

## Action Note – Housing Land Supply Sites given effect by Policy M9

The following sites represent the sites which are given effect by Policy M9. For clarity, a list is provided of the other items in the Housing Land Supply, arranged by Policy below. This includes proposed Modifications linking sites in the Housing Land Supply to Policies in the Local Plan:

- Policy D3 (Mix of uses in Dartford Town Centre)
- Policy D7 (Station Surrounds/ River Darent Area)
- Policy E1 (Ebbsfleet & Swanscombe Strategy)
- Policy E3 (Swanscombe)
- Policy M22 (Bluewater) – NB, Policy M22 would need to be elevated to the Strategic Policies in order to include the allocated residential element.

SLAA Ref	Site Name	Pol icy	Cap acity
4	Two Brewers Pub	D3	11
16	Land at Highfield House, 2-4 West Hill & 74-76 Spital St	D3	23
32	52 Spital St	D3	14
49	59-69 High St	D3	5
91	1 <sup>st</sup> & 2 <sup>nd</sup> Floors, 8-10 High St	D3	8
119	Land r/o 62-66 Spital St	D3	28
120	Upper floors of Iceland, 47-49 High St	D3	13
226	Lowfield St & 11 Market St	D3	26
248	1-6 Market Pl, 1 Market St & 37 High St	D3	14
278	Waterbridge Ct, 50 Spital St	D3	8
10	Steam Crane Wharf	D7	76
17	Station Approach, Home Gardens	D7	253
77	British Gas Holder Site & Surrounding Land, Victoria Rd	D7	66
137	104 Lower Hythe St (reeves Garage)	D7	11
167	Orchards Shopping Centre	D7	269
197	Land at Lower Hythe St	D7	86
209	26-28 Westgate Rd	D7	8
261	Maidstone Garage N of Victoria Rd	D7	6

SLAA Ref	Site Name	Pol icy	Cap acity
262	Maidstone Garage S of Victoria Rd	D7	5
269	Northern Gateway Block E, Oldfield Mill Pond	D7	14
270	114-130 Lower Hythe St	D7	7
15	Croxton Garry	E1	232
130a	Castle Hill B&C	E1	294
130a	Castle Hill G,H,J,K	E1	125
144	Ebbsfleet Green 3	E1	35
144	Ebbsfleet Green 2c	E1	126
144	Ebbsfleet Green 4	E1	109
35	SWCS Car Sales, Craylands Ln	E3	5
65	47-49 High St, Swanscombe	E3	5
177	Swanscombe Auto Centre, 38-48 Milton Rd	E3	6
219	Block of 23 Lock-up Garages East of Craylands Sq	E3	6
220	Block of Lock-up Garages and Land at Gilbert Cl, Swanscombe	E3	16
222	Block of 26 Lock-up Garages R/o 44 Keary Rd	E3	5
224	Angels Garage, 149 Church Rd, Swanscombe	E3	9
245	Bluewater Chestnut Ave	M22	114

## Sites Given Effect By Policy M9

Proposed Modification is to move Policy M9 up into the Strategic Policies, Rename as Policy S5, and modify text as follows. The table of sites (Table X) is included directly after the supporting text.

### **Sustainable Housing Locations (M9)(S5)**

- *Strategic Objectives: W1, W2, I1, I3, G1*
- *NPPF paragraphs: 119*

5.75 New dwellings on sites of all sizes should be sustainably located. To identify specific sustainable locations with potential for five or more new dwellings, the Strategic Housing Land Availability Assessment 2021<sup>1</sup> (SHLAA) defines sites which are suitable and available for residential development. This land has been assessed through clear criteria consistent with this plan's strategic objectives, including access to local facilities and public transport, and has been found to be in a sustainable location and deliverable/ developable. Developable sites are set out in Table X below.

5.76 The principle of residential development at these identified locations is supported in the spatial strategy (policy S1) and will deliver a range of new land to boost the Borough's dwelling stock. The planned housing land supply is set out in the SHLAA with potential updates via the brownfield land register, plus statements showing the latest five year deliverable housing land supply information.

5.77 The predominance of new housing in the Borough is expected to be on land identified through these mechanisms and locations featured in the Borough's spatial strategy. Plan-led residential development locations are a fundamental part of Dartford's sustainable development (policies S1, S2 and S4, D3 to D7, M22, E1, and E34 to E6).

5.78 Sites not identified in the housing land supply are unplanned and considered to be windfall sites and - outside the priority growth locations covered by plan sections 3 and 4 - the policy

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<sup>1</sup> DBC (2021) Dartford Strategic Housing Land Availability Assessment Findings September 2021

provides the criteria necessary to confirm the unplanned residential sites that will be supported.

- 5.79 There is a strong imperative for all sites, large and small, to maintain the Borough's priority for development to be focussed on brownfield land. National policy gives substantial weight to suitable brownfield land within settlements and, in Dartford Borough, it is expected that greenfield land will only be needed exceptionally. Inappropriate windfall developments are a clear threat to achieving the plan's 80% brownfield land target (policy S4).
- 5.80 Developments comprising one to four dwellings will form windfalls as they are too small to be pre-identified. These small sites provide little opportunity for mixed developments or on-site provision of facilities and infrastructure. Their acceptability as sustainable development locations should be demonstrated in terms of net benefits.
- 5.81 The individual or aggregate impact of larger windfall sites can have real potential to have an adverse impact on maintaining sustainable development. These sites may present challenges to infrastructure planning and, potentially, brownfield land re-use requirements. They can compromise the achievement of Local Plan regeneration, and healthy and walkable neighbourhood/ sustainable transport objectives. These have not been accounted for in infrastructure planning with no ability to plan ahead for sufficient capacity (e.g. to secure land nearby for a new school expansion/ site). Even with the possibility of land on-site, major windfall developments risk undermining planning by the Council and infrastructure providers to ensure that sufficient timely and accessible infrastructure is prioritised and delivered, to allow urban regeneration/ the identified development locations to be realised.
- 5.82 It is very important in this Borough for any new residential development to be located close to, or deliver on-site provision for, schools, shops, health facilities, and recreation facilities. Access to, criteria for provision of, good public transport services providing access to employment sites or destinations with a range of services will also need to be demonstrated. Good access to facilities, frequent public transport, and the provision of good quality pedestrian and cycling opportunities linking to facilities underpin the central Local Plan

principle of encouraging a modal shift from car use to more sustainable forms of transport (policies S2 and S3). All developments need to show that the location is well integrated into safe walking and cycle routes.

#### Infrastructure and accessibility of medium/ large windfalls

- 5.83 For sustainable development aims to materialise, proper assessment is required of whether facilities and links are close by and convenient to use. Continuing the previous policy for windfalls of more than five dwellings, applicable walking distances in criterion 2b are those of sufficient quality and suitable in the Dartford Borough context to achieve substantial modal shifts from car dependency, using safe and attractive routes.
- 5.84 A high but achievable level is to be maintained in the Borough for accessibility to public transport services to ensure that this offers a genuine alternative choice for residents in preference to the car. The SHLAA uses a distance of 400m to a station or a bus stop with at least two buses an hour each way (or six per hour for greenfield sites over 1 hectare) and this same criterion will be applied to windfall sites. The usefulness of the service will also be taken into account, including the number of services available and the destinations served by these services, e.g. Dartford Town Centre, hospital, secondary schools, Bluewater, urban employment areas.
- 5.85 Developments should be within easy walking distance of community facilities along a usable and good quality route. A maximum walking distance of up to 800m to a range of public services and shops is the normal distance that will be applied in the Borough. This will take account of both existing provision in the area and relevant facilities that have been secured and are forthcoming.
- 5.86 Major developments (of 10 or more new dwellings) must be shown to give close consideration under criterion 2c to providing for needs arising for social, community and green infrastructure. This will normally relate to the scale of development proposed and should address the latest available information on infrastructure delivery in the Borough. This will

include projections on capacity and will take into account both planned development and planned provision of infrastructure over the plan period. Applicable proposals must be supported by evidence on how the infrastructure proposed as part of the development is sufficient or provide an explanation of how impacts can be acceptably mitigated.

**Table X – Housing Land Supply outside of Dartford Town Centre, Ebbsfleet, Swanscombe & Bluewater**

SHLAA Ref	Site	Size (Ha)	Capacity	Status	Delivery Trajectory
2	Greenwood	0.16	5	Permitted 17/01519	2022/23
3	Knockhall Rd	0.40	61	Brownfield Register	2027-2029
12	St James Lane Pit (Stope Pit 2)	21.14	764	Outline Permission 05/00221	2024-2030
21	Stone Lodge	36.70	140	Outline Permission 20/00746	2023-2027
23	Builders Yard, 1 Spring Vale, Knockhall Rd	0.75	30	Brownfield Register	2036/37
27	Questor Riverside	0.06	8	Brownfield Register	2035/36
31	Land r/o 67-97 Station Rd, Longfield	0.15	5	Brownfield Register	2034/35
39	The Pits, St Vincents Rd	0.39	14	Brownfield Register	2035/36
53	Chastillian Rd Workshop	0.10	9	Permitted 19/01463	2023/24
56	Powdermill Ln	2.18	36	Permitted 00/00353	2025-2027
57	152-154 London Rd, Stone	0.08	5	Brownfield Register	2034/35
62	125 St Vincents Rd	0.34	18	Brownfield Register	2035/36
82	52-62 West Hill	0.27	34	Brownfield Register	2032/33
85	127-129 Dartford Rd	0.28	14	Brownfield Register	2035/36
89	Block of 35 Lock up Garages R/o 47-53 Farnol Rd	0.14	6	Brownfield Register	2036/37
90	Block of 35 Lock up Garages R/o 36-46 Attlee Dr	0.14	13	Brownfield Register	2034/35
97	Community Centre & 63-67 Alamein Gardens, Stone	0.03	6	Brownfield Register	2034/35
102	Village Heights, Station Rd, Greenhithe	0.47	47	Brownfield Register	2027/28
108	West Hill House	0.27	33	Brownfield Register	2032-2034
111	Temple Hill Club, Temple Hill Square	0.30	14	Brownfield Register	2033/34
114	Land W of Darenth Rd (Clubbs Pit) Phase 2	2.33	45	Permitted 15/01100	2023-2026
117	Greenhithe Car Park, S of Steele Ave	0.57	5	Brownfield Register	2027/28
124	Dartford Magistrates Court	0.22	25	Brownfield Register	2036/37
132	16A The Bridge (Care Home)	4.97	39	Permitted 19/00404	2023/24

SHLAA Ref	Site	Size (Ha)	Capacity	Status	Delivery Trajectory
169	Northgate Van Hire, 301 Lowfield St	0.12	6	Brownfield Register	2035/36
190	J Clubb Ltd, Church Hill, Wilmington	0.99	30	Brownfield Register	2035-37
214	County Estate, Department Depot, Broad Ln, Wilmington	0.28	6	Brownfield Register	2033/34
216	35 Myrtle Rd, Oakfield Ln	0.17	9	Outline Permission 18/00068	2023/24
218	Block of 29 Lock-up Garages R/o 21 Albert Rd	0.10	5	Brownfield Register	2035/36
225	Land at Birch Pl, Horns Cross	0.20	5	Brownfield Register	2033/34
232	Block of 25 Lock-up Garages NE of Collier Crescent	0.17	5	Brownfield Register	2036/37
252	North End Farm	0.31	6	Permitted 20/00951	2022/23
254	Twistleton Court	0.11	6	Permitted 19/00023	2024/25
267	Ashirwad, Bean Rd	0.11	5	Brownfield Register	2034/35
268	36-40 Heath St	0.10	6	Brownfield Register	2027/28
271	Eastern End of St Marys Rd	0.08	5	Brownfield Register	2032/33
272	72-80 East Hill	0.06	5	Permitted 20/01502	2023/24
276	Land r/o Rehoboth House, Brent Way	0.24	7	Brownfield Register	2036/37
296	The Nucleus, Brunel Way	0.50	29	Permitted 21/01225	2036/37

### **Policy M9: Sustainable Housing Locations**

1. Sites located in accordance with the Central Dartford, Bluewater, or Ebbsfleet and Swanscombe policies, or in the identified housing land supply set out on Table X (where the proposed number of dwellings is broadly in line with the projected site capacity), will be permitted for residential development.
2. At other locations, residential development will be supported where the benefits of the proposal outweigh the disbenefits, including the sustainability of the site's location. Unplanned windfall development within use class C3 involving a net gain of five or more dwellings should also show that:
  - a) It is located on brownfield land, unless it has been demonstrated that the site is necessary to rectify a lack of five year supply of deliverable housing land;
  - b) It is within easy walking distance of a range of community facilities including schools, shops, leisure and recreation services, and is well located with respect to walking/ cycling and good public transport to a choice of employment opportunities; and

- c) In the case of major development, it is also shown to be sufficiently served by infrastructure, after allowing for the infrastructure requirements of the sites identified in the housing land supply.

#### Note

Where sites are permitted, and implemented, they have not been included in Table X. These sites are set out below for clarity.

SHLAA Ref	Site	Size (Ha)	Capacity	Status	Delivery Trajectory
5	St Marys Church Hall, Church Hill	0.11	6	Permitted, Under Construction 21/00508	2022/23
44	Land S of St Marys Rd	0.54	76	Permitted, Under Construction, 17/02082	2022-25
118	53 Watling St	0.20	8	Permitted, Under Construction, 21/00249	2022/23
170	Land N of St Marys Rd, Stone	1.36	258	Permitted, Under Construction 20/00043	2023-2027
236	Land adjacent 33 St Marys Rd, Stone	0.11	12	Permitted 21/00910	2023/24