

DARTFORD LOCAL PLAN

Strategic Housing Land Availability Assessment (SHLAA) Update

Update September 2022*

DARTFORD
BOROUGH COUNCIL

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IMPORTANT NOTE:

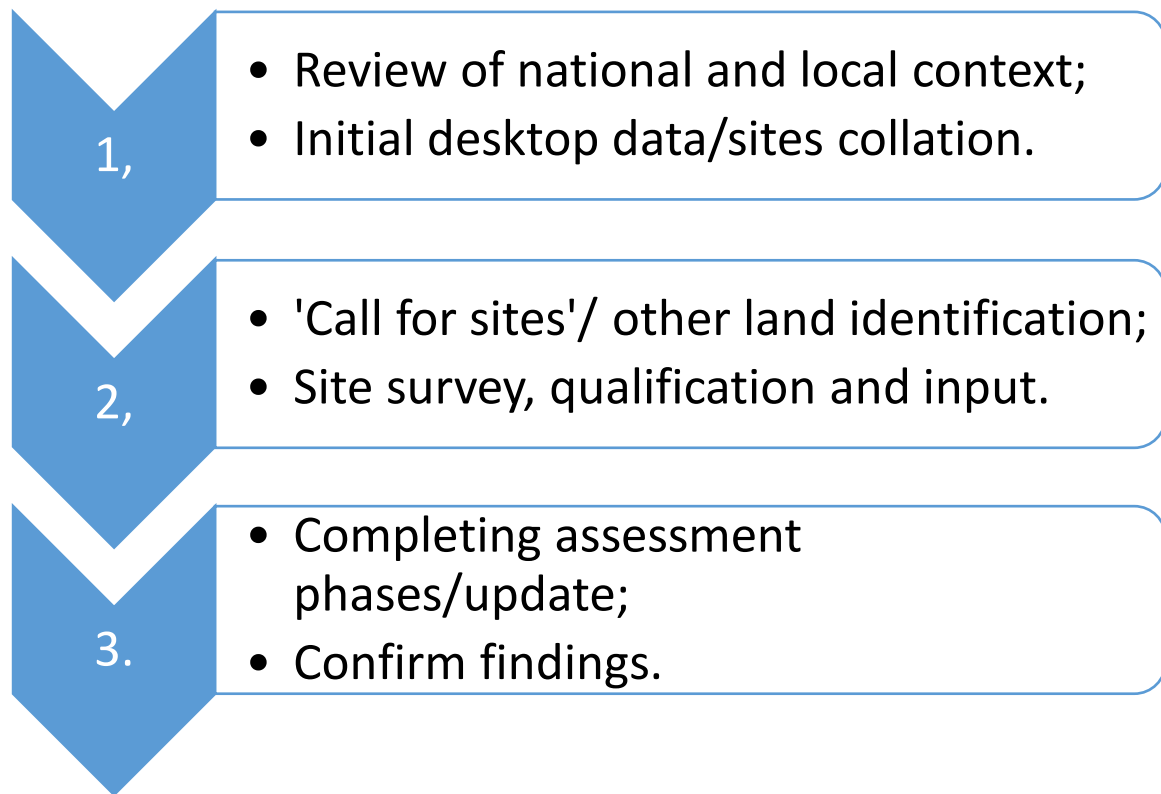
Sites regarded as developable/ deliverable in the Dartford SHLAA should NOT be regarded as indicating any such residential planning application would be approved. Similarly SHLAA information on suitability, identified site constraints or residential capacity (in particular) should not be considered as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

1. INTRODUCTION AND CONTEXT

SHLAA Explained

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is background to inform choices in preparing a Local Plan. This document informs Dartford's New Local Plan, along with Sustainability Appraisal, the Five Year Deliverable Housing Supply, Dartford's Brownfield Land Register, as well as other evidence.
- 1.2 A SHLAA is a technical assessment that assesses sites, having regard to their suitability, availability and achievability to be developed for residential use, and meets the Borough's housing (planning Use Class C3) needs over the plan period. Planning ahead this way assists the Council and its partners in ensuring that services and infrastructure can be planned for. It can also assist in reducing 'windfall' – unplanned housing development that is not supported in Dartford's Local Plan.
- 1.3 However, a SHLAA does not grant planning permission or allocate a site within the Local Plan. It is one source of evidence that may help inform these decisions.
- 1.4 The National Planning Policy Framework (NPPF) considers that Local Authorities should undertake the following:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. (NPPF, 2021: Paragraph 68)
- 1.5 Planning Practice Guidance (PPG) outlines how an assessment should be undertaken. This is covered briefly in the following section and in more detail in the Dartford SHLAA Methodology Document.
- 1.6 All identified land is assessed against structured criteria over a series of stages, after initial qualifying requirements (for example ruling out nationally designated ecological land). For any potential site to be successful and proceed for further consideration it will need to have satisfied all criteria and be found to be suitable, available and achievable. Successful sites are then classified as being 'developable'.
- 1.7 In summary, the SHLAA considers all possible housing land sources. It then applies criteria step-by-step to assess if sufficient housing potential exists:



- 1.8 The resulting developable land is taken forward as part of the Local Plan's projected housing supply.
- 1.9 Developable land that can be shown as likely to come forward in the next 5 years can be considered as "deliverable". Deliverable sites are thus a sub-set of "developable" sites.
- 1.10 This document sets out the findings for the Dartford SHLAA as at 2022. It is one of a suite of documents:
- The 2021 SHLAA Sites Summary Compendium listed and outlined the assessment results of sites considered.
 - The guidelines and detail on SHLAA production– the 2021 SHLAA Methodology Document
- 1.11 Draft SHLAA findings were published and consulted on January 2020, informing the 2021 version of this Report. This 2022 update has been produced to update the status of sites included in the 2021 document, including progress made in planning consents and completions during the 2021-22 financial year. There has not been a subsequent Call for Sites event since the publication of the 2021 document, and as such no candidate sites have been added to the document. Paragraphs 3.10 to 3.13 show a net change of minus nine SHLAA sites in the 2022 update: nine sites were fully completed in 2021/22 (now unavailable).

Dartford Local Plans and Housing Background

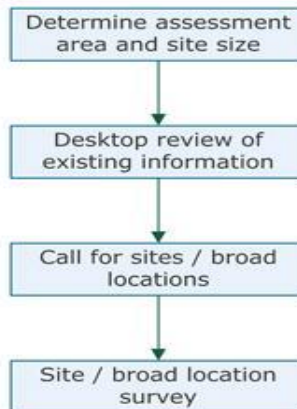
- 1.12 The Dartford Core Strategy (2011) and Dartford Development Policies Plan (2017) make up the current Local Plan for the Borough. This supported an increase in housing supply and Dartford meeting its local and national housing delivery requirements.
- 1.13 A 2010 SHLAA was produced for the Dartford Core Strategy. This identification of land helped justify and deliver the Core Strategy Local Plan for up to 17,300 new homes.
- 1.14 The overall approach and method to Dartford's new SHLAA is similar to that undertaken previously.
- 1.15 Reflecting longstanding practice in Kent and elsewhere in research and monitoring, the SHLAA has a strategic focus by seeking only to address land capable of accommodating five or more additional new homes. This approach is embedded in the criteria applied in part two of Policy DP6 (Sustainable Residential Locations) of the Dartford Development Policies Plan, adopted 2017. It is also reflected in the proposed replacement policy M9 in the Pre-Submission (Publication) Dartford Local Plan (September 2021).
- 1.16 The phased housing land supply covering the local plan period 2022/23-2036/37 is included at Appendix D. This SHLAA provides the information supporting supply for this fifteen year period, and data to demonstrate a sufficient housing land supply in the new plan to 2037.

2. SUMMARY OF METHOD & APPROACH

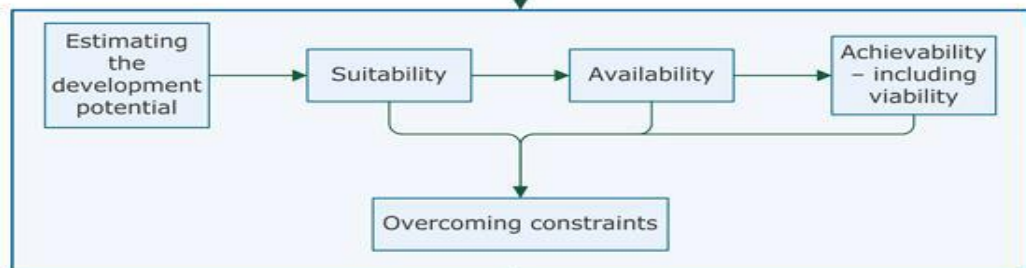
Methodology Summary

2.1 The Dartford SHLAA process is based on national guidance:

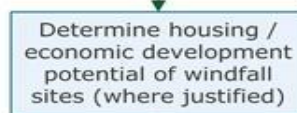
Stage 1 - Site / broad location identification



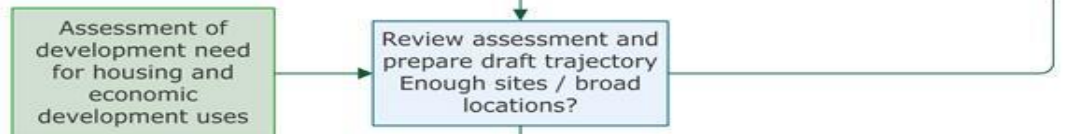
Stage 2 - Site / broad location assessment



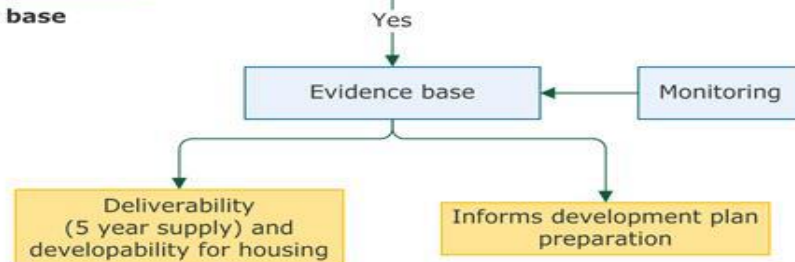
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

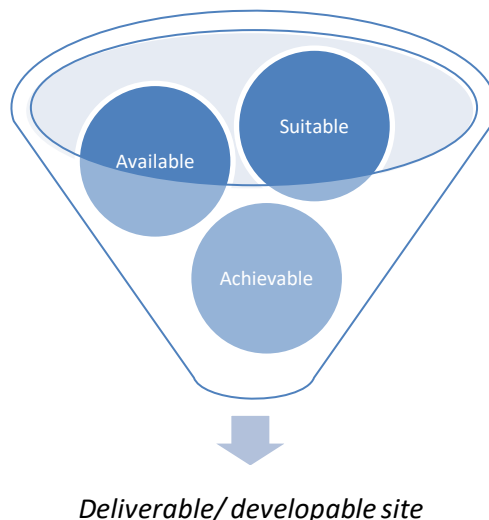


2.2 Land for assessment has been identified through a range of sources. These are set out in guidance but can be summarised as follows:

- Land submitted as a result of a ‘call for sites’ in 2018 (and subsequent sites received in response to Local Plan consultations). This is land put forward by outside organisations (land promoters) where it may become available for development.
- ‘Desktop’ sources of sites. This includes extant planning applications, and also land identified, including through a review of yards/ garages in the Borough.

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

2.4 A successful site (labelled ‘deliverable’ or ‘developable’¹ at the end, depending on when it may happen) will need to satisfy all of these requirements:



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

¹ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. (2012). National Planning Policy Framework. Page 69.

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

- Consultation on the draft methodology, and subsequently the draft SHLAA findings, with changes made and feedback on comments. Where possible, details of the objective criteria were set. Updates were provided to the public via a Frequently Asked Questions document.
- Direct advice on certain sites by technical consultees: Kent Highways, Environment Agency.
- Each part of the assessment, was subject to internal review and a structured process, with managerial responsibility for 'sign off' of findings at each stage.

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

2021 Update

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

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

- Applicable new planning applications and completions, up to 31st March 2021, were included;
- The implications of planning activity within the current (2020/21) financial year was applied;
- New information on time sensitive matters such as availability/ achievability was taken into consideration. Examples of changes impacting on final developability include:
 - Site 11 became unachievable (developable before);
 - Site 82 became developable (unavailable before);
 - Selected sites/ developments are now clearly required to be regarded as unavailable, such as where they have been delivered;
 - Some sites have now been disqualified due to the notification of a SSSI at Swanscombe Peninsula;
- Full updating of deliverable/ developable site capacity, including:
 - In response to representations made to the council on the draft SHLAA: sites 190, 214 & 245 were specifically reviewed in terms of residential potential, and capacity changes made where appropriate.
 - A comprehensive update of the sites contained within the Ebbsfleet Development area have been reviewed, with latest capacity and phasing information included, including implications for Ebbsfleet Central regarding the designation of the Swanscombe Peninsula as a SSSI;

- Central Dartford sites: some without permission had no SHLAA specific capacity figure at draft SHLAA stage, capacity estimates have been confirmed;
 - Site 12: capacity amended (still not the longstanding outline permission total);
 - New planning application information/ large sites under construction: each site has been reviewed and updated accordingly.
- 2.10 Representations on the draft SHLAA were made by developers/ landowners on suitability of sites 34, 87, 213 & 215. However no additional information was supplied as to why the suitability criteria should not apply or were incorrectly assessed. These sites therefore remain unsuitable.

2022 Update

- 2.11 This is a focused update. Applicable new planning applications and completions, up to 31st March 2022, have now been considered, and the implications of ongoing planning activity within the current (2021/22) financial year has been applied. See paragraphs 3.10 to 3.33 and the following tables and maps of 2022 deliverable/ developable sites.
- 2.12 There has been full updating of deliverable/ developable site capacity, including a further comprehensive update of the sites contained within the Ebbsfleet Development area, with latest capacity and phasing information incorporated (including for Ebbsfleet Central).
- 2.13 With new planning application information/ large sites continuing construction: each site has been reviewed and updated accordingly. There has been updates to existing sites, where planning consents have been granted, and removal of sites where development has concluded.

3. RESULTS OUTLINE

Developable/ Deliverable Sites Summary

3.1 Headline results when the SHLAA was finalised in 2021 are outlined here (paragraphs 3.1 to 3.9), followed separately by the minor changes in 2022 as a result of the completion of the monitoring year 2021/22. By 2021, the Dartford SHLAA assessed 231 sites. This is a significant number in a compact and constrained Borough, and includes some very large sites in terms of land area.

3.2 In terms of the sources of land identified for consideration, 79 sites were received either through the Call for Sites in 2018, or in response to Local Plan consultations as a result of landowner submissions. Most of these sites (71) of these met initial qualifying requirements. The remaining sites were proactively identified, e.g. through 'desktop' sources.

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

3.3 A summary assessment of all 231 sites considered is included in the SHLAA Sites Summary Compendium² published September 2021.

3.4 After full assessment, nearly 90 sites now meet all the SHLAA criteria. This means that of the over 200 total sites looked at, 38% are considered to be developable. This includes several sites holding an extant permission, which were assessed and confirmed to be developable against SHLAA requirements.

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

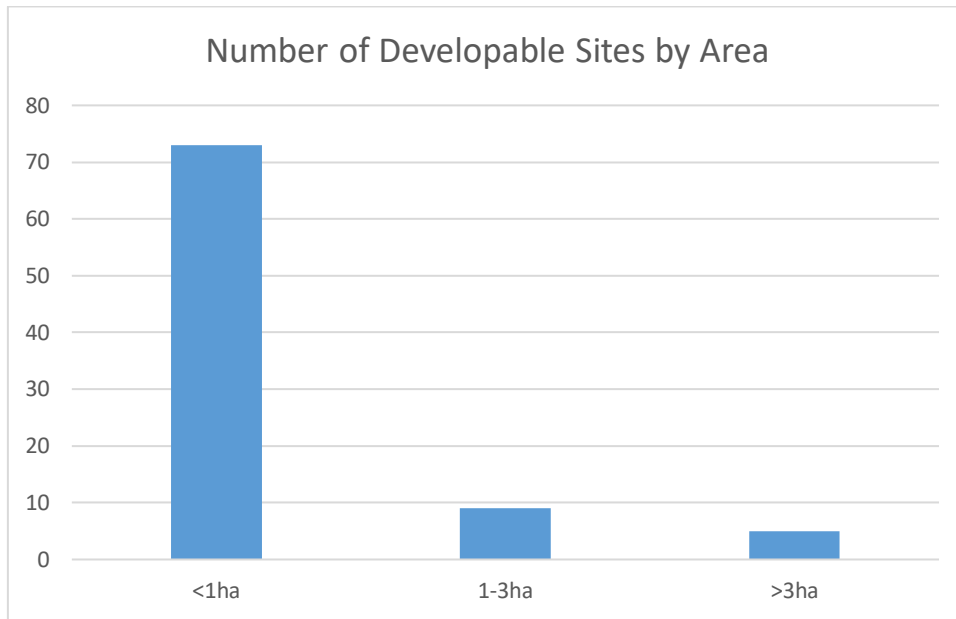
3.5 Information on individual non-developable sites can be found in appendices B (disqualified land) and C (non-developable sites).

3.6 A brief overview of the 87 developable sites is set out below.

3.7 Sites were generally small, with 84% being below the Government's 1 Hectare threshold for a smaller site. Additionally 10% of sites were between 1-3 Hectares, with only five developable sites over 3 Hectares. This is shown in Figure 1.

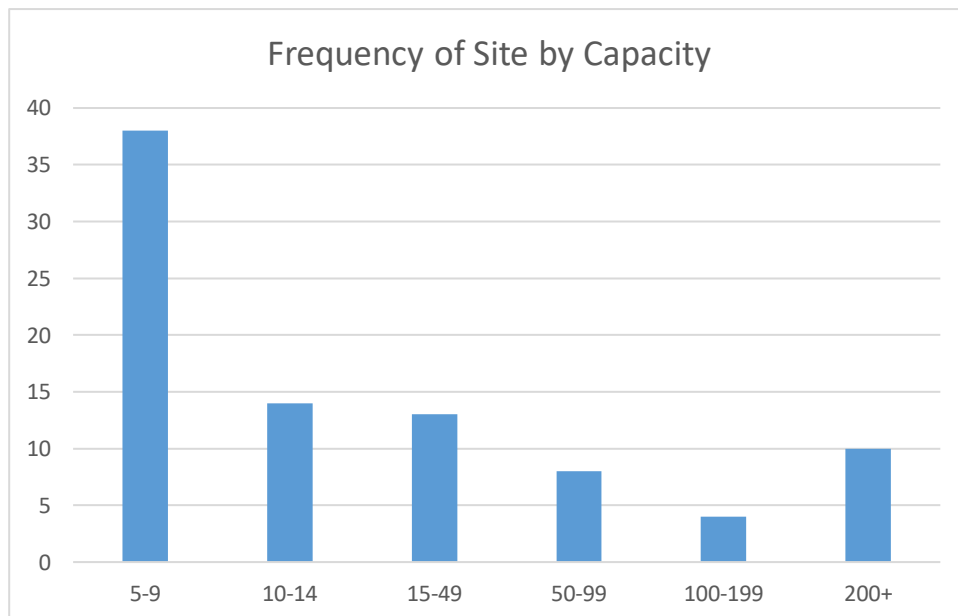
²Dartford Borough Council, (September 2021), Strategic Housing Land Availability Site Summary Compendium.

Figure 1 Site Size of Deliverable/ Developable Sites



3.8 Figure 2 shows the number of developable sites falling into capacity estimate groupings. Similar to Figure 1, the most common capacity estimate for developable sites is between 5 and 9 dwellings (44% of developable sites). The next most common category is 10-14 dwellings (16% of developable sites). Site frequency generally declines as site sizes increase, although there are a notable number of sites with capacity over 200+ new homes. This is shown in Figure 2.

Figure 2 Capacity of Deliverable/ Developable Sites



3.9 Capacity is an indicative estimate. This usually, but not always, reflects the extant planning permission for the site, if applicable.

Sites which Completed Before April 2022

- 3.10 The completions figure for the 2021/22 financial year was a net gain of 540 new homes. The following sets out the associated changes to the SHLAA necessary, and main change implications for paragraphs 3.1 to 3.9 above. Relevant completions have been updated (removed) from the phased housing land supply. Nine SHLAA Sites were fully completed in 2021/22, and thereby removed from the housing land supply, namely:
- Site 30: Vineyard Church Centre, 14-18 Lowfield St & 24 Market St
 - Site 42: r/o 150-160 Milton Rd, Swanscombe
 - Site 99: R/o 37-41 Brentfield Rd
 - Site 106: R/o 71-81 Keary Rd, Swanscombe
 - Site 129: London Rd & Craylands Ln, Swanscombe
 - Site 130a: Castle Hill Neighbourhood Area
 - Site 144: Ebbsfleet Green Phase 2
 - Site 148: Adjacent the Lodges, Cotton Ln
 - Site 249: The Foresters, 235 High Rd, Wilmington
- 3.11 Additionally, partial completions on some housing land supply sites were recorded in the 2021/22 monitoring year. These were:
- Site 14: Lowfield St redevelopment (2021/22 completions = 88 units, total complete prior to 1/4/2022 = 152 units)
 - Site 130a: Castle Hill Phases B & C (2021/22 completions = 42 units, total complete prior to 1/4/2022 = 42 units)
 - Site 130a: Castle Hill Phases G, H, J, K (2021/22 completions = 38 units, total complete prior to 1/4/2022 = 38 units)
 - Site 130c: Ashmere Phase 1 (2021/22 completions = 19 units, total completions = 19 units)
 - Site 144: Ebbsfleet Green Phase 3 (2021/22 completions = 47 units, total complete prior to 1/4/2022 = 172 units)
 - Site 144: Ebbsfleet Green Phase 4 (2021/22 completions = 24 units, total complete prior to 1/4/2022 = 24 units)
- 3.12 Sites already in the SHLAA which have been granted planning permission in the 2021/22 monitoring year have been updated in the phased housing land supply (Appendix D), and windfall modelling (Appendix E).
- 3.13 **No new sites have been identified in the 2022 SHLAA update. Changes to sites retained in the SHLAA are limited to updates to their delivery timeframes and planning status.**

The Deliverable/Developable Sites and Local Plan Spatial Distribution

- 3.14 This 2022 update is being undertaken with the Local Plan at an advanced stage, having been submitted in 2021. This update therefore provides the latest possible information, arising from completions data up to April 2022, with updates of permissions information on SHLAA sites up to the summer of 2022.

- 3.15 Site results are ‘deliverable’ where expected to see completion of 5+ new homes within five years when meeting the NPPF definition. More information is normally available on delivery requirements for these via planning permissions.
- 3.16 Other sites are ‘developable’ and expected to commence less immediately. Tables below include a high level summary of some of the SHLAA identified constraints that can be addressed in order for these dwellings to be completed and to optimise sustainable development. However these issues are not currently viewed as overriding, or rendering development as probably unsuitable to gain permission. Constraints identified below are not exhaustive, and do not replace requirements identified at pre-application stage or in planning permissions. Other specific local environmental/ design requirements, for instance, will exist for each site.
- 3.17 Summary findings for individual developable/ deliverable sites as of 2022 are set out in the following tables below, made up of sites grouped into areas based on the Submitted Local Plan’s spatial distribution:
- **Central Dartford** (as defined in the new Local Plan): 29 sites.
 - **Ebbsfleet Garden City** (EDC area): 5 sites.
 - **Other** urban: 43 sites.
 - **South of A2/ Green Belt**: 4 sites

Table 3.1 Central Dartford Deliverable/ Developable Sites

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity 2022-37
4	Rear of Two Brewers, 33 Lowfield Street	Deliverable	11
10	Steam Crane Wharf, Lower Hythe Street	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 77, 197, 261 and 270. • High risk of flooding • Respect setting of grade II listed 151A Lower Hythe Street • Archaeology 	78
14	East of Lowfield Street	Deliverable	404
16	Highfield House, 2-4 West Hill and 74-76 Spital Street	Deliverable	23
17	Station Approach, Home Gardens	<ul style="list-style-type: none"> • Air quality • Rail noise • Flood risk • Archaeology 	253

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity 2022-37
19	Glentworth Club, 154 Lowfield Street	<ul style="list-style-type: none"> • Confirmation club is relocated/ surplus to requirements. • Flood risk, including high risk of flooding • Respect setting of Dartford Town Centre Conservation Area • Archaeology • Noise 	52
20	Former Co-op, 20-54 Hythe Street and Westgate Car Park	Deliverable	120
22	Former Vauxhall Farm, East of 110-114 Lowfield Street	Deliverable	84
25	Car Park west of Two Brewers, 33 Lowfield Street	Deliverable	14
32	52 Spital Street	Deliverable	14
33	22-26 Spital Street	<ul style="list-style-type: none"> • Suitable non-residential ground floor use • Flood risk, including high risk of flooding • Respect setting of grade II listed 17 Spital Street and Dartford Town Centre Conservation Area 	10
49	59-69 High Street	Deliverable	5
77	Gas Holder Site, Victoria Road	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 197, 261 and 270. • High risk of flooding • Air quality • Noise • Potential contamination from previous use • Archaeology 	66
84	46-58 Lowfield Street	<ul style="list-style-type: none"> • Access • High risk of flooding • Air quality 	71

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity 2022-37
		<ul style="list-style-type: none"> • Respect setting of grade II listed 41A Lowfield Street and the Dartford Town Centre Conservation Area • Archaeology 	
91	8-10 High Street	Deliverable	8
119	Rear of 62-66 Spital Street	<ul style="list-style-type: none"> • Air quality • Respect setting of Dartford Town Centre Conservation Area • Archaeology 	28
120	47-49 High Street	<ul style="list-style-type: none"> • Suitable non-residential ground floor use • High risk of flooding • Air quality • Respect setting of grade II* listed 45 High Street and the Dartford Town Centre Conservation Area 	13
137	104 Lower Hythe Street	Deliverable	11
167	Orchards Shopping Centre	<ul style="list-style-type: none"> • Providing mixed use development to regenerate the town centre • Air quality • Noise from shops and servicing areas • High risk of flooding • Respect setting of Dartford Town Centre Conservation Area • Archaeology 	269
197	Land at Lower Hythe Street	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 261 and 270 Masterplanning of all land parcels. • Air quality • Noise from adjacent uses • High risk of flooding • Respect setting of grade II* listed walls of Manor Gatehouse and grade II listed 151A Lower Hythe Street • Archaeology 	86

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity 2022-37
		<ul style="list-style-type: none"> Protect TPO tree within the site 	
209	26-28 Westgate Road	Deliverable	8
212	The Priory Shopping Centre	<ul style="list-style-type: none"> Providing mixed use development to regenerate the town centre Air quality Noise from shops and servicing areas Flood risk, including high risk of flooding Respect setting of grade II* listed Royal Victoria & Bull Hotel, grade II listed 17 Spital Street and 33 Lowfield Street, and the Dartford Town Centre Conservation Area Archaeology 	390
226	6-12 Lowfield Street and 11 Market Street	<ul style="list-style-type: none"> Suitable non-residential ground floor use Air quality High risk of flooding Respect setting of grade II listed 11 High Street and Dartford Town Centre Conservation Area Archaeology 	26
248	1-6 Market Place, 1 Market Street and 37 High Street	<ul style="list-style-type: none"> Suitable non-residential ground floor use High risk of flooding Air quality Respect setting of Dartford Town Centre Conservation Area including retention of key landmark building and facades Archaeology 	14
261	Milestone Garage, North of Victoria Road	<ul style="list-style-type: none"> Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 197 and 270. High risk of flooding Air quality Archaeology 	6
262	Milestone Garage, South of Victoria Road	<ul style="list-style-type: none"> High risk of flooding Air quality 	5

Ref	Name	Deliverable or Principal constraints to be addressed ¹	Capacity 2022-37
		<ul style="list-style-type: none"> • Respect setting of grade II* listed building (walls to west of the site) • Archaeology 	
269	Block E Oldfield, Mill Pond Road	Deliverable	14
270	114-130 Lower Hythe Street	<ul style="list-style-type: none"> • Integrating with existing and future uses nearby, and in parallel optimising the regeneration of the area including sites 10, 77, 197 and 261 • High risk of flooding • Air quality • Archaeology 	7
274	26 Lowfield Street	<ul style="list-style-type: none"> • High risk of flooding • Air quality • Respect setting of Dartford Town Centre Conservation Area including retention of key facade • Archaeology 	5

¹ Constraints to be addressed relate to developable sites only

3.18 At Ebbsfleet Garden City, development is well underway, and many sites have been sub-divided, and/or development parcels change. The large, main residential area at Ebbsfleet (site 130, sometimes called Eastern Quarry and including Ashmere and Alkerden) is counted as one site above/ in the following tables. However this land has progressed significantly to development since commencement of the SHLAA. To take account of completed communities, and emerging details on the new neighborhoods, this land has been disaggregated a-c in mapping, and Appendix D phasing (which for accuracy, includes a further breakdown into sub-parcels).

Table 3.2 Ebbsfleet Garden City Deliverable/ Developable Sites

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity 2022-37
1	Ebbsfleet Central	<ul style="list-style-type: none"> • Providing mixed use development to provide 'city centre' level activities • Achieving 30% of site as high quality open space • Featuring a sustainable mix of house types and styles • Land preparation • Railway station provision including parking • Rail noise • Ecological impacts of Swanscombe Peninsula SSSI and Ebbsfleet Marshes Local Wildlife Site • Archaeological impacts 	1,873
15	Croxton and Garry Site, Tiltman Avenue, Swanscombe	Deliverable	232
130a	Castle Hill (Eastern Quarry) Ebbsfleet	Deliverable	419
130b	Alkerden (Eastern Quarry) Ebbsfleet	Deliverable	1,671
130c	Ashmere (Eastern Quarry) Ebbsfleet	Deliverable	2,860
144	Ebbsfleet Green (Former Northfleet West Sub Station)	Deliverable	270

¹ Constraints to be addressed relate to developable sites only

Table 3.3 Other Urban (including Swanscombe) Deliverable/ Developable Sites

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
2	Greenwood, Darenth Road, Dartford	Deliverable	5
3	1A, 1B, 1C Knockhall Road, Greenhithe	Deliverable	61
5	St Marys Church Hall, Stone	Deliverable	6
12	St James Pit, St James Lane, Greenhithe	Deliverable	764
21	Stone Lodge Complex, Cotton Lane, Stone	Deliverable	140

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
23	Spring Vale, Knockhall Road, Greenhithe	<ul style="list-style-type: none"> • Transport impacts on road junctions • Contamination from previous use • Archaeology • Noise from pumping station • Ecological impacts on Alkerden Lane Pit Local Wildlife Site 	30
27	Trico Coatings Ltd, Questor Riverside, Dartford	<ul style="list-style-type: none"> • Potential contamination from former landfill site in the vicinity • Archaeology • Protected TPO trees in close proximity 	8
35	SWCS Car Sales, Craylands Lane, Swanscombe	Deliverable	5
39	The Pits, St Vincents Road, Dartford	<ul style="list-style-type: none"> • Contamination from previous use • Narrow access 	14
44	Adjacent Old Rectory, St Mary's Road, Stone	Deliverable	76
53	40 Chastilian Road, Dartford	Deliverable	9
56	East of Greenbanks, Powder Mill Lane, Wilmington	Deliverable	36
57	152-154 London Road, Stone	<ul style="list-style-type: none"> • Potential contamination from former landfill site in the vicinity • Air quality 	5
62	125 St Vincents Road, Dartford	<ul style="list-style-type: none"> • Rail noise • Contamination from previous use • Archaeology 	18
65	47-49 High Street, Swanscombe	<ul style="list-style-type: none"> • Confirmation community activity is relocated/ surplus to requirements. • Potential contamination from former landfill site in the vicinity • Archaeology 	5
82	52-62 West Hill/ C Pearson E Bates Storage Yard	<ul style="list-style-type: none"> • Air quality 	34
85	127-129 Dartford Road, Dartford	<ul style="list-style-type: none"> • Include viable active ground floor use as part of District Centre • Contamination from previous use • Road noise 	14

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
89	Rear of 47-53 Farnol Road, Dartford	<ul style="list-style-type: none"> Loss of off-street parking Archaeology 	6
90	Rear of 36-46 Attlee Drive, Dartford	<ul style="list-style-type: none"> Narrow access Loss of off-street parking Potential contamination from former landfill site in the vicinity 	13
97	Community Centre and 63-67 Alamein Gardens, Stone	<ul style="list-style-type: none"> Confirmation centre is relocated/ surplus to requirements. Archaeology 	6
102	North of Station Road, Greenhithe	<ul style="list-style-type: none"> Archaeology Noise Access Air quality 	47
108	West Hill House, West Hill, Dartford	<ul style="list-style-type: none"> Access Air quality Road noise Employment 	33
111	Temple Hill Club, Temple Hill Square, Dartford	<ul style="list-style-type: none"> Confirmation club is relocated/ surplus to requirements. 	14
117	South of Steele Avenue, Greenhithe	<ul style="list-style-type: none"> Potential need for mixed use development including community facility Flood risk Air quality Road noise Potential contamination from former landfill site in the vicinity Archaeology 	5
118	53 Watling Street, Dartford	Deliverable	8
124	Dartford Magistrates Court, Highfield Road, Dartford	<ul style="list-style-type: none"> Air quality Road noise Retain interlinked buildings Respect setting of grade II listed 6-22 West Hill and Dartford Town Centre Conservation Area Archaeology 	25
169	Northgate Van Hire, 301 Lowfield Street, Dartford	<ul style="list-style-type: none"> Include viable active ground floor use as part of District Centre Access 	6

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
		<ul style="list-style-type: none"> Noise from adjacent uses Contamination from previous use and former landfill site in the vicinity Archaeology 	
170	North of St Mary's Road, Stone	Deliverable	258
177	Swanscombe Auto Centre, 38-48 Milton Road, Swanscombe	<ul style="list-style-type: none"> Contamination from previous use and former landfill site in the vicinity Archaeology 	6
190	J Clubb Ltd, Church Hill, Wilmington	<ul style="list-style-type: none"> Contamination from previous use and former landfill site in the vicinity 	30
216	Rear of 33-35 Myrtle Road, Oakfield Lane, Dartford	Deliverable	9
219	East of Craylands Square, Swanscombe	<ul style="list-style-type: none"> Narrow access Loss of off-street parking Potential contamination from former landfill site in the vicinity Archaeology 	6
220	Rear of Gilbert Close, Swanscombe	Deliverable	16
222	Rear of 44 Keary Road, Swanscombe	<ul style="list-style-type: none"> Access Loss of off-street parking Archaeology Protected TPO trees in close proximity 	5
224	Angels Garage, 149 Church Road, Swanscombe	<ul style="list-style-type: none"> Loss of off-street parking Contamination from previous use and former landfill site in the vicinity Archaeology 	9
225	Birch Place, Horns Cross, Greenhithe	<ul style="list-style-type: none"> Demonstrating sufficient on or off site open space provision. 	5
236	Adjacent 33 St Mary's Road, Stone	Deliverable	12
245	Bluewater Chestnut Avenue East	<ul style="list-style-type: none"> Urban design and integration Community service provision/ access Loss of shopping centre car parking Impacts on traffic flows and movements Air quality and noise impacts from traffic movements and seasonal events 	114

Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity estimate ²
254	Unit 4, Twistleton Court, Priory Hill, Dartford	Deliverable	6
267	Ashirwad, Bean Road, Greenhithe	<ul style="list-style-type: none"> Respect setting of grade II listed St Mary's Church Archaeology 	5
268	36-40 Heath Street, Dartford	<ul style="list-style-type: none"> Design 	6
271	Eastern End of St Mary's Road, Stone	<ul style="list-style-type: none"> High risk of flooding 	5
276	Rehoboth House, Brent Way, Dartford	<ul style="list-style-type: none"> Air quality 	7

¹ Constraints to be addressed relate to developable sites only

² Capacity estimates are 2022 to 2037

Table 3.4 South of A2/ Other Green Belt Deliverable/ Developable Sites

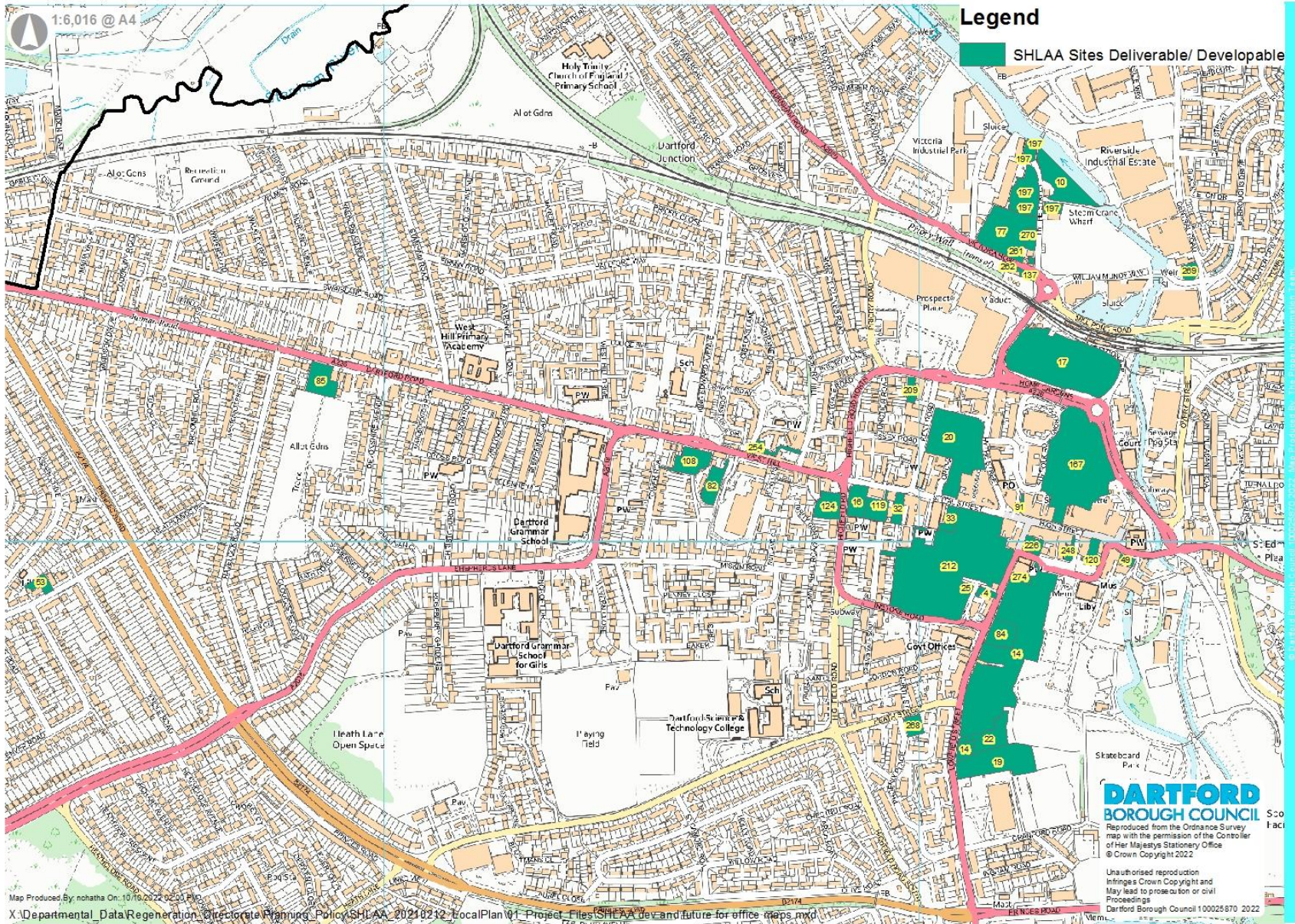
Ref	Name	Deliverable OR Principal constraints to be addressed ¹	Capacity 2022-37
31	Rear of 67-97 Station Road, Longfield	<ul style="list-style-type: none"> Noise/ surrounding uses Service yard parking impact 	5
214	Depot, Broad Lane, Wilmington	<ul style="list-style-type: none"> Contamination from previous use 	6
218	Rear of 21 Albert Road, Wilmington	<ul style="list-style-type: none"> Narrow access Loss of off-street parking 	5
232	North East of Coller Crescent, Darenth	<ul style="list-style-type: none"> Loss of off-street parking Shape and topography of the site 	5

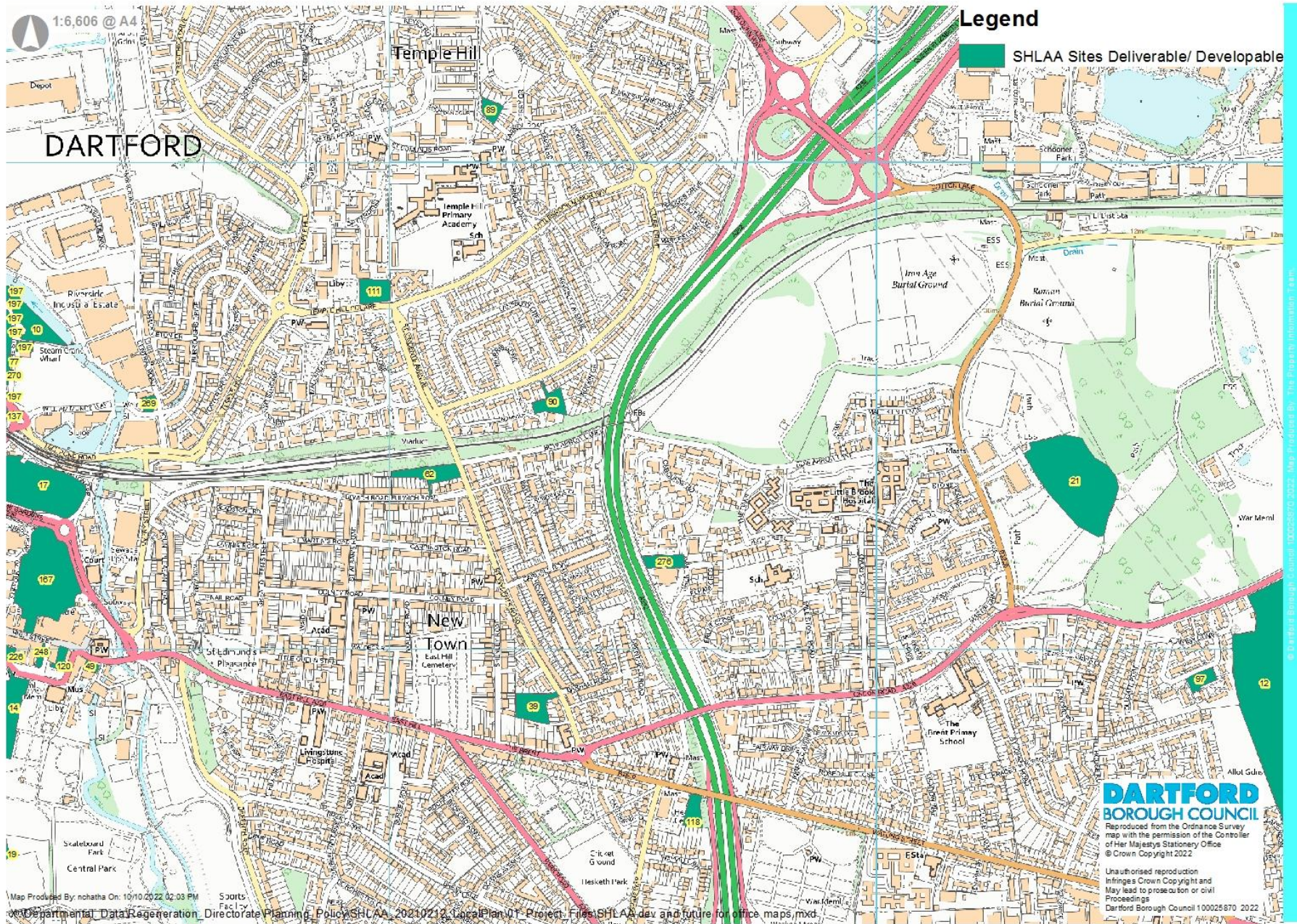
¹ Constraints to be addressed relate to developable sites only

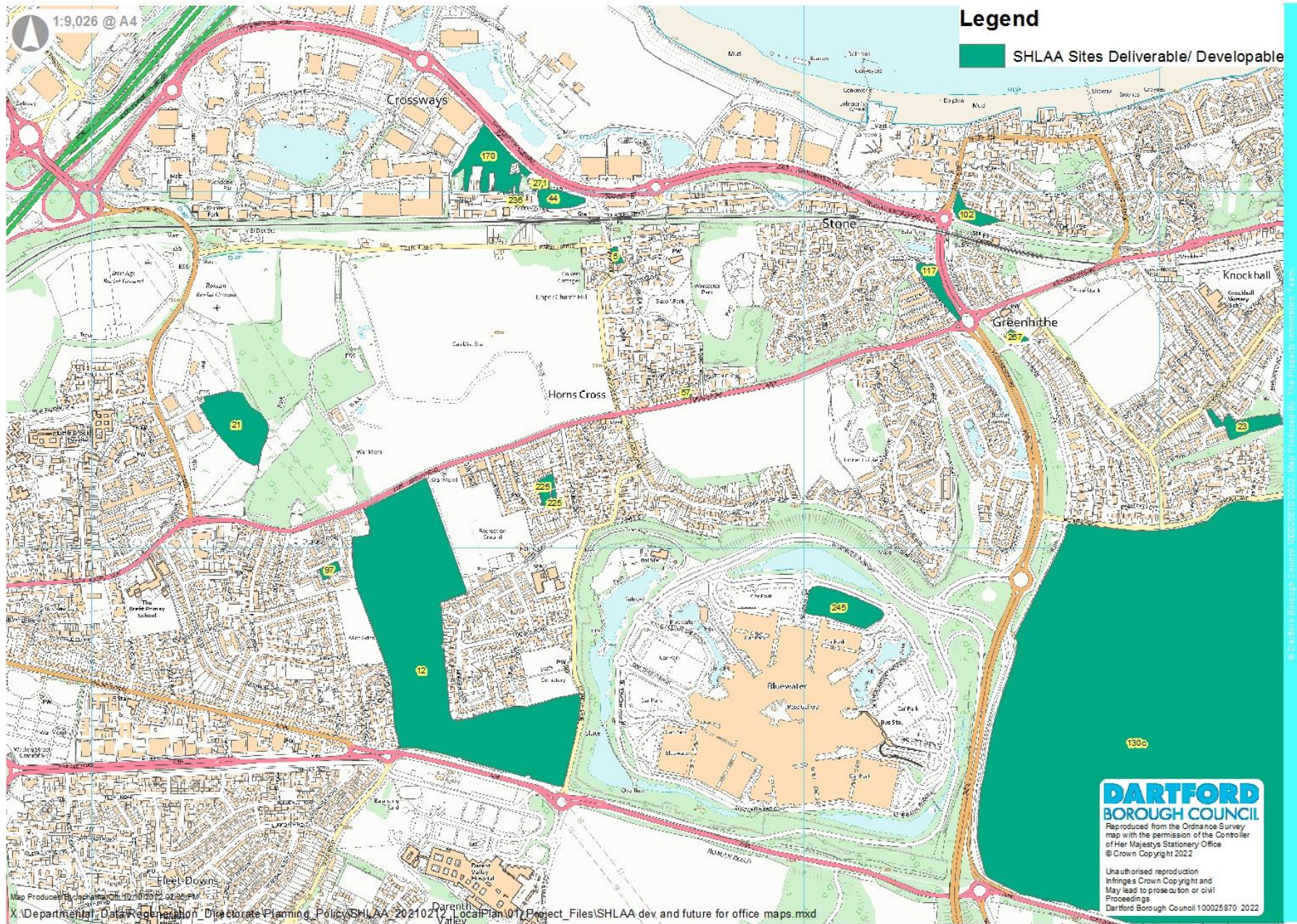
3.19 The sites are shown on the following maps; individual sites can be found via the reference numbers shown on the mapping.

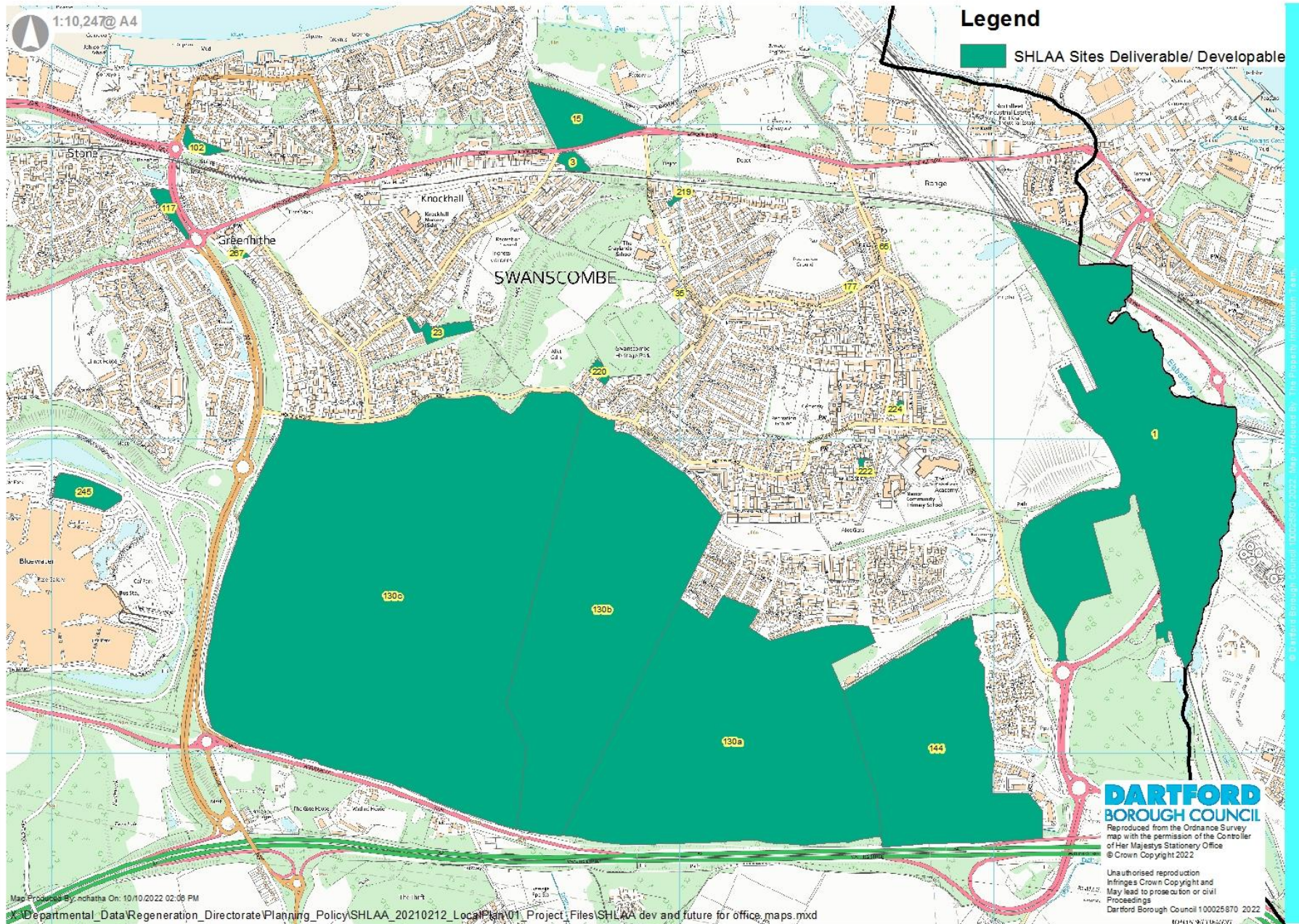
3.20 The developable/ deliverable sites 2022 are mapped clockwise from the northwest of the Borough. The first map is therefore western Dartford town, they then move east with five more maps of the urban area (to Ebbsfleet). The final two maps are of the south of the Borough, showing sites at Longfield/ Darenth, and finally in the Wilmington area.

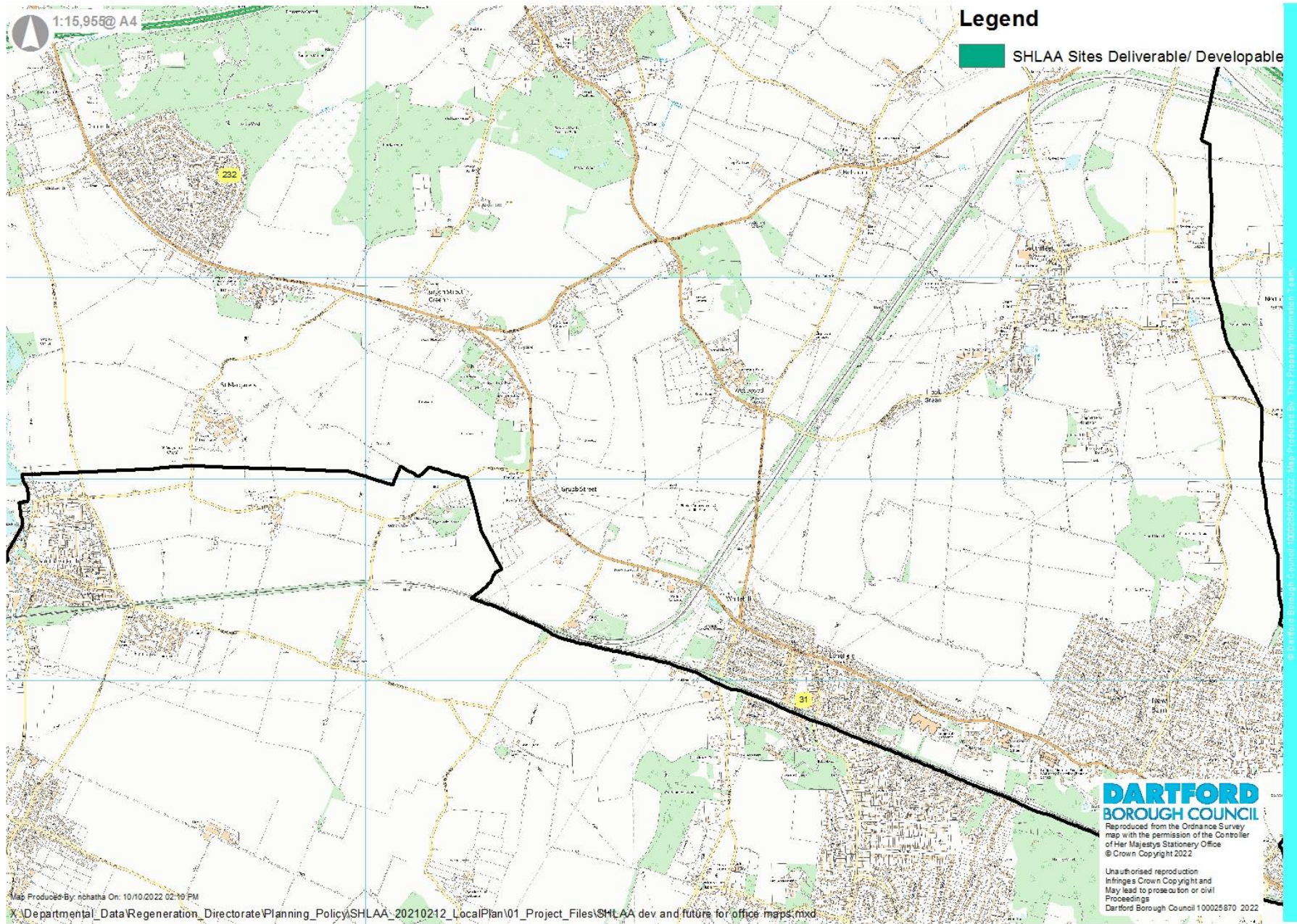
Maps of Deliverable/Developable SHLAA Sites (overleaf)

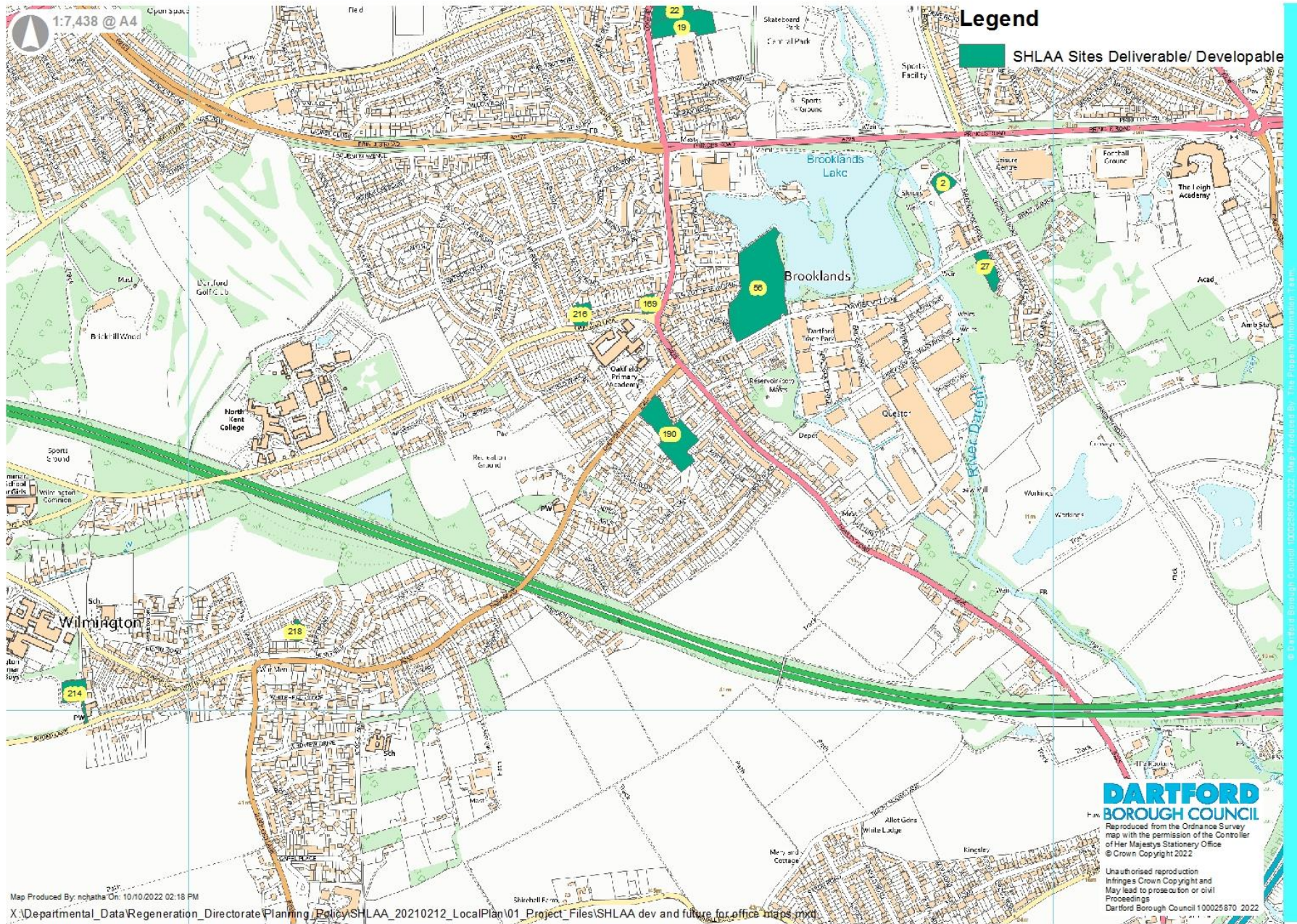












Non developable/ deliverable sites overview

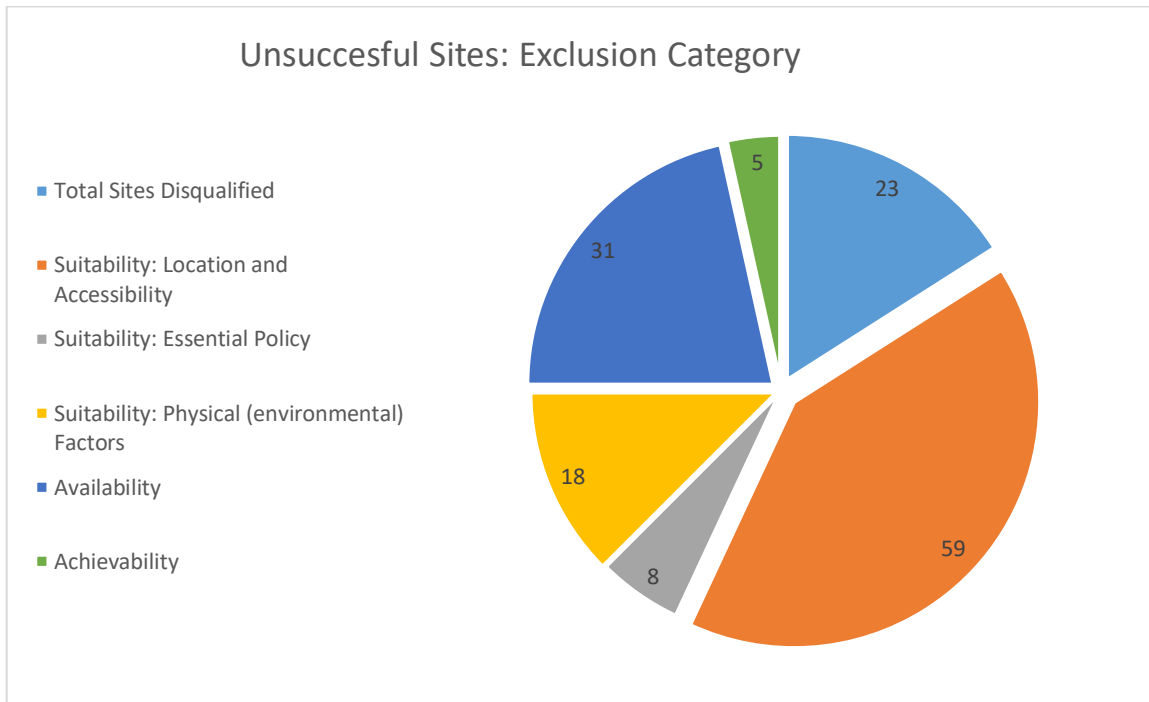
3.21 There were 144 sites not developable/ deliverable i.e. failing to fulfill SHLAA requirements, on finalisation in 2021. There are various reasons outlined below (see table):

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

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

3.22 This breakdown of reasons for sites being 'unsuccessful' is illustrated below:

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



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

3.24 Additional to the information above and Appendix C, for the 2022 update it is noted nine sites are now no longer available by reason of all dwellings on the site having been completed (see paragraph 3.10 above).

4. SHLAA/ HOUSING SUPPLY UPDATE 2022

Developable Housing Sites and Development Rates

- 4.1 This section looks at Dartford's housing supply, and compares it to local housing need. Housing supply should, under national policy, include developable land for ten or fifteen years providing sufficient new housing over the longer term (and there should be a sufficient supply of deliverable sites to maintain a five year supply).
- 4.2 When expressed as an annual rate, this currently equates to 750 homes a year in Dartford³. The government's standard method calculation for quantifying the Local Housing Need (minimum level of homes needed per year in local authorities) is the principal factor in this consideration, a key benchmark to surpass here and maintain over time.
- 4.3 The SHLAA land supply informs the Dartford's Local Plan. This requires accounting for other sources of housing land supply that are applicable to produce a full plan period housing supply/ trajectory.
- 4.4 At an additional 40 units per annum contingency was added to Dartford's local housing target. This brings the annual figure to 790 units p.a., and the overall housing target for the Local Plan to 11,850 new homes between 2022-2037 (15 years).
- 4.5 As the SHLAA only considers sites over 5 units, additional windfall growth will occur on small sites. Unanticipated (non SHLAA identified) residential land may prove deliverable (windfalls). A conservative allowance for this has been calculated, based on 90% level of historic trends, and added into the trajectory (26 dwellings p.a.).
- 4.6 As at 1st April 2022 there were 102 units on extant small site planning consents. Applying a 10% non-implementation rate to these leaves 93 units. These are forecast to come forward in the first 3 years of the Plan at 31 units p.a.
- 4.7 Delivery of larger windfall sites (5 units or more) has been irregular in Dartford, and identified land options have been reviewed in the SHLAA and are therefore not included at all in the housing supply. The approach to windfalls is set out in Appendix E.
- 4.8 The total SHLAA identified total capacity (April 2022-March 2037 inclusive) = 11,890 dwellings. The SHLAA identified land supply is therefore sufficient to cover the minimum (15 year) level. Aggregate housing supply totals from the SHLAA and other applicable identified land sources are set out below.

Residential land source	2022 Cumulative supply
A) SHLAA developable/ deliverable sites total	= 11,485
B) Other relevant supply (extant permissions of 1-4 net units, and small windfall allowance)	= 405
A+B: Dwellings 2022-37	= 11,890

³ HdH (2021) Dartford & Ebbsfleet Residential Needs Assessment Update

4.9 Recent delivery and quantifying other deliverable residential accommodation sources are small-scale compared to SHLAA confirmed sites, however including those takes total housing delivery to over 15,000 dwellings over the period 2017-2037.

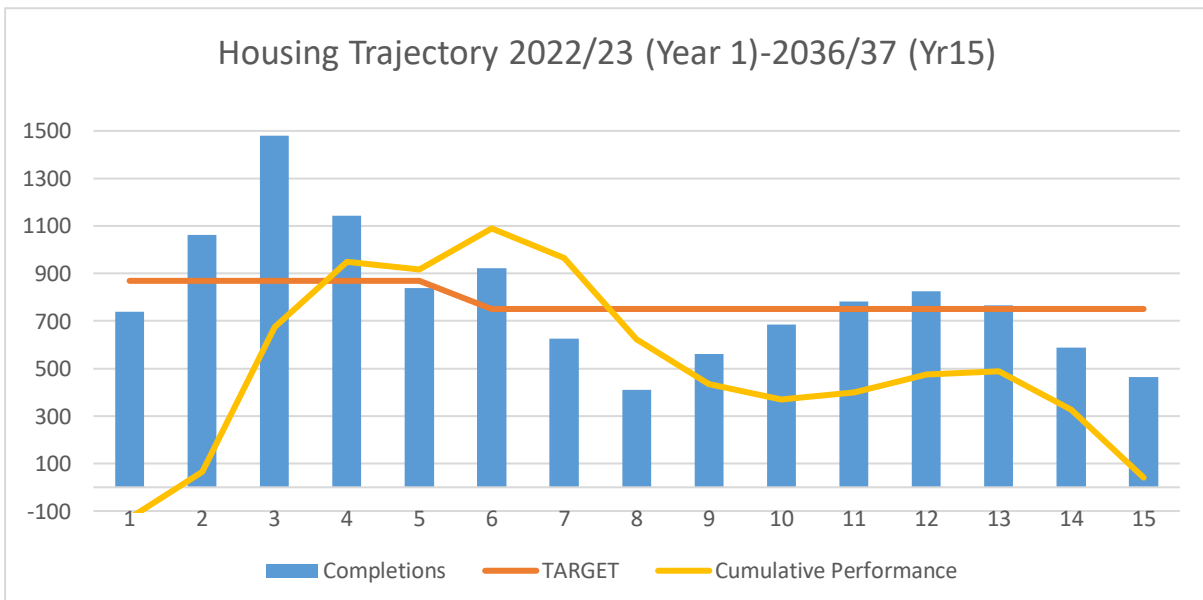
4.10 Information for the plan trajectory, the aggregate future supply broken down – featuring all the projected SHLAA site capacities phased appropriately - is in Appendix D. This helps to illustrate annual and cumulative delivery, demonstrating policy compliance over time. The expected rate of delivery of this capacity has been phased based on the SHLAA methodology/ data, the NPPF definitions, government guidance and national research, as explained in the commentary in Appendix D.

4.11 The breakdown of land supply by planning status is set out below.

Source of Supply	Units
Allocations (including consented sites within Allocations)	7,554
Permissions (Detailed)	1,652
Permissions (Outline only)	918
Sites without Permission	1,361
Windfalls (Extant + Modelled)	405
Total	11,890

4.12 The breakdown of the land supply by 5 year Local Plan tranches is:

- Years 1-5 (2022/23-2026/27) - 5,263 units
- Years 1-5 (2027/28-2031/32) – 3,203 units
- Years 1-5 (2032/33-2036/37) - 3,424 units
- Total Plan period (2022/23-2036/37) – 11,890



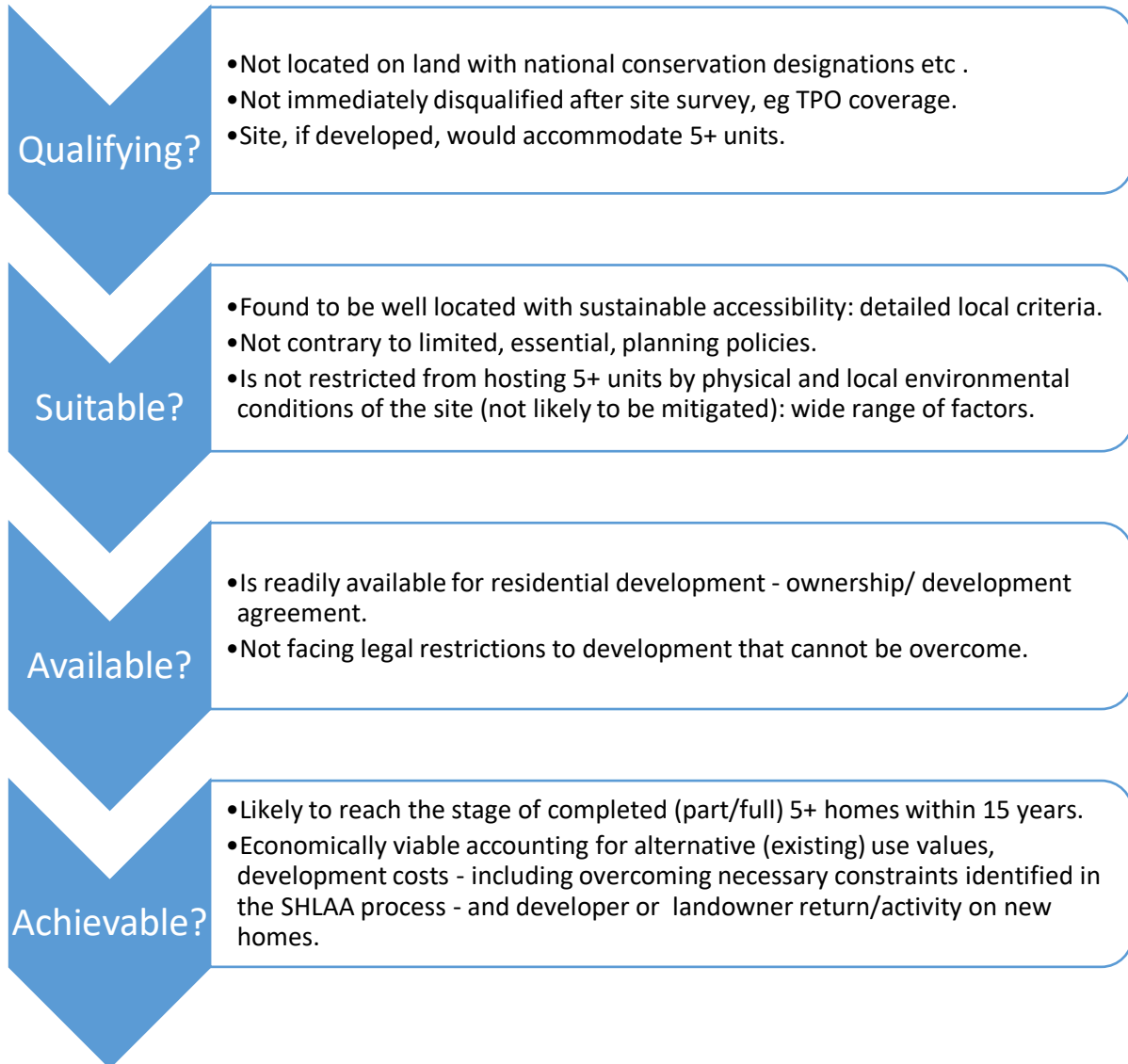
Housing Supply Context and SHLAA Conclusion

- 4.13 This SHLAA identifies nearly twelve thousand dwellings which are projected to be available and sustainable on specific identified sites, meeting objective criteria on suitability, availability and achievability. This capacity is sufficient to meet local housing needs over the Plan period 2022-2037.
- 4.14 Dartford is a small but rapidly growing Borough, with significant residential (and commercial) growth rates. There have recently been major national economic fluctuations, and there are ongoing uncertainties. When looking ahead, and in applying SHLAA results, it should be noted that some assessment results and sites are more prone to change in their circumstances, or developability than others:
- Specifically, availability and achievability related factors, being to some degree dependent on market factors (such as costs and land values), can affect the overall deliverability of sites;
 - Development and place perceptions and investment levels in regeneration areas in the Borough may improve as result of documented high growth levels.
- This has the potential to increase the future achievability/ deliverability of sites.
- 4.15 This means it is worth highlighting that the SHLAA findings as set out here include some land parcels are not that classified deliverable/ developable but meet SHLAA suitability criteria (i.e. fail only by virtue of present availability/ achievability circumstances). As such and with changing market circumstances these may potentially come forward within the Plan period, although this has not been assumed at present.
- 4.16 This could present future additional opportunities, subject to market interest, especially where broadly clustered together. A particular example of this is a location at the edge of Dartford town centre, which is mapped in Appendix F. The generally large sites (shown yellow) are not identified as being developable within the Plan period (due to lack of coordinated land availability), but present an opportunity for additional sustainable growth.
- 4.17 The SHLAA provides the leading future housing supply-side raw data for the Local Plan, however further relevant information is set in other evidence documents; including the Dartford Residential Requirement Report (DBC, 2021) on deliverable five year supply calculations for the Local Plan, and bringing together key need considerations.
- 4.18 In conclusion, the SHLAA identifies a sufficient housing land supply to meeting housing need over the Plan period 2022-2037.

5. APPENDICES

6. APPENDIX A: Site Assessment Process

Summary



7. APPENDIX B: Disqualified land

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

Table 5 Disqualified Sites, Call for Site Submissions

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

Table 6 Disqualified Sites, Other Identification Sources

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

92	45 High Street, Dartford	Listed Building. Unclear if viable options acceptable against heritage stipulations would accommodate 5 dwellings.
94	1 st -3 rd Floors, 33-35 High Street, Dartford	Tight urban site with pre-app unlikely to accommodate 5 dwellings.
101	Land Rear Of 11 To 47 Bramble Avenue, Bean	Site as originally identified (Consistent with land ownership etc) includes Ancient Woodland. Leaves a tight site unlikely to accommodate 5 dwellings.
113	Bean Triangle, Watling Street, Bean	Site as originally identified on its natural boundaries includes land with a number of disqualifying factors. The residual land fails to create a contiguous site with any deliverable residential prospects. [Alternative site on part of the land was submitted and fully assessed].
126	Essenden, Galley Hill Road, Swanscombe	The site is within the area that Natural England has notified as the Swanscombe Peninsula SSSI
133	Land East of Stanhope Road adjacent Railway (part of Bamber Pit), Swanscombe	The site is within the area that Natural England has notified as the Swanscombe Peninsula SSSI
146	Former Piggery Site, Newtown, Dartford	Blanketed by Crossrail Safeguarding zone.
228	119 Main Road, Sutton at Hone	Will not accommodate 5 dwellings, permission involving net gain of four dwellings being implemented.
231	Land End Garage, Darenth	Unlikely to accommodate 5 dwellings given size, setting and Green Belt constraint.
251	Black Horse Cottage, Bean	Unlikely to accommodate 5 dwellings given size, setting.
255	230 Birchwood Road, Wilmington	Unlikely to accommodate 5 dwellings, site c 0.02ha only.
258	100 Fulwich Road, Dartford	Unlikely to accommodate 5 dwellings, current application for 1 unit.
259	114 and 122 Birchwood Road, Wilmington	Unlikely to accommodate 5 dwellings given size, setting.

273	Rear of 165-173 Hawley Road, Dartford	Unlikely to accommodate 5 dwellings. PiP proposal for 1 to 9 units.
275	11 Darenth Road, Dartford	Unlikely to accommodate 5 dwellings given size, setting.

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

8. APPENDIX C: Non developable/ deliverable sites and maps

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

The maps following are clockwise order, starting from the northwest of Dartford. For 2022 updating, note the paragraph 3.10 list of additional sites now built out (unavailable).

Table 7 Non-Developable Sites

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

Ref	Site Name	Location	Stage at which unsuccessful
37	Land rear of 77-103 Alamein Gardens, Stone	Other Urban	Unsuitable (physical/environmental)
40	Block of 44 Lock-Up Garages, Rear of 59-75 Farnol Road, Dartford	Other Urban	Unsuitable (physical/environmental)
41	The Alma, 26 High Street, Swanscombe	Other Urban	Unachievable
46	North Kent College, Oakfield Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
47	Heathside Nursery, Leyton Cross Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
50	Kwik Fit Euro, Dewlands Farm Industrial Estate, London Road, Stone	Other Urban	Unsuitable (physical/environmental)
51	94-98 London Road, Stone	Other Urban	Unavailable
52	44A Waldeck Road, Dartford	Other Urban	Unavailable
54	Land Adjacent 116 Priory Road, Dartford	Other Urban	Unsuitable (physical/environmental)
55	Milan Centre, Westgate Road	Central Dartford	Unavailable
59	St Margaret's Farm, South Darent	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
60	Russell's Yard, Whitehill Road, Southfleet, Dartford	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
61	Malthouse Farm, Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/accessibility)
64	Former Gas Holder site, Steele Avenue and King Edward Road, Greenhithe	Other Urban	Unsuitable (physical/environmental)
66	Land East of Main Road, South of Keith Avenue, Sutton at Hone (Part A)	South of A2/ Other Green Belt	Unsuitable (location/accessibility)

Ref	Site Name	Location	Stage at which unsuccessful
67	Land west of Main Road, south of Arnolds Lane, Sutton at Hone (Part B)	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
69	Yard at Station Road, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
70	Philpotts Yard, Gravel Road, Sutton at Hone	South of A2/ Other Green Belt	Unachievable
72	Land Between Stock Lane And Orchard Way, south of Highfield Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
73	Land Rear of Regency Mount, Barn End Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
74	Hawley Garden Centre, Hawley Road, Hawley	South of A2/ Other Green Belt	Non developable (Green Belt) ⁴
75	Clubb Pit Land, West of Darenth Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
78	Woodlawn, New Barn Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
80	The Stables, Barton Road, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
81	Block Of 40 Lock-Up Garages Adjacent 22 Penney Close, Dartford	Other Urban	Unavailable
86	Northern Gateway East, Central Road	Central Dartford	Unavailable
87	Land East of Telephone Exchange (Little Hithe), London Road, Greenhithe	Other Urban	Unsuitable (essential policy)
88	Rear of 25-37 Wellcome Avenue, Dartford	Other Urban	Unavailable

⁴ For presentational purposes, this particular site is counted elsewhere in this document in with those unsuitable on essential policy grounds, as national Green Belt policy renders this land unable to be categorised as “developable”, although meeting SHLAA suitability criteria to that stage, development cannot be achieved.

Ref	Site Name	Location	Stage at which unsuccessful
93	First, second and third floors, 27 - 31 High St Dartford	Central Dartford	Unavailable
95	Mad Play, 208 Charles Street, Stone	Other Urban	Unachievable
98	Open space east Of Wellcome Avenue, Dartford	Other Urban	Unsuitable (essential policy)
103	8 Brentfield Road, Dartford	Other Urban	Unsuitable (physical/ environmental)
104	Land East of 47-53 and 48-66 Hanbury Walk, Bexley	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
107	Land Adjacent to 107-125 Morgan Drive, Horns Cross, Greenhithe	Other Urban	Unsuitable (location/ accessibility)
109	Land at Stedman Close, Bexley	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
110	Land Adjacent 10 Strickland Avenue, Dartford	Other Urban	Unavailable
112	JC Autobreakers, Hawley Road, Hawley	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
114	Land West of Darenth Road, Darenth Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
115	Part of North End Farm, Park Corner Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
116	Blackshole Farm, Watling Street, Darenth	South of A2/ Other Green Belt	Unavailable
125	Rear Of 56-58 Spital Street, Dartford (Land south of Spital Street)	Central Dartford	Unsuitable (physical/ environmental)
127	St Lawrence House, 48A West Hill, Dartford	Other Urban	Unavailable
128	British Telecom Telephone Exchange, Suffolk Road, Dartford	Central Dartford	Unavailable
131	Northern Gateway Abbott Murex	Central Dartford	Unavailable

Ref	Site Name	Location	Stage at which unsuccessful
132	The Bridge Plots 32, 33 And 34 Rennie Drive And Plot 16A Brunel Way, The Bridge, Dartford	Other Urban	Unavailable
134	Land North of Top Dartford Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
135	Land North of Steele Avenue, Dartford	Other Urban	Unsuitable (essential policy)
139	Area North of London Road, Swanscombe	Ebbsfleet Garden City	Unavailable
140	Stone Pits 9 and 9a, South of London Road, Stone	Other Urban	Unsuitable (physical/ environmental)
157	Land to east of Joyce Hall Bungalow, Station Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
159	North of Main Road/ East of Northdown Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
163	West of Hawley Road, Arnolds Lane, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
168	Former Central Park Nursery, Dartford	Other Urban	Unavailable
173	Creswick Nursery, Dartford Road, South Darenth	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
171	Instone House	Central Dartford	Unavailable
174	Land South of Ship Lane, West of A225 Main Road and North of Farningham Road Station, Sutton at Hone	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
176	Land Adjacent to 1-11 Ightham Cottages, Bean Lane, Bean	South of A2/ Other Green Belt	Unsuitable (physical/ environmental)
178	Land south of A225 Hawley Road, north of A2, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

Ref	Site Name	Location	Stage at which unsuccessful
179	Land at The Whitings, Main Road, Longfield	South of A2/ Other Green Belt South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
181	Land to south east of School Lane, Bean	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
182	Old West Barn, Highcross Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
183	School playing field at Wilmington Grammar School for Girls, Common Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
184	Land at Stone Pit 1, Cotton Lane, Stone, Dartford	Other Urban	Unsuitable (physical/ environmental)
185	South west of Green Street Green Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
186	North of Highfield Farm, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
188	Warrigal Farm, Sandbanks Hill, Green Street Green	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
191	Clock House, Clock House Stables and Land known as Green Spice, Green Street Green Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
192	Land adjacent to Gill's Road/B260, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
193	Land to the rear of The Playing Fields (South Darenth Primary School), St Margaret's Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
194	Land known as Lords, Lane End and Manor Farm, North of Green Street Green Road	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)

Strategic Housing Land Availability Assessment Update September 2022

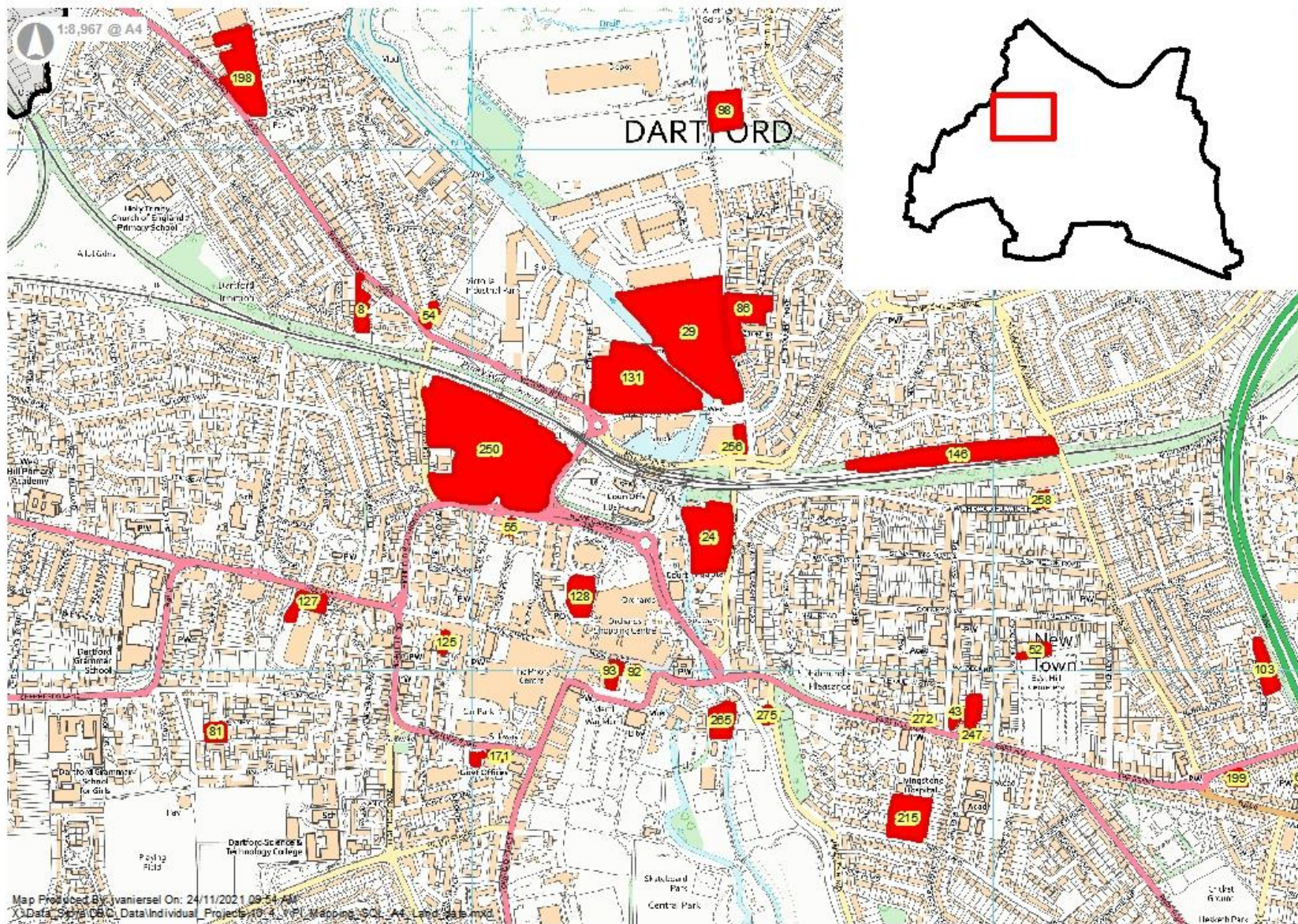
Ref	Site Name	Location	Stage at which unsuccessful
195	Land at Westwood Farm, High Cross Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
196	Birchwood Park Golf Club, Birchwood Road, Wilmington Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
198	Burnham Trading Estate, Burnham Road, Dartford	Other Urban	Unavailable
199	K T Dartford Ltd, 97 The Brent, Dartford	Other Urban	Unavailable
201	North of Edwin Road, Wilmington	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
202	Manor House Farm, Westwood Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
203	Land adjacent to 2 Cotton Lane, Stone	Other Urban	Unsuitable (location/ accessibility)
204	Land at Hook Place Farm West, Hook Green Road, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
205	Land North East of Main Road, Longfield	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
206	Chapter Farm, Red Street, Southfleet	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
207	Chapter Farm Yard, Red Street, Southfleet	South of A2/ Other Green Belt South of A2	Unsuitable (location/ accessibility)
210	Former Greenhithe Clinic Knockhall Chase	Other Urban	Unavailable
211	Newlands, Darenth Wood Road, Dartford	South of A2/ Other Green Belt	Unsuitable (location/ accessibility)
213	Former Rowhill School Site, Stock Lane, Wilmington	South of A2/ Other Green Belt	Unsuitable (essential policy)

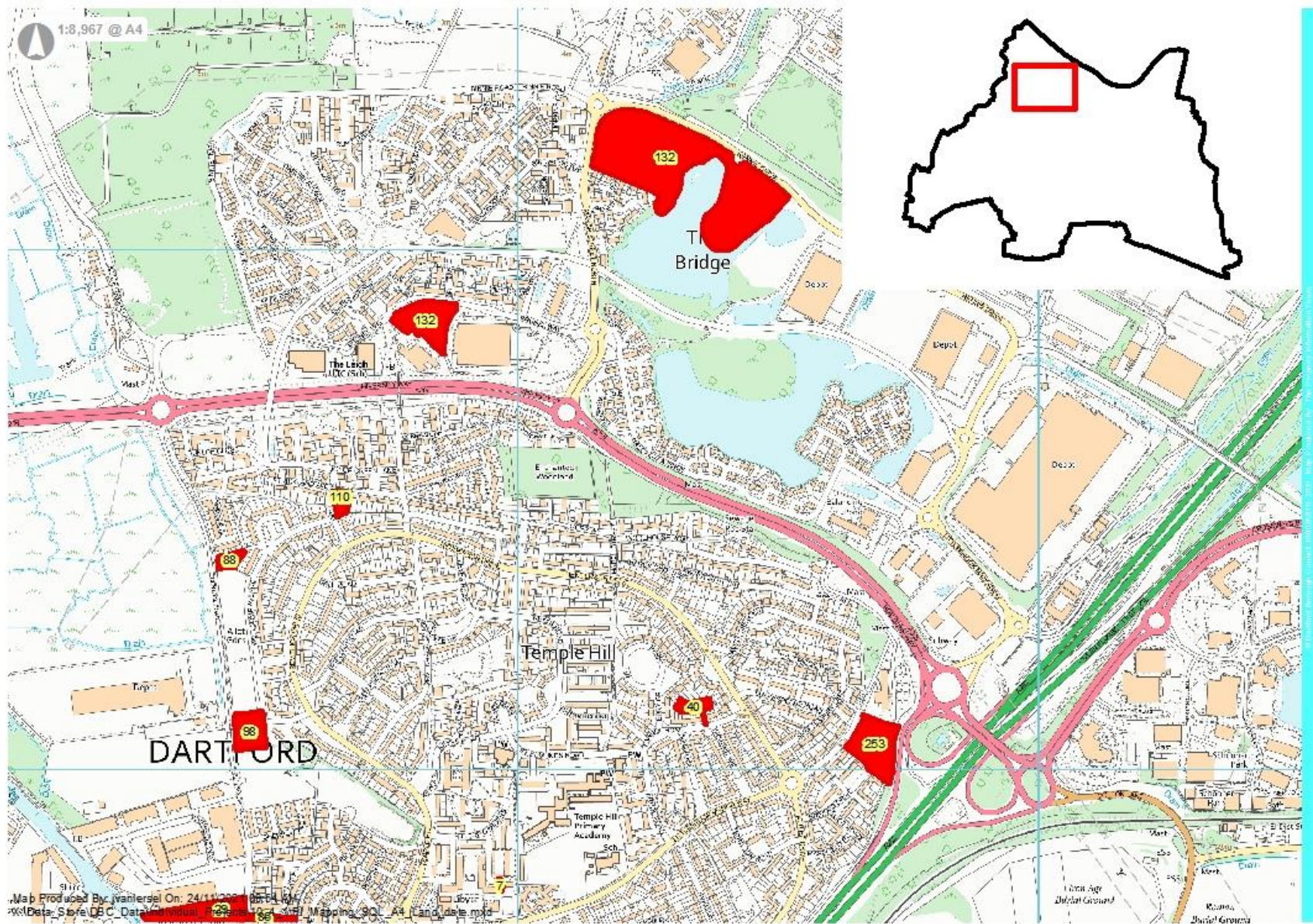
Ref	Site Name	Location	Stage at which unsuccessful
215	The Limes School Facility, Brent Lane, Dartford	Other Urban	Unsuitable (essential policy)
221	Block Of 47 Lock-Up Garages Rear Of Durrant Way, Swanscombe	Other Urban	Unavailable
223	Builders Yard, Harmer Road, Swanscombe	Other Urban	Unavailable
227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

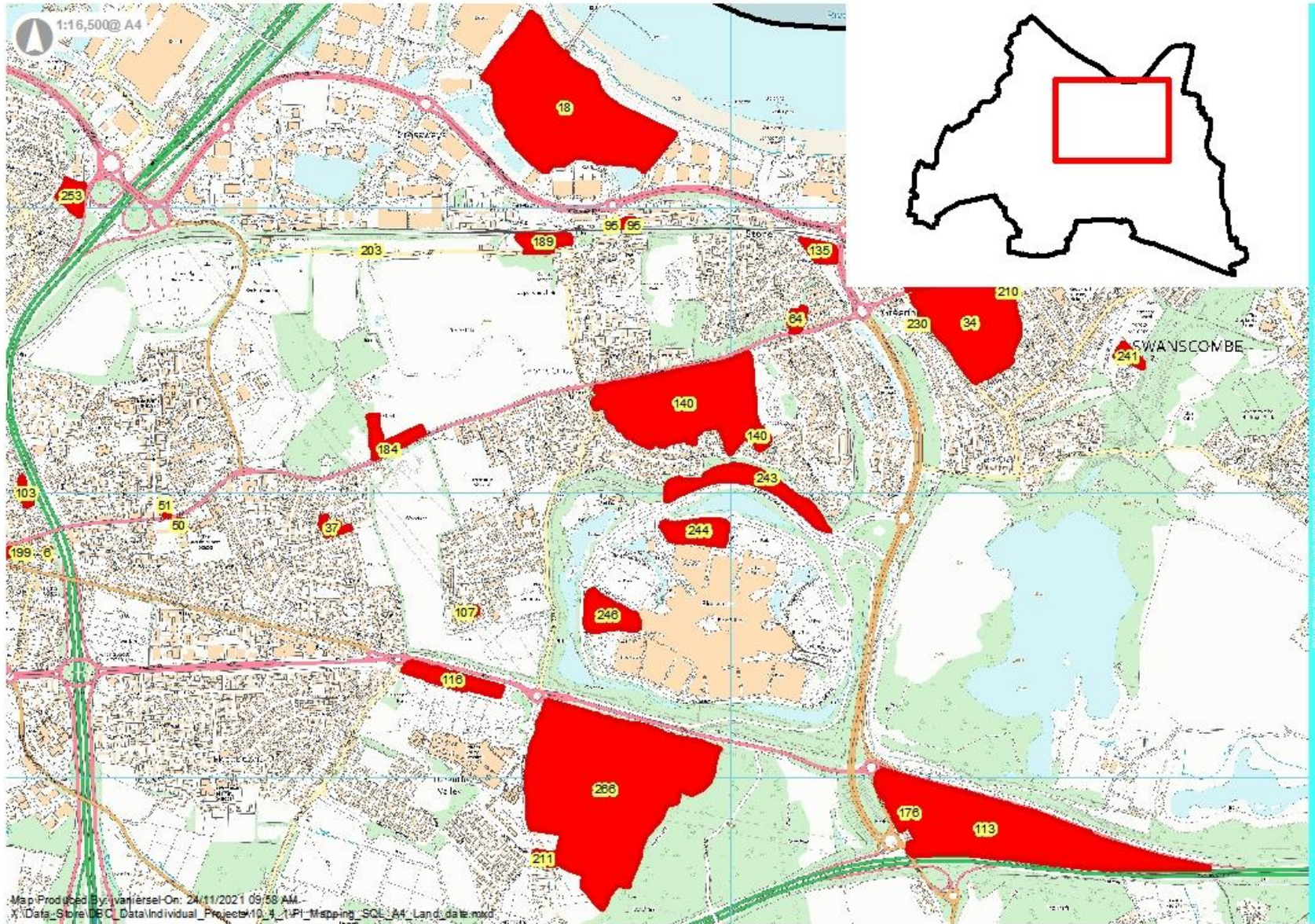
Ref	Site Name	Location	Stage at which unsuccessful
247	The Woodman, 106 East Hill, Dartford	Other Urban	Unsuitable (physical/environmental)
250	Prospect Place, Dartford	Central Dartford	Unavailable
252	North End Farm, South of Park Corner Road, Betsham	South of A2/ Other Green Belt	Unsuitable (location/accessibility)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

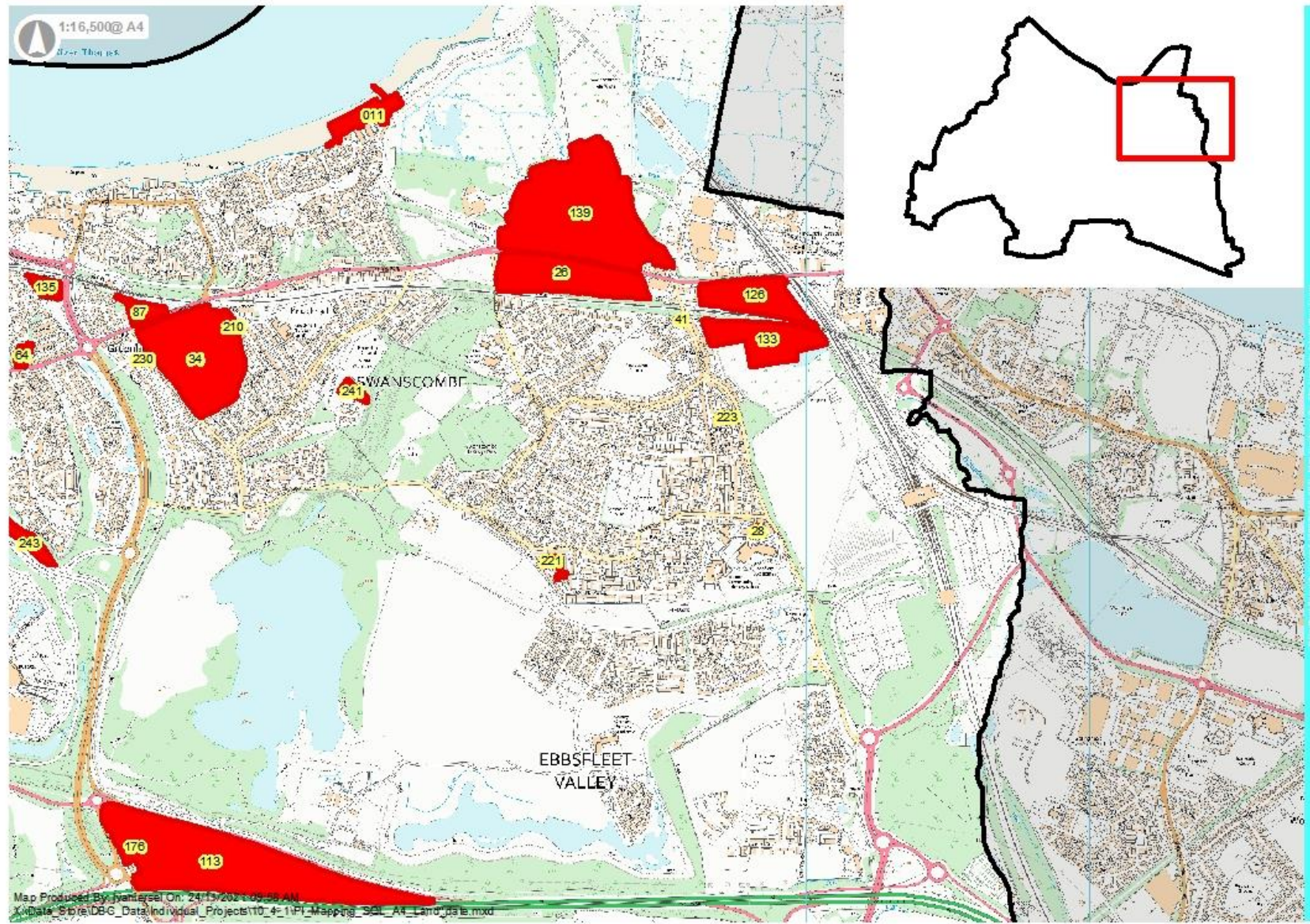
These sites, and disqualified land in Appendix B, are shown on the mapping below⁵.

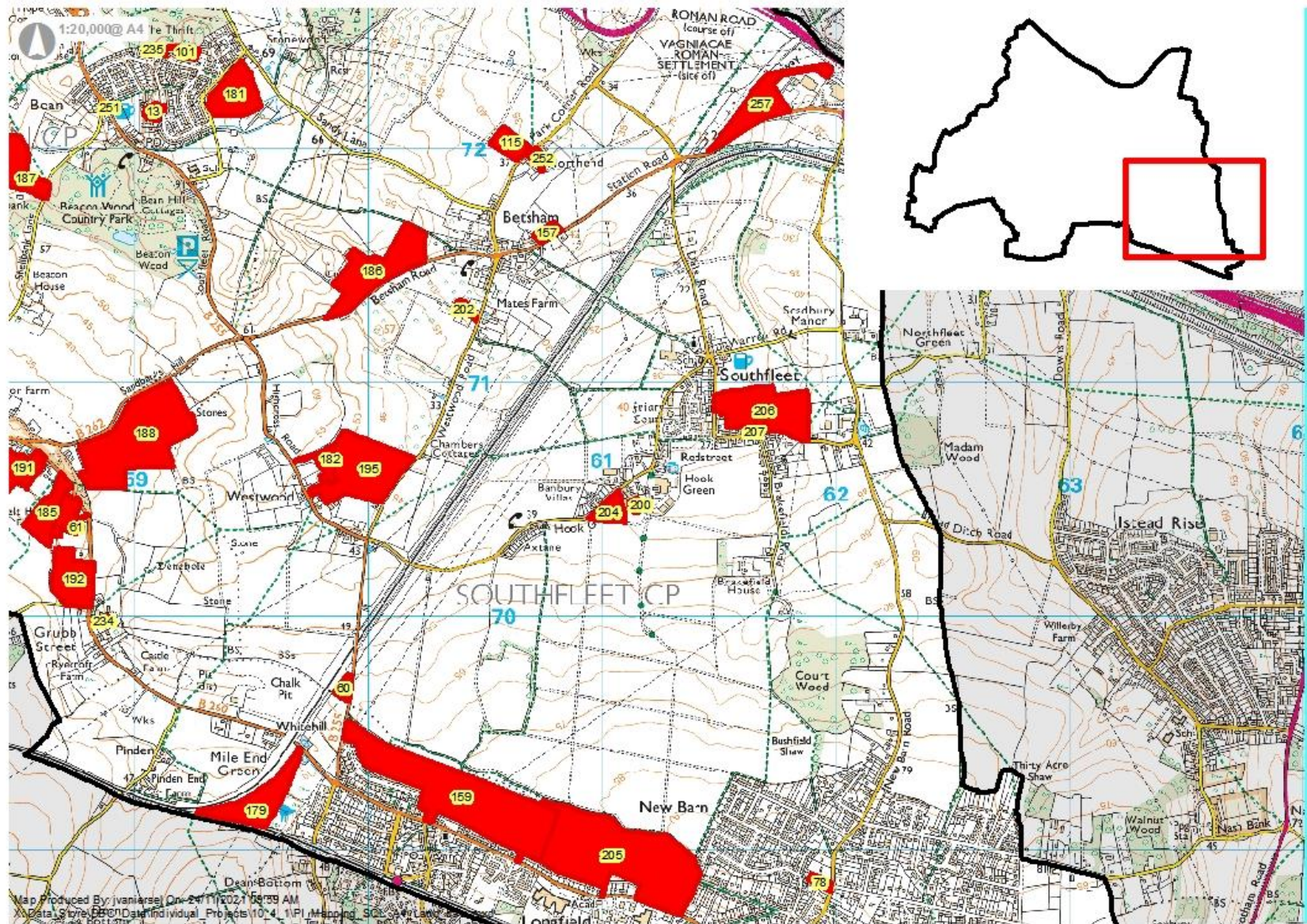
⁵ Some non-deliverable/ developable sites (references # 6, 11, 13, 28, 74, 87, 98, 213, 215 & 253) were omitted from this mapping in error: see HOU-5 mapping as necessary.

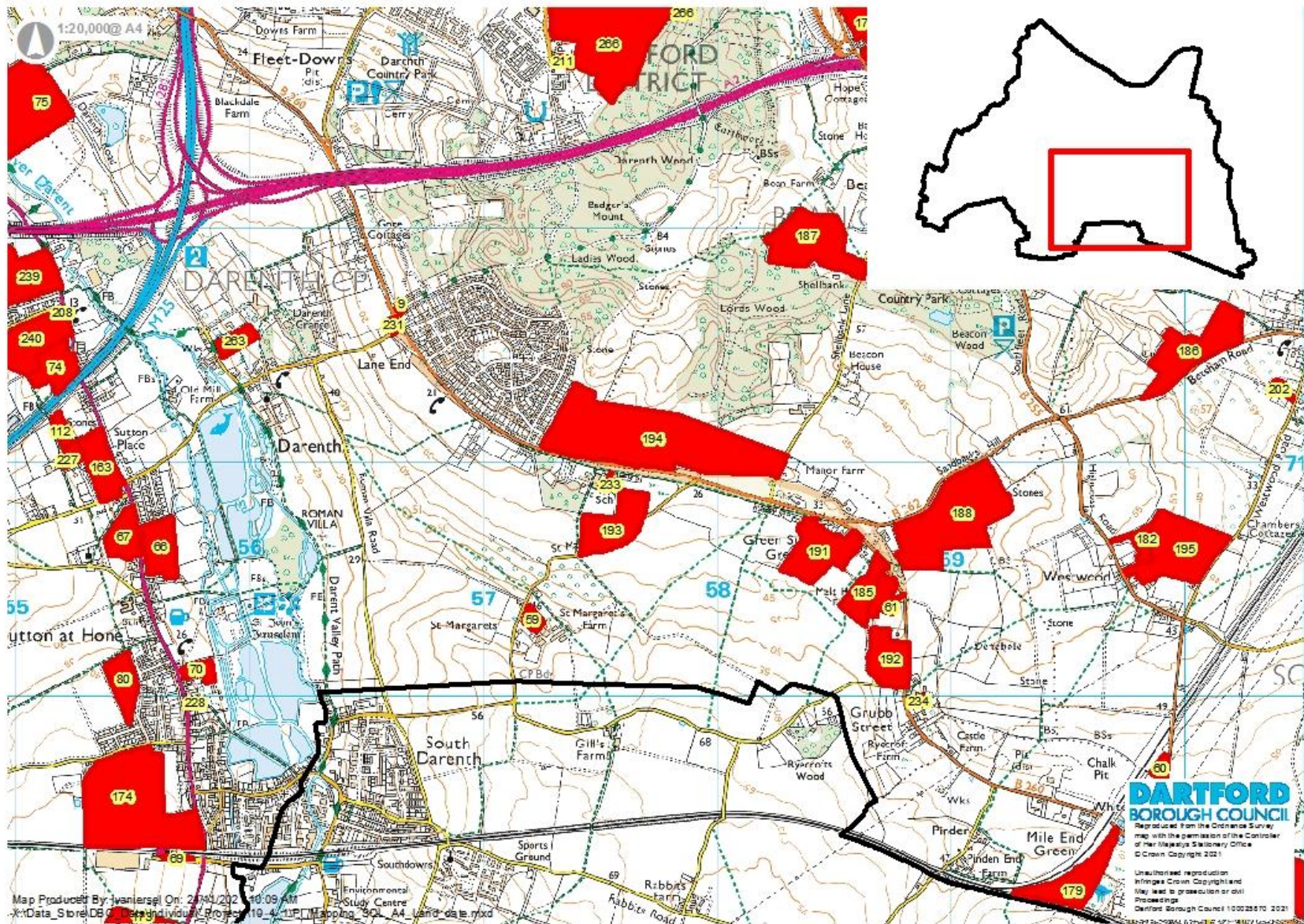


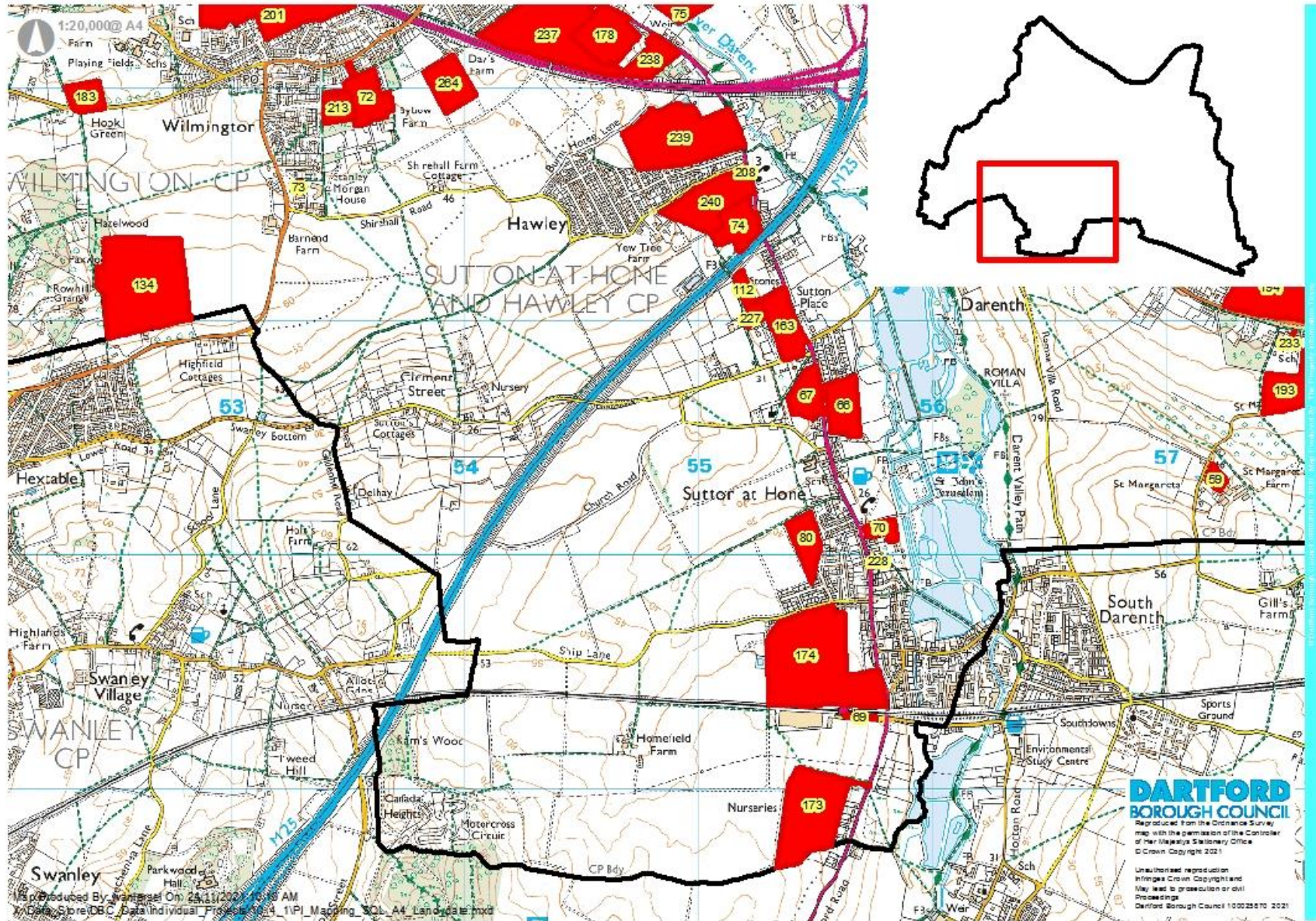


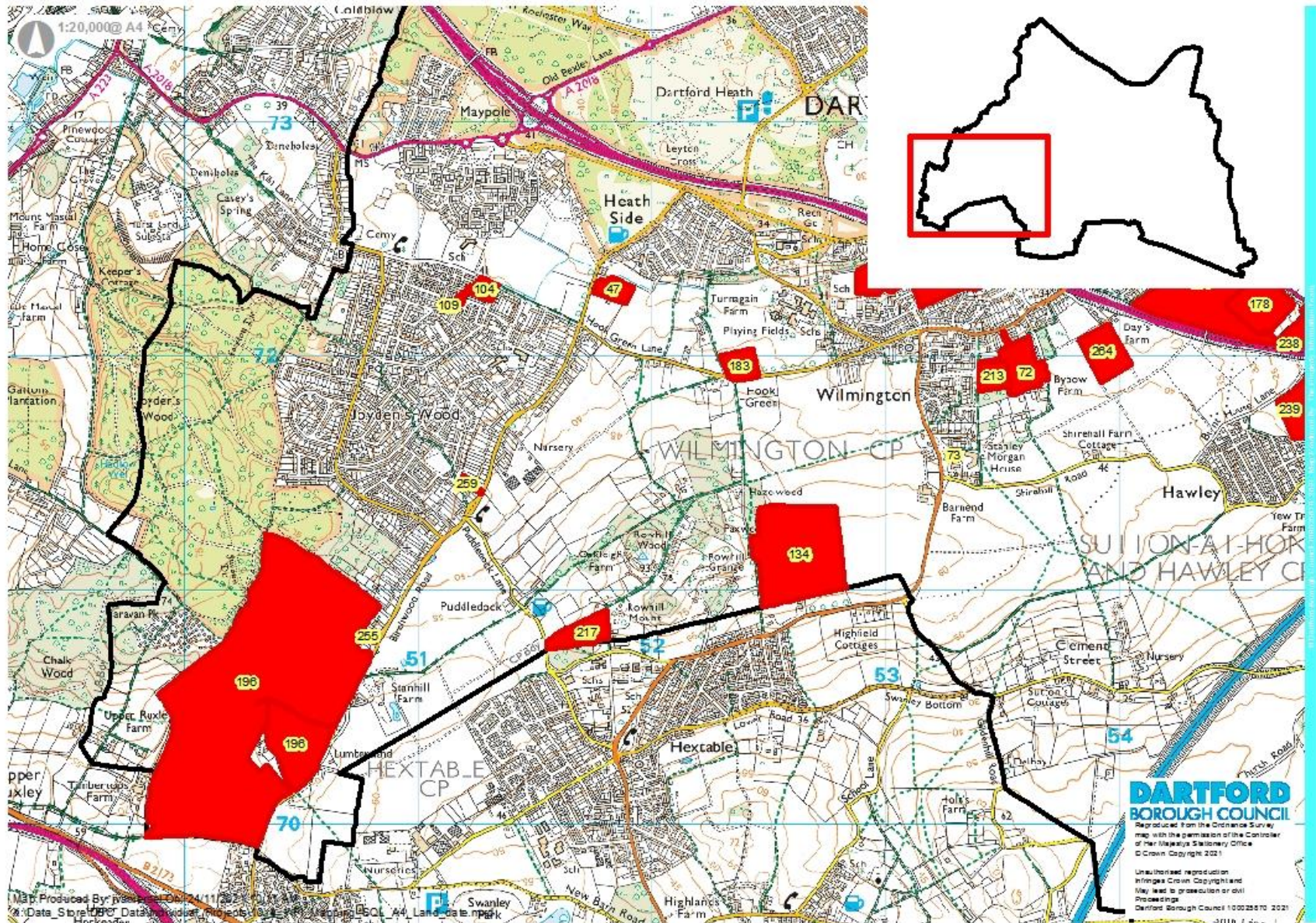


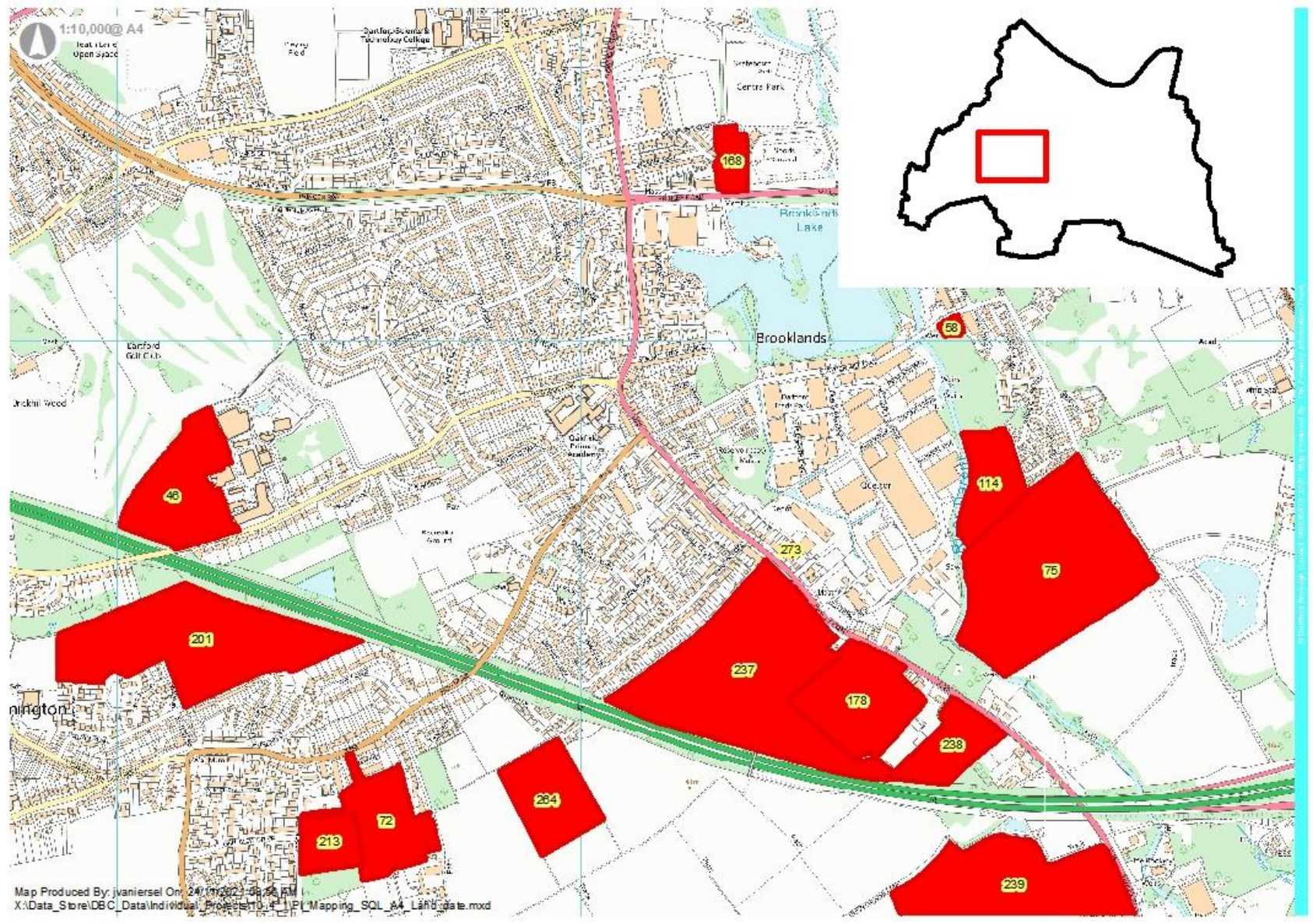












9. APPENDIX D: Phased Housing Land Supply

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	After 2037
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	
1	Ebbsfleet Central A (EC1)	Allocation	418												80	100	140	98		
1	Ebbsfleet Central B (EC2)	Allocation	1,155							50	100	100	150	160	200	220	175			
1	Ebbsfleet Central C (EC4)	Allocation	638														50	100	150	338
2	Greenwood	Permission	5		5															
3	Knockhall Road	Permission	61							30	31									
4	Two Brewers Public House	Permission	11			11														
5	St Marys Church Hall, Church Hill	Permission	6		6															
10	Steam Crane Wharf	SHLA A	78													39	39			
12	St James Ln Pit (Stone Pit 2)	Permission	764				150	150	150	150	150	14								
14	Lowfield Street redevelopment	Permission	556	152	124	60	143	77												
15	Croxton Garry Site (E of Ingress Park)	Permission	232		60	75	60	37												
16	Land At Highfield House 2 - 4 West Hill And 74-76	Permission	23					23												
17	Station Approach,	SHLA A	253														53	100	100	

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	After 2037
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	
	Home Gardens																			
19	Glentworth Club Site, 154 Lowfield Street	Allocation	52													10	42			
20	Co-op Site	Permission	120							60	60									
21	Stone Lodge	Permission	140			20	50	50	20											
22	Vauxhall Farm, Land East of 110-114 Lowfield St	Permission	84			42	42													
23	Builders Yard, 1 Spring Vale, Knockhall Road, Greenhithe	Permission	30																30	
25	Car park west of Two Brewers Public House	Permission	14						14											
27	Questor Riverside	SHLA A	8															8		
31	Land to the Rear of 67-97 Station Road, Longfield	SHLA A	5														5			
32	52 Spital Street	Permission	14					14												
33	22 - 26 Spital St (the Courts Furniture)	SHLA A	10							10										
35	SWCS Car Sales Craylands Ln Swanscombe	Permission	5				5													

SITE REF	SITE	Status	Site Capacity	Before 2022	22/	23/24	24/25	25/26	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	After
					23	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	2037
39	The Pits St Vincents Road	SHLA A	14															14		
44	Land South Of St Marys Road	Permis sion	76		30	40	6													
49	59-69 High Street	SHLA A	5													5				
53	Chastilian Road Workshop	Permis sion	9			9														
56	Powdermill Lane	Permis sion	36				14	22												
57	152-154 London Road, Stone	SHLA A	5														5			
62	125 St Vincents Road	SHLA A	18															18		
65	47-49 High Street, Swanscombe	SHLA A	5											5						
77	British Gas Holder Site And Surrounding Land, Victoria Road	SHLA A	66													30	36			
82	52 - 62 West Hill / C Pearson E Bates Storage Yard And Workshops, West Hill	SHLA A	34												34					
84	Former DA1 Club, 46-58 Lowfield St (Church)	Permis sion	71				71													
85	127-129 Dartford Road	SHLA A	14															14		

SITE REF	SITE	Status	Site Capacity	Before 2022	22/	23/24	24/25	25/26	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	After
					23	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	2037
89	Block of 35 Lock-Up Garages, Rear of 47-53 Farnol Road, Dartford	SHLA A	6																6	
90	Block of 50 Lock-Up Garages, Rear of 36-46 Attlee Drive	SHLA A	13														13			
91	First & Second Floors, 8-10 High Street	SHLA A	8								8									
97	Community Centre and 63-67 Alamein Gardens, Stone	SHLA A	6														6			
102	Village Heights, Station Rd, Greenhithe	SHLA A	47							47										
108	West Hill House	SHLA A	33												15	18				
111	Temple Hill Club, Temple Hill Square	SHLA A	14													14				
114	Land West of Darenth Road (Clubbs Pit) Phase 2	Permis sion	45			20	15	10												
117	Greenhithe Car Park, South of Steele Avenue	SHLA A	5								5									
118	53 Watling Street	Permis sion	8		8															

SITE REF	SITE	Status	Site Capacity	Before 2022	22/	23/24	24/25	25/26	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	After
					23	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	2037
119	Land to the rear of 62-66 Spital Street	SHLA A	28														28			
120	Upper Floors Iceland, 47-49 High Street	SHLA A	13							13										
124	Dartford Magistrates Court	SHLA A	25																25	
130a	Castle Hill B&C /2A PAP2	Permission	336	42	80	100	104	10												
130a	Castle Hill GHJK	Permission	163	38	100	25														
130b	Alkerden 5	Permission	182		10	87	85													
130b	Alkerden 5b	Permission	160				80	80												
130b	Alkerden 3	Permission	138		0	96	42													
130b	Alkerden Market Centre	Permission	550				160	166	166	58										
130b	Alkerden South Phase 1	Permission	227			65	90	72												
130b	Alkerden South	Permission	347				50	100	100	97										
130b	Alkerden Gateway Parcel 7	Permission	67		40	27														
130c	Ashmere Phase 1	Permission	281	19	90	100	72													
130c	Ashmere Phase 2	Permission	235			55	90	90												
130c	Ashmere Phase 3	Permission	244						40	84	80	40								
130c	Ashmere (Phase 4) Local Centre	Permission	118						59	59										
130c	Ashmere Phase 4	Permission	250							80	80	90								

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	After 2037
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	
130c	Ashmere Phase 5	Permis sion	250									40	40	90	80					
130c	Ashmere Phase 6	Permis sion	250										80	80	90					
130c	Ashmere Phase 7	Permis sion	222											74	74	74				
130c	Ashmere Phase 8	Permis sion	255										64	64	64	63				
130c	Ashmere Phase 9	Permis sion	271					90	90	91										
130c	Ashmere Phase 10	Permis sion	139					46	46	47										
130c	Ashmere Phase 11	Permis sion	364										91	91	91	91				
132	16A The Bridge (Care Home)	Permis sion	39			39														
137	104 Lower Hythe Street Dartford, Reeves Garage	Permis sion	11		11															
144	Ebbsfleet Green Phase 3	Permis sion	207	172	35															
144	Ebbsfleet Green Phase 2C	Permis sion	126			42	41	43												
144	Ebbsfleet Green Phase 4	Permis sion	133	24	80	29														
167	Orchards Shopping Centre	SHLA A	269													69	100	100		
169	Northgate Van Hire, 301 Lowfield Street	SHLA A	6															6		

SITE REF	SITE	Status	Site Capacity	Before 2022	22/	23/24	24/25	25/26	26/	27/	28/	29/	30/	31/	32/	33/	34/	35/	36/	After
					23	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	2037
170	Land north of St Mary's Road Stone	Permis sion	258			40	86	46	86											
177	Swanscombe Auto Centre, 38-48 Milton Road	SHLA A	6												6					
190	J Clubb Ltd, Church Hill, Wilmington	SHLA A	30															10	20	
197	Land at Lower Hythe Street, Dartford	SHLA A	86													22	37	27		
209	26 - 28 Westgate Road Dartford	Permis sion	8			8														
212	The Priory Shopping Centre,	Allocat ion	390								90	100	100	100						
214	County Estate Department Depot, Broad Lane, Wilmington	SHLA A	6													6				
216	35 Myrtle Road Oakfield Lane Dartford	Permis sion	9			9														
218	Block Of 29 Lock-Up Garages R/o 21 Albert Rd	SHLA A	5															5		
219	Block Of 23 Lock-Up Garages East Of Craylands Square,	SHLA A	6														6			
220	Block Of Lock-Up Garages And Land At	Permis sion	16			16														

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	After 2037
			Y		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	
	Gilbert Close Swanscombe																			
222	Block Of 26 Lock-Up Garages Rear Of 44 Keary Road	SHLA A	5																5	
224	Angels Garage, 149 Church Road, Swanscombe	SHLA A	9															9		
225	Land At Birch Place, Horns Cross	SHLA A	5													5				
226	6-12 Lowfield Street and 11 Market Street. Argos	SHLA A	26													26				
232	Block Of 25 Lock-Up Garages Northeast Of Collier Cres.	SHLA A	5																5	
236	L/a 33 St Marys Rd Stone	Permis sion	12			12														
245	Bluewater Chestnut Avenue East (Site C)	SHLA A	114															54	60	
248	1-6 Market Place, 1 Market St And 37 High St	Permis sion	14						14											
254	Twistleton Court	Permis sion	6				6													
261	Milestone Garage North	SHLA A	6													6				

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23 Yr 1	23/24 Yr 2	24/25 Yr 3	25/26 Yr 4	26/27 Yr 5	27/28 Yr 6	28/29 Yr 7	29/30 Yr 8	30/31 Yr 9	31/32 Yr 10	32/33 Yr 11	33/34 Yr 12	34/35 Yr 13	35/36 Yr 14	36/37 Yr 15	After 2037
	of Victoria road																			
262	Milestone Garage South of Victoria Road	SHLA A	5												5					
267	Ashirwad, Bean Road	SHLA A	5														5			
268	36 - 40 Heath Street Dartford Kent	SHLA A	6							6										
269	Northern Gateway Block E Oldfield Mill Pond	Permis sion	14		14															
270	114 - 130 Lower Hythe Street Dartford Kent	SHLA A	7												7					
271	Eastern End of St Marys Road	SHLA A	5												5					
272	72-80 East Hill	Permis sion	5			5														
274	First, Second And Third Floors 26 Lowfield Street	Allocat ion	5						5											
276	Land rear of Rehoboth House, Brent Way	SHLA A	7																7	
252	North End Farm	Permis sion	6		6															
277	43 High Street	Permis sion	5										5							
278	Waterbridge Court, 50 Spital Street	Permis sion	9		9															

SITE REF	SITE	Status	Site Capacity	Before 2022	22/23 Yr 1	23/24 Yr 2	24/25 Yr 3	25/26 Yr 4	26/27 Yr 5	27/28 Yr 6	28/29 Yr 7	29/30 Yr 8	30/31 Yr 9	31/32 Yr 10	32/33 Yr 11	33/34 Yr 12	34/35 Yr 13	35/36 Yr 14	36/37 Yr 15	After 2037
288	24 Lowfield Street	SHLA A	5										5							
291	Adams and Moore House	SHLA A	9							9										
296	The Nucleus, Brunel Way	Permission	29																29	
W	Small Windfalls - Consents		93		31	31	31													
W	Small Windfalls - Allowance		338	26				26	26	26	26	26	26	26	26	26	26	26	26	
TOTAL					739	1,063	1,479	1,144	838	922	625	410	561	685	782	824	766	589	463	338

'Status' Column Legend:

Allocations Site covered by an allocation policy in the Draft Local Plan.

Permission Site with either an outline or detailed planning consent.

SHLAA Developable site identified in the SHLAA, but without an outline or detailed planning consent.

10. Appendix D: commentary - phasing principles

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

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

D2. When determining the phasing, sites have been assessed in accordance with the planning status/ scale of site and the definition of "deliverable" in the NPPF Glossary. Those confirmed as "deliverable" were put into the first five years. This is where in accordance with the NPPF and PPG there is strong evidence to justify that these sites will be delivered within the next five years. Two deliverable sites have outline permission plus submitted reserved matters planning applications (that are still under consideration). These have Planning Performance Agreements and other evidence demonstrating deliverability.

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

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

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

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

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

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

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

D8. As much national research on strategic scale development focuses on residential development predominantly in the form of houses in 'urban extensions' (few large flat-led schemes) and as flats are typically released in large numbers once whole blocks are complete, the build out rates reflect the likely size of blocks that would be released.

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

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

11. APPENDIX E: Windfalls/ Small Sites

Background and National Policy

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

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

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

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

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

What is a Windfall?

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

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

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

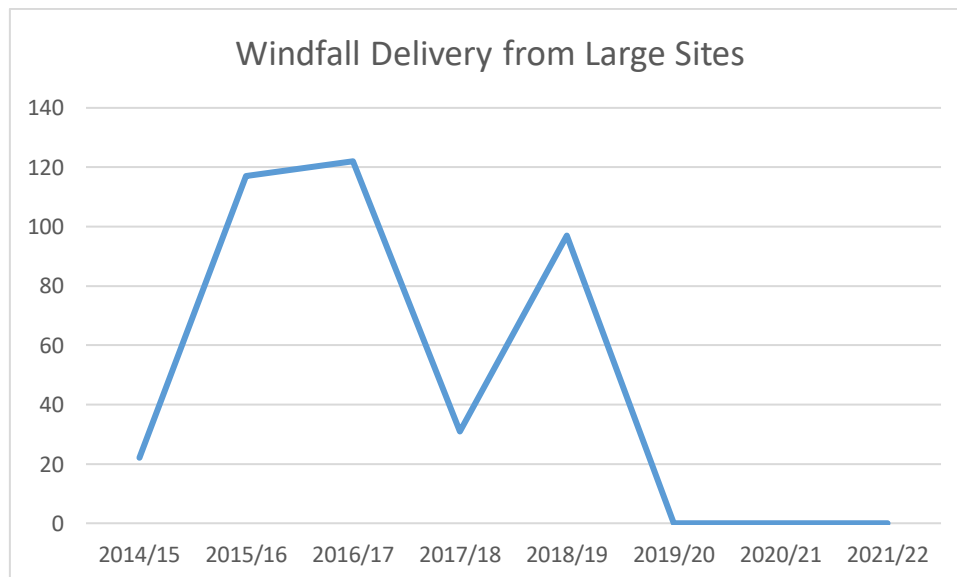
Methodology

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

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

- Windfall delivery from larger (5+) sites in Dartford has been inconsistent and therefore cannot be demonstrated to be reliable. For example, in the last three years (2019/20-2021/22) there were zero units delivered on large windfall sites (Figure 4) There are strong reasons why larger windfalls sites are infrequent in Dartford, including the scale of large sites already identified for development.
- Dartford has a very large identified developable housing supply, the SHLAA is robust and up to date. Windfalls are less likely given the scale of land recently developed, or identified for future development by 2037.
- The Borough is 56% Green Belt which strongly manages proposals in non-urban parts of the Borough, and virtually all the urban land is developed or non-available for additional proposals in future (including due to already being earmarked for schemes).
- The Borough sustains high industrial land values at its identified employment areas, reducing this flow of brownfield land relied on in some other Local Plans.

Figure 4 Historic Large Site Windfall Delivery



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

Historic Small Site Windfall Delivery and Windfall Allowance Calculation

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

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

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

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

Table 8 Small Windfall Completions 204/15 - 2020/2021

	201 4/15	201 5/16	201 6/17	201 7/18	201 8/19	201 9/20	202 0/21	202 1/22	AVER AGE
No. of Small Sites	24	14	30	28	25	27	24	18	24
Delivery from Small Sites (net windfall dwellings)	22	14	39	26	24	32	23	31	26

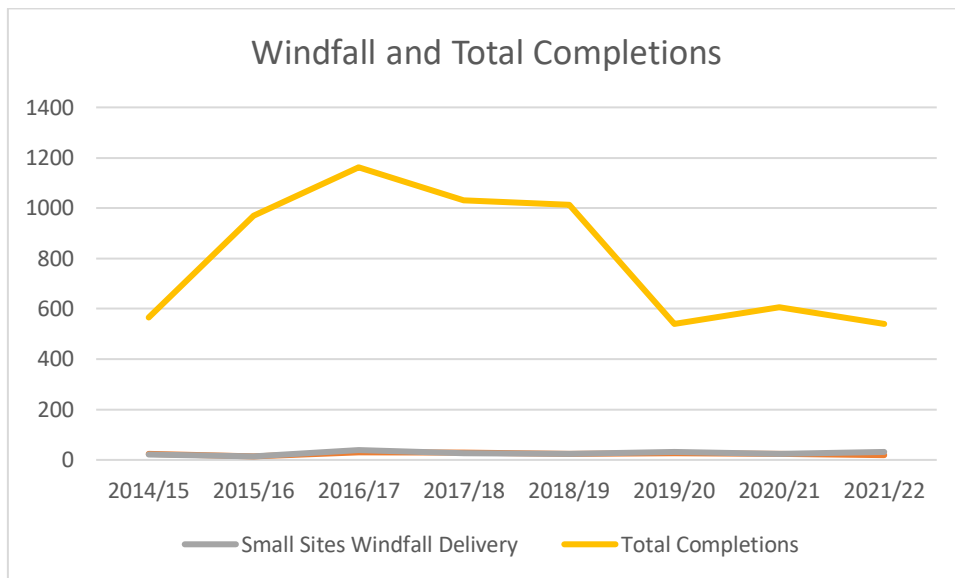
E14. Over the past seven years, the average (mean) annual amount of housing delivery from small windfall sites is 26 units.

E15. When looking at windfall delivery in relation to overall housing delivery per year, table 9 shows that, on average across the past seven years, 3.2% of all completions are made up of windfalls on small sites and that the amount of small site windfalls fluctuates between 1% and 6% of the total completions.

Table 9 Small Windfall Completions vs Total Completions

	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	AVERA GE
Small Sites Delivery	22	14	39	26	24	32	23	31	26
Total Delivery	565	971	1162	1031	1013	540	606	540	803
Percentage	4%	1%	3%	3%	2%	6%	4%	6%	3.2%

Figure 5 Small Windfall and Total Completions since 2014/15



E16. Despite a dip in total completions in 2019/20 and 2020/21 small site windfall delivery has remained steady and even increased in 2021/22. This therefore demonstrates that the small site windfall rate is reliable.

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

E18. An allowance of 26 units out of a 790 p.a. requirement equates to 3.3%. This demonstrates that the windfall allowance is consistent with the historic trends, on average across the past seven years the percentage rate of windfalls from small sites was 3.2% of total completions.

Summary Conclusion

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

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

E22. It has been highlighted that the SHLAA does not include sites of less than 5 units and that therefore the inclusion of small site windfalls can be applied from the base year. As such, a stepped approach has been applied. Dartford’s pipeline of consented small site windfalls has been applied over the first three years, and appropriate discount made for non-implementation. A windfall allowance, calculated from Dartford’s historic trends, has then been applied from year four onwards.

E23. In calculating the windfall allowance, to be applied from year four onwards, it has been demonstrated that the appropriate and reliable allowance for Dartford's later windfall is 26 units per annum.

12. APPENDIX F: Central Dartford Broad Location

F1. The new Local Plan does not rely on a broad location within its identified housing land supply totals. However consideration of 'Broad Locations' for development may be relevant. They are commonly seen as general areas where regeneration may be encouraged in future, but where specific, individual, sites have not yet been confirmed (as deliverable). They could be locations that are in general sustainably located e.g. town centres, or clusters of potential brownfield sites.

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

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

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

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

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

