

## DBC Commentary on Trajectory rates of sites 50+ Units

Further evidence for Matter 10 of the Dartford Local Plan examination: a commentary on the phasing of all residential sites of 50 homes or more, including confirmation of the first and last years of projected delivery. Proposed to be included in the Final SHLAA Findings report as an expanded and updated Appendix D, where full year by year phasing is contained.

Ref	Site	Proposed Status	Capacity	First/last year	Commentary
1	Ebbsfleet Central A (EC1)	Draft Allocation E4	418	2032-36	Creation of a strategic urban mixed use hub and District Centre around Ebbsfleet International High Speed rail station, EDC owned land. Outline planning application has been submitted for Parcels A and B (EC1 and EC2) and are currently being considered, determination expected in Spring 2023. Site is already readily accessible but replacement station car parking is needed to release land for development. Car parking will be replaced early in the development programme. EC2 will be delivered first to have the greatest placemaking impact for the Garden City. The build numbers per annum are based on the nature/design of the scheme which is higher density with buildings up to 14-storey, its outstanding transport links, and featuring affordable housing alongside a range of private residential (expected to include build to rent development). Build out will peak at 280 units p.a. There is strong government backing for the scheme. Parcel C (EC4) has been assessed for capacity and includes 338 units of capacity beyond the Plan period.
1	Ebbsfleet Central B (EC2)	Draft Allocation E4	1155	2027-35	
1	Ebbsfleet Central C (EC4)	Draft Allocation E4	638	2034-40	
3	Knockhall Rd	SHLAA/ M9	61	2027-29	3 detached houses becoming flatted development. Good access onto the A226 and close walking distance to good bus services and Fastrack. Adjacent to EDC residential site recently completed. Permitted in 2019, but not assumed to be in 5-year supply. A family company owns the site and all their sites due to inheritance issues. We understand these issues are being resolved. The build out rate is assumed to be c30 units p.a. (but could possibly be higher as flatted development).
10	Steam Crane Wharf	SHLAA/ D7 Central Dartford	78	2033-36	PDL and mostly cleared site close to town centre adjacent to and facing the river. However, it remains in low value commercial use. Build out rate of 39 units p.a. projected although could be higher as likely to be a high density flatted development. Landowner supported redevelopment in the SHLAA process.
12	St James Lane Pit (Stone Pit 2)	Outline Permission 05/00221/O UT	764	2024-30	Former quarry with outline permission for 870 units, Reserved Matters applications are currently (Nov 2022) under consideration by the Council for 764 units, see below. Rapid progress after eventual completion of quarry remediation works and acquisition by house-builder Taylor

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					<p>Wimpey. All Reserved matters submitted and PPA with the Council to determine applications for housing early 2023. It is very unusual for reserved matters to be submitted at the same time for a site of this scale; the applicant has indicated that they intend to start construction on all housing phases at the same time. Details published in the submitted Delivery Strategy<sup>1</sup>: supporting the masterplan and RM applications includes building of a spine road and removal of power lines from Jan 2023.</p> <p>Matters Rep re inclusion from year 3 of plan.  22/01151/REM; phase 0 – spine road – 0 dwellings  22/01183/REM; phase 1 – 335 dwellings – 15% AH – 272 build to rent units (accommodation schedule attached)  22/01184/REM; phase 2 – 265 dwellings – 30% AH  22/01250/REM. Phase 3 – 163 dwellings – 30% AH</p> <p>These reserved matters are a mix of houses and flats and 3 different tenures are proposed, market housing, build to rent and affordable housing. As there is more than one product has the potential to support higher build out rates. The 150 dwellings p.a. phasing is therefore a justified and pragmatic approach to development delivery given that all phases are planned to start at the same time.</p>
14	Lowfield Street re-development site	Draft Allocation D5, Permitted	556	2022-26	<p>Town Centre Site allocation along with sites 22 and 84. This site covers 556 dwellings: phases 1-3. Developer (Bellway London) on site, with 152 units completed pre April 2022.</p> <p>Ph 1 – 88 dwellings complete and occupied (2021/22).  Ph2 - 188 dwellings, 64 occupied (2021-22), remainder completed and due to be occupied around end 2022. Bellway advised Block A starting to be occupied Dec. Block D around the same time, So 124 units to be delivered in 2022/23.</p> <p>Phase 3 (280 dwellings) is under construction. Block F also under construction.</p> <p>The trajectory is based on that provided by Bellway and is also consistent with recent delivery. It reflects that this is a</p>

<sup>1</sup> Link no longer available as of November 2024

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					high density site consisting of blocks of apartments, each block of varying size to reflect site constraints. The numbers coming forward (whilst appearing rather 'lumpy') reflect the block sizes and also their locations, eg some block may come forward together so delivery in that year is higher.
15	Croxton Garry Site (E of Ingress Park)	Permitted, Under Construction	232	2022-26	Reserved matters approved for all 232 homes with the developer currently on site. Most ground works are done with over 25% of homes started. Build out will peak in 2023 at 75 units p.a. and completing by 2026. These rates are based on developer forecasts and reviewing previous sites delivered by the developer (Bellway London).
17	Station Approach Home Gardens	SHLAA/ D7 Central Dartford	253	2034-37	Owned by Council, Network Rail, and Homes England constituting Civic Centre and surface parking. Site has been out to market previously. Put on hold due to previous lack of viability certainty, but desire by all parties to bring forward. Subsequently, large scale 'Langley Square' flatted development has been successfully completed immediately the other side of the railway. Network Rail have already been provided with replacement car park to enable development of station car park. Capacity identified by the Council's town centre regeneration work. High density and long-term viability is appropriate as site is adjacent to rail station serving a number of London termini. Assumed flatted development peaking at 100 units p.a. at the end of the Plan period.
19	Glentworth Club Site, 154 Lowfield Street	Draft Allocation D5	52	2033-35	Local former serviceman's club which is under-used. Part of site is also owned by the Council. Discussions ongoing to facilitate development enabling new community facility alongside new residential. Site forms part of the overall Lowfield Street allocation D5 for 700 or more houses, but 711 granted planning permission already excluding this site.
20	Co-op Site	Draft Allocation D4, Permitted 20/00409	120	2027-29	Planning permission granted Jun 2020. Council own part of site and are currently purchasing the remainder from Homes England. Vacant site and strong impetus to bring forward and subsidise delivery, as per recent Council resolution. Could potentially be delivered earlier than projected so trajectory considered conservative, and total residential potential could be increased if non-residential element reduced.
21	Stone Lodge	Outline Permission 20/00746	140	2023-2027	Former landfill, but greenfield site. Outline granted 2019 for wider development, secondary school and rugby club completed. Site is owned by the Council, and contracts exchanged with Dandara to purchase 2 parcels which have Outline permission for residential. Access roads and

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					electricity lines have been undergrounded to facilitate development. Land is ready for development. Reserved matters applications for 140 dwellings submitted and under consideration. Small residential developer with no other outlets in the Borough. The first year and spread of delivery over 4 years is appropriate, and is supported by Dandara.
22	Vauxhall Farm, Land East of 110-114 Lowfield St	Draft Allocation D5, Permission	84	2023 -25	Bellway (London) flatted site linked to site 14 above and 84 below. Site cleared and developer is on site.
44	Land South Of St Marys Road	Permitted 19/00575, Under Construction	76	2022 -25	Developer and site visit confirms Building 1 (24 units) and building 3(29 units) almost ready for occupation, totalling 53 completions for 2022-23. Building 2 (23 units) work about to start.
77	British Gas Holder Site And Surrounding Land, Victoria Rd	SHLAA/ D7 Central Dartford	66	2033 -35	Hazardous Substance Revocation order confirmed 2018. Details of demolition approved 21/00899/DEMCON and conditions approved. Current application to infill gasholder void 22/01075/FUL so site is ready for redevelopment.
84	Former DA1 Club, 46-58 Lowfield St (Church)	Draft Allocation D5, Permission	71	2024 /25	Part of Lowfield Street allocation alongside Sites 14 and 22 above. Developer taking vacant possession of building at the end of Dec 2022; hoarding to go up then. Bellway are committed to works starting and build out as soon as possible as construction of this site impacts on the adjacent access road to serve the wider development and prolongs the use of temporary accesses. Discussions on-going with Council as the works are adjacent to town centre public realm works being delivered by DBC. One building so occupation of the site all in one year.
130 a	Castle Hill B&C	Permitted, Under Construction	336	2022 -26	Residual phases- Castle Hill (first 'village' in Eastern Quarry) near fully occupied. Mixture of houses and flats being delivered by Taylor Wimpey with all properties granted reserved matters. Developer on site with 165 starts and some completions. Build out peaking around 2023 at 104 units p.a. and completing by 2026. Build out rate based on landowner and developer information and reviewing track record of developer in Ebbsfleet so far. The s106 requires this market housing to be delivered alongside the affordable homes (next entry below).

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130 a	Castle Hill GHJK	Permitted, Under Construction	163	2022 -24	Residual phases- Castle Hill (first 'village' in Eastern Quarry) near fully occupied. Clarion scheme consisting of affordable flats and houses all with reserved matters approval. All properties have been started with some completions reported. Build out peaking around 100 units p.a. Delivery is linked to the market homes (above) and 126 homes have already been completed.
130 b	Alkerden 5	Draft Allocation E5, Permission	182	2022 -25	Reserved matters approval for houses and flats being delivered by Bellway (Kent) including 25% affordable. Developer on-site with 35 starts. Delivery expected to peak around 2023 at 87 units p.a. and completing by 2025. This is a different Bellway office to that delivering Croxton & Garry and Alkerden 3.
130 b	Alkerden 5b	Draft Allocation E5, Outline Permission	160	2024 -26	Outline planning permission granted and Westerhill Homes is currently in pre-application discussion for a scheme of 164 homes and flats including 25% affordable. Scheme may include a build to rent element. Land sale expected before Christmas with reserved matters in Spring 2023. Build out commencing in 2024, peaking around at 80 units p.a. and completing by 2026. Westerhill Homes have already delivered a parcel in Alkerden achieving this rate.
130 b	Alkerden 3	Draft Allocation E5, Permission	138	2023 -25	Reserved matters approved for an apartment scheme by Bellway delivered across 3 blocks. Scheme will include 25% affordable product. Bellway have started on site so first completions expected in 2023. Rate of delivery based on information from the developer and the logistics of building out this parcel and those around it. Build out peaking around 2023 at 96 units p.a. and completing by 2025.
130 b	Alkerden Market Centre	Draft Allocation E5, Permission	550	2024 -28	Higher density form of development consisting of mainly apartments but also some family housing. Development to be bought forward by 2-3 developers (at least Henley Investments and Weston Homes). Outline permission granted. First reserved matters for 83 units is submitted and decision expected in February 2023. Second reserved matters for 412 units has been submitted and currently invalid. Delivery based on the form of development and phasing across the 4 parcels. Weston Homes has a good track record of delivery at their development close to Dartford Station. Ground works are completed and so build out commencing in 2024, peaking around 2026 at 166 units p.a. and completing by 2028.

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					These applications include non-residential uses (shops, cafes etc) and the developer is targeting their completion at the same time as the secondary school campus (planned for 2024/25) as this would have a positive impact on placemaking and support delivery elsewhere.
130 b	Alkerden South Phase 1	Draft Allocation E5, Permission	227	2023 -26	Reserved matters approved for a mix of houses and flats by Redrow. Scheme contains affordable homes with the first building a larger affordable apartment block. Ground works are complete with build out commencing in 2023, peaking around 2025 at 90 units p.a. and completing by 2026. Redrow have delivered up to 120 units per annum at their scheme in Ebbsfleet Green previously.
130 b	Alkerden South	Draft Allocation E5, Outline Permission	347	2024 -28	Outline planning permission granted with pre-application discussions underway on reserved matters. Development expected to come forward across 3 parcels by Redrow with a mix of house/flats and market/affordable. Ground works are largely complete on the land. Redrow have advised the delivery will overlap with Alkerden South Phase 1. Build out commencing in 2024, peaking around 2026 at 100 units p.a. and completing by 2028. Redrow have previous experience of achieving 120 homes per year in nearby Ebbsfleet Green.
130 b	Alkerden Gateway Parcel 7	Draft Allocation E5, Permission	67	2022 -24	Westerhill Homes have reserved matters approval for all 67 homes and all units have been started with some completions. This is a custom build scheme with strong interest from the market. Westerhill have forecast completion in 2023 and this is likely.
130 c	Ashmere Phase 1	Draft Allocation E5, Permission	281	2022 -25	Ashmere has its own access points, including the new road directly off the roundabout to Bluewater in the west of Ebbsfleet.  Reserved matters approval granted and being delivered by Countryside/Clarion Joint Venture. Scheme includes a mix of houses and apartments, affordable and market homes and some first homes. Nearly 200 homes have already been started and 34 completions. Build out peaking around 2023 at 100 units p.a. and completing by 2025. Large apartment blocks close to the main entrance are due to complete in December so completions will jump across the rest of the year. Sales have been very strong.
130 c	Ashmere Phase 2	Draft Allocation	235	2023 -26	Reserved matters granted for Countryside/Clarion JV with a mix of houses/apartments including 25% affordable. Ground breaking has been carried out. Developer is confident of

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		E5, Permission			delivery based on interest across phase 1, build out peaking around 2023 at 90 units p.a. and completing by 2026. Countryside Properties have previously completed 110 homes per year at Springhead Park Ebbsfleet and so the delivery rates forecast for Ashmere are supported.
130 c	Ashmere Phase 3	Draft Allocation E5, Outline Permission	244	2026 -30	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV. Phase to contain a mix of apartments and houses including 25% affordable homes. Developer is delivering the majority of Ashmere and will be overlapping between phases to ensure a consistent approach to delivery. Build out commencing in 2026, peaking around 2028 at 80 units p.a. and completing by 2030.
130 c	Ashmere (Phase 4) Local Centre	Draft Allocation E5, Outline Permission	118	2026 -28	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Developer is expected to be different from that delivering the majority of Ashmere. Phase to contain apartments alongside local shops, facilities and a school. Apartments will include 25% affordable products. Local Centre will support the delivery of the purely residential areas and the form will mean it comes forward in 2 or 3 buildings.
130 c	Ashmere Phase 4	Draft Allocation E5, Outline Permission	250	2027 -30	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV. Phase to contain a mix of apartments and houses including 25% affordable homes. Developer is delivering the majority of Ashmere and will be overlapping between phases to ensure a consistent approach to delivery. Build out commencing in 2027, peaking around 2029 at 90 units p.a. and completing by 2030.
130 c	Ashmere Phase 5	Draft Allocation E5, Outline Permission	250	2029 -33	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV. Phase to contain a mix of apartments and houses including 25% affordable homes. Developer is delivering the majority of Ashmere and will be overlapping between phases to ensure a consistent approach to delivery. Build out commencing in 2029, peaking around 2032 at 90 units p.a. and completing by 2033.
130 c	Ashmere Phase 6	Draft Allocation	250	2030 -33	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV. Phase to contain a mix of apartments and houses including 25% affordable

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		E5, Outline Permission			homes. Developer is delivering the majority of Ashmere and will be overlapping between phases to ensure a consistent approach to delivery. Build out commencing in 2030, peaking around 2032 at 90 units p.a. and completing by 2033.
130 c	Ashmere Phase 7	Draft Allocation E5, Outline Permission	222	2031-34	Build out commencing in 2031, peaking around 2033 at 70 units p.a. and completing by 2034.
130 c	Ashmere Phase 8	Draft Allocation E5, Outline Permission	255	2030-34	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV. Phase to contain a mix of apartments and houses including 25% affordable homes. Developer is delivering the majority of Ashmere and will be overlapping between phases to ensure a consistent approach to delivery. Build out commencing in 2030, peaking around 2033 at 64 units p.a. and completing by 2034.
130 c	Ashmere Phase 9	Draft Allocation E5, Outline Permission	271	2025-28	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV alongside phase 10 (below). Ground works are completed on the site with the parcels planned to be delivered following phase 2. Parcels are along the Fastrack corridor close to the tunnels to Bluewater that would be open in 2025. There would be a mixture of houses and apartments but a greater proportion of apartments due to Fastrack frontage/ accessibility. Build out commencing in 2025, peaking around 2027 at 90 units p.a. and completing by 2028.
130 c	Ashmere Phase 10	Draft Allocation E5, Outline Permission	139	2025-28	Outline planning permission granted including area masterplan/phasing plan covering capacity per phase. Development by Countryside/Clarion JV alongside phase 9 (above). Ground works are completed on the site with the parcels planned to be delivered following phase 2. Parcels are along the Fastrack corridor close to the tunnels to Bluewater that would be open in 2025. There would be a mixture of houses and apartments but a greater proportion of apartments due to Fastrack frontage /accessibility. Build out commencing in 2025 and completing by 2028.
130 c	Ashmere Phase 11	Draft Allocation E5, Outline Permission	364	2030-34	Outline planning permission granted. Land owned by Erith who are carrying out the ground works for Eastern Quarry. This is the last phase to come forward and will be available when Erith vacate the site. Higher density apartments including 25% affordable are expected. Build out

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					commencing in 2025, peaking around 2032 at 91 units p.a. and completing by 2034. Site could be available earlier if ground works at Eastern Quarry finish earlier.
144	Ebbsfleet Green Phase 3	Permission	207	2022 /23	Ebbsfleet Green has its own access near the A2 junction, and its new non-residential buildings eg office, local centre and school are complete and in use. Reserved matters approved with all properties started and some completed. Developer is forecasting completion by 2023 and this is supported based on progress on site and track record of developer. A mix of houses and flats including affordable homes.
144	Ebbsfleet Green Phase 2C	Permission	126	2023 -26	Reserved matters granted for all apartments in 3 blocks. Affordable housing included in the phase. Forecasting completions across 3 years with 1 block per year. Redrow currently forecasting being off site by 2025 and so 2026 has been included to be prudent.
144	Ebbsfleet Green Phase 4	Allocation, Permission	133	2022 -24	Reserved matters granted for all properties which are a mix of houses and apartments including affordable housing. Most units already started with the remaining ones the location of the current sales centre. Properties could be finished in 2023 but marketing suite may be needed until 2024.
167	Orchards Shopping Centre	SHLAA/ D7 Central Dartford	269	2033 -36	Discussions underway. Call for sites SHLAA submission. Capacity identified by the Council as part of long term town centre regeneration work. Redevelopment of this retail centre is likely to be brought forward in phases with some residential being constructed above existing retained car park deck. Later in the plan period/ phasing over several years to take a cautious approach due to these complexities.
170	Land north of St Mary's Road Stone	Permitted, Under Construction 20/00043	258	2023 -27	Bellway site under construction, foundations built and development progressing above slab. The site is wholly flatted development with a variety of block sizes and so trajectory reflects the different blocks coming forward
197	Land at Lower Hythe Street, Dartford	SHLAA/ D7 Central Dartford	86	2033 -36	Brownfield site, low-density commercial uses at present. Continued landowner interest. Opposite recent high density residential development delivered by Weston Homes and close to river.
212	The Priory Shopping Centre,	Draft Allocation D6	390	2028 -32	Policy D6 allocation, Development of the site for a higher amount supported by landowner, see DHA response to MIQs (WS2-26 DHA). Cautious approach to capacity based on Council master-planning work for town centre regeneration.

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245	Bluewater Chestnut Avenue East (Site C)	SHLAA/ M22	114	2035-37	A car park within the overall Bluewater Centre. Many spaces of which are vacant now all year, and considered suitable for development in the SHLAA. Multi-year phasing but any residential would likely be in the form of apartments.