

APPENDIX G: Deliverability and Developability of Suitable Sites and Sites with Planning Consent

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
1	Ebbsfleet	Yes - Vacant	Yes 2009 - 2013 and beyond	Deliverable	124	up to 2230	Phase 1 likely to start from 2011/12 but dependent on securing major commercial interest in advance of significant residential build	MAA has identified short term actions
2	The Bridge	Yes - Vacant - some infrastructure in place	Yes - 2009 to 2013 and beyond	Deliverable	43	1265	Site commenced 2004/06 likely to deliver over 12 to 15 years. Reserved Matters approved and being determined for further phases. Delivery in short term may be slowed due to housing market downturn.	MAA has identified short term actions. Potential public funding - shortlisted "Kickstart 1" scheme.
3	Ingress Park (balance)	Yes - Vacant and cleared for development	Yes - 2009 to 2014	Deliverable	27	370	Developer well advanced in scheme design. Three to four years build out	MAA has identified short term actions. "Kickstart 1" application submitted.
4	Waterstone Park	Yes - vacant and cleared for development	Yes - 2009 - 2014	Deliverable	48	68	Construction due to start should be built within 12 to 18 months	MAA has identified short term actions. Potential public funding - shortlisted "Kickstart 1" scheme.
7	Craylands Lane	Yes - vacant brownfield site but may depend how land owner wishes to progress their overall land holding in the area	Yes - 2009 - 2014	Deliverable	2	110	Planning obligations agreed. Site to be marketed and likely to be dependent on upturn in housing market	MAA has identified short term actions

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8	Greenwood	Yes - site vacant and cleared for development - some site works undertaken	Yes - 2009 - 2014	Deliverable	0.7	24	Several planning consents for residential development at the site which have now lapsed. Historically, the site has been developed in a piece-meal approach. Site viability is currently impacted by housing market downturn.	None Identified
14	Orchard Street/Kent Road	No - currently in use as ancillary car park to adjacent residential units	No	Not currently developable	0.1	6	Site is remaining planning commitment the majority of which was completed several years ago. The land is in use as a car park although there may be potential for development in the future	
16	Powder Mill Lane	Yes - Developer has expressed intention to develop and has progressed design and planning approval of the scheme	Yes - 2009-2014	Deliverable	2.3	42	Section 106 agreement has to completed. Build stalled due to housing market conditions. Site mitigation works in regard to flood and nature conservation are required within certain time parameters to protect water quality - may delay start of build	MAA has identified short term actions. Progress completion of Section 106 agreement with developer. Kick-start application submitted.
20	Knockhall Road	Yes - site purchased for re-development	Yes - 2009 to 2014	Deliverable	0.4	49	Some noise and vibration issues at one end of site but mitigation to be incorporated into scheme. Market demand for flatted development is currently affecting development progress	MAA has identified short term actions

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21	225 London Road	Yes - subject to resolution of alternative accommodation for current site uses	Yes - 2009 - 2014	Deliverable	0.1	9	Consented scheme unlikely to come forward until demand for flatted development improves. Will require re-location of current employment use.	None Identified
22	28 Spital Street	Yes - no issues identified	Yes - 2009 to 2014	Deliverable	0.02	9	None identified.	None Identified
24	52 Spital Street	Not currently available - owner and occupier has identified the site for potential future development although retail shop still in operation	Yes -2015 - 2019	Developable	0.09	12	Existing retail use still in operation. Viability over the existing use value will be a key driver.	None Identified
27	127 to 129 Dartford Road	No - developer is currently seeking alternative uses for the site	No	Not currently developable	0.3	20	Developer currently progressing alternative uses for the site	None Identified
29	The Coleburt Centre, King Edward Ave	Yes - vacant and purchased by developer -although reconsideration of scheme underway	Yes - 2009 -2014	Deliverable	0.5	53	Developer currently reconsidering scheme - may be delay due to need to obtain new planning consent.	None Identified
31	389-397 Princes Road, Dartford	Yes - vacant site purchased by RSL for development	Yes - 2009 to 2014	Deliverable	0.2	32	None identified. Development now started.	None Identified

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32	Lowfield Street	Land assembly largely completed. Limited CPO's may be required.	Yes - 2009 -2014	Deliverable	5.4	926	Negotiations between developer and Council taking place with respect of phasing to address viability issues.	Council continue to address outstanding planning issues with developer to complete determination of application. Use of CPO powers if required. MAA has identified short term actions.
34	Northern Gateway East (GSK)	Yes - site likely to be released to developer in short term but this may be slowed due to current market conditions	Yes - 2009 - 2019	Deliverable	14	700	Current owners are progressing disposal of site for redevelopment. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Current HSE Consultation zone will impact on development capacity in the short term.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress master planning and planning requirements.
35	Millpond	Yes - site likely to be released to developer in short term but this may be slowed due to current market conditions	Yes 2009 - 2014	Deliverable	3.1	280	Current owners are progressing disposal of site for redevelopment. Further detailed studies will be required to give detailed understanding of constraints including surrounding highways capacity but mitigation likely. Sequential assessment required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. MAA has identified short term actions. Progress masterplanning and planning requirement. Site to be taken through sequential assessment

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
36	Station Approach	Not currently available for development. Potential availability in medium to long term.	Yes - 2015 - 2019 and beyond	Developable	1.3	200	Town Centre site with limited constraints to development but in multiple ownership and with current established uses on site. Ongoing discussions with site owners regarding options, investigation of funding sources and site viability assessments are required.	SEEDA and Council to continue to participate in site discussions and progress identified actions as required. MAA has identified short term actions
37	Overy Street	Not currently available - but identified as site with re-development potential by SEEDA. Negotiations progressing with occupier to relocate and site owner to purchase. Potential to progress when current lease expires in 2014.	Yes - 2015 -2019	Deliverable	1.2	160	Town Centre site with few constraints to development requiring some mitigation measures. . Site not currently available but SEEDA progressing options for land acquisition and possible re-location of existing retail facility. Existing use value is affecting site viability for residential use.	SEEDA to progress options for site acquisition. MAA has identified short term actions.
38	Co-op Site	Yes - Vacant department store. Site owners are currently marketing the site for re-development	Yes - 2009 -2014	Deliverable	0.6	176	Town Centre site with few constraints to development. Existing land value and reduced demand for flatted and town centre commercial development are currently affecting site viability.	MAA has identified short term actions

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
40	Swanscombe Peninsula West	Not currently available but site owner likely to release parts of site with potential suitability for residential development during the plan period. Remediation of current land conditions may take 10 or more years.	Yes - 2015 to 2020	Developable	159	650 plus	Parts of the site are likely to be suitable for development but further investigation of mitigation measures, infrastructure requirements and development configuration of Swanscombe Peninsula West and East will be required. It is estimated that ground remediation works in some potential areas will take at least 10 years to be completed.	Progress coordinated planning framework of Swanscombe Peninsula West through LDF.
41	Thames Europort	Yes - site likely to become surplus to requirements during plan period. Timing unknown but will be dependent on port activities moving to Purfleet.	Yes - 2020 -24 and beyond	Developable	19	780	Site will require mitigation measures in relation to strategic highways impact and on-site constraints.	
42	Everards	Site available - cleared for development	Yes - 2009-2014	Deliverable	1.5	211	None Identified - construction underway	None Identified
44	Fantaseas	Yes - Available - but currently lack of developer interest	Yes - 2009 - 2014	Deliverable	4.2	175	The site is due to be sold with residential site but limited interest due to current market conditions	MAA has identified short term actions.

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
45	Eastern Quarry (EQ2)	Yes - vacant site with owner developer progressing plans for development. Initial development platform in place.	Yes - 2009 to 2013 and beyond 2026	Deliverable	270	up to 6250	Site owner is developing both Eastern Quarry and adjacent Ebbsfleet sites. Current market conditions are impacting the progress of panning details and actual build. Developers are currently considering site viability issues and impacts on phasing across the two sites	MAA has identified short term actions. Developer reviewing funding options
46	Stone House Hospital	Yes - site purchased by HCA	Yes - 2009-2019	Deliverable	6	330	Site has been acquired by HCA who have selected a development partner. Due to housing downturn further consideration is being given to the proposed housing mix within the scheme to ensure viability.	HCA continue to bring site forward. Scheme mix may be revised which will impact on overall capacity. MAA has identified short term actions.
47	Dartford Technology College Campus	Yes	Yes - 2009 - 2014	Deliverable	2	91	None identified. Developer due to start on site in near future	MAA has identified short term actions if required
48	St James Lane Pit (Stone Pit 2)	Yes - development company actively progressing site for residential development	Yes- 2009 - 2014 and beyond	Deliverable	21	1000	Planning issues are likely to be resolved soon. Further negotiations underway to agree site obligations and contributions. Further land fill required and will require planning consent from KCC - potential stabilisation issues.	Agree site obligations/contributions to enable planning consent. MAA has identified short term actions.

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
49	Darenth Mill, Darenth Road	Yes - developer has earmarked the site for residential development	Yes - 2009 - 2014	Deliverable	1.3	23	None identified. Developer is progressing new scheme and is likely to re-submit a planning application in the near future. Intends to begin build once planning and building consent obtained.	None Identified
50	Tylers House, Dartford	No - site owner is currently seeking alternative use of the site	No	Not currently developable	0.7	40	Site owner is progressing the site for alternative uses.	None Identified
55	Hook Place Farm (West) Southfleet	Yes	Yes - 2009 - 2014	Deliverable	0.6	8	Site owner not intending to progress development until sales values sufficiently improve.	None Identified
57	Axton Chase	Yes during plan period. School due to move to new site circa 2011	Yes - 2015 - 2019	Developable	6.3	149	Site is due to be marketed. Will become available after proposed move of existing school which is programmed for 2011 and beyond	None Identified
58	Land Rear of Anne of Cleves Road	Yes - site is currently being marketed.	Yes - 2009 -2014	Deliverable	0.3	12	Low current demand for flatted development together with reduced land value is impacting on the viability of the site for development. The site is currently being marketed and although there is potential for residential development it may be acquired for other uses.	None Identified
62	94-98 London Road	No - likely to be sold for continued business use	No	Not currently developable	0.08	5	Site owner currently marketing the site for other commercial use	None Identified

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
63	Chastilian Road Workshop A	No - in multiple-ownership. Part of site has been assembled for re-development but final parcel has not been released and is required to access the site	No	Not currently developable	0.1	11	Access to site is constrained by site ownership issues.	None Identified
66	22-26 Spital Street (Courts Furniture)	Yes - site acquired for future development	No	Not currently developable	0.1	14	Developer is progressing an alternative scheme for the site due to viability issues associated with exceptional site costs	None Identified
75	Leyton House, Wilmington	Yes - site acquired for new homes by developer	Yes 2009 -2014	Deliverable	1	25	None identified - developer actively progressing site to obtain planning consent	None Identified
76	Fleet Down School (part)	Not currently available - no specific decision to release site. Will be dependent on future school requirements.	No	Not Currently developable	0.5	17	Release of site is dependent on future school requirements	None Identified
80	Former Arjo Wiggins Site	Yes	Yes - 2015 to 2019	Developable	1.3	80	The site will not come forward for residential development until HSE consultation zone withdrawn.	

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85	Police Station - Instone Road	Yes - site being progressed for residential consent and is likely to be marketed during plan period	Yes - 2009 to 2014	Deliverable	0.5	67	Site is being actively progressed to resolve all planning requirements and is set to be marketed. Town centre location but delivery is likely to be dependent on a rise in land and sales values to ensure viability.	
87	Stone Lodge	Not currently available.	No	Not currently developable	32	800	Site identified for recreational uses and not currently available.	Consideration of use of site alongside recreational assessments.
88	St Clements Valley	Yes	Yes - 2025 - 2026	Developable	18	300	Requires further detailed consideration of constraints and impacts and how these can be addressed through development mix, capacity and design.	Consideration of use of site alongside Employment Land Review.
89	47 -53 High St, Dartford	No - site in multiple ownership - site owners have indicated no intention to bring site forward.		Not currently developable	0.1	12	Site is in existing retail use and is currently not available	None Identified
90	Arjo Wiggins Paper Mill	Yes - vacant site. Owners considering options for disposal.	Yes - 2015 to 2019	Developable	4.2	70	The site will not come forward for residential development before HSE consultation zone withdrawn. Consideration of future development options for the site underway. Sequential assessment required. Any contamination likely to be mitigated.	Consideration of use of site alongside Employment Land Review.

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91	Northfleet West Sub Station	Yes - mid to long term availability once electricity sub-station decommissioned, archaeological survey complete and land values improve.	Yes - 2009 -2014 and beyond	Deliverable	36	Up to 1500	Current reduced land value together with site mitigation costs and scale of infrastructure likely to impact on viability. Results of archaeological survey may constrain residential capacity - likely to be between 1000 to 1500 units.	Await outcome of archaeological survey. MAA has identified short term actions.
92	Elmstone, Betsham	Yes - available		Not currently developable	0.8	10	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site has limited access to public transport and facilities and may impact on the openness of Green Belt. These issues to be further evaluated through Sustainability Assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
106	Land nr South View/Orchard Way/Rowhill School	Yes - owners have indicated interest in bringing site forward for development.	No	Not currently developable	1.3	35	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site is has limited access to local facilities and would form an encroachment into the Green Belt. These issues to be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

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107	Milan Day Centre	Yes - has been earmarked for disposal	No	Not currently developable	0.07	9	Present legal/ownership issues regarding access to the site have no current prospect of being reconciled.	None Identified
108	part of North End Farm (2 sites)	Yes - the site has two landowners who have indicated a willingness to bring land forward for residential development. Each land holding can be developed separately	No	Not currently developable	1.5	40	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, the site is has limited access to public transport or local facilities. These issues and consideration of impacts on Green Belt to be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
111	Land frontage at St Mary's Road, Stone	No - the land identified as having potential for housing has ongoing legal issues which will restrict the release of the site for development.	No	Not currently developable	0.5	25	Legal issues regarding land ownership will restrict the site coming forward for development.	Investigation of potential to resolve land ownership issues.
112	Milk Depot, Watling Street	Yes - owner has signalled intention to market site for re-development	Yes - 2009 -2014	Deliverable	0.4	27	Site viability is an issue at present. Site likely to be marketed for development when land value and market demand increases.	None Identified

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
114	NG East (RBT)	Not currently available but may be potential for all/part of site to come forward in the plan period	Yes - 2015 - 2019	Developable	2.9	115	Long term tenants at the site. Lease break clause at 2015 may enable release of site. This will be dependent on the viability of residential development at the time.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme.
118	Rear of Two Brewers	Yes - site owned by development company	Yes 2009 - 2014	Deliverable	0.04	12	Consented scheme has been revised and re-submitted for planning approval. Town centre mixed use scheme likely to come forward for development once sales values rise.	None Identified
127	Blackshole Farm	Yes - Site owners have indicated that they wish to release the site for future development	No	Not currently developable	1.5	100	In advance of Green Belt review through the development plan, the site is policy constrained. Although there are few on-site constraints, development of the site would lead to encroachment of the Green Belt adjacent to part of the northern urban corridor and potential to lead to increase coalescence with settlements to the south. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

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128	Darenth Road	Yes - vacant site but part of site may be suitable for employment uses and is being considered in the ELA	Yes - 2009 -2014	Deliverable	6.4	70	Although site has planning consent subject to terms, for mixed use there may be limited commercial interest due to market and limited connectivity to existing employment area. Site owner may wish to consider site for wholly residential development. Consideration of the impacts and infrastructure requirements in response to this change will be required	Consideration of employment land requirements across the borough will be required.
145	Land adj 2 Charles Street	Yes - site acquired by development company with intention to develop	Yes - 2009-2014	Deliverable	0.09	5	Site is constrained by current lack of demand for flatted development. Planning consent is to expire soon but developer has indicated that they are likely to re-submit application and progress scheme for housing. Expected to start construction as soon as obtain new consent	None Identified
152	St Vincents Filling Station	Yes - site acquired and being progressed by developer for residential use	Yes - 2009 -2014	Deliverable	0.1	6	Site requires significant remediation due to previous use. Viability will be a key issue as to when the site is likely to come forward.	None Identified
281	Greenhithe Car Park (Steele Ave)	No - presently used for commuter parking.	No	Not currently developable	0.6	40	Land is used for commuter parking at present. Surrounding area has known on-street parking issues and Council is currently considering options for improvement. If the commuter parking were lost, alternative parking provision will be required	Further consideration of parking requirements and options in the area

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284	Empire Sports Ground	Yes - owners likely to market site for development (including other uses/mixed uses) during plan period	No	Not currently developable	2.5	79	Site is significantly constrained by steep gradient and could be disconnected from surrounding residential areas. Exceptional costs due to mitigation measures required likely to affect viability.	None Identified
287	Hollands Farm, Hawley Road	Yes - owner has indicated that the site could be come available after 2017	No	Not currently developable	0.4	12	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of identified constraints is possible development of the site would increase the potential for coalescence between Wilmington and Hawley. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
288	Bean Triangle	Landowners intentions unknown. Land in multiple ownership.	N/A	Not currently developable	14	330	In advance of Green Belt review through the development plan, the site is policy constrained. Although mitigation of a number of identified constraints is possible development of the site would increase the potential for coalescence between Bean and new built development in Ebbsfleet Valley. These issues will be further evaluated through sustainability assessment. Further assessment of highways capacity and access constraints is required.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

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292	Enterprise House, Dartford	Yes - site to be acquired by development company for residential development although there are legal issues that are being resolved at present.	Yes 2009 -2014	Deliverable	0.1	5	Delivery vehicle is taking publically owned site forward. Specific legal issues to be resolved and this is not likely until 2010/11. Planning application will be submitted at this stage. Site may be constrained due to AQMA	MAA has identified short term actions
293	Johnsons Wharf	No - operational wharf facility. Landowner has signalled that they do not currently intend to bring site forward for residential development	No	Not currently developable	2.8	135	Long term tenant on site.	None Identified
295	Land North of Cotton Lane	Yes - land owner has signalled intention to release site for development and has progressed early site investigations and development potential. Site owner has recently marketed individual parcels of the site.	Further assessment of potential impacts and sustainability issues to be investigated through Sustainability Assessment.	Not currently developable	5.2	270	Substantial parcels of land within the site are constrained by Crossrail safeguarding. There are a number of other significant onsite constraints and environmental issues that will require mitigation. Highways capacity constraints will require further investigation. Further assessment required of site access to public transport and local facilities.	None Identified

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296	Corner of Walnut Tree Avenue	Yes - Site owner has signalled intention to release site for development	No	Not currently developable	0.1	5	Removal of the existing parking facility is likely to have a significant impact on the amenity of local residents and businesses. Alternative parking solutions will be required.	Further consideration of parking requirements in the area
297	adj. 116 Priory Road	Yes - site owner progressing site through planning application process	Yes 2015 to 2019	Developable	0.1	5	Site will require exceptions assessment - provision of safe evacuation routes may be a problem.	
298	Livingstone Hospital	No - Primary Care Trust have signalled that requirement for the present facility may be reviewed in the future. Site may be released if operational requirements change	No	Not currently developable	0.6	38	Future of current operation health facility still to be considered.	None Identified
300	Land to the rear of 62-66 Spital St	No - land ownership currently being investigated as land required to access site is likely to be in other ownership. Major land owner has expressed interest in releasing site for development	No	Not currently developable	0.2	25	Access to site cannot be secured until land ownership issues resolved.	None Identified

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302	Langworth Close/Orchard Way	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission was likely	No	Not currently developable	1.4	43	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
303	Chapter Farm Yard, Southfleet	Yes - owner has signalled an intention to bring the site forward for future residential development	No	Not currently developable	0.4	10	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt. Although there are few on-site constraints, the site has limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
304	Land parcel at Swanscombe Infant School	Yes -planning consent for new facility for two primary schools to merge	Yes 2015 - 2019	Developable	0.4	12	The site is surplus to the school requirements and has been earmarked by the Education authority for disposal. The authority are likely to dispose of the site once sales and land values rise .	None Identified

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305	Land parcel at Knockhall Community Primary School	Yes - potential to be released by landowner for development in 5 to 10 years	Yes - 1015 - 2019	Developable	0.5	15	Timetable for site coming forward is dependent upon Kent Education's future land release programme	None Identified
306	Land parcel at the Brent Primary School	Yes - likely to be available by 2013	Yes - 2009 -2014	Deliverable	0.1	5	Site likely to come forward when re-location of present canteen facility takes place	None Identified
346	Land at Bean Farm(3 sites)	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission was likely. Site owner has said that they will consider partial release of their landholding at the site.	No	Not currently developable	16	Between 90 - 400 units	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Current access to frequent public transport and local facilities poor but potential to mitigate. Significant highways constraint will require further assessment. Site tenancies will require to be terminated and potential loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

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349	Station Road, Betsham	Yes - site owner has signalled that the site could be released for development during the plan period.		Not currently developable	0.5	12	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. No access to frequent public transport and local facilities. These issues will be further investigated through sustainability assessment.	The need for small scale local Green Belt policy review is being considered through Core Strategy preparation. Further assessment of potential impacts and sustainability issues to be investigated through further Sustainability Assessment.
352	44A Waldeck Road	Yes - current occupiers have transferred operations to a new site and site earmarked for residential development by owner	Yes - 2009 - 2014	Deliverable	0.07	9	Unlikely to be developed until current demand for and sales values of flatted development increase	None Identified
369	Hook Green Farm (East)	Yes - likely to come forward in the plan period	Yes - 2015 - 2019	Developable part currently undevelopable	2.6	60	Brownfield site partly within the existing village confines. In advance of Green Belt review through the development plan, part of the site is policy constrained. Development of whole site would lead to encroachment into the Green Belt and increased coalescence. Limited access to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

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378	GSK North Site	Not currently available but is likely to come forward later in the plan period	Yes - 2015- 2024	Developable	11	370	Site is likely to come forward in the future, and to include new residential development. Investigation of on-site mitigation required.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme. Land owner to progress on-site constraints and development of development options.
382	"The Tank" off London Road	Not currently available - but likely to become available during the plan period	Yes 2015 - 2019	Developable	5.3	270	Further investigation of ground conditions to assess suitability and agreements regarding highways access will be required. Although likely to come forward for development - potential uses will need to be assessed through the Employment Land Survey. Unknown when site owner will release site.	Assess requirement against Employment Land Survey findings. Decision by site owner and development partner regarding when the site will be developed.
383	Land to the rear of Main Road, Longfield	Yes - some existing short term tenancies which would be terminated if there was likelihood of the site obtaining planning permission. . Land proposed for development is part of a larger land holding of 16 hectares.	No	Not currently developable	3.3	100	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential to increase coalescence. Development would lead to the loss of agricultural land. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
384	Horticultural Centre, Shirehall Road	Not currently available - current commercial use on site. Owner has indicated that the site could be released for development if the current use were to cease in the future	No	Not currently developable	1.9	40	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential coalescence. Current employment facility would be lost. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
385	Rear of Bretherne Meeting Hall, Leydenhatch Lane	Yes - land owner has indicated a interest in bringing the land forward. But adjoining land that may be required for site access may not be available.		Not currently developable	1.6	45	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and potential for increased coalescence. These issues will be further evaluated through sustainability assessment. Site access may be dependent on the availability of adjacent landholdings.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
397	Homebase, 394 Princes Road	Not currently available - owners have indicated that they are considering future release of the site. Commercial use still in operation and no decision regarding the site's future has been made.	No	Not currently developable	1.1	60	Site currently in retail use and presently no plans to release site for re-development	None Identified

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
398	69-73 High St, Greenhithe	Yes - vacant and acquired for residential development	Yes 2009 - 2014	Deliverable	0	9	Site requires significant remediation due to oil tanks being present on site and land contamination. Site cleared and remediation/mitigation work expected to start soon.	None Identified
400	Blue Anchor Pub	Yes - land earmarked for disposal for future development	Yes 2009 -2014	Deliverable	0.2	9	Site is to be marketed for residential development but is likely to be dependent on improved land value.	None Identified
402	Rear of 101 - 113 Hawley Road	Yes - site acquired for residential development	Yes - 2009 to 2014	Deliverable	0.1	12	Unlikely to be developed until current demand and sales values for flatted development increase	None Identified
502	Court Lodge Farm	Yes - likely to be available after erection of new packing facility - approx 2010	No	Not currently developable	1.2	35	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. Limited accessibility to frequent public transport and local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
503	Land at Drudgeon Way, Bean	Yes - site acquired by developer for residential development	Yes - 2009 to 2014	Deliverable	0.4	12	Current planning application subject to determination through appeal.	Determination of planning application

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
506	Land at Hawley Road/Arnolds Lane	Yes - site owner has expressed intention of releasing the land for development in the future if planning permission likely	No	Not currently developable	3.2	85	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
507	Land East of Lane End	Yes - although unclear when and if all site owners intend to release site for development.	No	Not currently developable	13	320	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and increased coalescence. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.
508	Land at Malt House Farm	Yes - owner has indicated an interest in releasing site for development. Existing tenancies would need to be terminated.	No	Not currently developable	6.6	160	In advance of Green Belt review through the development plan, the site is policy constrained. Development of the site would lead to encroachment into the Green Belt and loss of small employment area. Site has poor accessibility to local facilities. These issues will be further evaluated through sustainability assessment.	Determination of whether there is a need for small scale local Green Belt policy review is being carried out through Core Strategy preparation. Over and above the policy approach to Green Belt release, the Sustainability Assessment will draw conclusions on the weight to be attached to impacts and constraints, vis a vis benefits of site development.

Site ID	Name	Site Available?	Achievable? When?	Deliverable / Developable	Size HA	Potential Capacity	Development Issues?	Overcoming Issues
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Total number of sites: 92