability Outcome:

Achievability Outcome:

✓Assessed2021SHLAA

Community and Open Space Outcome:

Unsuitable

Unsuitable

SHLAA SII	E SUIVI	IVIAKY K	EPORI								
Site Ref	106			ges rear of 71	-81 Keary	Road,	урнгоно ри				
Hectares	0.1	Swanscom	ıbe				Star 160 Gurages de Marry Rosel				
Current Use	Parking	g									
Source	Permis	sion									
Any Green B	elt? N	0					*	T COOK			
Site Descript	ion and	Information	on								
demolished a Keary Road t	and the a o the no s within	area is use orth and we a residenti	d as parkinest. The sit	garages but the g for the reside te slopes down th allotments	dents of th n slightly f	e flats in rom north	Ä	DARTFORD WARREN ON AND THE STREET OF THE STR			
Qualifying O	utcome:	Qualifie	es								
Land Restrict	tions (Po	licies Man	N: Other I	and Restrictio	inc:						
Land Nestrici	0 1) 211011	ilicies iviap	j. Other L	and Restrictio	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Physical Out	come:	Suitable			
						Physical Ove	erview - Br	rief Summary			
								mission was granted for 6			
Location Suit	ability C	utcome:	Sufficient small or F	:ly sustainably PDL	located	dwellings or No assessmo		ary 2020 (19/01472/FUL). ed.			
Community	and Ope	n Space Ou	ıtcome:	N/A							
Availability C	Outcome	:	Available								
Achievability	Outcom	ne:	Deliverab	le		Potential Ca	pacity:	6			
<b>√</b> Assessed20	121SHLA	٨					SHLAA F	Result			
<b>V</b> ASSESSEUZI	JZIJNLA					Developal	ole and/	or Deliverable			

Hectares 0.17	Land Adjacent to 107-125 Morgan Drive, Horns Cross, Greenhithe  th open space
Source Deskto	p P
Any Green Belt? No Site Description and	Information
-	small relatively flat grassed Borough Open Space at the gan Drive. It is surrounded by residential development.
Qualifying Outcome:	Qualifies
Land Restrictions (Po	licies Map): Other Land Restrictions:  Physical Outcome:
	Physical Overview - Brief Summary
Location Suitability O	outcome: Unsuitable
Community and Oper	n Space Outcome: Unsuitable
Availability Outcome	
Achievability Outcom	ne: Potential Capacity:
<b>√</b> Assessed2021SHLA	A SHLAA Result Unsuitable

SHLAA SI	TE SUM	IMARY R	EPORT					
Site Ref	108	West Hill	House, We	est Hill, Dartford				
Hectares	0.26						Ste 103: West Hill House, West Hill	
Current Use	Offices	s, Resident	ial					
Source	Deskto	р						13 to 100
Any Green E	Belt? N	0					IIII	11-12
Site Descrip	tion and	Information	on					
Edward Averesidential. from east to undercroft parea, with design and the control of the control	There are west and parking.  There are west and parking.  Therelict control (south) li	ppears tha e shop uni d the level The site cu ommercial es a reside	t part of it ts on the g changes h rrently lies units and t	osite the juncti is used for offi ground floor. The nave been used s within an ider the Royal Mail ( and there are a	ces and phe site slo to provid ntified em depot to t	art is pes up e ployment he east.		
Qualifying C	Outcome	Qualifi	es					
Land Restric	ctions (Po	olicies Map	): Other L	and Restriction	ns:	Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - E	Brief Summary
Location Su  Community	•			red by public tra	ansport	but this w the access Any devel	ould be sub from Tow opment wo	or residential development object to the confirmation that er Road would be suitable. Ould need to take into and noise issues and the TPO
	·	·		-		tree to the	e south.	
Availability	Outcome	! <b>.</b>	Available					
Achievabilit	y Outcon	ne:	Developa	ible		Potential (	Capacity:	33
							SHLAA	Result

**Developable and/or Deliverable** 

✓Assessed2021SHLAA

# SHLAA SITE SUMMARY REPORT Site Ref 109 Land at Stedman Cl

Site Ref		edman Close, Bexley		O un Site 193: Land of Stedmen Close
Hectares	0.25			
Current Use	Borough Open Sp	ace, amenity space, garages		
Source	Desktop			
Any Green B	elt? No			
Site Descript	tion and Informatio	on		
amenity space	ce areas and a num	ely flat grassed Borough Open S ber of garages to the west and r d by residential development.		
Qualifying O	utcome: Qualifie	es		A Section 197
Land Restrict	tions (Policies Map)	: Other Land Restrictions:	Physical Ou	tcome:
			Physical Ove	erview - Brief Summary
Location Suit	tability Outcome:	Unsuitable		
Community	and Open Space Ou	itcome: Suitable		
Availability C	Outcome:			
Achievability	Outcome:		Potential Ca	pacity:
<b>√</b> Assessed20	021SHLAA			SHLAA Result
			Unsuitable	2

SHLAA SIT	E SUMMARY I	REPORT			
Site Ref	110 Land Adj	acent 10 Stricklaı	nd Avenue, Dartfor	-d	
Hectares	0.1			0	Size 100 Land at Strickland Avenue
Current Use	Amenity space			庫	
Source	Desktop			the state of the s	
Any Green B	elt? No			-	
Site Descrip	tion and Informat	ion			
west. The si arranged on There is a lai electricity lir Qualifying O	te is within a reside a linear basis but rge electricity pylone traverses the situtcome:  Qualif	lential area, with not extending into in the southern te from east to wies		east essing it.	DARTORS OF THE PROPERTY OF THE
Land Restric	tions (Policies Ma	ρ): Other Land R	Restrictions:	Physical Outcome	Physical Suitability Issues
				Physical Overview	- Brief Summary
	tability Outcome: and Open Space O		public transport	suitable for reside presence of the el power line in the s unclear if this area	part of the site would be ntial development given the ectricity pylon and overhead couthern part of the site. It is could accommodate five or
·				more dwellings.	
Availability (	Jutcome:	Unavailable: Pi Inaction	ractical Action or		
Achievability	/ Outcome:			Potential Capacity	:
-Assessed?	0215ΗΙΔΔ			SHL	AA Result

Unavailable

SHLAA SITE SUMMARY REPORT	
Site Ref 111 Temple Hill Club, Temple Hill Square, Dartfo Hectares 0.29	rd DA1 5HX
Current Use Youth Club	
Source Desktop	
Any Green Belt? No  Site Description and Information	- 1 5
The site comprises a youth club and associated tennis court to the Temple Hill Square within the Temple Hill Square District Centre. public car park to the west, beyond which is the community centre library. There are parades of shops and community facilities to the above which are residential properties, and a sheltered housing of the east. There is a row of trees along the southern boundary. Redevlopmet is planning ground floor use capable of reproviding facility.  Qualifying Outcome:  Qualifies	There is a re and ne north, omplex to
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport  Community and Open Space Outcome: Suitable	The site is suitable for residential development but would need to ensure that shop/ community uses are provided to the car park frontage on the ground floor. There will be a need to provide a suitable access and consider contaminated land
Availability Outcome: Available	issues. Development should seek to retain the row of trees along the southern boundary.
Achievability Outcome: Developable	Potential Capacity: 14
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	112	JC Autobre	eakers, Hav	wley Road, Hawley D	A2 7RF		
Hectares	0.64					0.	Site 912: Autobreakers, Haveley Road
Current Use	Car bre	eakers and	scrap yard			2	
Source	Deskto	р				1	
Any Green B	elt? Yo	es					-
Site Descrip	tion and	Informatio	on				
from the roas	ad, and to th. The	o the south site compri	of the M2 ses a car b	et back a distance of 5. It slopes down slig reakers and scrap yan thin a predominantly	thtly from d with		SARTFORD SAR
Qualifying O	utcome:	Qualifie	es				
Land Restric	tions (Po	licies Map)	): Other L	and Restrictions:	Physical Ou	tcome:	Unsuitable
					Physical Ov	erview - Br	ief Summary
Location Sui	tability C	outcome:	Sufficient small or P	ly sustainably located	developme developme the local la	nt. It is an i nt would h ndscape. Th	e for residential solated site and ave a significant impact on here are also concerns over
Community	and Ope	n Space Ou	itcome:	N/A			and third party land, as de 2 agricultural land. Any
Availability (	Dutcome	:			on minerals demonstra provided. It quality, noi issues. The	s extraction te that a su would also se, contam developat	e subject to an assessment and would need to itable access could be need to address air inated land, and ecological ble area would be reduced oil pipeline.
Achievability	y Outcon	ne:			Potential C	apacity:	
<b>✓</b> Assessed2	021SHLA	A				SHLAA F	Result
					Unsuitabl	e	

Site Ref 113 Bean Trian	ngle, Watling Street, Bean DA2 8	FOR THE PROPERTY OF THE PROPER
Hectares 16.56		Site 112: Been Triangle, Watting St
Current Use Woodland, Comm	nercial, Residential, Commuter c	ear park
Source Desktop		
Any Green Belt? Yes		
Site Description and Information	on	
Street and east of Bean Lane. It bound and impacted by major h	to the north of the A2, south of the solution is slightA relatively extensive traighways. It is relatively self cong woodland, commercial, resider	ract of land tained and
Qualifying Outcome: Disqual	ified	
Land Restrictions (Policies Map)	: Other Land Restrictions:	Physical Outcome:
Ancient Woodland	Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED	
Community and Open Space Ou	atcome:	
Availability Outcome:		
Achievability Outcome:		Potential Capacity:
<b>∠</b> Assessed2021SHLAA		SHLAA Result
		Disqualified

Site Ref	114	Land West of Daren	th Road, Darenth R	oad, Dartford		agricultura and the first features.
Hectares	2.32					Site 114: Land West of Darenth Road
Current Use	Open la	and				
Source	Permis	sion				- Day
Any Green B	elt? N	0				
Site Descript	tion and	Information				No.
residential d	evelopm	tween the River Dar ent accessed from D which is currently fe	arenth Road to the			
Qualifying O	utcome:	Qualifies				DARTYORB MOOCULEY Parties Parties
Land Restrict	tions (Po	licies Map): Other I	and Restrictions:	Physical	Outcome:	
				Physical	Overview - Brief Sur	mmary
Location Suit	tability C	utcome: Unsuitab	le			
Community a	and Ope	n Space Outcome:	Suitable			
Availability C	Outcome	:				
Achievability	Outcom	ne:		Potentia	l Capacity:	
<b>✓</b> Assessed20	021SHLA	A			SHLAA Result	
				Unsuita	able	

Site Ref 115 Hectares 1.26 Part of North End Farm, Park Corner DA13 9LJ	Road, Betsham
Current Use Employment	
Source Call for Sites	
Any Green Belt? Yes	
The relatively flat site lies to the west of Park Corner Road agricultural buildings in commercial use. To the south of t associated yard/parking area and vegetated areas. There trees along the south, west and part of the north boundar farm buildings and dwellings to the east, on the opposite s Corner Road. The site is otherwise surrounded by arable lextends towards the A2 to the north.	the buildings lie an are strong lines of ries. There are side of Park
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. It would also lead to the loss of the
Community and Open Space Outcome: N/A	best and most versatile agricultural land. Any development would need to address landscape
Availability Outcome:	and heritage issues.
Achievability Outcome:	Potential Capacity:
<b>✓</b> Assessed2021SHLAA	SHLAA Result
	Unsuitable

Site Ref	116	Blackshole Farm	, Watling Street, Da		Site 116: Blackshole Farm				
Hectares	1.53					site 110; discontrole Farm			
Current Use	Farm b	Farm buildings and grazing							
Source	Deskto	р							
Any Green E	Belt? Y	es							
Site Descrip	tion and	Information				SPITS			
areas associ	ated witl		Watling Street and ospital, to the east or see grazing land.						
Qualifying C	outcome:	Qualifies							
Land Restric	ctions (Po	olicies Map): Oth	ner Land Restrictions		Outcome:	Physical Suitability Issues			
				Physical	Overview - E	Brief Summary			
Location Su	itability (	Outcome: Well	served by public tra	design so residenti	olution. The a	high quality and sensitive site could be suitable for ent depending on its size, the urban fringe landscape.			
Community	and Ope	n Space Outcome	e: N/A		•	ould also need to address roundwater issues as well as			
Availability	Outcome	Unav	ailable: Practical Act ion	ion or the overl	-	lines and oil pipelines which			
Achievabilit	y Outcon	ne:		Potentia	l Capacity:				
<b>√</b> Assessed2	2021SHL <i>A</i>	AA			SHLAA	Result			
				Unavail	able				

Site Ref	117 Greenhith	e Car Park, South of Steele Avenue	2,	at Site 117: Grannhithe Cer Park					
Hectares									
Current Use Car park, open land									
Source	Call for Sites		orto-9						
Any Green Belt? No									
Site Descripti	ion and Informatio	วท							
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 Ou	utcome: Qualifie	es							
Land Restrict	ions (Policies Map)	): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues					
			Physical Overview - E	Brief Summary					
				r residential development.					
Location Suit	ability Outcome:	Well served by public transport	•	need to take into account air minated land, flood risk and					
Community a	and Open Space Ou	utcome: N/A							
Availability O	utcome:	Available							
Achievability	Outcome:	Developable	Potential Capacity:	10					
<b>✓</b> Assessed20	21SHLAA		SHLAA	Result					
			Developable and,	or Deliverable					

Site Ref	<b>118</b> 53 Watlin	g Street, Dartford DA1 1RW	-	
Hectares	0.2		O	Site 118: 53 Westing Street, Destined
Current Use	Dwelling		en.	
Source	Permission		in	
Any Green Be	elt? No		///=	
Site Descript	ion and Information	on	(A)=(1)	
Tunnel Appro	oach Road, separat	Watling Street and to the west of the west	ed within a	
Qualifying Ou	utcome: Qualific	es		The state of the s
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome:	Suitable
			Physical Overview - I	Brief Summary
Location Suit	ability Outcome:	Well served by public transport	dwellings on 14 Febr	ermission was granted for 5 tuary 2020 (19/01043/FUL). ired.
Community a	and Open Space Ou	utcome: N/A		
Availability O	outcome:	Available		
Achievability	Outcome:	Deliverable	Potential Capacity:	8
			_	
<b>√</b> Assessed20	D21SHLAA		SHLAA	Result

Site Ref	2DT	o the rear of 62	2-66 Spital Stre	eet, Dartford DA1
Hectares	0.17			
Current Use	Car servicing			
Source	Desktop			
Any Green B	elt? No			
Site Descrip	tion and Inform	ation		
service prem there are res	nises to the sou	th of premises ties on Spring	on Spital Stree Vale. To the no	ociated with a car et. To the south, north, the properties tial use above.
Qualifying O	utcome: Qu	alifies		
Land Restric	tions (Policies N	1ap): Other La	and Restriction	ns: Physical Outcome: Physical Suitability Issues
				Physical Overview - Brief Summary
Location Sui	tability Outcom	e: Dartford T	own Centre	The site is suitable for residential development.  This would need to take into account air quality and heritage issues.
Community	and Open Space	e Outcome:	N/A	
Availability (	Outcome:	Available		
Achievability	Outcome:	Developal	ole	Potential Capacity: 28
<b>✓</b> Assessed2	021SHLAA			SHLAA Result
				<b>Developable and/or Deliverable</b>

Site Ref	120	Upper Floors Icel	and, 47-49 High S	treet, Dartfo	ord DA1		
Hectares	0.1	1DJ				0:= 1:-1	Site 170: Iceland, 47-39 High Street
Current Use	Retail						
Source	Deskto	р					
Any Green B						7//	
High Street a	and Mark	three storey build ket Street. It conta thin the boundari	ains a food retail	unit on the g		F	
Qualifying O	utcome:	Qualifies				15	
Land Restric	tions (Po	licies Map): Othe	er Land Restriction		Physical Ou	tcome:	Physical Suitability Issues
				F	Physical Ov	erview - Br	rief Summary
Location Suit	-	Outcome: Dartfo	ord Town Centre : N/A	k U	out there wases on the Flood risk is residential	rould be a ground flossues are liaccommod	residential development need to retain commercial por level to High Street. kely to mean that lation could only be ad floor level. Development
Availability (	Outcome	: Availa	ble	\		need to ad	ldress air quality and
Achievability	/ Outcom	ne: Develo	opable	F	Potential Ca	apacity:	14
<b>√</b> Assessed2	021SHLA	A				SHLAA F	Result
					Developa	ble and/	or Deliverable

Site Ref	124	Dartford Magistra DA1 2JW	ates Court, Highfi	ield Road, Dari	tford	0	Site 126: Durthord Magnetrates Court
Hectares	0.21						
Current Use	Forme	r court building					
Source	BLR						
Any Green I		Information				N	
•			D.A i - t	`			
	•	he two storey forn	_	•			
	_	nfield Road. It rise is to the north, we	•	west. There a	ai e	70	The Court In
residential	propertie	3 to the north, we	st and south.			63	The state of the s
Qualifying (	Outcome	Qualifies				=	OARTOOR STANDARD COMMENTS OF THE PROPERTY OF T
Land Restri	ctions (Po	olicies Map): Othe	er Land Restrictio		ysical Out	come:	Physical Suitability Issues
				Ph	ysical Ove	rview - B	rief Summary
							r residential development
Location Su	itability (	Outcome: Well s	erved by public t	ransport to	retain the	interlink	ons, there would be a need ed buildings on the site. a need to address air quality
Community	and Ope	en Space Outcome	: N/A	an	d noise iss	sues.	
Availability	Outcome	e: Availa	ble				
Achievabilit	y Outcor	ne: Develo	opable	Po	tential Ca	pacity:	25
<b>√</b> Assessed2	2021SHL/	NA				SHLAA	Result
				Do	evelopab	ole and/	or Deliverable

Site Ref	125			itreet, Dartford DA	1 2DU (Land					
Hectares	0.03	south of Sp	oital Street	)		Site 125: Rear of 56 to 55 Spinal St				
Current Use	rrent Use Warehouse									
Source	BLR, (	Call for Sites,	Planning A	Application						
Any Green I	Belt?	No				7				
Site Descrip	otion an	d Informatio	n							
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.							ALTONO MATTON			
Qualifying (	Outcome	e: Qualifie	S				The state of the s			
Land Restri	ctions (F	olicies Map)	: Other La	and Restrictions:	Physical O	utcome:	Unsuitable			
					Physical O	verview - Br	ief Summary			
Location Su		Outcome: en Space Ou		own Centre	of 5+ dwe impact on a result of of the con	llings as it w highway sat noise and d servation ar	for residential development ould have an adverse fety, residential amenity as listurbance, and the setting rea. Flood risk issues are			
Availability Outcome:  likely to mean that residential accommodat could only be provided above ground floor Any development would need to address contaminated land issues.						d above ground floor level. uld need to address				
Achievabilit	y Outco	me:			Potential (	Capacity:				
<b>√</b> Assessed2	✓Assessed2021SHLAA					SHLAA F	Result			
					Unsuitab	ole				

Site Ref 126 Essenden, Galley F	Hill Road, Swanscombe		
Hectares 3.77		0	Site 126: Essenden
Current Use Scrubland			
Source Desktop		THE PARTY OF THE P	
Any Green Belt? No		Near I	
Site Description and Information			
The site lies to the south of and set well It is covered with vegetation/ scrub. The and southern boundaries. The High Spethe North Kent railway line lies to the sourrounding area by the railway lines and Qualifying Outcome:  Disqualified  Land Restrictions (Policies Map): Other  SSSI  Location Suitability Outcome:  DISQUA  Community and Open Space Outcome:	ere are cliff faces along the eed railway line lies to the e outh. The site is severed fro ad different land levels.	e western east and	ief Summary
Availability Outcome:			
Achievability Outcome:		Potential Capacity:	
<b>✓</b> Assessed2021SHLAA		SHLAA F	Result
		Disqualified	

SHLAA SII	E SUMMARY F	REPORT			
Site Ref	127 St Lawrer	nce House, 48A West Hill, Da	artford DA1 2EU		
Hectares	0.18			0 7	Sin 127: St Leavence House
Current Use	Offices / Vacant				
Source	Planning Applica	tion		T. Marie	
Any Green B	selt? No				
Site Descrip	tion and Informat	ion			
comprises a undercroft p the Royal Ma	three storey vacar parking. The site lie ail depot to the so shop to the west.	est Hill and is set down from nt block previously occupied es within an identified emplo uth, a dental surgery to the On the opposite side of Wes	by offices with byment area, with east and		Sortay Color
Qualifying O	outcome: Qualif	ies			
Land Restric	tions (Policies Mar	o): Other Land Restrictions:	Physical O	utcome:	Physical Suitability Issues
					Brief Summary
					<u> </u>
Location Sui	tability Outcome:	Well served by public tran	Developmo	ent would	or residential development. I need to take into account air eritage issues.
Community	and Open Space O	utcome: N/A			
Availability (	Outcome:	Unavailable: Land Legal Restrictions			
Achievability	y Outcome:		Potential C	Capacity:	
✓Assessed2	0215ΗΙΔΔ			SHLAA	A Result

Unavailable

	Dartford DA1 1EH						
Current Use Telephone Exchange							
Source Desktop							
Any Green Belt? No	a division						
Site Description and Information							
The site comprises large three and four storey buildings and associated parking areas which form a telephone exchange; prominent on the route from station to Town Centre. It is encircled by Suffolk Road and lies to the north of the buildings fronting the High Street and south of The Orchard theatre.							
Qualifying Outcome: Qualifies							
Land Restrictions (Policies Map): Ot	ther Land Restrictions: Physical Outcor	me: Physical Suitability Issues					
	Physical Overvio	ew - Brief Summary					
Community and Open Space Outcom	tford Town Centre  Flood risk issues residential accoprovided above	ble for residential development. s are likely to mean that mmodation could only be ground floor level. Development d to address noise and heritage					
Inac	ction						
Achievability Outcome:	Potential Capac						
<b>∠</b> Assessed2021SHLAA	Unavailable	HLAA Result					

JIILAA JII	L JOIVIIV	IANT REPORT	
Site Ref		ind At London Road And Craylands Lan ine, Swanscombe	e, Craylands
Hectares	1.77	me, swanscombe	
Current Use	Former q	uarry	
Source	BLR, Core	Strategy, Permission	- 1
Any Green B	elt? No		
Site Descript	tion and In	formation	Nowanocomme.
the railway e	embankme . There is a	ith ready access off Craylands Lane To nt for the north Kent line and to the ea a cliff along the western boundary of the coperties.	ast is a former
Qualifying O	utcome:	Qualifies	
Land Restric	tions (Polic	ies Map): Other Land Restrictions:	Physical Outcome: Suitable
			Physical Overview - Brief Summary
Location Suit	tability Out	come: Well served by public transpo	(21/01003/001). Reserved matters for 100
Community	and Open S	Space Outcome: N/A	dwellings were approved on 10 January 2019 (EDC/18/0033). No assessment required.
Availability C	Outcome:	Available	
Achievability	Outcome:	Deliverable	Potential Capacity: 84
✓Assessed20	021SHI AA		SHLAA Result

**Developable and/or Deliverable** 

Site Ref	130	Eastern Quarry (Whitecliffe), Watling Street,						
Hectares	228.13	Swanscombe	Name of the Name o					
Current Use	urrent Use Former quarry							
Source	ce Core Strategy, Permission							
Any Green B	Belt? N	0						
Site Descrip	tion and	Information			MALEY VALUE			
Swanscomb comprises a	e and Kn former o	orth of Watling Street and the ockhall and to the east of the lichalk quarry which has created in and part of the northern bo	B255 Bean Road. It I steep chalk cliffs alo	130s - Castle Hill				
Qualifying O	Outcome:	Qualifies		130c - Alkerden 130c - Ashmere	The second secon			
Land Restric	ctions (Po	olicies Map): Other Land Restr		sical Outcome: S	Suitable			
			Phy	sical Overview - Bri	ef Summary			
Location Sui Community Availability	and Ope	n Space Outcome: Suitable	dwe Nov sinc rela has	ellings for the site wember 2007 (03/01) e been a significant ted applications. Poplanning permissio	vas originally granted on 14 L134/OUT). There have number of subsequent art of the overall site which n has been built and is not aries of the SHLAA site. No			
Availability	outcome	. Available	assessment required.					
Achievability	y Outcon	ne: Deliverable	Pote	ential Capacity:	5199			
<b>✓</b> Assessed2	2021SHLA	A		SHLAA Ro	esult			
			Dev	elopable and/o	r Deliverable			

SHLAA SITE SUMMARY REPORT	
Site Ref Abbott Murex Site And Part Mill Pond La	nd, East
Hectares 1.97 Lower Hythe Street, Dartford DA1 1BN	Site 531: Abbett Nurse Land
Current Use Vacant employment land, under construction re	sidential
Source Permission	
Any Green Belt? No	
Site Description and Information	- 107 - 10
The flat site lies to the east of Lower Hythe Street and west of Darent. The site was previously occupied by an industrial build residential development is under construction. New apartment been completed to the south by developer. There is another of the north - known as Steam Crane Wharf (SHLAA Ref 10). To the predominantly employment area which also comprise SHLAA and 197). The planning consent for this site has been implement	ding and nt blocks have leared site to the west lies a sites (refs 77
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Suitable
	Physical Overview - Brief Summary
	Detailed planning permission was granted for 403
Location Suitability Outcome: Well served by public transpo	dwellings on 12 December 2017 (16/01601/FUL).  No assessment required.
Community and Open Space Outcome: N/A	
Availability Outcome: Unavailable: Practical Action of Inaction	or .
Achievability Outcome:	Potential Capacity:

**✓**Assessed2021SHLAA

**SHLAA Result** 

Unavailable

Site Ref 132  Hectares 4.96  Current Use Vacant  Source Planning Application  Any Green Belt? No  Site Description and Information  The site comprises greenfield plots forming part of the remain The Bridge development site. One plot lies to the south of Bruthe other plot lies to the south of Rennie Drive and to the east Street North, adjacent to the lakes. The surrounding areas corresidential and industrial development.	ing land on nel Way and of Marsh
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
Group TPOs	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	that part of the site. The northern part of the site
Community and Open Space Outcome: N/A	is suitable for residential development but would need to address flood risk, contamination,
Availability Outcome: Unavailable: Practical Action of Inaction	
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
	Unavailable

SHLAA SI	TE SUMMAR	Y REPORT			
Site Ref		ast of Stanhope Road adjace	A	Ste 133: Land East Starthops Road	
Hectares	4.24	er Pit), Swanscombe		San 23: Faul fres distribble 1030	
Current Use	Scrubland				
Source	Desktop				
Any Green I	Belt? No			1	
Site Descrip	otion and Inform	nation		Z INC	
railway line railway line of the prop	which runs thro . To the south o osed Ebbsfleet C	d from them. To the north is ugh a cutting and to the eas f the site lies open scrublance tentral development. The irruthe site for landfill.	t is the High Speed 1 d which forms part		SARTIONE
Qualifying (	Outcome: Dis	qualified			
Land Restri	ctions (Policies N	Лар): Other Land Restriction	ns: Physical O	utcome:	
SSSI			Physical O	verview - Brie	f Summary
Location Su	itability Outcom	e: DISQUALIFIED			
Community	and Open Space	e Outcome: N/A			
Availability	Outcome:				
Achievabilit	ty Outcome:		Potential C	Capacity:	
<b>√</b> Assessed2	2021SHLAA			SHLAA Res	sult

Disqualified

Site Ref	O Site 134: Land North Top Dartford Rd						
Hectares	13.86		B				
Current Use	Woodland, Open I	and					
Source Desktop							
Any Green Be	elt? Yes			PM 1			
Site Descripti	ion and Informatio	n					
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 Ou	itcome: Qualifie	s					
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Unsuitable			
Ancient Woo	dland	Group TPOs	Physical Overview - Br	ief Summary			
Location Suita	ability Outcome:	Unsuitable	The site is not suitable development as it woo development in the co				
Community a	nd Open Space Ou	tcome: N/A	ecological habitats. It of the best and most v	nd wider landscape and could also lead to the loss versatile agricultural land.			
Availability O	utcome:		safeguarding the unde	uld need to take account of erground national grid hazardous substance issues.			
Achievability	Outcome:		Potential Capacity:				
<b>√</b> Assessed20	21SHLAA		SHLAA F	lesult			
			Unsuitable				

SHLAA SIT	E SUM	MARY R	EPORT					
Site Ref	135	135 Land North of Steele Avenue, Dartford						
Hectares	0.6						0	Size 135: Land North of Sixel Avenue
Current Use	Balanc	ing Pond, L	andscaped	d				
Source	Call for	Sites					V	
Any Green B	elt? N	0						
Site Descrip	tion and	Informatio	on					
Clement's W railway line.	/ay, a bu It conta There is	sy dual car ins a balan s residentia	riageway, cing pond Il developr	and to the s and a signif ment to the	nue, to the w south of the ficant amour e west and, o	north Kent t of		
Qualifying O	utcome:	Qualifie	es				A 4	
				and Doctric	ations.			
Land Restric	tions (PC	nicies iviap	i. Other L	anu kestric	Lions.	Physical Ou	itcome:	Unsuitable
						Physical Ov	erview - Br	ief Summary
								for residential
Location Sui	tability C	outcome:	Well serv	ed by publi	ic transport	an area at I be used for	nigh risk of a existing flo	vulnerable development in flooding. It also appears to bod risk mitigation which
Community	and Ope	n Space Οι	itcome:	Unsuitab	le			e were to be developed. Ild need to address air
Availability (	Outcome	:				quality, noi ecology iss		inated land, heritage and
Achievability	/ Outcon	ne:				Potential C	apacity:	
	0046:						SHLAA R	esult
<b>√</b> Assessed2	U21SHLA	ıΑ				Unsuitabl	e	

Site Ref 137 104 Lower Hythe Street, Dartford DA1 1B1 Hectares 0.04	O total 1 3 10 10 houses Sine 137; 104 Louise Hydre Street
Current Use Car workshops	
Source Permission	
Any Green Belt? No	September 1
Site Description and Information	
The flat site lies to the south of Victoria Road, immediately wes roundabout junction with Hythe Street/ Lower Hythe Street. It car workshop with another premises in similar use immediately west. There are storage tanks to the south and a couple of resi properties to the north, on the opposite side of Victoria Road, a apartment blocks being built to the north east of the junction.	comprises a to the dential
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Suitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Well served by public transport	Detailed planning permission was granted for 11 dwellings on 9 October 2020 (20/00588/FUL). No assessment needed.
Community and Open Space Outcome: N/A	
Availability Outcome: Available	
Achievability Outcome: Deliverable	Potential Capacity: 11
✓Assessed2021SHLAA	SHLAA Result
	Developable and/or Deliverable

Site Ref	139 A	rea North of Londo	on Road, Swanscombe		0	Site 139: Land off Manor Way
Hectares	16.41				Train	
Current Use	Employm	nent, open scrublar			Amy.	
Source	Core Stra	ategy			4	
Any Green Be	elt? No				3	
Site Descript	ion and In	formation			jok .	Cohenner M
including par boundary is f marshes forn	t of the M formed by ning part o	anor Way Industria London Road, and	open land and spoil he al Estate to the east. T to the north, east and e Peninsula. The Ingres	he southern west are		Dent Angel
Qualifying Ou	utcome:	Qualifies				
Land Restrict	ions (Polic	cies Map): Other L	and Restrictions:	Physical Ou	utcome:	Physical Suitability Issues
						r development subject to
Location Suit	ability Ou	tcome: Well serv	red by public transport	need to en	sure that i	er of constraints. It would t does not adversely impact of Special Scientific Interest.
Community a	and Open	Space Outcome:	N/A			a need to address nd road traffic implications.
Availability O	outcome:	Unavailal Restrictio	ole: Land Legal ons	at ground f be required of built dev land safegu along the e on the ope as well as a	floor level.  d depending  velopment  uarded for  east of the  eration of eair quality,	no residential development A minerals assessment may ng on the extent and location Need to take into account High Speed 1 which runs site. Also consider impacts existing minerals/ waste sites groundwater, noise and blic right of way runs through
Achievability	Outcome	:		Potential C	apacity:	
<b>√</b> Assessed20	)21SHI AA				SHLAA	Result
• 1000000000000000000000000000000000000				Unavailak	ole	

Site Ref	140 Stone Pits	9 and 9a, South of London Road,	Stone		
Hectares	12.62				Site 140: Stone Pits 9 & 9s
Current Use	Scrubland, grazing	Ţ			
Source	Call for Sites				
Any Green Be	elt? No				1
Site Descript	ion and Informatio	n			
Road and eas scrub and lan going north s	st and north of Hed ad used for horse ga	rmer landfill site to the south of ge Place Road. It is currently a mazing, crossed by righ of way in the solightly from north to south and residential area.	ixture of he centre		BARTION
Qualifying Ou	utcome: Qualifie	S			
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outo	come: Unsuita	ble
			Physical Over	rview - Brief Sum	mary
Location Suit	ability Outcome:	Well served by public transport	landfill sites i grassed and i	in Dartford that a undulating, but m	ne remaining former re typically capped, nay remain unstable due to the gradual
Community a	and Open Space Ou	tcome: N/A	_		this instance, it has dfill gas will not form
Availability O	utcome:		and/or existing vicinity or the will not be can developer to site investigation whether the developed. It take into accordand scape and minerals safe	aused. There would carry out and sulutions in this regalland could be safed be sufficient to the count transport, and ecological issues a guarding. Any desporate the PROV	velopment in the ts on groundwater uld be a need for the bmit the results of rd to indicate fely and satisfactorily uld also need to ir quality, heritage,
Achievability	Outcome:		Potential Cap	pacity:	
✓Assessed20	021SHLAA			SHLAA Result	
<u>.,</u>			Unsuitable		

Site Ref	144 E	bbsfleet Green (Northfleet West	Sub Station)		
Hectares	27.37			0	Site the Eastern Querry
Current Use	Former	Electric Substation			
Source	Core Str	ategy, Permission			
Any Green B	elt? No				
Site Descript	tion and I	nformation			
east of the E by electrical	bbsfleet C sub-statio	th of the A2, west of Southfleet F Quarry development site. It was p ons which were decommissioned. ediated; and build out is well adva	reviously occupied The site has since		DARTORD
Qualifying O	utcome:	Qualifies			
Land Restric	tions (Poli	cies Map): Other Land Restrictio		Outcome:	Suitable
			Physical	Overview - B	rief Summary
Location Suit	tability Ou	tcome: Extant Under Construct	dwelling	s was grante	mission for up to 950 d on 31 March 2014 ere have since been a
Community	and Open	Space Outcome: N/A	number of the ov	of subsequer erall site wh	nt related applications. Part ich has planning permission not included in the
Availability (	Outcome:	Available	boundar required		LAA site. No assessment
Achievability	y Outcome	Deliverable	Potentia	l Capacity:	354
<b>√</b> Assessed2	021SHLAA			SHLAA	Result
			Develo	pable and/	or Deliverable

Site Ref	146	Former Piggery Site Dartford	, West of St Vincents Av	venue,	Charles State Mr. Europe Boomer See
Hectares	1.08	Dartiold			
Current Use	Vegeta	ted railway embank	ment		
Source	Deskto	р			》(在自动))
Any Green Be					
Way and to t	he west		ntial properties on Knight. It comprises a vegetand at the top.		
Qualifying Ou	utcome:	Disqualified			
Land Restrict	cions (Po	licies Map): Other I	Land Restrictions:	Physical Ou	tcome:
		Crossra	ail Safeguarding	Physical Ov	erview - Brief Summary
Location Suit	ability O	utcome: DISQUAL	IFIED		
Community a	and Ope	n Space Outcome:			
Availability O	outcome)				
Achievability	Outcom	e:		Potential Ca	apacity:
<b>∠</b> Assessed20	021SHLA	A			SHLAA Result
				Disqualifie	ed

Site Ref		h of Cotton Lane / Land adjacent	The						
Hectares	0.85 Lodges, Cotton Lane, Stone								
Current Use	Scrubland								
Source	Permission								
Any Green Be	elt? No								
Site Descript	ion and Informati	on		J Jana					
the North Kerwest. There	nt railway line. It o are mature rows o	e north of Cotton Lane, immediate comprises scrubland which extend of hedges/trees along its boundari opment and to the south lies a fo	ds to the es. To the	CALL TROOMS STORY CHAPTER Library					
Qualifying Ou	utcome: Qualifi	es		######################################					
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome: S	uitable					
		Crossrail Safeguarding	Physical Overview - Brid	ef Summary					
				nission was granted for 16					
Location Suit	ability Outcome:	Extant Under Construction	dwellings on 31 March 2014 (14/00028/FUL) and updated by a further permission on 3 May 2017 (16/01553/VCON). No assessment required.						
Community a	and Open Space O	utcome: N/A							
Availability O	utcome:	Available							
Achievability	Outcome:	Deliverable	Potential Capacity:	16					
✓Assessed20	)21SHLAA		SHLAA Re	esult					
			Developable and/o	r Deliverable					

# **SHLAA SITE SUMMARY REPORT** Site Ref Land to east of Joyce Hall Bungalow, Station Road, Betsham 0.53 Hectares Current Use Grazing land Source Desktop Any Green Belt? Yes **Site Description and Information** The flat site lies to the north of Station Road, immediately east of the hamlet of Betsham. It comprises grazing land with some trees along the boundaries. Qualifying Outcome: Qualifies Land Restrictions (Policies Map): Other Land Restrictions: **Physical Outcome:** Physical Overview - Brief Summary Location Suitability Outcome: Unsuitable Community and Open Space Outcome: N/A

**Potential Capacity:** 

Unsuitable

**SHLAA Result** 

Availability Outcome:

Achievability Outcome:

✓Assessed2021SHLAA

of Whitehill R	Agricultu  Call for S  elt? Yes  ion and In  o the nor  load. It is	ongfield  ure  Sites  nformation  th of Northdown Rose in arable use and response to the control of the control	Dad and Main Road and rises up from south to no	to the east orth.		Sits 150: Land Morth of Marn Road
Qualifying Ou	itcome:	Qualifies  cies Map): Other L	cultural land to the north	Physical Ou		Unsuitable ief Summary
Location Suita	·			The site is developmed on the local developmed	not suitable ent. It would al and wider ent could als	for residential have significant impacts landscape. Any so result in the loss of the e agricultural land and
Availability O		Space Outcome:	N/A	would need Additionall westernmon account of hazardous Quarry. Ex	d to address y, any deve ost part of the the overhe substances isting public	s heritage issues. lopment in the he site would need to take ad power line, proximity to and any impacts on Pinden c rights of way running d need to be retained.
Achievability	Outcome	::		Potential C	apacity:	
<b>√</b> Assessed20	21SHLAA			Unsuitab	SHLAA R	tesult

Site Ref Hectares	163 West of Ha	wley Road, Arnolds Lane, Su	tton at Hone	O Site 162: Land at Haviey Road
Current Use	Agriculture			to the state of th
Source	Call for Sites			
Any Green Be	elt? Yes			
The relatively of Arnolds La agricultural la Arnolds Lane.	ne and east of Broa and with a mature h There is some spo	is located to the west of Mandoak Close. It comprises un nedge/tree line along Main R pradic residential developme area is largely undeveloped.	used oad and nt in the	SAATTORD CANADA CANADA
Qualifying Ou Land Restricti		: Other Land Restrictions:		verview - Brief Summary
Location Suita	ability Outcome:	Unsuitable	developm developm unrelated	not suitable for residential ent as it would lead to isolated ent, further linear development to any existing settlement and
Community a  Availability O	nd Open Space Ou	tcome: N/A	developm grade 2 ag would be there is ar developm contamina	eimpacts on the local landscape. Its ent would also result in the loss of gricultural land. Any development subject to an assessment on whether my potential for minerals extraction. Any ent would also need to address ated land and noise issues, and ensure PO trees are retained.
Achievability	Outcome:		Potential	Capacity:
<b>∠</b> Assessed20	21SHLAA		Unsuitak	SHLAA Result

Site Ref	167 Orchar	ds Shopping Centre, Dartford	The state of the s							
Hectares	1.85		Stie 187. Orchard Shopping Cerms							
Current Use	se Shopping centre and Car Parks									
Source	Call for Sites, Core Strategy									
Any Green Be	elt? No		ELD IN							
Site Descript	ion and Inform	ation								
parks located	to the north o south of Home	ards Shopping Centre and ass f High Street, to the east of S e Gardens. It is located within	uffolk Road and to							
Qualifying Ou	utcome: Qua	lifies								
Land Restrict	ions (Policies M	lap): Other Land Restriction	rs: Physical Outcome: Physical Suitability Issues							
			Physical Overview - Brief Summary							
Location Suit	ability Outcome	e: 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 a	and Open Space	Outcome: N/A	could only be provided above ground floor level.  Development would also need to address air							
Community a		Outcome: N/A  Available	could only be provided above ground floor level.							
	Outcome:		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							
Availability O	Outcome:	Available	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.							

Site Ref		entral Park Nursery, Dartford	O** 1	II III Manage Sina 198: Former Central Park Nursery
Hectares	0.88			
Current Use	Vacant former nu	ursery	_	and The season
Source	Desktop			
Any Green Bo	elt? No	on		
-		Central Park Nursery. It is located	The state of the s	
	-	oad and north of Princes Road.		
Qualifying O	utcome: Qualifi	es		DARTORS
Land Restrict	ions (Policies Map	): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
			Physical Overview - I	Brief Summary
				or residential development.
Location Suit	ability Outcome:	Well served by public transport		ed to address flood risk, ter, air quality and heritage
Community a	and Open Space O	utcome: Suitable		
Availability C	Outcome:	Unavailable: Practical Action or Inaction		
Achievability	Outcome:		Potential Capacity:	
<b>√</b> Assessed20	D21SHLAA		SHLAA	Result
			Unavailable	

SHLAA SIT	TE SUN	IMARY F	EPORT					
Site Ref	Northgate Van Hire, 301 Lowfield Street, Dartford DA1							
Hectares	0.12	2SN		10	Site 990: Van Hire, 201 Lore Reid Street			
Current Use	Vehicl	e Hire						
Source	Deskto	ор						
Any Green E	Belt?	lo						
Site Descrip	tion and	l Informati	on					
corner of th building and row of shop primary sch	e Oakfie I associants as and to ool. The field Stree	ld Lane/ Lo ted yard. T the south, se premise et District (	wfield Street jur o the west lies a on the opposite s and the site its entre. To the n	premises on the nonction. It consists a scout hall, to the site of Oakfield Laself are within the orth are residentia	of a east lies a ine, is a Hawley		SALTTORING	
Qualifying C	utcome	: Qualifi	es					
Land Restric	ctions (Po	olicies Map	): Other Land R	Restrictions:	Physical C	outcome:	Physical Suitability Issues	
					Physical C	verview - l	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 impo							that a safe access is created. also need to take into	
Availability	Outcome	2:	Available				ed land, noise and heritage	
Achievahilit	v Outcor	ne:	Developable		Potential	Capacity:	6	

✓Assessed2021SHLAA

SHLAA Result

**Developable and/or Deliverable** 

Site Ref	170	Land North of St Mary's Road and South of Crossways							
Hectares	1.36	Boulevard, Stone							
Current Use	Use Scrubland  Site 177: Land Horth of St Marye Road								
Source	Source Core Strategy, Permission								
Any Green B	elt? N	0							
Site Descript	tion and	Information							
Crossways B employment	oulevard premise	ne north of St Mary's Road and to the south of d. It comprises overgrown scrubland. There a es forming part of Crossways Business Park to ges and paraphenalia to the south.		And The Section of Administration of Parliament of Parliam					
Qualifying O	utcome:	Qualifies							
Land Restric	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Suitable						
			Physical Overview - Brief Summary						
			The site has planning consent for 258 (20/00043/FUL). No assessment required						
Location Suit	tability C	Outcome: Well served by public transport	(25/ 555 15/1 52/1 115 555551112112129	ca.					
Community	and Ope	n Space Outcome: N/A							
Availability (	Outcome	Available							
Achievability	Outcom	ne: Deliverable	Potential Capacity: 258						
<b>✓</b> Assessed2	021SHLA	AA	SHLAA Result						
			Developable and/or Deliverabl	e					

SHLAA SITI	E SUM	MARY R	EPORT					
Site Ref	171	Instone Ho	ouse and Ca	ar Park, Inst	artford	0		
Hectares	0.06							
Current Use	Offices	and parkir	ng					
Source	Permiss	sion						
Any Green Be			on					
The flat site I The site com area. There i GP surgery a consent for t	prises a f s a new nd reside	three store supermark ential prop	ey block of ket to the w perties are l	offices with vest and soc ocated to th	associated ial club to the	parking ne east. A		
Qualifying Ou	utcome:	Qualifie	es					
Land Restrict	ions (Po	licies Map	): Other La	and Restricti	ons:	Physical Ou	tcome:	Suitable
						Physical Ov	erview - Br	ief Summary
Location Suit	ability O	utcome:	Well serve	ed by public	transport	building fro March 201 layout for t	m offices to 7 (17/0004) he 2nd floo	change of use of the o 8 flats was granted on 6 3/P3O) with an amended or units approved on 30
Community a	and Opei	n Space Ou	utcome:	N/A				98/P3O). These changes ted in 2019. A further 7
Availability O	utcome	:	Unavailab Inaction	le: Practical	Action or	an extension	n to the bu	on 8 July 2019 in the form of ilding (19/00519/FUL), to on site. No assessment
Achievability	Outcom	ie:	Deliverabl	е		Potential C	apacity:	
✓Assessed20	)21SHI Δ	А					SHLAA R	esult
<b>∀</b> , 133633642€	,					Unavailab	ole	

Site Ref	173		y, Dartford Road, South Da	arenth DA4	Site 173: Creawick Nursery
Hectares	8.55	9HY			One trait Changes Nursery
Current Use	Nurser	ТУ			
Source	Call fo	r Sites			
Any Green E	Belt? Y	es			
Site Descrip	tion and	Information			
agricultural and slopes u	buildings up from e	and hardstanding	prises a number of large age. It is set back from Dartine The are dwellings to the eas It south.	ford Road	ALTONO MATTON
Qualifying C	outcome:	Qualifies			A Section of the Control of the Cont
Land Restric	ctions (Po	olicies Map): Oth	er Land Restrictions:	Physical Ou	itcome: Unsuitable
				Physical Ov	erview - Brief Summary
					not suitable for residential
Location Sui	itability (	Outcome: Unsui	table	developme	nt. It would lead to isolated nt unrelated to any existing . Any development would need to
Community	and Ope	n Space Outcome	e: N/A		dscape and heritage issues, the loss of icultural land, and the potential impact
Availability	Outcome	2:			head power line and pylon to the
Achievabilit	y Outcon	ne:		Potential C	apacity:
<b>→</b> Assessed2	2021SHL <i>A</i>	AA			SHLAA Result
				Unsuitabl	e

Site Ref	174	Land South of Ship I	Lane, West of A225 N	Main Road and		
Hectares	15.2	· ·	m Road Station, Sutto		<b>6</b> :	Size 174: Land South of Ship Lane
Current Use	Agricu	lture				
Source	Call fo	r Sitas			No.	
Source	Call 10	i Sites				
Any Green B	elt? Y	es				
Site Descript	tion and	Information				
residential d dwellings to run along the	evelopm the east e south	nent to the north and Farningham Road I of the site. To the w	up from east to west d allotments separate railway station and the est lies a farm complues beyond the brow	e the site from he railway line ex, traveller	R	SALTTORA MARTINEA MAR
Qualifying O	utcome:	Qualifies				
			Land Dastrictions			
Land Restric	tions (Pt	olicies Map): Other	Land Restrictions:	Physical Ou	itcome:	Physical Suitability Issues
				Physical Ov	erview -	Brief Summary
				Issues exist	. If princi	pal sustainability and other
Location Sui	tability (	Outcome: Unsuitab	ole	the criteria	at this st	re to be set aside, in terms of age of assessment the site erse physical/environmental
Community	and Ope	en Space Outcome:	N/A	respects th	at cannot	the mitigated, depending on pacts on the landscape. It
Availability C	Outcome	2:		would resu agricultural addressed. into accour also need to overhead p	It in the letter that I land, who have the device the design of the design of the letter that I land the land the letter that I land the	oss of some grade 2 and 3 ich would have to be elopment would need to take nd heritage issues. It would gned to take account of the e to the south of the site and ublic rights of way.
Achievability	/ Outcon	ne:		Potential C	apacity:	
<b>√</b> Assessed2	021SHL <i>A</i>	AA			SHLAA	Result
				Hosuitabl	0	

Site Ref Hectares	176 0.21	Land Adjacent t Bean DA2 8BB	to 1-11 Ightham Cottag	ges, Bean Lane,
Current Use	e Vegeta	ntion		
The land loo Street and grounds of	ption and cated to t north eas Brickfield site itself i e south w	Information he east of the B t of the existing which appears to s covered with the	255 and south of the A Ightham Cottages. It is to be used for storage rees and vegetation. I	s within the and a haulage
Land Restri	ctions (Po	olicies Map): Ot	her Land Restrictions:	Physical Outcome: Unsuitable  Physical Overview - Brief Summary  The site is not suitable for residential
Location Su Community Availability	and Ope	sma n Space Outcom	iciently sustainably locall or PDL ne: N/A	development. It is unclear how a suitable access
Achievabilit	ty Outcon	ne:		Potential Capacity:

Site Ref	177				8 Milton Roa	d,	PSC WIN		
Hectares	es 0.09 Swanscombe DA10 0LY								
Current Use	Car Re	pair and Ha	nd Wash						
Source	Deskto	р					180		
Any Green E	Belt? N	0						= (-)	
Site Descrip	tion and	Informatio	n				TRIVA		
	on Road.	It is within	a residen	tial area and	emises on the d backs onto				
Qualifying C	outcome:	Qualifie	:S					OARTHORS .	
Land Restric	ctions (Po	olicies Map)	: Other L	and Restrict	tions:				
						Physical O	utcome:	Physical Suitability Issues	
						Physical Ov	verview - B	rief Summary	
								residential development. need to take into account	
Location Su	itability C	outcome:	Well serv	ed by public	c transport	contamina	ted land ar	nd heritage issues.	
Community	and Ope	n Space Ou	tcome:	N/A					
Availability	Outcome	:	Available						
Achievabilit	y Outcon	ne:	Developa	ble		Potential C	apacity:	6	
<b>√</b> Assessed2	2021SHLA	ΛA					SHLAA	Result	
						Developa	ble and/	or Deliverable	
<b>▼</b> ∏33€33€U2	.02 1311LF	N/1				Developa	ible and/	or Deliverable	

Site Ref	178	Land south	of A225 I	Hawley Road, north o	f A2, Dartford	F	
Hectares	4.4					0	Site 178: Land South of Hewley Rd
Current Use	Agricult	ture				X	
Source	Call for	Sites					
Any Green B	elt? Ye	S					
Site Descript	tion and	Informatio	n			/	
away from the Dartford town station along	ne road. I n. There g Hawley icultural I	Does not ac are some r Road to the and to the	djoin mair esidentia e north of south and	th of Hawley Road and a southern built up ex I properties and a pet the site, a large curti d west. The A2 lies in	tent of rol filling lage to the		DAR TYPORE  OTHER PROPERTY OF THE PROPERTY OF
Qualifying O	utcome:	Qualifie	S				
Land Restrict	tions (Po	licies Map):	Other L	and Restrictions:	Physical O	utcome:	Physical Suitability Issues
							rief Summary al sustainability and other
Location Suit	tability O	utcome:	Unsuitabl	e	key policy the criteri	issues wer	e to be set aside, in terms of ige of assessment the land - tus of other sites - may not
Community	and Oper	n Space Out	tcome:	N/A	feature ad	verse phys	ical/ environmental respects
Availability C	Outcome:				scale and result in so and policy developm on whether extraction restriction	impacts on ome loss of would hav ent would l er there is a , which cou ; and woul	the landscape. It would grade 2 agricultural land, e to be addressed. Any be subject to an assessment any potential for minerals ald provide a major ld need to address soise and heritage issues.
Achievability	Outcom	e:			Potential (	Capacity:	
<b>√</b> Assessed20	021SHLA	A				SHLAA	Result
					Unsuitab	le	

Site Ref 179 Land at The Whiting	s, Main Road, Longfield
Hectares 4.06	O top a Str. 179: Land at The Whitings
Current Use Open, Unused	
Source Call for Sites	
Any Green Belt? Yes	
Site Description and Information	
Thet site lies to the south of Main Road ir railway line and north of the Longfield-Vicopen, unused land rising up to the south, east lies the recreation ground and a loca  Qualifying Outcome: Qualifies	ctoria railway line. It comprises with trees and vegetation. To the
Land Restrictions (Policies Map): Other L	and Restrictions:  Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
Location Suitability Outcome: Unsuitab	Longfield. It is unclear whether a suitable access
Community and Open Space Outcome:  Availability Outcome:	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:
<b>∠</b> Assessed2021SHLAA	SHLAA Result Unsuitable

Site Ref 181 Land to south east of School Lane, Bean Hectares 3.37	Ste 181: Land south of School Lane
Current Use Woodland	
Source Call for Sites	To the state of th
Any Green Belt? Yes	
Site Description and Information	
The relatively flat site lies to the east of School Lane and is identi Borough Open Space. It is wooded and not in any active use. Th group of cottages to the north of the site and residential develop the west on the opposite side of School Lane. Open land extend east and south of the site.	ere is a ment to
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 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, Southflee	
Hectares	1.06		O San S S S S S S S S S S S S S S S S S S
Current Use	Emplo	yment	
Source	Call fo	r Sites	
Any Green I		es Information	
in employment identified at the south, a	ent use v s an emp gricultur	ne east of Highcross Road. It comprises son with associated yards and parking areas. T loyment area. There is another employme al land to the north and east, and an existice. There is a line of trees along the northe	his is ent area to ng dwelling
Qualifying (	Outcome	Qualifies	
Land Restri	ctions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Unsuitable
			Physical Overview - Brief Summary
Location Su	itability (	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 Ope	en Space Outcome: N/A	built up area or identified settlement. Any development would need to address landscape
Availability	Outcome	2:	issues.
Achievabilit	y Outcon	ne:	Potential Capacity:
<b>√</b> Assessed2	2021SHL <i>A</i>	AA	SHLAA Result
_			Unsuitable

Site Ref School playing field at Wilmington Gramma	
Hectares 1.64 Girls, Common Lane, Wilmington DA2 7DA	O Spy 163: School Beld at Common Lane
Current Use Disused school playing field	
Source Call for Sites	
Any Green Belt? Yes	
Site Description and Information	
The flat site lies to the north of Hook Green Lane/ Broad Lane, or junction with Rowhill Road. There are trees along the road boun comprises a disused school playing field, although has long unuse appearance. There are some dwellings to the south west and we site. To the south east lies agricultural land. The areas to the no east comprise school playing fields.	daries. It ed set of the
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 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 Sto	one Pit 1, Cotton Lane/Londo	n Road, Stone,		
Hectares	0.99 Dartford D	A9 9BB		0::1 :	Site 164: Land at Stone Pit 1
Current Use	Perimeter of resto	ored landfill site		1	A
Source	Call for Sites				
Any Green Be	elt? No				A
Site Descript	ion and Information	on			
south. It lies restored so it areas to the r	on the perimeter of the control of t	don Road and slopes down fro of a former landfill site that ha tation and contains a number st are similarly vegetated.	as been		DATE OF THE PARTY
Qualifying Ou	utcome: Qualifie	!S		V. San Province	The state of the s
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical O	utcome:	Unsuitable
			Physical O	verview - E	Brief Summary
			,		le for residential
Location Suit	ability Outcome:	Well served by public transpo			resence of the electricity ver line and oil pipeline
		. 51/6	_		Ild effectively negate any vithin very close proximity to
	and Open Space Ou	itcome: N/A	one of the	remaining	g former landfill sites in
Availability O	utcome:		undulating to gas emi of the was established to future of impacts on There would and suthis regard safely and is not cleat provided.	g, but may ssions due te. In this d that land developmen groundwald be a neubmit the red to indicat satisfactor that a sui Development air qual	remain unstable and subject to the gradual degradation instance, it has not been lill gas will not form a hazard int on this site or that adverse ater will not be caused. The developer to carry esults of site investigations in the whether the land could be rilly developed. In addition, it it table access could be tent would also need to take ity and ecological issues, as of a former war memorial.
Achievability	Outcome:		Potential (	Capacity:	
<b>✓</b> Assessed20	)21SHLAA			SHLAA	Result

Unsuitable

Site Ref Hectares	185 South west 2.39	of Green Street Green Road, D	Dartford  Out the 195; Land seath west of Go	IG Re
Current Use	Employment, Vego	etation		
The site lies to flat but rises construction	ion and Information of the south west of the west. It continues the continues of the west	n Green Street Green Road. It is omprises a building and yard continued there are belts of trees/vegetabuthern parts of the site. The r	ontaining tion	
part of the sit	te is within an ident	ified employment area.	Physical Outcome: Unsuitable Physical Overview - Brief Summary	
Location Suita	ability Outcome:	Unsuitable	The site is not suitable for residential development. It would lead to isolated development unrelated to any existing settl and the loss of vegetation/ tree belts, causing settles.	
Community a	nd Open Space Ou utcome:	tcome: N/A	significant urbanising effect on the local and wider landscape. Contaminated land issues the presence of a priority ecological habitat restrict development which could take place the southern part of the site. Any developm would be subject to an assessment on whet there is any potential for minerals extraction would need to address heritage issues.	and may e on nent ther
Achievability	Outcome:		Potential Capacity:	
<b>√</b> Assessed20	21SHLAA		SHLAA Result Unsuitable	

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SILAA SIII	E SUIVI	MARY REPORT				
Site Ref	186	North of Highfield Farr	n, Betsham	0		or team Store 106: Highfield Farm, Battaham
Hectares	6.21				/ 7	
Current Use Dwellings, Agriculture					4	
Source	Call for	Sites			1/	
Any Green Be				1	1-/	
the road. Th There are so complex of fa	ere is a me exist arm buil ends to	orth of Betsham Road a row of trees/vegetation ing dwellings scattered dings, though the site la the north and west. Th	n along the roadside bo on the site, together wargely comprises agric	oundary. with a ultural		SARTORS SARTOR
Qualifying O	utcome:	Qualifies				
Land Restrict	tions (Po	licies Map): Other Lan	d Restrictions:	Physical Outcon	ne: U	Insuitable
				Physical Overvie	ew - Brie	ef Summary
Location Suit	ability C	Outcome: Unsuitable		area unrelated t	t would to the exetsham,	lead to urbanisation in an xisting small built further linear
Community a		•	N/A	impacts on the would also lead versatile agricul	ocal an to the I tural lar	sham Road and significant d wider landscape. It oss of the best and most and. Any development
						ecological issues.
Achievability	Outcon	ne:		Potential Capac	ity:	
✓Assessed20	)21SHLA	A		SH	ILAA Re	esult
				Unsuitable		

Site Ref 187 North of Sh Hectares 7  Current Use Woodland, Open I	hellbank House, Shellbank Lane, Bean
Source Call for Sites  Any Green Belt? Yes	
Site Description and Informatio	
	the west of Shellbank Lane. It comprises ne road frontage with more open land
Qualifying Outcome: Disquali	ified
Land Restrictions (Policies Map):	: Other Land Restrictions:  Physical Outcome:
Ancient Woodland	Physical Overview - Brief Summary
Location Suitability Outcome:	DISQUALIFIED
Community and Open Space Out	rtcome:
Availability Outcome:	
Achievability Outcome:	Potential Capacity:
<b>✓</b> Assessed2021SHLAA	Disqualified

Site Ref	188	Warrigal Farm, Sand	banks Hill, Green Stre	et Green	
Hectares	12.14				O tom 1 50 till 30 Marrigal Firm, Sontbanko
Current Use	Dwellin	g, Agriculture			
Source	Call for	Sites			
Any Green Be	elt? Ye	es			
Site Descript	ion and	Information			THE PROPERTY OF THE PROPERTY O
hedgerow. T surrounded b	he Ship by agricu ether wi	public house lies to t ltural land. The site	l alongside which the he west but generally comprises a farmhous /agricultural land. It r	the site is se and farm	
Qualifying Ou	utcome:	Qualifies			
Location Suit	ability O	n Space Outcome:		The site is developmed developmed settlemented the area are wider land factors. It and most widevelopmed contamina	verview - Brief Summary  not suitable for residential ent. It would lead to isolated ent unrelated to any existing c, with a significant urbanising effect on and significant impacts on the local and scape given its topography and other would also lead to the loss of the best versatile agricultural land. Any ent would need to address ted land and ecological issues, and y possible pestrian/ highwat safety
Achievability	Outcom	e:		Potential C	Capacity:
<b>∠</b> Assessed20	)21SHLA	A		Unsuitab	SHLAA Result

Site Ref Hectares	189 Land North	of Elizabeth Street, Dartford [	DA9 9AT
Current Use	Woodland		
Source	Call for Sites		
Any Green Be	elt? No		
Site Descript	ion and Informatio	n	
North Kent ra woodland. T	ailway line/ Stone C here are residentia	beth Street immediately to the rossing railway station. The side of the west, a public to the south, on the opposite	te comprises lic house to
Qualifying Ou	utcome: Disquali	fied	le sures
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:
		Group TPOs	Physical Overview - Brief Summary
Location Suit	ability Outcome:	DISQUALIFIED	
Community a	and Open Space Ou	tcome:	
Availability O	utcome:		
Achievability	Outcome:		Potential Capacity:
<b>✓</b> Assessed20	021SHLAA		SHLAA Result  Disqualified

Site Ref	190 J Clubb	Ltd, Church Hill, Wilmington DA2 7D2	7		
Hectares	0.98		0:-	Site 190: J Clubb Ltd, Church Hill	
Current Use	Employment				
Source	Call for Sites		A		
Any Green Be	lt? No			1 1-1	
Site Descripti	on and Inform	ation			
flat overall withouses seat a use with indu	The site lies to the south of Church Hill in a residential area. It is generally flat overall with a slight fall in the levels from north to south, and adjoining houses seat at slightly differing levels. The site is currently in employment use with industrial workshops, with built development and hardstanding across its entire extent.  Qualifying Outcome: Qualifies				
Land Restrict	ons (Policies M	lap): Other Land Restrictions:			
Land Restrict	ons (Policies N	lap): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues	
Land Restrict	ons (Policies M	lap): Other Land Restrictions:	Physical Outcome: Physical Overview - I		
	ions (Policies M		Physical Overview - In the site is suitable for though this would not be a suitable for though this would not be a suitable for though this would not be a suitable for the suit	Brief Summary or residential development, eed to take into account ssues and be designed to	
Location Suita	·	e: Sufficiently sustainably located small or PDL	Physical Overview - I The site is suitable for though this would no contaminated land is	Brief Summary or residential development, eed to take into account ssues and be designed to	
Location Suita	ability Outcome	e: Sufficiently sustainably located small or PDL	Physical Overview - I The site is suitable for though this would no contaminated land is	Brief Summary or residential development, eed to take into account ssues and be designed to	
Location Suita	ability Outcome nd Open Space utcome:	e: Sufficiently sustainably located small or PDL  Outcome: N/A	Physical Overview - I The site is suitable for though this would no contaminated land is	Brief Summary or residential development, eed to take into account ssues and be designed to	
Location Suita Community a Availability O	ability Outcome nd Open Space utcome: Outcome:	e: Sufficiently sustainably located small or PDL  Outcome: N/A  Available	Physical Overview - In The site is suitable for though this would not contaminated land is avoid adverse impact.  Potential Capacity:	Brief Summary  or residential development, eed to take into account ssues and be designed to ets.	

Site Ref Hectares		nd Land known as ad, DA2 8DD	Site 191: Clock House Stables Land	
Current Use	Dwellings, Agricult	ure		
The site lies to	ion and Informatio	n Street Green Road and		
agricultural/ o eastern boun	open land to the re dary, beyond which and to the west and		es along the	DARTHORN STATE OF THE STATE OF
, -		Other Land Restrictions	Physical Ou	
Location Suita	ability Outcome:	Unsuitable	The site is r developme extension t	not suitable for residential ent. It would lead to a disproportionate to the settlement of Green Street in significant impacts on the local and
Community a Availability O	nd Open Space Out	tcome: N/A	wider lands and most v whether a developme assessment minerals ex	Iscape, as well as to the loss of the best versatile agricultural land. Unclear suitable access could be achieved. Any ent would also be subject to an at on whether there is any potential for xtraction and would need to address ated land and heritage issues.
Achievability	Outcome:		Potential C	Capacity:
<b>√</b> Assessed20	21SHLAA		Unsuitabl	SHLAA Result le

Site Ref	192	Land adjacent to G	Land adjacent to Gill's Road/B260, Dartford			
Hectares	3.53				0	Site 192: Land stj. Giff's Road
Current Use	Agricu	griculture				
Source	Call fo	r Sites			- 1	A PA
Any Green B	elt? Y	es			39	
Site Descript	tion and	Information				
Green Road. trees. It rise agricultural/ agricultural o	It comp s up from open land developr	orises open, overgrom east to west. The nd but there is some ment to the south earth	load and west of Green with land and a signification is largely surround a sporadic residential east, on the opposite sond van sales business	cant amount of nded by and ide of the		DARTORS CALL STREET
Qualifying O	utcome:	Qualifies				
Land Restric	tions (Po	olicies Map): Other	Land Restrictions:			
				Physical Out	come:	Unsuitable
				Physical Ove	rview - B	rief Summary
						e for residential
ocation Sui	tability C	Outcome: Unsuital	ble	land issues c	ould be r	clear whether contaminated resolved from the former tion zone. It would lead to
Community	and Ope	en Space Outcome:	N/A	isolated deve	elopmen	t in the countryside ting built up area or
Availability (	Outcome	2:		settlement w and wider la would also le versatile agri would also b	vith signi ndscape ead to the cultural e subject	ficant impacts on the local and ecological habitats. It e loss of the best and most land. Any development to an assessment on potential for minerals
Achievability	/ Outcon	ne:		Potential Cap	pacity:	
<b>√</b> Assessed2	021SHL <i>A</i>	AA			SHLAA	Result
_				Unsuitable		

Site Ref	193		e rear of The Playing Fields (South Darenth nool), St Margaret's Road, Dartford						
Hectares	4.56	Primary School), St i	viargaret s Road, Dartit	ord	Sale True Line to Juletin School				
Current Use	Agricul	ture							
Source	Call for	Sites							
Any Green Be	elt? Ye	es							
Site Descript	ion and	Information			1				
Darenth Prim to St Margare	nary Scho et's farm e site is o	ool. It comprises agr	est of St Margaret's Roa icultural land below the radic ribbon developme d by agricultural land.	e slopes up	DARTITORS WITH THE PARTY OF THE				
Land Restrict	ions (Po	licies Map): Other L	and Restrictions:	Physical Outc	ome: Unsuitable				
				Physical Over	view - Brief Summary				
					t suitable for residential . Unclear whether contaminated				
Location Suit	ability O	utcome: Unsuitab	le	land issues co	ould be resolved. Furthermore, it				
Community a	and Ope	n Space Outcome:	N/A	countryside u area/settlem	o isolated development in the inrelated to the existing built up ent with significant impacts on the				
Availability O	Outcome	:		the loss of the land. Any dev	er landscape. It would also lead to e best and most versatile agricultural velopment would also be subject to at on whether there is any potential extraction.				
Achievability	Outcom	ne:		Potential Cap	acity:				
✓Assessed20	)21SHI A	A			SHLAA Result				
				Unsuitable					

Hectares 20.7	North of Green Street Green Road					
Current Use Agriculture						
Source Call for Sites  Any Green Belt? Yes						
Site Description and Information		The same				
The large linear site lies to the n Ladywood Road and west of She north. The site mainly comprise buildings in the easternmost par businesses. The site is largely su	north of Green Street Green Road, cellbank Lane. It rises up from sout es agricultural land but there are so rt of the site which contain various urrounded by agricultural land excepted by the settlement of the settlement forming the settlement.	h to ome s ept to the				
Qualifying Outcome: Qualifie	s					
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. Development of the site would lead to linear ribbon development, have a significant urbanising effect on the area and have				
Community and Open Space Ou	tcome: N/A	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				

ORLAA SII	E SUIVIIVIANT	REPORT		
Site Ref	195 Land at \	Westwood Farm, High Cross Road,	Southfleet	
Hectares	7.38			Office 1 191 11 10 them Site 195: Land at Wastwood Parm
Current Use	Employment, Ag	griculture		7EV -
Source	Call for Sites			
Any Green B	elt? Yes			7
Site Descript	tion and Informat	tion		
buildings in eidentified as employment agricultural/	employment use van employment as area. The remai open land extended of trees/vegeta	ne south western part of the site convith associated servicing areas. The area, to the north of which is anothe ning bulk of the site is arable land and a beyond the site to the north and action along northern and eastern (North and eastern (North and eastern)	is is ner and I east.	PARTTORD
Qualifying O	utcome: Quali	fies		
Land Restric	tions (Policies Ma	p): Other Land Restrictions:	Physical Outco	ome: Unsuitable
			Physical Over	view - Brief Summary
	tability Outcome: and Open Space O Outcome:		development an area unrela identified sett on the local and lead to the los	as it would lead to urbanisation in ated to any existing built up area or element and have significant impacts and wider landscape. It would also as of the best and most versatile and. Any development would need ritage issues.
Achievability	Outcome:		Potential Capa	acity:
✓Assessed2	021SHL			SHLAA Result
<u>▼</u> ∩33€33€UZ	OZIJILAM		Unsuitable	

Site Ref 196 Hectares 71.8 Birchwood Park Golf Club, Birchwood Park Go	od Road,
Current Use Golf club	
Source Call for Sites  Any Green Belt? Yes	
Site Description and Information	(1) 10/1
The site comprises a golf club and associated clubhouse of Birchwood Road. It has an undulating topography with so higher areas but the site is flatter closer to the road. It is rural area with woodland to the north and north west. The which have access from Birchwood Road to the north and homes site to the west. To the east, on the opposite side farm and agricultural land. The Borough's administrative Sevenoaks runs along the southern boundary of the site.	ome prominent in a predominantly here are dwellings d south and a park e of the road lies a
Qualifying Outcome: Qualifies	
Land Restrictions (Policies Map): Other Land Restrictions	s: Physical Outcome: Unsuitable
	Physical Overview - Brief Summary
	The site is not suitable for residential
Location Suitability Outcome: Unsuitable	development as it would lead to continuous urban development along Birchwood Road and the coalescence of Joydens Wood and Swanley,
Community and Open Space Outcome: Unsuitable	and would have a significant effect on the local and wider landscape. It would also lead to the
Availability Outcome:	loss of the best and most versatile agricultural land. Any development would need to address hazardous substance, heritage and ecological issues. It would also need to be designed to retain the existing public rights of way and take account of safeguarding the underground national grid transmission line.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result
V NOCOSCUZUZIJI IEMM	Unsuitable

SHLAA SII	E 30IVI	IVIANT NEPONT	
Site Ref	197	Land at Lower Hythe Street, Dartford DA1 1	LBN
Hectares	0.62		Site 197: Land at Lower Hythe Street
Current Use	Employ	yment	
Source	Deskto	qu	
Any Green B	elt? N	0	
Site Descript	tion and	Information	
and some re Victoria Road developmen Street. It is d developmen	sidential d employ t is takin closely re t to com	employment premises. There is also a public properties. The River Darent lies to the nor yment area lies to the west and new resident ag place to the south east, on the opposite size alated to sites with potential for residential are forward on the Gas Holder site to the south to the north east.	orth, the stial side of Hythe
Qualifying O	utcome:	Qualifies	
Land Restrict	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
Location Suit	·		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 Crane Wharf sites (10) to achieve wider
·	•	n Space Outcome: N/A	regeneration of the area. Flood risk issues are
Availability C	Outcome	e: Available	likely to mean that residential accommodation could only be provided above ground floor level.  Development would need to take into account air quality, noise and heritage issues and would need to be designed to protect the TPO tree in the south western corner of the site.
Achievability	Outcom	ne: Developable	Potential Capacity: 86
✓Assessed20	021SHI Δ	AA	SHLAA Result
¥-1.0300300421			Developable and/or Deliverable

SHLAA SII	E 20IVI	IVIAKY K	EPORI					
Site Ref	198	198 Burnham Trading Estate, Burnham Road, Dartford DA1						
Hectares	0.86							Site 198: Burnham Trading Estate
Current Use	Employ	Employment						
Source	Deskto	р						
Any Green B	elt? N	0						
Site Descrip	tion and	Informati	on					Con 1998
Road. It compremises and	nprises a d is withit t premise	number o n an ident es within tl	f potential ified empl ne Burnhai	oad and to the lly unused/und oyment area. m Road Tradir s.	derused bu To the noi	rth lie		SARTY CORP.  SARTY
Qualifying O	utcome:	Qualifi	es				2411	
Land Restric	tions (Po	licies Map	): Other L	and Restrictio	ons:			
	`	·	,			Physical Ou	tcome:	Physical Suitability Issues
						Physical Ov	erview - Br	ief Summary
Location Sui	tahility (	outcome.	Sufficient	tly sustainably	located	This would	need to ta	residential development. ke into account air quality, ed land issues.
20041011 341	tability c	diconne.	small or I		rocated	noise and c	ontaminat	ed land issues.
Community	and Ope	n Space Oi	utcome:	N/A				
Availability (	Outcome	:	Unavailal Inaction	ble: Practical <i>A</i>	Action or			
Achievability	/ Outcon	ne:				Potential C	apacity:	
<b>✓</b> Assessed2	021SHI A	A					SHLAA F	Result
V-1000000012						Unavailab	ole	

Site Ref	199 K T Dartford Ltd, 97 The Brent, Dartford DA1	1YH
Hectares	0.08	
Current Use	Car Sales	
Source	Desktop	
Any Green Be	elt? No	
The flat site I	lies to the south of The Brent, close to its junction wit Vincent's Road. It comprises a car sales premises loc	
Qualifying Ou	utcome: Qualifies	
Land Restrict	tions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
		The site is suitable for residential development. It
Location Suit	tability Outcome: Well served by public transport	would need to take into account air quality issues.
Community a	and Open Space Outcome: N/A	
Availability O	Outcome: Unavailable: Practical Action or Inaction	
Achievability	Outcome:	Potential Capacity:
<b>√</b> Assessed20	D21SHLAA	SHLAA Result
		Unavailable

Site Ref	200		Hook Place Farm East, Hook Green Road, Southfleet DA13 9NH Hook Green					
Hectares	0.25	DATS SINH						
Current Use	Trees,	Trees, Open land						
Source	Call fo	r Sites						
Any Green Belt? No 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 O	utcome	Disqual	ified			Note: Carried or Carri		
Land Restrict	tions (Po	olicies Map)	: Other Land Restrictions:	Physical Ou	tcome:			
Listed Buildin	ng		Group TPOs, Net site capacity likely under 5	Physical Overview - Brief Summary		ief Summary		
Location Suit	tability (	Outcome:	DISQUALIFIED					
Community	and Ope	en Space Ou	tcome:					
Availability C	Outcome	2:						
Achievability Outcome:				Potential Ca	apacity:			
SHLAA Result  ✓ Assessed 2021 SHLAA						Result		
Disqu					ed			

Site Ref	North of I	Edwin Road, Wilmington	Name of Asian Bulletin Site 201: Land North of Estein Rd
Hectares	8.86		
Current Use	Unused and graz	ing land	
Source	Call for Sites		
Any Green Be	It? Yes		
Site Descripti	on and Informati	on	
grounds of W site comprise on the site an Oakfield Lane	ilmington Primary s unused and graz d dense woodlan	ne south of the A2 and Oakfie y School lie to the west. The zed land. There are some tre d between the site and prope caped embankment to the ne ne A2.	relatively flat es/ vegetation erties fronting
Qualifying Ou	tcome: Qualifi	es	
Land Restricti	ons (Policies Map	): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
	ability 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 a	nd Open Space O	utcome: N/A	respects that cannot be mitigated, depending on its size, scale and impacts on the landscape. Any
Availability O	utcome:		development would need to take into account air quality, noise and ecological issues, including the TPO trees to the north.
Achievability	Outcome:		Potential Capacity:
<b>✓</b> Assessed20	21SHLAA		SHLAA Result
			Unsuitable

Site Ref		se Farm, Westwood	Road, Betsham [	DA13	Von t di ti				
Hectares	0.23 9LZ	Sites 202: Martor House Farm							
Current Use	Current Use Derelict farm house and barn								
Source	Call for Sites								
Any Green Be	lt? Yes					Time Sold States			
Site Descripti	on and Information	1			$\sim 1/$				
The flat site comprises a derelict farm house and barn located to the west of Westwood Road. There are two residential properties and their curtilages to the east and south of the site. Land to the north and west is agricultural/open/wooded.									
Qualifying Ou	tcome: Qualifies	5				The state of the s			
Land Restrict	ons (Policies Map):	Other Land Restric		ysical Outc	ome: l	Jnsuitable			
			Ph	ysical Over	view - Bri	ef Summary			
Location Suita	ability Outcome:	Unsuitable	de <sup>a</sup>	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					
Community a	nd Open Space Out	come: N/A		identified settlement. Any development would need to address heritage and landscape issues.					
Availability O									
Achievability	Outcome:		Po	tential Cap	acity:				
<b>✓</b> Assessed20				SHLAA R	esult				
			Ur	nsuitable					

Site Ref Hectares	203 Land adjac	ent to 2 Cotton Lane, Stor	One Site 203: Land adj to 2 Cotton Lane Crommeys
Current Use	Scrubland		
The vegetate	ion and Information	on orth of Cotton Lane, oppos	
west of two o	dwellings. The Nor	elatively flat and lies imme th Kent railway line lies to uth. There is a hedge line	the north and
Qualifying Ou  Land Restrict		: Other Land Restrictions	: Physical Outcome: Unsuitable Physical Overview - Brief Summary
	ability Outcome: and Open Space Ou	Unsuitable tcome: N/A	Currently there is no evidence to suggest that this site would be suitable for residential development as this depends on overcoming contaminated land issues. Development would also need to take into account noise and ecological issues and should seek to retain the hedge line along Cotton
Availability O  Achievability			Potential Capacity:
<b>√</b> Assessed20	021SHLAA		SHLAA Result Unsuitable

Site Ref	204	Land at Hook Place Farm West, Hook Green Road,  Southfleet DA13 9NL				
Hectares	1.13	Site 204: Land at Hook Place Farm, No. 1991				
Current Use	Grassla	and				
Source	Call fo	r Sites			Berbury Wine	
Any Green B	elt? Y	es			33 bes	
Site Descrip	tion and	Information			_	
Mead. It cu the road and There is resi mature tree Qualifying O	rrently condition and accept dential conditions along to the condition and the condition and the condition and the condition are conditional and the condition and the condition and the condition are conditional and the condition and the condition are conditional are conditional are conditional and the conditional are c	omprises grasslandes track running a levelopment on the he eastern bounds	Green Road and to the word which is raised above to long the southern part of the opposite side of Hook ary and agricultural land the land agricultural land the land	he level of f the site. Green Road,	Physical Suitability Issues	
				Physical Overview -	Brief Summary	
Location Sui	·			issues were to be so criteria at this stage not feature adverse	bility and other key policy et aside, in terms of the e of assessment the site may e physical/ environmental	
Community  Availability (		en Space Outcome	: N/A	its size, scale and in best and most vers addressed. The pronational grid transmusubstances zone codevelopment which development would and most versatile	ot be mitigated, depending on inpacts on the landscape; and if atile land issues could be eximity of the site to the mission line/hazardous uld affect the amount of in could take place. Any id result in the loss of the best agricultural land and would be protected trees to the east.	
Achievability	/ Outcon	ne:		Potential Capacity:		
<b>√</b> Assessed2	021SHL <i>A</i>	λA		SHLA	A Result	
				Unsuitable		

Land North East of Main Road, Longfield DA3 7PJ  Hectares 18.96						
Current Use Agriculture						
Source Call for Sites		7				
Any Green Belt? Yes		L.				
Site Description and Informatio	n					
The site lies to the north of Mair is in arable use and rises up from south and east and agricultural I	n south to north. There are dward to the north and west.		DARTORD DATE OF THE PARTY OF TH			
Qualifying Outcome: Qualifie	5					
Land Restrictions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Unsuitable			
		Physical Overview - B	rief Summary			
		The site is not suitable				
Location Suitability Outcome:	Unsuitable	development along a				
Community and Open Space Ou  Availability Outcome:	tcome: N/A	coalescence of Longfield and New Barn and significant impacts on the local and wider landscape. It could also lead to the loss of the best and most versatile agricultural land. Any				
		· ·	need to address heritage the existing public right of the site is retained.			
Achievability Outcome:		Potential Capacity:				
<b>✓</b> Assessed2021SHLAA		SHLAA	Result			
		Unsuitable				

Site Ref	206	Chapter Farm, Red	Street, Southfleet DA	A13 9QH				
Hectares	6.69				0	Site 200: Chapter Farm, Southfleet		
Current Use	Agricult	ure			So	athdeat		
Source	Call for	Sites						
Any Green Be	lt? Ye	S						
Site Descripti	on 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 Ou	tcome:	Qualifies						
Land Restricti	ions (Pol	licies Map): Other	Land Restrictions:	Physical O	utcome:	Unsuitable		
				Physical O	verview - B	Brief Summary		
Location Suita	ability O	utcome: Unsuital	developm adverse in	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 a	nd Oper	Space Outcome:	N/A		ea. It would also lead to development which is it of scale and character to the existing			
Availability Outcome:  settlement of Southfleet, would have a signification 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	Outcom	e:		Potential (	Capacity:			
SHLA  ✓Assessed2021SHLAA						Result		
<u>• 1</u> 10000000000000000000000000000000000		•		Unsuitab	ile			

Site Ref Hectares	Chapter Farm Yard, Red Street, Southfleet DA13 9QH  0.25					
Current Use	Agricultural build	ings				
The flat site I Chapter Farn agricultural b	ion and Information ies to the north of the House and east couldings, associate	on Red Street, immedia f a row of terraced h d yard areas and two est and north east.	nouses. It comprises			
Qualifying Or Land Restrict		es  Other Land Restric	Physical Outcome: Physical Suitability Issues  Physical Overview - Brief Summary			
Location Suit	rability 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			
Community a	and Open Space Ou Outcome:	utcome: N/A	landscape.			
Achievability	Outcome:		Potential Capacity:			
<b>√</b> Assessed20	O21SHLAA		Unsuitable Unsuitable			

Site Ref	208 6	Coopers Cottages, Ha	awley Road, Dartfor	projection in the same of	
Hectares	0.02			0.	See 203: 6 Coopers Cottages  10 1/4 El Sub Sta  Alterson
Current Use	Dwelling			Top Par	Darr Mess
Source	Call for Si	tes		1-de 19	13.1m Coopera
Any Green B	elt? Yes				adar.
Site Descript	ion and In	formation			Sheller
dwelling and	associated	west of Hawley Road I garden ground. The the east, south and	ere are dwellings to		
Qualifying O	utcome:	Disqualified			BARTHORS STOCKHOLING TO THE
Land Restrict	tions (Polic	ies Map): Other Lan	nd Restrictions:	Physical Outcome:	
		Net site c	apacity likely under	Physical Overview -	Brief Summary
Location Suit	tability Out	come: DISQUALIFI	ED		
Community	and Open S	Space Outcome:			
Availability C	Outcome:				
Achievability	Outcome:			Potential Capacity:	
<b>✓</b> Assessed20	021SHLAA		SHLAA	A Result	
				Disqualified	

Site Ref Hectares	O Site 209: 26-25 Westgate Road						
Current Use Retail, Dwellings							
Source	Call for Sites, Pern	nission	The state of the s	1 //			
Any Green Be	elt? No			COLUMN TO THE PARTY OF THE PART			
Site Descript	ion and Informatio	n					
a car repair consite currently	ies to the south of the east and comprises a three sidential premises a	est. The ground					
Qualifying Ou	itcome: Qualifie	S	Continue				
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Suitable			
			Physical Overview	- Brief Summary			
Location Suit	ability Outcome:	Dartford Town Centre		permission was granted for 8 ecember 2020 (20/00411/FUL). quired.			
Community a	and Open Space Ou	tcome: N/A					
Availability O	utcome:	Available					
Achievability	Outcome:	Deliverable	Potential Capacity	: 8			
<b>√</b> Assessed20	)21SHLAA		SHLA	AA Result			
			Developable an	id/or Deliverable			

	L JOIVI		О					
Site Ref	210 0.08	Former Gre DA9 9EN	eenhithe C	linic, Knockha	ll Chase, (	Greenhithe	0	Ste 210: Ex-Clinic, Knockhall Chee
Hectares  Current Use	Scrubla	and						
	30.00.0						- 3/1	
Source		Sites, Perm	nission					Aprilion 1
Any Green Be Site Descript			n					- 10° -
properties to to the west w	the nor vhich is urubland.	th, east and used to graz	d south. The horses.	e and is surrou here is a large The site is rela t for this site h	former la atively fla	ndfill site		SALTTORD SALTTORD SALTTORD SALTTORD SALTTORD
Qualifying Ou	utcome:	Qualifie	S				19	The second of th
Land Restrict	ions (Po	licies Map):	: Other La	and Restrictior	ns:	Physical Outo	come:	Suitable
						Physical Ove	rview - Bri	ief Summary
Location Suit				ed by public tra	ansport	dwellings wa (18/01573/C application (	s granted OUT). The 19/00657	ission for a maximum of 5 on 21 February 2019 reserved matters /REM) was approved on 13 assessment required.
Community a	and Ope	n Space Out	tcome:	N/A		September 2	019. 110 6	assessment required.
Availability O	)utcome		Unavailab Inaction	le: Practical Ad	ction or			
Achievability	Outcom	ne:				Potential Cap	pacity:	
✓Assessed20	)21SHLA	Α					SHLAA R	esult
						Unavailable	e	

Site Ref	211 Newlands, Darenth Wood Road, Da	
Hectares	0.29	O Sins 211: Mewilands, Caranth Wood
Current Use	Dwelling	
Source	Call for Sites	
Any Green Be	elt? Yes	State One State
Site Descript	tion and Information	
along the eas to the north	omprises a bungalow with a large curtilage wastern and western boundaries. There is sporand south, and denser residential developmes side of the road. There is open agricultural	radic development nent to the west, on
Qualifying O	utcome: Qualifies	House to the same of the same
Land Restrict	tions (Policies Map): Other Land Restriction	ns: Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
Location Suit	tability 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 a	and Open Space Outcome: N/A	development in the area. Any development would also need to take into account
Availability O	Outcome:	contaminated land issues.
Achievability	Outcome:	Potential Capacity:
<b>√</b> Assessed20	D21SHLAA	SHLAA Result
		Unsuitable

Site Ref	212	The Priory Shop	ping Centre, Dartford	DA1 2HR	P	WK .					
Hectares	2.98					Site 22: Priory Shopping Centre					
Current Use	Current Use Shopping centre										
Source	ource Call for Sites, Core Strategy										
Any Green B	Belt? N	0									
Site Descrip	tion and	Information									
associated p Lowfield Str	oublic car eet and r	ne Priory Shoppir parks located to north of Instone I rd Town Centre.									
Qualifying C	outcome:	Qualifies									
Land Restric	ctions (Po	licies Map): Oth	ner Land Restrictions:		sical Outcome:	Physical Suitability Issues					
				Phys	sical Overview - E	Overview - Brief Summary					
Location Sui	·	Outcome: Darti	Ford Town Centre e: N/A	and to m only Deve	The site is suitable for residential development and town centre uses. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development would also need to address air quality, noise and heritage issues.						
Availability (	Outcome	: Avail	able	qua.	,,						
Achievabilit	y Outcom	ne: Deve	lopable	Pote	ential Capacity:	390					
SHLAA Result  ✓Assessed2021SHLAA											
				Dev	elopable and,	or Deliverable					

Site Ref 213 Former Rowhill School Site, Stock Lane, W. Hectares 1.46	/ilmington									
Current Use Former School										
Source Call for Sites	Call for Sites									
Any Green Belt? Yes  Site Description and Information										
The flat site lies to the east of Stock Lane, opposite Gerdview D comprises the buildings and grounds of a disused school. To th west lie residential areas whilst the areas to the east and south rural.	e north and									
Qualifying Outcome: Qualifies	A Marine Com-									
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	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									
Community and Open Space Outcome: Unsuitable	the north.									
Availability Outcome:										
Achievability Outcome:	Potential Capacity:									
✓Assessed2021SHLAA	SHLAA Result									
	Unsuitable									

Site Ref	214			tment Depot, E	Broad Lar						
Hectares	0.28	Wilmingto	n DAZ /AG	1			O Site 254: KCC Dapet, Broad Lane				
Current Use	Depot					7					
Source	Call for	r Sites					10	Tour III			
Any Green E	Belt? N	0									
Site Descrip	tion and	Informatio	on								
The site comprises a depot and associated yard to the north of Broad Lane.  It slopes down from south to north. To the east is a modern church building and some residential properties whilst school playing fields lie to the west.											
Qualifying C	outcome:	Qualifie	es					Character (Character)			
Land Restric	ctions (Po	olicies Map)	: Other La	and Restriction	s:	Physical O	utcome:	Physical Suitability Issues			
						Physical O	verview - B	rief Summary			
								r residential development ed to take into account			
Location Su	tability (	Outcome:	Sufficientl small or P	y sustainably lo DL	ocated	contaminated land issues.					
Community	and Ope	n Space Ou	itcome:	N/A							
Availability	Outcome	::	Available								
Achievabilit	y Outcon	ne:	Developal	ble		Potential (	Capacity:	6			
<b>√</b> Assessed2021SHLAA						SHLAA Result					
						Developa	able and/	or Deliverable			

The site comp It is within a p Hospital lying	School facility  Call for Sites  It? No  ion and Information prises an operation predominantly residuately to the	al school facility to the north dential area, with the ground e north. The site slopes up sl	of Brent Lane. of Livingstone ightly from	0	Site 295: The Litrea, Brent Lane
	es along the road b		. There is a line		DARTOUR STATE OF THE STATE OF T
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Ou	ntcome: Physical	Suitability Issues
Location Suit	ability Outcome:	Well served by public transp	The site is s  Developme heritage iss	suitable for resident ent would need to to sues and should see crees along Brent La	cial development.  ake into account  k to retain the row
Community a	nd Open Space Ou	tcome: Unsuitable			
Availability O	utcome:				
Achievability	Outcome:		Potential Ca	apacity:	
<b>∠</b> Assessed20	21SHLAA		Unsuitabl	SHLAA Result e	

Site Ref	216		Lock-Up Gield Lane, [	iarages Rear Of 3 Dartford	tle	Gire 216: Garages, Oakfield Lane					
Hectares	0.17										
Current Use	Garage	Garages									
Source	Permis	ssion									
Any Green B Site Descript		Informatio	n								
The flat site where it is a				the north of Oal arages.	kfield Lane, frc	om	THE RESERVE OF THE PARTY OF THE				
Qualifying O	utcome	Qualifie	S			1///					
Land Restric	tions (Po	olicies Map)	: Other Lai	nd Restrictions:	Physic	al Outcome:	Suitable				
					Physic	al Overview - E	Brief Summary				
Location Sui	tability (	Outcome:	Well serve	d by public trans	port the de	molition and r	mission (18/00068/OUT) for e-siting of garages and cory block of nine flats was ember 2018. No assessment				
Community	and Ope	en Space Ou	tcome:	N/A	require	ed.					
Availability (	Outcome	2:	Available								
Achievability	Outcor	ne:	Deliverable	2	Potent	ial Capacity:	9				
✓Assessed2021SHLAA						SHLAA Result					
					Deve	lopable and,	or Deliverable				

Site Ref	218	Block Of 29 Lock-Up Garages Rear Of 21	
Hectares	0.1	Wilmington	O Sale 218: Garages, Albert Road
Current Use	Garage	es	
Source	Deskto	ор	
Any Green B	selt?	No	
Site Descrip	tion and	d Information	
Edwin Road.	. It slope	ock up garages to the west of Albert Road es down from south to north. The site is w there is a well-equipped play area immedi	vithin a
Qualifying O	utcome	: Qualifies	The state of the s
Land Restric	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
Location Sui	tability (	Outcome: Sufficiently sustainably located small or PDL	would lead to the loss of off-street parking and
Community	and Ope	en Space Outcome: N/A	there would be a need for a parking survey.
Availability (	Outcome	e: Available	
Achievability	y Outcor	me: Developable	Potential Capacity: 5
<b>✓</b> Assessed2	021SHLA	AA	SHLAA Result
			Developable and/or Deliverable

Site Ref		Block Of 23 Lock-Up Garages East Of Craylands Square, Swanscombe									
Hectares	0.14	Swanscom	be				See 213; Garages, Crayrands Square				
Current Use	Garages										
Source	Deskto	Desktop									
Any Green Be	lt? No	0									
Site Descripti	on and	Informatio	n			TE 1					
within an exis	ting res	idential are	a. It lies to the	nd parking area adj e east of Craylands ilway line lies to th	Square						
Qualifying Ou	tcome:	Qualifie	S				WWW.				
Land Restricti	ions (Po	licies Map)	Other Land F	Restrictions:	Physical Outcon	ne:	Physical Suitability Issues				
					Physical Overvie	ew - Br	ief Summary				
Location Suita	ability O	utcome:	Well served by	/ public transport	subject to a par loss of off-stree unacceptable in	king su t parki npacts	residential development irvey which shows that the ng would not cause on on-street parking in the				
Community a	nd Oper	n Space Out	tcome: N/A	A			hape of the site is likely to vellings (given its area)				
Availability O	utcome:	:	Available		Development w	ould n	ed if only houses. eed to take into account d heritage issues.				
Achievability	Outcom	ie:	Developable		Potential Capac	ity:	6				
<b>√</b> Assessed20	21SHLA	A			SI	HLAA R	Result				
					Developable	and/d	or Deliverable				

Site Ref	220	Block Of 43 Lock-Up	Garages Rear Of Gilber	t Close,					
Hectares	0.21	Swanscombe							
Current Use	Garage	es							
Source	Permis	ssion							
Any Green Be	elt? N	lo			1				
Site Descript	ion and	Information			138				
remainder of demolished a	the site	e formerly accommod	long its eastern edge. ated garages but these g for the residents of th cively flat.	have been		SARTINE SARTINE			
Qualifying O	utcome	Qualifies				O THE STATE OF THE			
Land Restrict	ions (Po	olicies Map): Other La	and Restrictions:	Physical Out	tcome:	Suitable			
				Physical Ove	erview - B	rief Summary			
Location Suit	ability (		y sustainably located		n 8 Octob	rmission was granted for 16 er 2020 (19/01464/FUL). No			
		small or P			•				
Community a	and Ope	en Space Outcome:	N/A						
Availability C	)utcome	e: Available							
Achievability	Outcor	ne: Deliverabl	e	Potential Ca	pacity:	16			
<b>√</b> Assessed20	D21SHL/	NA			SHLAA	Result			
				Developal	ble and/	or Deliverable			

Site Ref	221		Block Of 47 Lock-Up Garages Rear Of Durrant Way,  Swanscombe								
Hectares	0.21	Swanscomb									
Current Use	Garage	es									
Source	Deskto	op									
Any Green B	elt? N	lo									
Site Descript	ion and	Information				,					
and informal	parking on all sid	g areas. It slop des by two sto	es a number of l pes down slightly prey dwellings ar	y from south to	north. It is		DARTTORIS CONTROL OF THE PARTY				
Land Restrict	tions (Po	olicies Map):	Other Land Rest	trictions:	Physical Out	come:	Physical Suitability Issues				
					,		ief Summary				
Location Suit	tability (		ufficiently sustai mall or PDL	nably located	backland site	e and wou sting acce	t is an irregularly shaped ld lead to the intensified ss which runs between development would lead to				
Community	and Ope	en Space Outc	ome: N/A		_		-street parking in an area				
Availability C	Outcome		navailable: Land estrictions	Legal	of the site is dwellings wh would need	likely to li nich could to take int	parking survey. The shape mit the number of be achieved. Development to account the dheritage issues.				
Achievability	Outcor	ne:			Potential Ca	pacity:					
<b>√</b> Assessed2	021SHL/	AΑ				SHLAA R	esult				
					Unavailabl	е					

Site Ref	222		6 Lock-Up Garages Re	ear Of 44 Kear	ry Road,	A SIN CLOSE OF	
Hectares	0.1	Swanscom	ibe			0	Site 222: Garages, Keary Road
Current Use	Garage	es				74.1	AT PETERS CLOSE
Source	Deskto	р					
Any Green B	selt? N	0				TAPPE	
Site Descrip	tion and	Informatio	on				
garages and down slightl rear of dwel	informa y from w lings froi ite lies a south eas	I parking ar yest to east nting Keary djacent to st of the sit		eary Road. It s of the site lies Close. The so	lopes to the uthern	per ontil Drave	DARTFORD SACRETORY SACRETO
Land Restric	tions (Po	olicies Map	: Other Land Restric	ctions:	Physical O	utcome:	Physical Suitability Issues
					•		rief Summary
Location Sui	tability (	Outcome:	Sufficiently sustaina small or PDL	bly located	half of the developme	site is suita ent as it cou	arobably only the southern able for residential uld be served by a new direct y Road, is more regularly
Community	and Ope	n Space Ou	itcome: N/A				t comprise backland ver, this would be subject to
Availability (	Outcome	::	Available		proposals impacts or remainder developme backland dunsuitable	would not I n on-street of the site ent as it is r levelopmer access. De	onstrating that the have significant adverse parking in the area. The is not suitable for residential narrow, would comprise and would be served by an evelopment would need to TPO trees and heritage
Achievability	y Outcon	ne:	Developable		Potential C	Capacity:	5
<b>√</b> Assessed2	021SHLA	λA				SHLAA	Result
					Developa	able and/	or Deliverable

Site Ref	223 Builders	Yard, Harmer Roa	ad, Swanscombe [	DA10 OAR	Law 177	
Hectares	0.04				O-	Site 223: Yard, Narmar Road
Current Use	Vacant workshop	o and yard				
Source	Desktop					
Any Green Be	lt? No					441
Site Descripti	on and Informati	ion				
			ad in a residentia ated yard (which			
Qualifying Ou	tcome: Qualif	ies				
Land Restricti	ons (Policies Mar	o): Other Land R	estrictions:			
		,	estrictions.	Physical O	utcome:	Physical Suitability Issues
	·		estitetions.	, ]		Physical Suitability Issues rief Summary
Location Suita	ability Outcome:	Sufficiently sus small or PDL	tainably located	Physical O The site is would impremoving Developm	verview - B suitable for prove the ap an existing ent would r	rief Summary  r residential development. It opearance of the area by derelict building. need to take into account
Location Suita	ability Outcome: nd Open Space O	Sufficiently sus small or PDL outcome: N/A	tainably located	Physical O The site is would impremoving Developm	verview - B suitable for prove the ap an existing ent would r	rief Summary r residential development. It opearance of the area by derelict building.
Location Suita	ability Outcome: nd Open Space O	Sufficiently sus small or PDL outcome: N/A	tainably located	Physical O The site is would impremoving Developm	verview - B suitable for prove the ap an existing ent would r	rief Summary  r residential development. It opearance of the area by derelict building. need to take into account
Location Suita	ability Outcome: nd Open Space O utcome:	Sufficiently sus small or PDL utcome: N/A	tainably located	Physical O The site is would impremoving Developm	verview - B suitable for prove the ap an existing ent would r ated land ar	rief Summary  r residential development. It opearance of the area by derelict building. need to take into account
Location Suita  Community a  Availability O	ability Outcome: nd Open Space O utcome: Outcome:	Sufficiently sus small or PDL utcome: N/A	tainably located	Physical O The site is would impremoving Developm contamina	verview - B suitable for prove the ap an existing ent would r ated land ar	rief Summary r residential development. It opearance of the area by derelict building. need to take into account and heritage issues.
Location Suita  Community a  Availability Of	ability Outcome: nd Open Space O utcome: Outcome:	Sufficiently sus small or PDL utcome: N/A	tainably located	Physical O The site is would impremoving Developm contamina	verview - B suitable for prove the ap an existing ent would re ated land ar Capacity:	rief Summary r residential development. It opearance of the area by derelict building. need to take into account and heritage issues.

Site Ref	224	_	age, 149 Church R	Road, Swanscomb	pe DA10		
Hectares	0.14	OHL			0		Site 224: Garage 149 Church Road
Current Use	Car Re	pairs					
Source	Deskto	р					
Any Green B	elt? N	0					
Site Descript	tion and	Informatio	n				
	e rear of		air premises on the s of lock-up garag		urch		
Qualifying O	utcome:	Qualifie	S				DARTTON DART OF THE PARTY OF TH
Land Restric	tions (Po	olicies Map)	Other Land Rest	trictions:	Physical Outcom Physical Overvie		cal Suitability Issues
Location Suit	tability (	Outcome:	Well served by pu	ublic transport	However, part of an area where of	f it is used f n-street pa	ential development.  For off-street parking in rking is a significant opment of this part of
Community	and Ope	n Space Ou	tcome: N/A		the site would be	e subject to	a parking survey -street parking would
Availability (	Outcome	:	Available		not cause unacce	eptable imp cinity. Deve	pacts on on-street elopment would need
Achievability	/ Outcon	ne:	Developable		Potential Capacit	ty: 9	
<b>✓</b> Assessed2	021SHLA	ΛA			SH	LAA Result	
					Developable a	and/or De	eliverable

Site Ref	225 Land At B	irch Place, Horns Cross, Greenhit		
Hectares	0.32		O. L.	Site 225: Birch Place, Home Gross
Current Use	Borough Open Sp	pace, amenity space	8	
Source	Desktop		LE LE	
Any Green B	elt? No			
Site Descript	tion and Informati	on		
and parking	to the north, west rea just to east of S	of Borough Open Space and ame and east of Birch Place. It is with Stone Recreation Ground. There	in a	CARTONIA CONTRACTOR OF THE CON
Qualifying O	utcome: Qualifi	es		Polet dept 1
Land Restrict	tions (Policies Map	): Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues
			Physical Overview -	Brief Summary
Location Suit	tability Outcome:	Well served by public transport	Any development of	or residential development. The site should seek to retain
	,		the trees.	
Community	and Open Space O	utcome: Suitable		
Availability C	Outcome:	Available		
Achievability	Outcome:	Developable	Potential Capacity:	5
<b>✓</b> Assessed20	021SHLAA		SHLAA	Result
			Developable and	or Deliverable

Site Ref	226	6-12 Lowfield Street and 11 Market S	
Hectares	0.09	DA1 1HA	See 221: 6-12 Lowheld Se11 Market St
Current Use	Retail		
Source	Planni	ng Application	Ma Allerian
Any Green E	Belt?	lo	
Site Descrip	otion and	Information	
the north of ground floo	f Market r (includi	ast of the pedestrianised part of Lowfie Street. It is currently occupied by shoping Argos) with storage/ancillary uses a coundaries of Dartford Town Centre.	p units on the
Qualifying C	Outcome	Qualifies	
Land Restric	ctions (Po	olicies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
Location Su  Community  Availability	and Ope	en Space Outcome: N/A	The site is suitable for residential development but there would be a need to retain commercial uses at ground floor level fronting Lowfield Street. Flood risk issues are likely to mean that residential accommodation could only be provided above ground floor level. Development would need to take into account air quality and heritage issues.
Achievabilit	y Outcor	ne: Developable	Potential Capacity: 15
<b>√</b> Assessed2	2021SHLA	AA	SHLAA Result
			Developable and/or Deliverable

Site Ref Hectares Current Use		DA4 9HE	lds Lane, Sutton at Hon	e, Dartford	0	Site 227: Surrent Farm
comprises a hof uses, include to the north (	ion and los set bac nouse wi ding a fa site 112	Information k to the west of Have the a large curtilage. rm complex to the vertices.	wley Road, close to the The site is within area west, a car breakers and outh and agricultural la	with a mix d scrapyard		CALL TOOK
Qualifying Ou Land Restricti		Qualifies licies Map): Other I	Land Restrictions:		erview - Br	Unsuitable ief Summary for residential
Location Suita	ability O	utcome: Unsuitab	le	developme developme	nt as it wou nt unrelate	uld lead to isolated d to any existing settlement ificant impact on the local
Community and Open Space Outcome: N/A  Availability Outcome:			introduction of furth would be compatible nearby waste site ar could be provided. I result in the loss of g development would on whether there is		urther residential development tible with the operation of the e and whether a suitable access d. Its development would also of grade 2 agricultural land. Any ould be subject to an assessment e is any potential for minerals ould need to address noise and	
Achievability	Outcom	e:		Potential C	apacity:	
<b>√</b> Assessed20	21SHLA	A		Unsuitabl	SHLAA R	esult

# SHLAA SITE SUMMARY REPORT Site Ref 228 119 Main Road Sut

Site Ref	228 119 Main	Road, Sutton at Hone		
Hectares	0.15		0 1	Sits 220: 119 Main Road, SAN
Current Use	Dwelling		28,27	Order Sta
Source	Desktop		P 23 25	
Any Green Be	elt? No			Aut
Site Descript	ion and Information	on		The state of the s
single storey	dwelling and its la	st of Main Road. It comprises and rge curtilage. It is within a resider wo storey dwellings.		27.70
Qualifying Ou	utcome: Disqual	ified	DN	SARTPORD SECOND OF THE PARTY OF
Land Restrict	ions (Policies Map	: Other Land Restrictions:	Physical Outcome:	
		Net site capacity likely under 5	Physical Overview - Br	ief Summary
Location Suit	ability Outcome:	DISQUALIFIED		
Community a	and Open Space Ou	utcome:		
Availability O	Outcome:			
Achievability	Outcome:		Potential Capacity:	
<b>√</b> Assessed20	D21SHLAA		SHLAA F	Result
			Disqualified	

Site Ref	230	Blossoms, Mounts Road, Greenhithe DA	A9 9ND
Hectares	0.09		O Stre 230: Woosaums, Mourres Road
Current Use	Care ho	ome	
Source	Deskto	р	
Any Green B	elt? No	0	
Site Descript	tion and	Information	
side of Mour	nts Road. Breakne	n existing two storey residential care ho It is a relatively flat site though it slope eck Hill. It is within an area of large reside grounds.	es down to the
Qualifying O	utcome:	Qualifies	The second secon
Land Restric	tions (Po	licies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
			Physical Overview - Brief Summary
			Likley suitable but development would need to
Location Suit	tability O	utcome: Well served by public transp	address contaminated land and heritage issues and should seek to retain the mature trees to the south of the site.
Community	and Oper	n Space Outcome: N/A	
Availability (	Outcome:	Available	
Achievability	Outcom	e: Unachievable	Potential Capacity:
<b>✓</b> Assessed2	021SHLA	Α	SHLAA Result
			Unachievable

Site Ref		Garage, Green Street Green Road		
Hectares	0.2 DA2 7JR		Sm 2	1: Lans End Garage
Current Use	Car Sales and Rep	airs		
Source	Desktop		ne ne	
Any Green Be	elt? Yes			
Site Descript	ion and Information	n	Garage	01
the north we There is agric west. There i	st of the Darenth F cultural land to the	s existing car sales and repair pre- lill/ Green Street Green Road jun- north and a residential property I dwellings to the east, on the op	ction. to the	DARTFORD MENOLUMES TANGED OF
Qualifying Ou	utcome: <mark>Disqual</mark>	ified		Reside 100
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	
		Net site capacity likely under 5	Physical Overview - Brief Summary	
Location Suit	ability Outcome:	DISQUALIFIED		
Community a	and Open Space Ou	tcome:		
Availability O	utcome:			
Achievability	Outcome:		Potential Capacity:	
<b>√</b> Assessed20	021SHLAA		SHLAA Result	
			Disqualified	

Site Ref	232	Block Of 25 Crescent, I	•	arages Northeas	st Of Co	oller	Aug E's st	See 232: Garages, Coller Creazant
Hectares	0.17	Crescent, i	Jarentii				./	an zar danger, com creater
Current Use	Garage	25						
Source	Deskto	р						
Any Green B	elt? N	0					777	X
Site Descrip	tion and	Informatio	n					
	hin a res	sidential are		e and to the eas ises lock-up gara			one and	
Qualifying O	utcome:	Qualifie	es				or owns	O And Section 1975
Land Restric	tions (Pc	olicies Map)	: Other Lan	d Restrictions:		Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - B	rief Summary
Location Sui	·		small or PD		ated	However, survey der not have s	this would nonstrating ignificant a	r residential development. be subject to a parking that the proposals would dverse impacts on on-street he shape of the site may
Community	and Ope	n Space Ou	tcome:	N/A				commodate many dwellings.
Availability (	Outcome	::	Available					
Achievability	Outcon	ne:	Developable	е		Potential (	Capacity:	5
<b>√</b> Assessed2	021SHLA	AA					SHLAA	Result
						Develop	able and/	or Deliverable

Site Ref	233	Dene Yard, Green Str	eet Green Road, Dart	ford DA2		
Hectares	0.12	8DH			O-00 2 4 5 30 30 Manual	Site 233: Dene Yard, Green St Green
Current Use	Employ	yment			34.2m	us
Source	Deskto	р			The same	
Any Green B Site Descript						Winds and Sales on
employment	t premise the east	e south of Green Strees occupied by a Dry Sand west. To the sou School.	uits company. There	are	Darenth Comme Primary Scho	
Qualifying O	utcome:	Qualifies			4	WELFY STEEL C
Land Restrict	tions (Po	licies Map): Other La	and Restrictions:	Physical Out	come:	
				Physical Ove	rview - Brief	Summary
Location Suit	tability C	Outcome: Unsuitable	9	ı		
Community	and Ope	n Space Outcome:	N/A			
Availability C	Outcome	:				
Achievability	/ Outcom	ne:		Potential Ca	pacity:	
<b>✓</b> Assessed20	021SHLA	A			SHLAA Res	sult
				Unsuitable	2	

Site Ref	234		oft Transport Yard, (	Green Street		
Hectares	0.19	Green Road, Dartfor	d DA2 8DX		0-4:4:4	Site 254: Transport Yard, GSG
Current Use	Emplo	yment			31.6	Mendy societ
Source	Deskto	рр			2	
Any Green B	selt? Y	es				The Warrelage.
Site Descrip	tion and	Information				
	rental co	ne east of Green Streed ompany. There a mix in the area.			Grubb Street	Chakerot
Qualifying O	utcome:	Qualifies			Sayword T	
Land Restric	tions (Po	olicies Map): Other L	and Restrictions:	Physical Ou	tcome:	
				Physical Ove	erview - Brief S	Summary
Location Sui	tability C	Outcome: Unsuitab	le			
Community	and Ope	n Space Outcome:	N/A			
Availability (	Outcome	::				
Achievability	y Outcon	ne:		Potential Ca	pacity:	
<b>✓</b> Assessed2	021SHLA	AA			SHLAA Resu	lt
				Unsuitable	e	

Site Ref  235 Block Of 38 Lock-Up Garages Rear Of 1-9 Braden  Avenue, Bean  Current Use  Garages, Parking	mble  Griss 2.5 to 10 to
Source Desktop	
Any Green Belt? No  Site Description and Information  The site is located on the edge of Bean village, to the north of Bra Avenue. It comprises an area of lock up garages and parking with	
residential area. The Thrift woodland lies to the north. It is a relasite though it slopes down to the west.	
Qualifying Outcome: Qualifies	A Company of the Comp
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
Location Suitability Outcome:  Sufficiently sustainably located small or PDL  Community and Open Space Outcome:  N/A  Availability Outcome:  Unavailable: Practical Action or	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.
Achievability Outcome:	Potential Capacity:
✓ Assessed2021SHLAA	SHLAA Result Unavailable

Site Ref	236	Land Adjac	ent 33 St	Mary's Road	d, Stone					
Hectares	0.1						0		Site 236: Land ed; 30	St Marye Road
Current Use	Vacant									
Source	Permiss	sion						-	. 9	
Any Green Bo	elt? No	)								
Site Descript	ion and	Informatio	n				THE PARTY			to to below
The flat site I land which is built apartmethe north, or	overgro	wn. There s to the ea	are two s st and sou	torey dwelli uth and an e	ngs to the w	est, newly				DARTFORD
Qualifying O	utcome:	Qualifie	S				II.		7/19	Charles of the Charle
Land Restrict	tions (Pol	icies Map)	: Other L	and Restrict	ions:	Physical Ou	itcome:	Suitable	e	
							.am.da D	rief Sum	marv	
						Physical Ov	erview - B	ilei Juli	iiiiai y	
Location Suit	ability O	utcome:	Well serv	ed by public	: transport	Detailed pl provision o (reference required.	anning per f 12 apart	rmission ments o	was gran n 12 July 2	2018
Location Suit	•			ed by public	transport	Detailed pl provision o (reference	anning per f 12 apart	rmission ments o	was gran n 12 July 2	2018
	and Oper	n Space Ou		N/A	transport	Detailed pl provision o (reference	anning per f 12 apart	rmission ments o	was gran n 12 July 2	2018
Community a	and Oper Outcome:	n Space Ou	tcome:	N/A	transport	Detailed pl provision o (reference	anning pe f 12 apart 17/02042	rmission ments o	was gran n 12 July 2	2018
Community a	and Oper Outcome:	n Space Ou e:	tcome: Available	N/A	transport	Detailed pl provision o (reference required.	anning pe f 12 apart 17/02042	rmission ments o /FUL). N	was gran n 12 July 2	2018

Hectares	Land at Hollands Farm, South Hawley Road - Part A(1)	East of Warren Road,  Site 237: Land at Rollands Farm A(1)
Current Use	Agriculture	
Source Any Green Be	Call for Sites elt? Yes	
Site Descript	ion and Information	
rises up. It lie Road. The sit	to the north of the A2 and south of Ha es immediately to the east of resident te is in arable use. There is also agricu opposite side of Hawley Road, resident ness Park.	ial properties on Warren Iltural land to the north
Qualifying Ou	utcome: Qualifies	
Land Restrict	tions (Policies Map): Other Land Rest	rictions:  Physical Outcome: Physical Suitability Issues
		Physical Overview - Brief Summary
Location Suit	rability 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 a	and Open Space Outcome: N/A	respects that cannot be mitigated, depending on
Availability O	Outcome:	its size, scale and impacts on the landscape. It would result in loss of grade 2 agricultural land, and policy would have to be successfully
		addressed. Any development would be subject to an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address air quality and noise issues.
Achievability	Outcome:	an assessment on whether there is any potential for minerals extraction, which could provide a major restriction; and would need to address air

Site Ref			ands Farm	, North of A2, Ha	awley R	oad -	0	ti Sellano Gina 238: Land at Hollands Farm AIZ
Hectares	2.13	Part A(2)						
Current Use	Agricul	ture						
Source	Call for	Sites						
Any Green Be	elt? Ye	es						S A STATE OF THE S
Site Descript	ion and	Information					- Line	
It comprises a buildings set	an arabl in large	e field and far grounds to th	rm buildir ne west, e	e A2 and south ongs. There are reast and on the ongstern and eastern	esidenti opposite	al side of		SARTTORN
Qualifying Ou	utcome:	Qualifies					/	The second of th
Land Restrict	ions (Po	licies Map):	Other Lar	nd Restrictions:		Physical O	utcome:	Physical Suitability Issues
						Physical O	verview - B	rief Summary
								al sustainability and other e to be set aside, in terms of
Location Suit	ability O	utcome: U	nsuitable					ge of assessment the land - tus of other sites - may not
Community a	and Ope	n Space Outc	ome:	N/A		feature ad	verse phys	ical/ environmental respects ited, depending on its size,
Availability O	utcome	:				scale and i developme on whethe extraction, restriction	mpacts on ent would I or there is a which cou ; and woul	the landscape. Any personal subject to an assessment any potential for minerals ald provide a major d need to address ir quality, noise and heritage
Achievability	Outcom	ne:				Potential C	Capacity:	
<b>√</b> Assessed20	)21SHLA	A					SHLAA	Result
						Unsuitab	le	

Site Ref Hectares	ares 10.04 Road - Part B									
Current Use	Agriculture				Y"					
Source	Call for Sites				)	10/1				
Any Green Be	elt? Yes									
Site Descript	ion and Informat	ion			The street of					
residential pr beyond which more arable Lane. The Da	operties on Mill his the A2. There land to the north arenth Water Tre	Road. There is e are allotment west, on the catment Works,	ad, immediately rowoodland to the ts immediately to opposite side of Brownich is well scread. The site rises	north east, the west and urnt House eened by		DALFTORD DAL				
Qualifying Ou	utcome: Quali	fies								
Land Restrict	ions (Policies Ma	p): Other Lan	d Restrictions:	Physical O	utcome: Un	suitable				
				Physical Ov	verview - Brief	Summary				
Location Suit	ability Outcome:	Unsuitable		developme on the loca	Il landscape. It	r residential ave a significant impact as development would grade 2 agricultural				
Community a	and Open Space (	Outcome:	N/A		•	vould be subject to an here is any potential for				
Availability O	outcome:			minerals e	ktraction and v	vould need to address uality and noise issues.				
Achievability	Outcome:			Potential C	apacity:					
<b>√</b> Assessed20	)21SHLAA				SHLAA Resi	ult				

Site Ref	240		Hollands Farı Road - Part C	m, South of Shireha		O-100 1 30 10	Site 240: Land at Hollands Farm C	
Hectares	5.22	riawicy i						
Current Use	Agricu	ılture						
Source	Call fo	or Sites						
Any Green B	elt?	'es						
Site Descript	tion and	d Informat	ion				SOR	
opposite side respectively. west. There Centre and t Qualifying O	e of whi It com is a cor he Pape utcome	ich are ope prises agri nplex of fa ermakers <i>A</i> :: Qualif	en land and i icultural land arm buildings Arms pub lie	nd south of Shireha residential properti d which rises up fro s to the west and H to the south.	ies om east to Hawley Ga	0	eroma:	Unsuitable
								ief Summary
Location Suit	tability	Outcome:	Unsuitable	e	de	evelopmer ould have	nt. With its a significa	for residential topography and location it nt impact on the local oment would result in the
Community	and Op	en Space C	Outcome:	N/A		_	_	tural land. Any e subject to an assessment
Availability (	Outcom	e:			on ex co	whether traction a	there is ar	ny potential for minerals need to address ood risk and ecological
Achievability	Outco	me:			Ро	tential Ca	pacity:	
<b>√</b> Assessed2	021SHL	AA					SHLAA R	tesult
					Uı	nsuitable	2	

Site Ref Hectares Current Use	Pormer Sports Gro		ockhall	Site 241: Empire Sports Ground
This application site is essention bowls club and which is the service of the ser	ion and Information on site comprises a ally in three parts: ad car parking; a treate of the former found. The planning co	on  a former sports ground and bowls an upper flat area previously occ ee covered slope; and a flat lower bootball pitch. The site is accessed borsent for this scheme has been	rupied by a	BASTICAS BASTICAS BASTICAS BASTICAS BASTICAS
implemented Qualifying Ou Land Restricti	itcome: Qualifie	: Other Land Restrictions:	Physical Out	come: Suitable
			Physical Ove	erview - Brief Summary
	ability Outcome: nd Open Space Ou utcome:	Extant Under Construction  tcome: N/A  Unavailable: Practical Action or Inaction	40 dwellings Reserved ma 2016 (15/01 which has pl is not include	ning permission was granted for up to s on 26 March 2014 (12/01325/OUT). atters were approved on 18 March 497/REM). Part of the overall site lanning permission has been built and ed in the boundaries of the SHLAA essment required.
Achievability	Outcome:	maction	Potential Ca	pacity:
<b>∠</b> Assessed20	21SHLAA		Unavailabl	SHLAA Result

Site Ref	243	Bluewater Parkway North (site A)	
Hectares	2.69		Sate 263: Blune star Per heavy North
Current Use	Landso	caped	
Source	Call fo	r Sites	
Any Green Bo		l Information	
edge of the E	Bluewat	o the north of the access spine road on er development. It is a steeply sloped to the cliff face	
Qualifying O	utcome	: Disqualified	SARTY ORDS
Land Restrict	tions (Po	olicies Map): Other Land Restrictions:	Physical Outcome:
RIGS			Physical Overview - Brief Summary
Location Suit	tability (	Outcome: DISQUALIFIED	
Community a	and Ope	en Space Outcome:	
Availability C	Outcome	e:	
Achievability	Outcor	me:	Potential Capacity:
<b>√</b> Assessed20	021SHL	AA	SHLAA Result
			Disqualified

Site Ref 244 Bluewater Chestnut Avenue West (Site B)  Hectares 1.64	O to all the Stie 264: Bluewater Chestrus Av West
Current Use Shopping Centre Car Park	
Source Call for Sites	
Any Green Belt? No Site Description and Information	
The site lies to the west of Chestnut Avenue, north of the John Le It comprises flat surface level parking within the Bluewater Shopp complex.	
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 would be physically suitable for residential development subject to addressing the impacts of the loss of car parking. It would be important to
Community and Open Space Outcome: N/A	ensure that the local and strategic road network, including traffic flows and movements within
Availability Outcome:	Bluewater, are not adversely affected.  Development would also need to address air quality and noise issues.
Achievability Outcome:	Potential Capacity:
	SHLAA Result
	Unsuitable

Site Ref	245	Bluewater C	hestnut Ave	nue East (Site C)		Oun I a	
Hectares	1.53					Our ile	Site 245: Bluewaier Chaetrui Ave East
Current Use	Shoppir	ng Centre Ca	ır Park				
Source	Call for	Sites					
Any Green B							
	to the ea	st of Chestn	ut Avenue, r	north of the John Lev he Bluewater Shopp			
Qualifying O		Qualifies		Restrictions:			Surrous Surrou
Land Nestric	itions (Foi	icies iviap).	Other Land	Nestrictions.	Physical Ou	tcome:	Physical Suitability Issues
					Physical Ove	erview - B	rief Summary
Location Sui				py public transport	subject to a car parking. the local an traffic flows	ddressing It would d strategions and move	residential development the impacts of the loss of be important to ensure that croad network, including ements within Bluewater,
Availability (	·	_	vailable	,			ected. Development would air quality and noise issues.
Availability	Jacconne.		wanabic				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Achievability	y Outcom	e: <b>[</b>	evelopable		Potential Ca	pacity:	114
<b>√</b> Assessed2	021SHLA	Α				SHLAA	Result
_					Developa	ble and/	or Deliverable

Site Ref 246 Bluewater Oak Tree Avenue South (Site D 1.81	Sits 246: Bluewater Oak Tree Av South
Current Use Shopping Centre Car Park	
Source Call for Sites	
Any Green Belt? No	
Site Description and Information	
The site lies to the south of Oak Tree Avenue, west of the Hous store. It comprises flat surface level parking within the Bluewa Centre complex.	Control of the contro
Qualifying Outcome: Qualifies	HARTWOOD STATE OF THE PROPERTY
Land Restrictions (Policies Map): Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	Physical Overview - Brief Summary
	If the site were acceptable in terms of location, it
Location Suitability Outcome: Unsuitable	would be physically suitable for residential development subject to addressing the impacts of the loss of car parking. It would be important to
Community and Open Space Outcome: N/A	ensure that the local and strategic road network, including traffic flows and movements within
Availability Outcome:	Bluewater, are not adversely affected.  Development would also need to address air quality and noise issues.
Achievability Outcome:	Potential Capacity:
✓Assessed2021SHLAA	SHLAA Result

Site Ref	247	The Woodn	nan, 106 Ea	st Hill, Dartford	DA1 1	SB	0	- Site 247: The Woodman, East Hill
Hectares	0.14							
Current Use	Public	House						
Source	Deskto	р					*11	
	tion and	Information	ouse to the	north of East H				
Road. It is in	a reside	ential area. <sup>-</sup>	There is no	existing access	to the s	site.	A THE	
Qualifying O	utcome:	Qualifies	5				Ang.	A LANGE TO SERVICE TO
Land Restric	tions (Po	olicies Map):	Other Lan	d Restrictions:		Physical Ou	tcome:	Unsuitable
						Physical Ov	erview - B	rief Summary
Location Sui	tability C	Outcome:	Well served	by public trans	sport	of 5+ dwelli providing a would also	ngs. Ther n access to need to ta	for residential development e is little possibility of the site. Any development ke account of
Community	and Ope	n Space Out	come:	Suitable		contaminat	ion, groun	dwater and heritage issues.
Availability (	Outcome	:						
Achievability	Outcon	ne:				Potential Ca	apacity:	
<b>√</b> Assessed2	021SHLA	ıΑ					SHLAA	Result
						Unsuitabl	e	

Site Ref Hectares	248 1-6 Marke 0.05 Dartford D	t Place, 1 Market Street and 37 Hi OA1 1EX	gh Street,	Site 245: 1-6 Market Place
Current Use	Retail, commercia	al	-	Transmission of the same of th
The flat site is west of Mark commercial p	on and Information in the street of the stre	on High Street and Market Street, im ises a number of shops and other ound floor. The whole site is withi entre, and the northernmost build	n the	SATTORIS TO SERVICE STATE OF THE SERVICE STATE OF T
Qualifying Ou Land Restrict		: Other Land Restrictions:		
	ability Outcome: nd Open Space Ou utcome:	Dartford Town Centre  atcome: N/A  Available	northernmost bui façades would ned key landmark buil conservation area mean that resider be provided above development wou	on the ground floor. The lding and the north and east ed to be retained as they are a ding and facades in the flood risk issues are likely to obtain accommodation could only e ground floor level. Any all also need to take into y, groundwater, archaeological e issues.
Achievability  ✓Assessed20		Developable		AA Result  nd/or Deliverable

Site Ref	249	The Foreste	ers, 235 Hi	gh Road, W	ilmington D	A2 7BU	0	Site 249: The Foresters, 235 High Road
Hectares	0							
Current Use	Public	House						
Source	Permis	sion					17 18	
Any Green B			1					
The site com residential a	prises a	former publ	ic house to		of High Roa	d in a		
Qualifying O	utcome:	Qualifies	5				NO-1011-75	BARTICAS VICTORIAN VICTORI
Land Restrict	tions (Po	licies Map):	Other La	nd Restricti	ons:	Physical Outo	come:	Suitable
						Physical Over	rview - Bı	rief Summary
Location Suit	tability C		Sufficiently small or PI	/ sustainabl <sup>,</sup> DL	y located		dwelling	mission (19/00585/FUL) was gs on 21 August 2019. No
Community	and Ope	n Space Out	come:	Suitable				
Availability C	Outcome	:						
Achievability	Outcom	ne:	Deliverable	е		Potential Cap	acity:	6
<b>√</b> Assessed20	021SHLA	ιA					SHLAA I	Result
						Developab	le and/	or Deliverable

Site Ref Hectares	250 Prospect P	lace, Dartford	0.7	Site 250: Prospect Place, Darford		
Current Use	Retail Park					
Source	Desktop					
Any Green Be	It? No					
Site Descripti	on and Informatio	n				
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 Ou	tcome: <mark>Bounda</mark>	ry Adjusted				
Land Restricti	ons (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Physical Suitability Issues		
		Crossrail Safeguarding	Physical Overview -	Brief Summary		
Location Suita	ability Outcome:	Dartford Town Centre	but there would be uses on the ground	or residential development a need to retain commercial floor. Flood risk issues are residential accommodation		
Community a	nd Open Space Ou	tcome: N/A	could only be provided above ground floor level. Any development would also need to take into			
Availability O		Unavailable: Practical Action or Inaction		rchaeological, air quality, noise		
Achievability	Outcome:		Potential Capacity:			
✓Assessed20	21SHLAA		SHLA	A Result		
			Unavailable			

Site Ref	251 Black	Horse Cottage, Bean DA2 8AS							
Hectares	0.05		Shr. 251 Back Horas Cottagas, Burn						
Current Use	Dwelling, bed	and breakfast							
Source	Desktop		71-lin						
Any Green Be	elt? No		Black Moree Cottage Chaka						
Site Descript	ion and Inforn	ation	Protect Place New Cottages						
Street, at the dwellinghous residential ar	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 Ou	utcome: Dis	qualified							
Land Restrict	ions (Policies I	/lap): Other Land Restrictions: Phys	sical Outcome:						
		Net site capacity likely under  Phys	sical Overview - Brief Summary						
Location Suit	ability Outcom	e: DISQUALIFIED							
Community a	and Open Spac	e Outcome:							
Availability O	utcome:								
Achievability	Outcome:	Pote	ential Capacity:						
<b>√</b> Assessed20	21SHLAA		SHLAA Result						

Site Ref			Farm, South of	Park Corner Road	Betsham,		W Long.		
Hectares	0.31	DA13 9LJ				012 :	Siz-252 North Cod Farm - South		
Current Use	Agricul	tural							
Source	Plannin	ng Applicati	on				NE .		
Any Green Be	elt? Ye	es				<b>1</b> -3			
Site Descripti	ion and	Informatio	n				MA CONTRACTOR		
Corner Road.	There a	are some some some some some	cattered agricult	nd lies to the east tural, residential a but the site is loca	nd		DARTFORD		
Qualifying Ou	ıtcome:	Qualifie	S				CONTRACTOR DE LA CONTRA		
Land Restricti	ions (Po	licies Map)	: Other Land R	estrictions:	Physical Ou	utcome: Ur	nsuitable		
					Physical Ov	verview - Brie	f Summary		
Location Suita	ability O	utcome:	Unsuitable		as it would comprises	urbanise an a a sporadic gro	residential development area which currently bup of rural buildings built up settlement of		
Community a	ınd Opeı	n Space Ou	tcome:		Betsham.	It would be vi	sible from the wider area		
Availability O	utcome	:			and is likely to have an adverse impact on the local and wider landscape. The national grid transmission network may have an impact on whether development could take place. Any development would need to address groundwater issues.				
Achievability	Outcom	ne:			Potential C	apacity:			
✓Assessed20	21SHLA	A				SHLAA Res	sult		
					Unsuitab	le			

Site Ref	253	Land East o	of Littlebro	ok Manor V	Way, Dartfo	rd	And he had	Side 253 Fast of Litinbrook Manor Way
Hectares	0.76							Size 13 East of Litercook Water Way
Current Use	Open s	pace						(李)
Source	Deskto	р						
Any Green Be	elt? No	0						
Site Descript	ion and	Informatio	n					
The site is loo down from so tree cover, po south and we lies to the ea	outh we articular est is a re	st to north rly to the ea esidential a	east. It is a stern and rea whilst	an area of o northern bo the A282 Tu	pen space voundaries.	with some To the		DARTFORD P. T. S.
Qualifying Ou	ıtcome:	Qualifie	S					
Land Restrict	ions (Po	olicies Map)	: Other La	ind Restrict	ions:	Physical Ou	ıtcome:	
						Physical Ov	verview - Br	ief Summary
Location Suit	ability O		Sufficientl small or P	y sustainab DL	ly located			
Community a	ind Ope	n Space Ou	tcome:	Unsuitable	9			
Availability O	utcome	:						
Achievability	Outcom	ne:				Potential C	apacity:	
<b>√</b> Assessed20	21SHLA	ιA					SHLAA R	lesult
_						Unsuitabl	e	

	vistleton Court, Priory Hill, Dartfo	ord
Hectares 0.08	Site: 254 Unit 4 Teighteen Court	
Current Use Employment		
Source Permission		
Any Green Belt? No		
Site Description and Informati	ion	
which comprise a number of b The car parking and access are	Constance Grove within a group usiness and non-residential institution from Twistleton Court to the east north and west with business us West Hill.	utional uses. t. There is
Qualifying Outcome: Qualifi	ies	
Land Restrictions (Policies Mar	o): Other Land Restrictions:	Physical Outcome: Suitable
		Physical Overview - Brief Summary
		Detailed planning permission was granted to
Location Suitability Outcome:	Well served by public transport	change the use of the building to 6 dwellings on 23 September 2019 (19/00023/COU). No
Location Suitability Outcome:  Community and Open Space O		change the use of the building to 6 dwellings on
·		change the use of the building to 6 dwellings on 23 September 2019 (19/00023/COU). No
Community and Open Space O	utcome: Suitable	change the use of the building to 6 dwellings on 23 September 2019 (19/00023/COU). No
Community and Open Space O Availability Outcome:	utcome: Suitable Available	change the use of the building to 6 dwellings on 23 September 2019 (19/00023/COU). No assessment required.

Site Ref	255 230 Birch	wood Road, Wilmington DA2 7HA	Tana and					
Hectares	0.1		O:# :	Sfa: 255 230 Brethyood Road				
Current Use	Dwelling							
Source	Desktop							
Any Green B	elt? No		7					
Site Descript	ion and Informati	on		\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				
Birchwood R south. Birch	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 O	utcome: Disqua	lified	14	Control of the second				
Land Restric	tions (Policies Map	): Other Land Restrictions:	Physical Outcome:					
		Net site capacity likely under 5	Physical Overview - B	rief Summary				
Location Suit	ability Outcome:	DISQUALIFIED						
Community	and Open Space O	utcome:						
Availability (	Outcome:							
Achievability	Outcome:		Potential Capacity:					
<b>√</b> Assessed2	021SHLAA		SHLAA	Result				
			Disqualified					

Site Ref	256 Block F Old	dfield Place, Mill Pond Road, Dartf	ord	Site 256: Block F Oldfield House
Hectares	0.11			
Current Use	Commercial			
Source	Permission			
Any Green Be	elt? No			
Site Descript	ion and Informatio	on	-///	
building consilevels of the I	tructed as part of touilding contain rendered for the ground/f	ral Road and comprises part of a 9 the Mill Pond development. The usidential properties whilst there is irst floor. The planning consent for	pper a food	
Qualifying Ou	itcome: Qualifie	25		11/10
Land Restrict	ions (Policies Map)	: Other Land Restrictions:	Physical Outcome:	Suitable
			Physical Overview - B	rief Summary
			Planning permission	(19/00613/COU) was granted
Location Suit	ability Outcome:	Well served by public transport		the building to 8 dwellings Io assessment required.
Community a	ınd Open Space Ou	itcome: Suitable		
Availability O	utcome:	Unavailable: Practical Action or Inaction		
Achievability	Outcome:		Potential Capacity:	
<b>✓</b> Assessed20	21SHLAA		SHLAA	Result
			Unavailable	

Site Ref Hectares	<b>257</b> North	of Station Road, East of Betsham		0	Site 257: Land East of Betsham
Current Use	Agricultural				
Source Any Green Be	Desktop It? Yes			1	
south. Millbr lie to the east	etween Statio ook Garden C but the site a	nation  on Road and the A2 and slopes up the sentre and the Pepperhill Waste Remand the wider area are largely in agong the boundaries of the site.	ecycling Centre		- CANTOON -
Qualifying Ou Land Restricti		undary Adjusted  Map): Other Land Restrictions:	Physical Ou	utcome:	Unsuitable
Scheduled Mo	onument		The site is u	unsuitable f	ief Summary for residential development
Location Suita	ability Outcon	ne: Unsuitable	which is un settlement	related to a . It is likely	n area of open countryside any existing built up to have an adverse impact
Community a	nd Open Spac	ce Outcome:			landscape. It could also ade 2 agricultural land. Its
Availability O	utcome:		Recycling C adverse im future occu	entre mear pacts on th ipiers. Thei the overhea	nd the Pepperhill Waste in that there could be e residential amenity of re are also constraints ad power lines, heritage and
Achievability	Outcome:		Potential C	apacity:	
<b>∠</b> Assessed20	21SHLAA		Unsuitabl	SHLAA R	Result

Current Use Dwelling	Site Ref	258 100 Fulwio	ch Road, Dartford DA1 1UT						
Current Use Dwelling  Source Desktop  Any Green Belt? 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  Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:  Net site capacity likely under 5  Physical Overview - Brief Summary  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Potential Capacity:	Hectares	0.05			Own seems allow	Site 255 100 Falmich Road			
Any Green Belt? 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  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 Outcome:  Availability Outcome: Potential Capacity:  SHLAA Result	Current Use					4 4 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
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  Land Restrictions (Policies Map): Other Land Restrictions:  Net site capacity likely under 5  Physical Outcome:  Physical Overview - Brief Summary  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result	Source	Desktop				101			
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  Land Restrictions (Policies Map): Other Land Restrictions:  Net site capacity likely under 5  Physical Outcome:  Physical Overview - Brief Summary  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result	Any Green Be	elt? No							
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  Land Restrictions (Policies Map): Other Land Restrictions: Physical Outcome:  Net site capacity likely under 5  Physical Overview - Brief Summary  DISQUALIFIED  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result	Site Descript	ion and Informatio	on		III- Nulection				
Land Restrictions (Policies Map): Other Land Restrictions:    Net site capacity likely under 5	dwelling and and south. T	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							
Physical Outcome:  Net site capacity likely under 5  Physical Overview - Brief Summary  DISQUALIFIED  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Physical Overview - Brief Summary  Physical Overview - Brief Summary  Physical Overview - Brief Summary  SHLAA Result	Qualifying Ou	utcome: Disqual	ified		4744	The second secon			
Location Suitability Outcome:  Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result	Land Restrict	ions (Policies Map)	): Other Land Restrictions:	Physical Outco	ome:				
Community and Open Space Outcome:  Availability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result				Physical Overv	view - Brief Su	ummary			
Availability Outcome:  Achievability Outcome:  Potential Capacity:  SHLAA Result	Location Suit	ability Outcome:	DISQUALIFIED						
Achievability Outcome:  Potential Capacity:  SHLAA Result	Community a	and Open Space Ou	utcome:						
✓Assessed2021SHLAA  SHLAA Result	Availability O	outcome:							
✓Assessed2021SHLAA	Achievability	Outcome:		Potential Capa	acity:				
Disqualified	<b>√</b> Assessed20	021SHLAA			SHLAA Result				
				Disqualified					

Site Ref	259 114 and 1	22 Birchwood Road, Wilmington	Parameter	
Hectares	0.26		0:-	Site 259: 11s & 122 Birchwood Road
Current Use	Residential			
Source	Desktop			
Any Green Be	elt? No	<b></b>		
The relatively residential ar	y flat site lies to the	e west of Birchwood Road within a residential property with an exterior includes some tree cover.		DARTIORD
Qualifying Ou	utcome: Disqua	ified	Wood	Transference Control of Control o
Land Restrict	ions (Policies Map	: Other Land Restrictions:	Physical Outcome:	
		Net site capacity likely under 5	Physical Overview - B	rief Summary
Location Suit	ability Outcome:	DISQUALIFIED		
Community a	and Open Space Ou	itcome:		
Availability O	Outcome:			
Achievability	Outcome:		Potential Capacity:	
<b>√</b> Assessed20	D21SHLAA		SHLAA	Result
			Disqualified	

The flat site li Hythe Street. repair busines of uses, include	Car repair  Call for Sites  It? No  on and Information es to the north of No It comprises an erest to the south of No ding a gas holder, of	n Victoria Road, close to its junctinctoria Road. It is within an are lwellings, a public house and but AA sites (refs 77, 137, 197 and 2	site 261: Milestone Garage, North of Victoria Road  cion with tion to the car rea with a mix usiness uses.
Qualifying Ou Land Restricti		: Other Land Restrictions:	Physical Outcome: Physical Suitability Issues
	ability Outcome: nd Open Space Ou utcome:	Well served by public transportcome:  Suitable  Available	Physical Overview - Brief Summary  The site is suitable for residential development in combination with the redevelopment of the
Achievability  ✓Assessed20		Developable	Potential Capacity: 6  SHLAA Result  Developable and/or Deliverable

Site Ref	262		Garage South	n of Victoria Road (6-	8 Victoria	0	
Hectares	0.011	Noau Dart	OIG DAI SAL	,		Site 262:	Milestone Garage, South of Victoria Road
Current Use	Car rep	pair					
Source	Call fo	r Sites					
Any Green B	elt? N	lo				1000	
Site Descrip	tion and	Informatio	n				
Kent railway repair premi	line, clo ses. The dwelling	ose to its jur e site is with s and a car	nction with Hy nin an area wi park. A numb	l and to the north of ythe Street. It compr ith a mix of uses, incl per of these are also	rises a car uding	200	BAUTYORS TO COLUMN TO COLU
Qualifying O	utcome:	Qualifie	!S			Title County Charles and Charles	- I - I
Land Restric	tions (Po	olicies Map)	: Other Land	d Restrictions:	Physical Out	ccome:	Suitable
					Physical Ove	erview - Br	rief Summary
Location Sui				by public transport uitable	Flood risk is residential a provided ab	sues are lil accommod ove groun need to tal	residential development. kely to mean that lation could only be id floor level. Development ke into account air quality, tage issues.
Availability (	Outcome	2:	Available				
Achievability	Outcon	ne:	Developable		Potential Ca	pacity:	5
<b>✓</b> Assessed2	021SHL <i>A</i>	λA				SHLAA F	Result
					Developal	ole and/o	or Deliverable

Site Ref	263 Land East of	of Darenth Road South, Darenth		Site 263: Darenth Road South
Current Use A	gricultural			
Source Ca	all for Sites			
Any Green Belt?	? Yes			
Site Description	n and Informatio	n		ALL OF THE
west to east. It mature trees. If the north and so	consists of a larg	Darenth Road South and slopes to paddock surrounded on all sides poradic development, with a caproperties and the Chequers Public.	les by are home to	SATTORD SATTORD CANDIDATE
Qualifying Outc	come: Qualifie:	5		The second secon
Land Restriction	ns (Policies Map):	Other Land Restrictions:	Physical Outc	ome: Unsuitable
			Physical Over	view - Brief Summary
Location Suitab	ility Outcome:	Unsuitable	as it would ur is unrelated t would result	suitable for residential development banise an area of countryside which o any existing built up settlement. It in the loss of mature trees along
Community and	d Open Space Out	:come:	adverse impa also result in There are also	d South and is likely to have an ct on the local landscape. It could the loss of grade 3 agricultural land. o constraints relating to n, groundwater and heritage.
Achievability Ou	utcome:		Potential Cap	acity:
✓Assessed2021	1SHLAA			SHLAA Result
			Unsuitable	

	Site 264: Garden Place, Wilmington
Hectares 3	
Current Use Agricultural	
Source Call for Sites	
Any Green Belt? Yes	
Site Description and Information	
The site comprises agricultural land to the south of Garden Placul de sac. It is largely surrounded by farmland and other operatits northern tip which is adjacent to dwellings. It slopes up south to north.	en land except
Qualifying Outcome: Qualifies	Name of the Party
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
Location Suitability Outcome: Unsuitable	and wider landscape. It would also adversely impact on residential amenity as a result of the
Community and Open Space Outcome:	increase in traffic movements along Garden Place. It does not appear to be possible to
Availability Outcome:	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.
Achievability Outcome:	Potential Capacity:
✓ Assessed 2021 SHLAA	SHLAA Result
_	Unsuitable

Site Ref	265	The Vicarage, South of Overy	Liberty, Dartford	Site 265: The Vicarage, Overy Liberty
Hectares  Current Use	0.5	ng		
current osc	DWCIIII	'5		
Source	Call for	Sites		
Any Green B	Belt? N	0		
Site Descrip	tion and	Information		
lies south of immediately associated v	the Ove to the e vith the A	es a dwelling and grounds (use ry Liberty/ East Hill junction. east, beyond which is a car par Acacia complex lie to the soutl ands, particularly along the bo	The River Darent lies k. The buildings n and west. There are	BASTOON PROPERTY OF THE PROPER
Qualifying O	utcome:	Qualifies		
Land Restric	tions (Po	olicies Map): Other Land Rest	rictions: Physical C	Outcome: Unsuitable
			Physical C	Overview - Brief Summary
				unsuitable for further residential ent. It is within an area at high risk of
Location Sui	tability C	Outcome: Well served by pu	110001118)	immediately adjacent to the River
Community	and Ope	n Space Outcome: Suitab		ould pass the exception test which to provide wider sustainability benefits
Availability (	Outcome	:	to the cor The inten- have adve East Hill/ developm	mmunity that outweigh the flood risk. sification in the use of the site could erse impacts on the operation of the Overy Liberty road junction. Any nent would also need to address biodiversity, air quality and groundwater
Achievability	y Outcon	ne:	Potential	Capacity:
<b>✓</b> Assessed2	021SHLA	AA	Unsuital	SHLAA Result  ole

Site Ref	266		/atling Street ar nt Valley Hospi	nd East of Darenth	Wood	0	
Hectares	27.8	Noda/ Darc	The valley 1103pt	tai, bartiora		Site	266: Watting Street & Darenth Wood Road
Current Use	Agricu	ltural				5/	
Source	Call fo	r Sites					
Any Green E	Belt? Y	es					
Site Descrip	tion and	Informatio	n				
and to the e residential p east. The si	ast of Da propertie te slopes	arent Valley s to the sou s up from th	Hospital/ Dareith of the site ar	o the south of Wat nth Wood Road. T nd Darenth Woods the south west. O outh east.	here are lie to the		DAR TYCHO
Qualifying C	utcome	Qualifie	S				
Land Restric	tions (Po	olicies Map)	: Other Land R	estrictions:	Physical O	utcome:	Unsuitable
					Physical O	verview - Br	rief Summary
Location Su	tability (	Outcome:	Unsuitable		developm direct and	ent. Develo indirect im	for residential poment would have negative pacts on the ancient liately to the east, the
Community	and Ope	en Space Ou	tcome:		nearest pa	art of which	is also a medieval woodland t. Development would also
Availability	Outcome	2:			lead to sig site is visik part of a b developm countrysic other cons addressed	nificant cha ole from sur ouffer betwe ent in the under the sou straints which including to on network	nges to the landscape as the rounding roads and provides een existing and proposed rban area and the wider with of the A2. There are ch would need to be the power lines, national grid, contamination and
Achievabilit	y Outcor	ne:			Potential (	Capacity:	
<b>√</b> Assessed2	.021SHL/	AΑ				SHLAA F	Result
					Unsuitab	ole	

Site Ref	267	Ashirwad Bean Roa	d Greenhithe DA9 9	9JB	0	Site 267: Ashirwad, Bean Road
Hectares	0.13					
Current Use	Dwelli	ng			To Control	
Source	Deskto	р			1	
Any Green B	elt?	lo				
Site Descript	tion and	Information			16	
St Mary's Ch which extend	urch. It ds furthe	ast of Bean Road, so comprises a dwellin er south. The garder om west to east	g and grounds in a i	residential area		BAR PORE
Qualifying O	utcome	Qualifies			STREET, STREET	A STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN C
Land Restrict	tions (Po	olicies Map): Other	Land Restrictions:	Physical Ou	itcome:	Suitable
				Physical Ov	erview - Bı	rief Summary
Location Suit	tability (	Outcome: Well ser	ved by public trans	Any develo	pment wo	residential development. uld need to take account of dwater and heritage issues.
				Contaminat	ion, groun	uwater and heritage issues.
Community a	and Ope	en Space Outcome:	Suitable			
Availability C	Outcome	e: Available	2			
Achievability	/ Outcor	ne: Develop	able	Potential Ca	apacity:	5
<b>✓</b> Assessed20	021SHLA	AA			SHLAA I	Result
				Developa	ble and/	or Deliverable

Site Ref	268	36-40 Hea	th Street, Da	rtford DA1 2LD		0 t-	ALT THE PARTY OF T
Hectares	0.11						Site 200: 36-40 Heath Street
Current Use	Reside	ntial					
Source	Plannir	ng Applicati	ion				
Any Green B	elt? N	0					
Site Descrip	tion and	Informatio	on			H	
Place. It cor	nprises a ·loor and	4 storey re	esidential bu	r, immediately eas ilding which includ ear. The site lies w	es a shop on		A PARTIES
Qualifying O	utcome:	Qualifie	?S				
Land Restric	tions (Po	licies Map)	: Other Lan	d Restrictions:	Physical (	Outcome:	Suitable
					Physical (	Overview - B	rief Summary
							residential development ke account of groundwater
Location Sui	tability C	outcome:	Sufficiently small or PD	sustainably located L	issues.		0
Community	and Ope	n Space Ou	tcome:	Suitable			
Availability (	Outcome	:	Available				
Achievability	y Outcom	ne:	Developable	e 	Potential	Capacity:	6
<b>√</b> Assessed2	021SHLA	A				SHLAA	Result
					Develop	pable and/	or Deliverable

Site Ref Hectares Current Use			field, Mill Pond Dartford DA1	l Development Si 1BW	te, Mill	0	Site 269: Block E Oldfield House
Source Any Green Be Site Descript	elt? No	nformatio	ı				
of Central Ro north are ind Pond is a larg commercial u	ad and W ustrial pro ely residents	/illiam Mui emises wh ential area	ndy Way. It is conditionally it is conditionally it is conditionally individually i	oment and lies or currently vacant. the development porting shop and	To the site. Mill		BASTICAL WINDOWS WINDO
Qualifying Ou  Land Restrict			Other Land R	estrictions:	Physical Ou		Physical Suitability Issues ief Summary
Location Suit	·			public transport	but flood r residential provided a would need	isk issues ar accommod bove groun	residential development re likely to mean that ation could only be d floor level. Development to account groundwater
Availability O  Achievability			Available Developable		Potential C		14
<b>√</b> Assessed20	021SHLAA				Developa	SHLAA R	or Deliverable

Site Ref Hectares	270 114-13 0.08	30 Lower Hythe Street, Dartford			
Current Use	Employment				
Source	Planning Appl	ication			
Any Green Be	lt? No				
Site Descripti	on and Inform	nation			
commercial p including a pu	remises. The sublic house, bu	of Lower Hythe Street and comprise site is within an area with a mix of u sinesses and new residential develo er of these are also SHLAA sites (refs	ses, pment at the		
Qualifying Ou	tcome: Qu	alifies			
Land Restricti	ons (Policies N	Лар): Other Land Restrictions:	Physical Ou	ıtcome:	Suitable
			Physical Ov	erview - B	Brief Summary
	ability Outcom		combination British Gas and 262), L	on with the Holder (7 ower Hyth	r residential development in e redevelopment of the 7), Milestone Garages (261 ne Street (197) and Steam 0) to achieve wider
Availability O		Available	likely to me could only Developme	ean that re be provide ent would a quality, gr	area. Flood risk issues are esidential accommodation ed above ground floor level. also need to take into roundwater and
Achievability	Outcome:	Developable	Potential C	apacity:	7
<b>√</b> Assessed20	2151177			SHLAA	Result
<u>▼</u> H33E33EUZU	ZIJILAA		Developa	ble and/	or Deliverable

Site Ref Hectares	271 Land at East	stern End of St Marys F	Road, Stone	O *** Site 27	1: Land at Eastern End	of St Marys Road
Current Use	Scrubland					Tea
Source I	Planning Applicati	on				
Any Green Bel	t? No					
Site Description	on and Informatio	n				
Crossways Bou boundary. The	ulevard. It is scrubere has been some ites to the south a	St Marys Road, immed land, with a belt of tre e new build residential nd west are also ident	es along the northern development in the	9900		CANTIDORS CANTIDORS CANTIDORS CANTIDORS CANTIDORS
Qualifying Out	come: Qualifie	s		STRUMENT STREET	UNDERSKAPINE .	577/0-1-1-3
Land Restriction	ons (Policies Map)	: Other Land Restricti		Outcome: P	Physical Suitab	oility Issues
			Physical (	Overview - Bri	ef Summary	
	·	Well served by public	transport Flood risk accommo	s suitable for r c issues may m odation could oor level. Dev to account co	nean that resion only be provion velopment wo	dential ded above ould also need
Community an	nd Open Space Ou	tcome: Suitable	archaeolo	ogical issues.	The landscapi	ng along the
Availability Ou	tcome:	Available	northern	boundary sho	ould be retaine	ed.
Achievability C	Outcome:	Developable	Potential	Capacity:	5	
✓Assessed202	21SHLAA			SHLAA Re	esult	
			Develop	oable and/o	r Deliverabl	le

Site Ref	272	72-80 East H	Hill, Dartford DA	A1 1RZ		0	Site 272: 72-80 East Hill
Hectares	0.06						Sile 272: 72-00 East Hill
Current Use	Retail,	offices					
Source	Plannii	ng Applicatio	n				
Any Green E	selt? N	0					A MARIE
Site Descrip	tion and	Information	ı			Jian A	Transie .
storey build floor. There Livingstone the west lie	ing with are resi Hospital a mixtur	a small Tesco dential prope lies to the so	Express super erties to the no outh, on the opp	ast Hill. It comprise market on the ground rth and east, and posite side of the mises. The site fal	ound road. To		SARTI CHES
Qualifying C	utcome:	Qualifies					
Land Restric	tions (Po	olicies Map):	Other Land Re	estrictions:	Physical Ou	ıtcome:	Unsuitable
					Physical Ov	verview - B	rief Summary
Location Sui	tability (	Outcome: \	Vell served by រុ	public transport	of 5+ dwell to make pr	ings, princ ovision for	for residential development cipally as it would be unable off-street parking in an area ing is an issue. Any
Community	and Ope	n Space Out	come: Suita	able	developme	nt would i	require careful design to nodate that level of
Availability (	Outcome	2:			residential shop/ com Hill frontag	developm munity use e on the g quality, a	ent and need to ensure that es are provided to the East round floor and take into rchaeological and
Achievabilit	y Outcon	ne:			Potential C	apacity:	
<b>√</b> Assessed2	.021SHL <i>A</i>	λA				SHLAA	Result
					Unsuitabl	е	

f 273 Land Rea	r of 165-173 Hawley Road, Dartfor	d
ares 0.03		Site 273; Land Rear of 165-173 Hawley Road
rent Use Residential		
rce Planning Applica	tion	
y Green Belt? No		
e Description and Informat	ion	
operties to the north and so	of Hawley Road. There are resider uth, with industrial buildings as parthe east. Agricultural land lies to the	rt of the
ualifying Outcome: Disqu	alified	
nd Restrictions (Policies Ma	o): Other Land Restrictions:	Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
cation Suitability Outcome:	DISQUALIFIED	
ommunity and Open Space C	outcome:	
vailability Outcome:		
chievability Outcome:		Potential Capacity:
chievability Outcome: Assessed2021SHLAA		Potential Capacity:  SHLAA Result

Site Ref	274	First, Second And Third Floors 26 Lc	owfield Street,				
Hectares	0	Dartford DA1 1HD	Olic 27+, 20 Cownell Street				
Current Use	Vacant						
Source	Plannir	ng Application	17/1/2-7-7 ·				
Any Green Be	elt? No	0					
Site Descript	ion and	Information					
Street. It is c	urrently	es a 3 storey building on the east sid vacant but the ground floor is form e boundaries of Dartford Town Cent	ned of a shop unit.				
Qualifying Ou	utcome:	Qualifies	BASTFORD VINNESSES				
Land Restrict	ions (Po	licies Map): Other Land Restriction	Physical Outcome: Physical Suitability Issues  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 façade would need to be retained as it is a key				
Location Suit	ability O	Dutcome: Dartford Town Centre					
Community a	and Ope	n Space Outcome: Suitable	façade in the conservation area. Flood risk issues are likely to mean that residential				
Availability O	outcome	: Available	accommodation could only be provided above ground floor level. Any development would also need to take into account air quality, archaeological and groundwater issues.				
Achievability	Outcom	ne: Developable	Potential Capacity: 5				
✓Assessed20	)21SHLA	Α	SHLAA Result				
			Developable and/or Deliverable				

Site Ref 275 11 Darent	h Road, Dartford DA1 1LP	O Site 275: 11 Darenth Road
Hectares 0		and 20.11 button road
Current Use Dwelling		
Source Desktop		
Any Green Belt? No  Site Description and Information	on	
the south of the Malt Shovel Pu	n the west side of Darenth Road. blic House. There is some screen eparates the site from the Fastradd.	
Qualifying Outcome: Disqual	ified	The second secon
Land Restrictions (Policies Map)	: Other Land Restrictions:	Physical Outcome:
	Net site capacity likely under 5	Physical Overview - Brief Summary
Location Suitability Outcome:		Physical Overview - Brief Summary
	5 DISQUALIFIED	Physical Overview - Brief Summary
Community and Open Space Ou	5 DISQUALIFIED	Physical Overview - Brief Summary
Community and Open Space Ou Availability Outcome:	5 DISQUALIFIED	Physical Overview - Brief Summary  Potential Capacity:
Location Suitability Outcome:  Community and Open Space Outonailability Outcome:  Achievability Outcome:  Assessed2021SHLAA	5 DISQUALIFIED	

SHLAA SIT	E SUM	MARY R	EPORT						
Site Ref	276	Rehoboth	House, Brent Wa	6DA	Save and delete	The second secon			
Hectares	0.2					Site 275: Rehoboth House, Brent Way			
Current Use	Vacant	land rear	of church						
Source	Deskto	р							
Any Green Be	elt? No	0							
Site Descript	ion and	Informati	on				1		
low-rise build grounds. The the subject o along its bou Qualifying Ou	ding which ere is a varief potent indaries a utcome:	ch is used acant tractial develop and there Qualifi	I largely residentia as a church and as c of land to the rea oment. The site co is tree cover in the es ): Other Land Res	ssociated parking or of the building ontains screen lar e northern part c	g and which is ndscaping		BASTICES WEST CONTROL OF THE PROPERTY OF THE P		
Luna Nestrici		neies iviap	j. Other Land Res	inctions.	Physical Ou	itcome:	Physical Suitability Issues		
				Physical Overview - Brief Summary					
Location Suit	-		Sufficiently susta small or PDL utcome: Suita	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					
Availability Outcome: available groundwater issues.									
Achiovahility	Outcom	.0.	Dovolonskla		Potential C	anacitus	7		
Achievability	Outcom	ie.	Developable		Potential C		/		
						CHIVVI	Dogula		

Developable and/or Deliverable

✓Assessed2021SHLAA