# Table of Contents

*Purpose of the Strategic Land Availability Assessment* ........................................ 2

*Methodology* ........................................................................................................... 3

*National Policy and Guidance* .................................................................................. 3

**Stage 1: Site/broad location identification** ................................................................. 6

  - Initial Site Data ....................................................................................................... 14
  - Initial Site Sieve ..................................................................................................... 14
  - Open Spaces ........................................................................................................... 16
  - Employment ............................................................................................................ 16
  - Primary Constraints ............................................................................................... 17
  - Discounted Sites ..................................................................................................... 18
  - Sites of International and National Nature Conservation Importance .................. 18
  - Green Belt ............................................................................................................... 19
  - Local Green Space .................................................................................................. 19
  - Kent Downs AONB ................................................................................................. 19
  - Designated Heritage Assets ..................................................................................... 20
  - Flood Risk ............................................................................................................... 20

**Stage 2 Site/broad location assessment** .................................................................. 22

  - Suitability ............................................................................................................... 24
  - Quantifying development potential, rates of development and timescales .............. 26
  - Development Potential for Employment Land and Town Centre Uses .................. 30
  - Availability ............................................................................................................. 31
  - Achievability .......................................................................................................... 31
  - Site or Broad Location Assessment – Outcomes .................................................... 32

**Stage 3 – Windfall assessment** ............................................................................... 33

  - Permitted Development .......................................................................................... 33

**Stage 4 – Assessment review** .................................................................................. 34

**Stage 5 – Final evidence base** .................................................................................. 34
Purpose of the Strategic Land Availability Assessment

1. The purpose of a Strategic Land Availability Assessment (SLAA) is to identify the future supply of land which could contribute towards delivering the objectively assessed housing and economic needs of the Borough. Economic needs include employment land for office, industrial, storage and distribution as well as town centre uses such as retail and commercial leisure. The Borough’s current objectively assessed needs (OAN) is set out in the adopted Local Plan Core Strategy and the revised OAN is set out in the Strategic Housing and Economic Needs Assessment (SHENA).

2. The SLAA is a requirement of national government policy (National Planning Policy Framework) and is a key element of the evidence base that supports the plan-making process, as it is an unconstrained assessment of land availability within the Borough. This means that the assessment is not constrained by either the need for development or by policy constraints of the development plan intended to restrict where development can take place. This assessment will aid the Council in understanding how the Borough’s objectively assessed development needs could be met and aid decisions regarding future levels of growth and how that growth can be planned for and accommodated.

3. The SLAA does not determine whether a site or broad location should be allocated or reserved for development or whether planning permission should be granted for a proposed use. Sites and broad locations can only be allocated or reserved via the plan-making process i.e. via the Gravesham Local Plan (Site Allocations and Development Management Policies document). It will be for the Local Plan, which will include extensive consultation in accordance with the Statement for Community Involvement (SCI), to determine which suitable sites should come forward for development or be reserved for future development, for what development use class and for what level of development. It is for the Development Management process to determine which planning applications should be given planning permission in accordance with the adopted development plan at any given time.
4. The SLAA is an iterative process, and this SLAA replaces the 2012 SLAA. It includes new sites and updates the capacity and phasing of sites within the previous SLAA. It also removes sites that are no longer available for development, for example if they have been implemented following the grant of planning permission.

5. In short, the SLAA is a snapshot of unconstrained land availability within the Borough of Gravesham only; its objective is to identify future land supply which is suitable, available and achievable for development including residential, employment, retail and other built uses for the plan period. For Gravesham the plan period is set out in the Local Plan Core Strategy (2014) and covers the period 1st April 2011 to 31st March 2028.

Methodology

National Policy and Guidance

6. A key aim of the Government is to ensure that sufficient suitable land is available to deliver new residential and economic development to meet identified needs. Paragraph 159 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to, “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.” Paragraph 161 of the NPPF goes on to state that, “reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land.”

7. Further guidance on housing and economic land availability assessments is provided by Government via the Planning Practice Guidance (PPG), which explains the purpose of the assessment.¹

¹ Planning Policy Guidance - Paragraph: 001 Reference ID: 3-001-20140306
“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment requirement as set out in the NPPF.

The assessment of land availability is an important step in the preparation of Local Plans. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all land is assessed together as part of plan preparation to identify which sites and/or broad locations are the most suitable and deliverable for a particular use.”

The PPG then outlines the methodology to be followed when undertaking a land availability assessment; this is summarised in

8. Figure 1 overleaf.²

³ Planning Policy Guidance - Paragraph: 006 Reference ID: 3-006-20140306
Figure 1: Planning Practice Guidance – SHLAA Flow Chart

Stage 1 - Site / broad location identification

1. Determine assessment area and site size
2. Desktop review of existing information
3. Call for sites / broad locations
4. Site / broad location survey

Stage 2 - Site / broad location assessment

- Estimating the development potential
- Suitability
- Availability
- Achievability - including viability
- Overcoming constraints

Stage 3 - Windfall assessment

1. Determine housing / economic development potential of windfall sites (where justified)

Stage 4 - Assessment review

1. Assessment of development need for housing and economic development uses
2. Review assessment and prepare draft trajectory
3. Enough sites / broad locations?
4. Yes
5. No

Stage 5 - Final evidence base

- Evidence base
- Monitoring
- Deliverability (5 year supply) and developability for housing
- Informs development plan preparation
9. The PPG describes each stage of the methodology for preparing a land availability assessment in greater detail and these stages are summarised and expanded upon below.

**Stage 1: Site/broad location identification**

Assessment Area

10. The guidance advises that land availability assessments should be prepared, undertaken and regularly reviewed by local planning authorities in line with the duty to cooperate and with the involvement of external stakeholders\(^3\) for the housing market area (HMA) and functional economic market area (FEMA). The Borough’s HMA and FEMA are set out in the SHENA. The Borough’s SHENA identifies the Borough’s Wider HMA as including Dartford Borough Council and Medway Council, with the Borough’s HMA being focused upon Gravesham itself. The Borough’s FEMA varies and is inherently linked with the business sector being considered. Duty to cooperate discussions have been on-going with local authorities on a number of work streams including the SLAA and external stakeholders will be engaged through formal consultations.

11. Duty-to-cooperate discussions have also been undertaken with authorities in Kent through the Kent Planning Policy Forum (PPF) covering matters such as the methodological approaches to be used in preparing SLAAAs and how the outputs of SLAAAs undertaken in Kent can be aggregated as and when the need arises, officers within the County have agreed to discuss and follow best practice in undertaking their own local authority SLAAAs. As a result, the extent of this SLAA is limited to Gravesham’s local planning authority area only.

\(^3\) Stakeholders involved should include developers; those with land interests; land promoters; local property agents; local communities; partner organisations; Local Enterprise Partnerships; businesses and business representative organisations; parish and town councils; neighbourhood forums - Planning Policy Guidance - Paragraph: 008 Reference ID: 3-008-20140306
Site Size

12. This assessment considers a range of sites and broad locations from small scale developments to new settlements, capable of delivering five or more dwellings or economic, community, commercial leisure and recreational development on sites of 0.25ha (or 500m$^2$ of floor space) and above within the Borough.

13. Following the monitoring approach setup by the Kent County Council (KCC) when it had a strategic planning function, the Council has always counted residential sites that deliver less than five units as windfalls in past monitoring reports and these sites also form part the Borough’s housing trajectory. These sites are not counted here to ensure that these ‘small’ sites are not double counted.

Desktop Review of Existing Information

14. The PPG lists the types of site that the land availability assessment should consider and includes existing sites that could be improved, intensified or changed and sites with policy constraints including those with constraints which severely restrict developments. The following table lists those categories of site and shows the sources used by the Council for identifying them.
Table 1: Potential Sources of Sites

The following are provided in the PPG as types of sites that the land availability assessment should consider and include existing sites that could be improved, intensified or changed, and sites with policy constraints including those with constraints which severely restrict development.

<table>
<thead>
<tr>
<th>Types of sites:</th>
<th>Potential data sources:</th>
<th>Sources used (as at 31st March 2017):</th>
</tr>
</thead>
</table>
| Existing housing and economic development allocations and site development briefs not yet with planning permission | Local and neighbourhood plans
Development briefs | Gravesham Local Plan Core Strategy (2014) |
| Planning permissions for housing and economic development that are unimplemented or under construction. | Planning application records
Pending applications
Expired applications | Gravesham Authority Monitoring Report and Development Management data |
| Planning applications that have been refused or withdrawn                      | Pre-applications
Authority Monitoring Report – for starts and completions records | |


<table>
<thead>
<tr>
<th>Types of sites:</th>
<th>Potential data sources:</th>
<th>Sources used (as at 31&lt;sup&gt;st&lt;/sup&gt; March 2017):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land in the local authority’s ownership</td>
<td>Local Authority records</td>
<td>Surplus land in the Council’s ownership has been identified via Kent County Council’s property team, the Council's Property Services and/or Housing Strategy and Development teams</td>
</tr>
<tr>
<td></td>
<td>Electronic Property Information Mapping Service</td>
<td></td>
</tr>
<tr>
<td>Surplus and likely to become surplus public sector land</td>
<td>Electronic Property Information Mapping Service (e-PIMS)</td>
<td>Identified through ePims / HCA database/ consulting relevant public sector bodies via call for sites consultations.</td>
</tr>
<tr>
<td></td>
<td>National register of public sector land</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engagement with public sector bodies</td>
<td></td>
</tr>
<tr>
<td>Vacant and derelict land and buildings (including empty homes, redundant and</td>
<td>Local authority empty property register</td>
<td>Identified through Council Tax and Non-Domestic Rates records.</td>
</tr>
<tr>
<td>disused agricultural buildings, potential permitted development changes e.g.</td>
<td>Council tax and national non-domestic rates records</td>
<td>Potential permitted development rights changes are factored into the Council’s windfalls assessment.</td>
</tr>
<tr>
<td>offices to residential)</td>
<td>Planning application records</td>
<td></td>
</tr>
<tr>
<td>Types of sites:</td>
<td>Potential data sources:</td>
<td>Sources used (as at 31st March 2017):</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)</td>
<td>Ordnance Survey maps</td>
<td>Call for Sites consultation,</td>
</tr>
<tr>
<td></td>
<td>Aerial photography</td>
<td>Liaison with officers within the Council</td>
</tr>
<tr>
<td></td>
<td>Planning applications</td>
<td>Review of ordnance survey, Google and Bing maps</td>
</tr>
<tr>
<td></td>
<td>Site surveys</td>
<td>Development management data re pre-application enquiries etc</td>
</tr>
<tr>
<td>Business requirements and aspirations</td>
<td>Enquiries received</td>
<td>Consultation with the Council’s Economic Development team and consideration of SHENA outputs</td>
</tr>
<tr>
<td></td>
<td>Active engagement with stakeholders</td>
<td></td>
</tr>
<tr>
<td>Sites in rural locations</td>
<td>Ordnance Survey maps</td>
<td>Previous SLAA (October 2012)</td>
</tr>
<tr>
<td></td>
<td>Aerial photography</td>
<td>Local Plan Core Strategy consultations</td>
</tr>
<tr>
<td></td>
<td>Planning applications</td>
<td>Call for Sites consultations</td>
</tr>
<tr>
<td></td>
<td>Site surveys</td>
<td>Consultation with the Council’s Housing Strategy and Development team</td>
</tr>
<tr>
<td>Large scale redevelopment and redesign of existing residential or economic areas</td>
<td>Ordnance Survey maps</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Aerial photography</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planning applications</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Site surveys</td>
<td></td>
</tr>
<tr>
<td>Types of sites:</td>
<td>Potential data sources:</td>
<td>Sources used (as at 31&lt;sup&gt;st&lt;/sup&gt; March 2017):</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Potential urban extensions and new free standing settlements</td>
<td>Enquiries received</td>
<td>Broad locations (Agenda item 65 – strategic Options for Future Growth in Gravesham Borough <a href="http://goo.gl/av5LLL">http://goo.gl/av5LLL</a>)</td>
</tr>
<tr>
<td></td>
<td>Active engagement with stakeholders</td>
<td></td>
</tr>
</tbody>
</table>
Call for Sites / Broad Locations

15. A number of ‘call for sites’ consultations have been carried out to inform the Council’s previous SLAA, this SLAA and the Borough’s Local Plan Core Strategy. Any sites submitted to the Council for consideration, whether directly by the landowner or through their representatives i.e. agents, developers, etc have been considered. We have also had sites suggested to the Council by members of the public through previous consultations and we have included these following investigation. The list of sites considered through a SLAA should not be considered to be exhaustive, as past experience has shown that large windfall sites do become available in the Borough and an allowance is made for such sites in the Borough’s housing trajectory, as agreed with the Planning Inspector during the Core Strategy examination. If a site has been submitted to the Council after work began on assessing sites and broad locations for this SLAA (i.e. after 31st March 2017), it will be considered in a subsequent update.

16. As part of the SLAA, broad locations have also been considered. These are areas of search which have been assessed for their suitability for development. However, in such locations specific sites for development have not been identified at this stage. Further information regarding the definition of these broad locations is in the following Cabinet Report (agenda item 65) – Strategic Options for Future Growth in Gravesham Borough via [http://goo.gl/av5LLL](http://goo.gl/av5LLL).

17. Examples of broad locations considered include:

- Within and adjoining settlements – for example, existing areas of development where additional development could be encouraged but specific sites cannot be identified and modest extensions to existing settlements; and
- Large scale developments outside settlements – For example, major urban extensions, growth points, growth areas, new free-standing settlements.

18. The benefit of considering broad locations is that it gives communities and businesses an opportunity to engage in shaping the pattern of where future development may occur within the Borough. As the broad locations are refined and narrowed down, a greater degree of certainty can be provided regarding where
development will be encouraged and where broad locations may be allocated or reserved (if at all) as part of the Local Plan process.
Initial Site Data

19. When call for sites consultations are carried out, the Council expects promoters of a site or broad location to provide sufficient information to assist the Council in recording key details regarding their proposal and in its assessment. A copy of the site proforma that promoters have been requested to complete as part of their submission to inform this SLAA is shown at Appendix 1.

20. The information requested and recorded by the Council in relation to any site or broad location includes:
   - Landowner and promoter details
   - Size of site
   - Boundaries
   - Current use
   - Surrounding land use(s)
   - Character of the area
   - Development progress (if relevant) or an indication of when the site will become available
   - Any physical constraints (such as access)
   - Legal constraints (including ownership issues)
   - International, national and local policy constraints/designations (which will need testing for appropriateness of suggested land use)
   - Initial assessment as to what type and scale of development the site could accommodate

Initial Site Sieve

21. The outline framework for undertaking assessments for sites or broad locations is set out overleaf, the only criteria utilised for discounting a site or broad location is site size or capacity and some of the primary constraints as outlined in footnote 9 accompanying Para 14 of the NPPF. These are listed in the outline framework.
Figure 2: Initial Sieve Framework

Strategic Land Availability Assessment
(Residential, Employment, Retail and Leisure)
Sites and Broad Locations

Stage A: Site information

Reference
Address
Gross area
Indicative capacity
Threshold consideration

Reject if below threshold
Basket of sites rejected as they fall below threshold

Stage B: Primary constraints
Does the whole or majority of the site fall within one of the following?

- Ramsar
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Historic Park and Garden
- Flood zone 3
- Safeguarded Land
- Local Green Space
- HSE Inner Zones

Yes No
Yes No
Yes No
Yes No
Yes No
Yes No
Yes No
Yes No

Continue to Stage B if at or above threshold

Basket of sites rejected as they fall within an area covered by one or more primary constraint

Stage C: Assessing suitability, availability and achievability
(From this stage forward sites cannot be rejected from the assessment)
For further details please see Figure 3

Safeguarded Land

Yes No
Continue to Stage C if the whole or majority of the site does not fall within an area covered by any primary constraint

Yes

Local Green Space

HSE Inner Zones

Yes No

Yes

No

No

Safeguarded Land

Yes No

No

Yes

Local Green Space

HSE Inner Zones

Reject if the whole or majority of a site falls within an area covered by one or more primary constraint(s) – unless site is subject to a permitted planning application

Yes

No

Yes

No

Yes

No
22. National guidance requires planning policy constraints that may severely restrict development to be set out clearly. Whilst sites covered by the following planning policy constraints are included in the assessment, they are set out separately as, at this stage such sites are not considered to be available for alternative uses:
   - Open spaces
   - Employment

Open Spaces

23. Open space includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks and green corridors. Local Plan Core Strategy Policy CS13 seeks to protect existing green space, playing pitch and other sports facilities; address existing deficiencies; and make provision to meet future demands. In general sites for development on open spaces would only be suitable if the open space in question was surplus to requirements or the open space could be replaced by a better or equivalent open space in terms of accessibility, size and quality. The recently completed Open Space, Sport and Recreation study does not identify any open spaces are surplus to requirements and / or whether they can be suitably replaced. As a result, this SLAA will take the approach of only taking forward sites where development of a site or broad location does not result in the loss of open space. Remaining sites will be assessed but set aside and regarded as being unavailable at this stage. It should be noted that limiting public access and/or not maintaining it does not mean that the open space is surplus to requirements.

Employment

24. Local Plan Core Strategy Policy CS07 seeks to ensure provision of new employment floorspace in the Borough, whilst seeking to protect existing employment floorspace unless it is truly redundant and incapable of meeting current employment needs or unless the employment area has been identified in the Local Plan Core Strategy as being suitable for regeneration to alternative uses. The SHENA includes a section covering the employment land needs of the Borough. As part of this assessment the current economic performance of the Borough was analysed, as were current and allocated employment sites. The assessment makes it clear that the Borough continues to have a weak economy and the lowest gross value added when compared to the rest of Kent and the whole of the South East. As a result,
Gravesham as a Borough cannot afford losses to its existing business base or employment land provision, given that at present the assessment considers Gravesham as a Borough to be deficient in the context of both. Taking this into account, existing employment sites in the Borough are not considered to be available for alternative uses and, whilst assessed, are set aside in this SLAA and are regard as being unavailable.

**Primary Constraints**

25. The guidance requires local planning authorities to seek to meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include those relating to:

- sites protected under the Birds and Habitats Directives, and/or designated as Sites of Special Scientific Interest,
- land designated as Green Belt (although the Green Belt boundary can be revised through the plan making process in exceptional circumstances),
- Local Green Space (does not apply to Gravesham as we have no land designated as local green space),
- an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park or the Broads (Heritage Coast, National Park or the Broads designations do not apply in Gravesham),
- designated heritage assets,
- locations at risk of flooding or coastal erosion.

26. All sites will be assessed against national policies and designations to establish whether they are suitable for development. Sites which are subject to the following national designations will be included in the assessment (mapped and their details recorded) for completeness but they will be considered to have no development potential and therefore these sites will not be subject to a detailed site assessment. If only a minority of a site (less than 50%) is subject to a designation, the site will be progressed to the next stage.
Discounted Sites

Sites of International and National Nature Conservation Importance

27. The Borough contains sites that have been designated for their nature conservation importance at a national or international level. Internationally designated sites include Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites. SPAs are designated for their importance to rare bird species and SACs for rare habitats. Ramsar sites are designated wetland sites which are home to rare species of birds. Nationally designated sites include Sites of Special Scientific Interest (SSSI).

28. The nature conservation sites in the Borough include:
   - Thames Estuary and Marshes Special Protection Area (SPA) and Ramsar Site
   - North Downs Woodlands Special Area of Conservation (SAC), and
   - Cobham Woods, Great Crabbles Wood, Halling to Trottiscliffe Escarpment, Shorne and Ashenbank Woods and South Thames Estuary Marshes Sites of Special Scientific Interest (SSSI).

29. Given the high level of protection afforded to international and national sites of nature conservation importance, land within these areas is not considered as suitable for development and will not be appraised further.

Historic Parks and Gardens

30. Historic Parks and Gardens are defined as designated heritage assets. For the purpose of the assessment, it is assumed that in all circumstances, development of sites or broad areas within historic parks and gardens will be detrimental and will not be appraised further. Other heritage assets are dealt with below.

Set-Aside Sites

31. While the following areas are referred to in footnote 9 of the NPPF, sites that fall within them have been assessed in detail:
Green Belt

32. The vast majority of land (78%) within Gravesham is designated as Green Belt and the NPPF restricts development on such land unless there are very special circumstances to justify a departure from policy. However, in accordance with Para 89 of the NPPF land in the Green Belt that has been previously developed is capable of making a contribution towards development needs provided that limited infilling or the partial or complete redevelopment does not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

33. Therefore, in line with the NPPF and PPG, the detailed assessment of sites and broad locations will take forward land within the urban area, rural settlements inset from the Green Belt and previously developed land in the Green Belt where limited infilling or the partial or complete redevelopment does not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Any other sites or broad locations that fall within the Green Belt whilst being assessed will be set aside and this policy constraint reviewed subsequently should the initial assessment identify insufficient sites and broad locations to meet OAN.

Local Green Space

34. Local communities are entitled through local and neighbourhood plans to designate green areas of particular importance to them as Local Green Space. This allows for such designated land to be protected from development other than in very special circumstances. The NPPF however, identifies that this designation will not be suitable for most green areas or open space. At this stage there are no designated local green spaces in the Borough.

Kent Downs AONB

35. The NPPF at Para 115 advises that, “great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.” When considering a site or broad location due consideration will be given to the potential development having a detrimental impact
upon the Kent Downs AONB and its setting which cannot be mitigated. In such instances, sites or broad locations will not be considered suitable for development. Development that has no detrimental impact on the Kent Downs AONB or its setting, or development that does have an impact, but which can be mitigated will be considered as being suitable for development.

36. Given that the AONB is overlain by the Green Belt, such sites have been set aside and will only brought forward in the context of a review of the assessment.

**Designated Heritage Assets**

37. Heritage Assets are buildings, monuments, sites and places identified as having a degree of significance meriting consideration in planning decisions because their heritage interest. Designated Heritage Assets include:

- Listed Buildings (grade I, grade II* and grade II)
- Registered Historic Parks and Gardens
- Scheduled Monuments
- Conservation Areas

38. Registered Historic Parks and Gardens are dealt with in paragraph 30. Any proposals for development that has a detrimental impact upon a scheduled ancient monument has not been considered as suitable for development and will not be appraised further.

39. Sites that have an impact on a heritage asset or its setting will be considered further to identify if the site is suitable for development taking into account the impact of development on the heritage asset(s) and whether the impact can be suitably mitigated.

**Flood Risk**

40. The approach the SLAA follows is that a site has not necessarily been ruled out for development if it is located in flood zones 1 and 2. If, however, a site is within flood zone 3 (i.e. flood zone 3a and 3b) the site has been set aside and this constraint will be reviewed subsequently should the initial assessment identify insufficient sites and
broad locations to meet the OAN. Such sites and broad locations can be reconsidered where evidence is available that any potential development is capable of meeting the sequential and exception tests.
Stage 2 Site/ broad location assessment

Suitability, availability and achievability

41. Planning practice guidance advises that sites and broad locations should be suitably located and be available, achievable and viable in the context of current market conditions. Sites and broad locations have therefore been assessed for their suitability, availability and achievability (including viability), as outlined in diagram 2 below.

42. Available sites may be classed as being deliverable or developable according to the following:

- To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
Figure 3: Assessing suitability, availability and achievability

Stage C: Assessing suitability, availability and achievability

Overview and Outcomes

NPPF Definitions:
Deliverable: To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable: To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Is the site or broad location suitable for development?

Yes

Is the site or broad location available for development?

No

Not deliverable or developable

Is the site or broad location achievable based on cost and market factors?

No

Not achievable, developable or deliverable

Yes

Site or broad location is deliverable (suitable, available and achievable)

Not currently known, no evidence is available regarding a site or broad location’s availability

Is development of a site or broad location potentially achievable based on cost and market factors?

No

Not achievable, developable or deliverable

Yes

Availability unknown, site or broad location may not be achievable and developable

Yes, reasonable prospect of development occurring on site within 5 years (deliverable)

Yes, but not at present. Site or broad location potentially available but not deliverable within 5 years (developable)

Not available, developable or deliverable

You, not deliverable or developable

No suitable, developable or deliverable
Suitability

43. National Planning Practice Guidance indicates that the suitability of sites or broad locations for development should be guided by:

- The development plan, emerging plan policy and national policy; and
- Market and industry requirements in that housing market area.

44. The adopted development plan for Gravesham includes the adopted Local Plan Core Strategy (September 2014), saved policies from the Local Plan 1\(^{st}\) Review (November 1994) and the Kent Minerals and Waste Local Plan (July 2016). Policies within the Gravesham Local Plan Core Strategy are considered to be up-to-date and NPPF compliant and therefore the plan is accorded significant weight.

45. To determine the suitability of a site or a broad location, the following factors have been assessed (this is not an exhaustive list):

| Accessibility to local services and facilities | Flood risk |
| Amenity/overlooking, compatibility with neighbouring uses | Green belt |
| Appropriateness and likely market attractiveness for the type of development proposed | Heritage |
| Archaeological sites | Landscape character |
| Agricultural land | Local wildlife sites |
| Ancient Woodland | Mineral safeguarded areas |
| Areas of Outstanding Natural Beauty | Open spaces |
| Contamination | Protected species or habitats |
| Conservation Areas | Topography |
|                         | Transport and roads |
|                         | Utilities infrastructure (inc gas and electricity) and capacity |
46. Further details on how the suitability of a site or broad location has been assessed is set out in more detail in Appendix 3. To assess suitability a ‘traffic light’ approach (red, amber, green) is utilised with information from desktop surveys, site surveys and information received from stakeholders. This allows for policy constraints, designations and other factors to be assessed whilst providing a context for the overall suitability a site or broad location. Some sites and broad locations will have insurmountable issues that ultimately undermine the suitability of the site or broad location for development. Other sites or broad locations may have issues which are surmountable but at a cost, therefore consideration will need to be given to the costs associated with development and thus the achievability of development.

47. When considering suitability, ‘red’ outcomes rule out the suitability of a site. Any site assessed as ‘red’ against any issue will be will not be considered suitable for development, and therefore will be ruled out on grounds of not being deliverable or developable. ‘Amber’ outcomes will not immediately rule out the suitability of development of a site or broad location. However, some mitigation will be required in order for the site to be suitable and the feasibility and extent of that mitigation will need to be identified through further work.

48. At this stage, in most cases, it is only possible to make a broad assessment as to how a site could theoretically be developed, as there will be no detailed proposals against which to assess likely impacts and how they could be mitigated. In order to make an assessment of potential capacity for this SLAA, officers have used their planning judgement and experience to assess the potential impacts, and how (if at all) they could be mitigated, based on past experience and best evidence available. Therefore, sites assessed as ‘amber’ against any type of constraint or impact have been considered potentially suitable subject to mitigation but will almost inevitably require a more detailed assessment before they could be confirmed as suitable for allocation as part of Gravesham’s Local Plan.

49. It may also be the case that, at this stage, the measures needed to address one or more constraints identified for a site or broad location are unidentifiable or unviable. Depending on the nature of the constraint, further advice may need to be sort sought and this may include considering, for example, wider infrastructure provision with
utility or other statutory providers such as Southern Water, National Grid, Highways England, Network Rail, Kent County Council, Dartford and Gravesham NHS Trust, NHS Dartford, Gravesham and Swanley Clinical Commissioning Group etc.

50. ‘Green’ outcomes reflect the unconstrained nature of a site or broad location and thus its suitability for potential development. However, when considering the site or broad location overall there will inevitably be a variety of constraints and other factors that influence the form, scale and massing of development including matters related to infrastructure and services which may add costs to the development and influence its achievability. Therefore, sites or broad locations may include a mixture of red, amber and green outcomes. Planning judgement has, at times, been used to ascertain whether a site or broad location, having considered the overall constraints, is suitable for being taken forward.

*Quantifying development potential, rates of development and timescales*

Residential

51. A number of common delivery assumptions have been applied to large sites with and without planning consent, and those forecast to deliver within the first five-year period and beyond.

Capacity

52. For sites with planning permission, the assessment has used the approved quantum of development. Where more than one approved scheme exists on a site and development has not yet started, the most recent permission has been assumed to be the one that is most likely to be implemented. For sites with outline planning permission, indicative site layouts have been used where these were available.

53. For other sites without planning permission (including broad locations or outline permissions without indicative layouts), density multipliers are used as a starting point. Based on existing policy set out in Policy CS15: Housing Density of the Local Plan Core Strategy this sets out a minimum density requirement of 40 dwellings per hectare in the urban area and 30 dwellings per hectare in the rural area. In addition, sites close to the transport hubs of Gravesend Town Centre and Ebbsfleet are
expected to achieve higher densities in order to make efficient use of land whilst respecting local character.

54. Alternatively, where there is existing information available on the capacity of a site this has been used. Such information includes masterplans or schemes worked up as part of pre-application discussions, historic planning applications or masterplans submitted through the 'call for sites' process.

55. To supplement consideration of policy, templates based on recently developed housing sites have been used to inform densities to be applied. This has produced 18 examples ranging from 17 dph to 206 dph for utilisation when considering a site or broad location. Further information regarding the real-life examples used is available at Appendix 2. The use of a template for a specific site or broad location is based on planning judgement and reflects constraints and local character identified for a site or broad location.

Developable area

The individual characteristics of a site are also taken into account. This includes consideration of a site’s size, shape and topography as well as constraints including surrounding uses, density and character. Where appropriate the development potential of a site is adjusted accordingly to reflect its individual characteristics.

For larger sites, where on-site infrastructure may be required the development potential will take into account the land requirements for such infrastructure. Such infrastructure could include open space, community facilities, health facilities, retail, school facilities, nurseries, etc. Assumptions are based on site location and local infrastructure need, where such information is available.

In order to take infrastructure requirements into account on large sites the following residential development gross to net ratios have been used:

- Less than 0.4 hectares: 100%
- Between 0.4 and 2 hectares: 90%
- Between 2 and 20 hectares: 75%
Greater than 20 hectares 50\%^{4}.

Phasing

56. The phasing of residential development takes into account a number of factors such as whether or not planning permission has been granted, known constraints, viability, etc.

57. Delivery rate assumptions that have been applied are set out below, unless site specific information has been provided by landowners/developers. A number of studies have been undertaken on optimal sale and buildout rates and the research identifies a clear link between buildout rates and sale rates. Developers do not seek to optimise buildout rates but seek to optimise sale rates and rates of return on capital employed^{5}. At present developers seek to deliver between 40-80 dwellings per annum at any given site taking local housing market characteristics into account. In Gravesham the housing market is dominated by volume and small developers, whom are regarded as being capable of delivering on average 75 dwellings per annum on brownfield sites and 68 dwellings per annum on greenfield sites. Due to the nature of Gravesham’s housing market including the Ebbsfleet Garden City, it is considered that developers on greenfield sites will also aim to deliver higher delivery rates on greenfield sites i.e. 75 dwellings per annum. This is in line with recent announcements made by the Government and house builders^{6}.

^4 Adaptation of ATLAS, Approaches to establishing basic site capacity and potential density of future development (2013)

^5 http://www.gla.ac.uk/media/media_302200_en.pdf

Table 2: Delivery Rates

<table>
<thead>
<tr>
<th>Site Category</th>
<th>Delivery timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites under construction</td>
<td>Delivery will continue at the previous rate. If there is no delivery history,</td>
</tr>
<tr>
<td></td>
<td>delivery will start from year 1 at a peak delivery rate of approx 75 dwellings per</td>
</tr>
<tr>
<td></td>
<td>annum</td>
</tr>
<tr>
<td>Small sites under construction or with extant permission</td>
<td>Delivery will continue at the previous rate. If there is no delivery history,</td>
</tr>
<tr>
<td></td>
<td>delivery will start from year 1</td>
</tr>
<tr>
<td>Sites with full planning consent (including recent permissions since SLAA</td>
<td>Delivery will start within 2 years at a peak delivery rate of approx 75 dwellings</td>
</tr>
<tr>
<td>base date)</td>
<td>per annum</td>
</tr>
<tr>
<td>Sites with outline planning consent (including recent permissions since</td>
<td>Delivery will start within 2 years at a peak delivery rate of approx 75 dwellings</td>
</tr>
<tr>
<td>SHLAA base date)</td>
<td>per annum</td>
</tr>
<tr>
<td>Developable sites with applications pending a decision (including those</td>
<td>Delivery will start within 2 years at a peak delivery rate of approx 75 dwellings</td>
</tr>
<tr>
<td>subject to S106 agreement)</td>
<td>per annum</td>
</tr>
<tr>
<td>Strategic and allocated housing sites with known recent developer interest</td>
<td>Delivery will start from year 3-4 at a peak delivery rate of approx 75 dwellings</td>
</tr>
<tr>
<td></td>
<td>per annum</td>
</tr>
<tr>
<td>Proposed Council affordable housing sites</td>
<td>As advised by the Council's Housing Strategy and Development team</td>
</tr>
<tr>
<td>Other SLAA sites and broad locations</td>
<td>Delivery will start from year 6 at a peak delivery rate of approx 75 dwellings per</td>
</tr>
</tbody>
</table>
58. It should be noted that the Borough’s Local Plan Core Strategy includes a number of ‘Strategic Sites’ (Ebbsfleet, Northfleet Embankment West and Northfleet Embankment East) which are now being delivered by the Ebbsfleet Development Corporation (EDC). The SLAA methodology allows for a deviation from the standard delivery assumptions when assessing delivery rates on these sites. This may relate to when delivery may start on site or adjustments to build-out rates, recognising that there are likely to be financial interventions and infrastructure delivery undertaken by the EDC to assist in the expedited delivery of these sites.

*Development Potential for Employment Land and Town Centre Uses*

59. Development potential for employment uses takes into account evidence from a range of sources including the Homes England’s most recent guidance on employment densities and the Borough’s Strategic Housing and Economic Needs Assessment (SHENA). The SHENA provides the most up to date evidence on economic and demographic trends and provides useful information regarding employment land requirements in the Borough. The trends and employment growth forecasts set out in the SHENA are translated into land area (in hectares), which is the land needed to accommodate specific employment uses, and utilises agreed plot ratios for the different types of development.

60. In keeping with residential development, the development potential of a site (or broad location) has been informed by any site constraints identified and which would render parts of the site undevelopable (for example an irregularly shaped site), affect the development profile, use, etc.

61. The SHENA also provides information for retail floorspace requirements using accepted methodologies and best practice for calculating retail floorspace need and capacity-based forecast growth linked to population growth and spending patterns. The quantitative floorspace requirements together with the qualitative analysis from
the SHENA is utilised to inform consideration of sites for town centre uses in the SLAA. In keeping with the sequential approach to retail, retail floorspace is initially directed towards Gravesend town centre, with the development potential of sites being assessed on a site by site basis and through factoring identified constraints including the form and character of surrounding development.

62. Unlike residential development and especially in areas of weaker economic growth, it is difficult to provide accurate information regarding the expected rate at which employment land or town centre uses are anticipated to come forward for development over the Plan period. As such, a trajectory is not produced for either employment land or town centre uses.

**Availability**

63. A site is considered available for development when, on the best information available, there is some confidence that there are no legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Where the Council has identified land that may be suitable for development and inclusion in the SLAA, the Council will seek to obtain land ownership details and consult land owners to establish whether sites are available for development as part of ongoing consultations.

**Achievability**

64. A site has been considered achievable for development if there is a reasonable prospect that development will be commenced on the site at a particular point in time. The achievability assessment has considered whether sites are economically viable, and whether there is a market for the proposed development. In accordance with the Guidance, a detailed viability assessment has not been undertaken for all sites considered in the SLAA, instead viability work undertaken for the SHENA has been utilised to make general but informed assessments of the viability position of a site or broad locations. This approach has also been used when considering the viability of broad locations.

65. Achievability will be affected by:
• Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand;
• Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development;
• Time factors – when and how any action to overcome constraints could be undertaken.

Site or Broad Location Assessment – Outcomes

66. Where a site is considered neither ‘deliverable’ nor ‘developable’, it has been categorised as either ‘not developable’, or ‘uncertain’. For sites to be considered ‘not developable’ constraints to development will be severe. For the deliverability to be considered ‘uncertain’, it may be that further information may be required e.g. inadequate information being available to support a broad location and/ or that additional work may need to be commissioned beyond the scope of this initial SLAA (e.g. highways assessment, flood risk assessment or Habitats Regulation assessment), or, for example, ownership and aspirations for a site may be unknown.
Stage 3 – Windfall assessment

67. Under Para 48 of the NPPF local planning authorities are permitted to make an allowance for windfall sites within their five year land supply, where the consistent delivery of windfall sites can be evidenced. Historic windfall delivery rates and expected future rates should be set out in land availability assessments as windfalls within broad locations and counted towards the supply.

68. As in previous years, windfalls are taken into account when calculating the Borough’s housing trajectory, and the five year housing land supply. This approach is taken as the Council has and is able to demonstrate that windfall development has consistently formed a significant part of the housing supply in Gravesham and is likely to continue to do so. Back garden developments are excluded from the calculation, in line with the definitions of windfalls in the NPPF.

69. The small scale windfall figure is derived from averaging housing delivery from sites under 5 net units, whilst the large scale windfall figure is derived from averaging housing delivery from sites over 5 net units. To date, there is no evidence to suggest a downward trend in windfalls, as such housing windfalls are not considered to be a diminishing supply.

Permitted Development

70. The planning use class system and permitted development rights allow the change of use of buildings without the need for planning permission in a number of circumstances, please see [https://goo.gl/sx3Xpx](https://goo.gl/sx3Xpx) for further information.


8 For further details, please refer to the Windfalls Background Paper
71. Although these changes to permitted development have occurred fairly recently, prior approvals are still capable of increasing the delivery of windfall sites and are factored into the Borough’s housing trajectory through the consideration of windfalls and identified supply.

Stage 4 – Assessment review

72. Once stages 2 and 3 have been completed and a potential list of all sites identified, local planning authorities are expected by national guidance to produce a trajectory indicating the quantum of residential development that is anticipated to come forward and the financial year or years in which the development will be completed. If the quantum of development identified through the land availability assessment is insufficient to meet the objectively assessed needs of the Borough, the Council is required to review the assessment by considering changing the assumptions on the development potential of particular sites and broad locations, including reviewing physical and policy constraints. Details of changed assumptions will be set out in a review, if one is required.

73. If the objectively assessed needs of the Borough still cannot be met through the identification of sites or broad locations, consideration will need to be given to how this can be addressed through the duty to cooperate.

Stage 5 – Final evidence base

74. The remainder of this report, consists of the following:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- additional detail is provided for those sites and broad locations which are not discounted for clearly evidenced and justified reasons;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability;
- the potential type (use) and quantity of development that could be delivered on each site or broad location is set out, including a reasonable estimate of
build out rates, setting out how any barriers to delivery could be overcome and when;

- an indicative trajectory of anticipated residential development is provided having taken into consideration, associated risks.

75. The assessment is publicly available for stakeholders to review in an accessible form and will be updated going forward. The findings of the SLAA assessment will be used with other evidence to inform the production of the Borough’s Local Plan, and will form part of the evidence base which supports the Local Plan Site Allocations and Development Management Policies document.
Gravesham Strategic Land Availability Assessment (SLAA) Update

Call for Sites: Frequently Asked Questions – February 2014

Introduction

As part of the Council’s on-going commitment to have a comprehensive and up-to-date Local Plan, the Council is progressing work on its Site Allocations and Development Management Policies Plan Document (DPD) to accompany its Local Plan Core Strategy which should, hopefully, be adopted in 2014. Given that the current Strategic Land Availability Assessment (SLAA) was published in October 2012, prior to the Local Plan Core Strategy Proposed Modifications (December 2013), it is now necessary to review the SLAA including a fresh ‘Call for Sites’ in order to provide an updated land supply position.

What is the Call for Sites?

The fresh ‘Call for Sites’ is a new opportunity for individuals and organisations to suggest sites within Gravesham for development. The sites proposed to us will be used to inform the SLAA and the preparation of the Gravesham Site Allocations and Development Management Policies DPD. It is important to note that this Call for Sites exercise will not in itself determine whether a site will be allocated for development.

The Council will also re-consider:

- discounted sites currently contained in the SLAA (October 2012);
- sites which are included in the Greenfield and Green Belt Site Assessments and Options (August 2011) and
- sites promoted to the Council during recent consultations undertaken for the Local Plan Core Strategy

The primary role of a SLAA is to identify possible sites for housing, to assess their potential for this use and identify when they could be developed. Good practice and previous experience suggests that there are advantages in carrying out assessments of other land uses, such as employment and retail, at the same time as housing. As a result of this and to inform the Site Allocations and Development Management Policies DPD, the Council has decided to consider sites for all land uses and carry out a SLAA.

Beta National Planning Practice Guidance¹ has been produced on the assessment of land availability and this includes a process flowchart which has been reproduced overleaf for your information.

¹ http://planningguidance.planningportal.gov.uk/beta/
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

Beta National Planning Practice Guidance, Assessment of Land Availability, Methodology Flow Chart.

When will the Call for Sites take place?

The Call for Sites will take place over an eight week period from Thursday 27 February to Friday 25 April 2014. All submissions should be received by the Council by 5pm on Friday 25 April 2014.

Who is the Council contacting?

The Council will be contacting all individuals and organisations that have formally promoted a site or sites to the Council as part of the previous SLAA and the current Local Plan Core Strategy, or who have indicated that they wish to promote a site or sites to the Council. In addition, the Council will write to specific industry representatives such as the Home Builders Federation, asking these organisations to inform their members.

Please note that this Call for Sites consultation is open to everyone. Anyone can promote a site or sites to the Council.

How do I Respond to the Call for Sites and How Much Evidence Should I Provide?

The Council would like to hear from anyone who maybe a land owner, developer or is aware of a site or sites capable of achieving:

- at least 5 or more dwellings (no maximum or minimum dwelling site area thresholds);
- at least 0.25ha or 500m$^2$ of floor space (no maximum site area threshold) for economic development uses (e.g. office, retail and industrial) and/or
- at least 0.25ha or 500m$^2$ of floor space (no maximum site area threshold) for community, leisure and recreational uses.

Whilst a site does not necessarily need to be in your ownership, you will need to inform the site owner and obtain their permission prior to proposing the site to the Council. This is so that the Council can develop a view on sites’ deliverability. You are also able to propose a mix of uses on the site.

Each site being put forward should be accompanied by a complete Call for Sites Response Form and a location plan illustrating a clear site boundary. The form can be downloaded and returned to the Council online at http://localplan.gravesham.gov.uk. Should you require a paper copy, please contact the Council’s Planning Policy Team on 01474 337603.

Please be aware that if you are submitting your form via email or post you will need to send a copy of a location plan (a scanned copy will suffice). Due to Ordnance Survey licensing restrictions the Council is unable to provide blank plans for this exercise.

Please include any relevant information and documents that may assist the Council in assessing the appropriateness and achievability of your site(s).

My Site has been Submitted to the Council for Consideration Previously - Do I Need to do this Again?

It is recommended that everyone, including those who have submitted sites to the Council previously complete a new form. This will ensure that the Council has the most up to date information on the availability and achievability of sites.
What will happen to the information I submit?

The information we receive will be mapped and entered into a database. This information will then be used to inform the SLAA and other evidence base needed to progress the Site Allocations and Development Management Policies DPD.

How can I find out which sites have been suggested as part of this consultation?

The Council will publish an electronic map showing, which sites have been put forward and the use or uses suggested for each site on the Council’s website after this ‘Call for Sites’ consultation has been completed. All sites will also be included in a revised SLAA to be published at a later date.

How can I find out which sites have been suggested previously?

As part of the ‘Call for Sites’ consultation, the Council has published electronic maps showing the following:

- discounted sites currently contained in the SLAA (October 2012);
- sites which are included in the Greenfield and Green Belt Site Assessments and Options (August 2011);
- key sites which form part of the Local Plan Core Strategy Proposed Modifications and
- all sites which together make up the housing trajectory for the Local Plan Core Strategy Proposed Modifications.

The ‘Call for Sites’ consultation can be found on http://localplan.gravesham.gov.uk

At this stage the Council has not mapped the following:

- additional sites promoted to the Council during recent consultations undertaken for the Local Plan Core Strategy and which have not been considered in the October 2012 SLAA.

These sites will be mapped and an electronic map showing these sites will be made available once this ‘Call for Sites’ consultation has been completed.

How will suggested sites be assessed?

At this stage, the Council is only seeking to obtain a broader view of all the sites that are regarded as having development potential by site owners and developers. A detailed methodology for assessing sites will be consulted upon by the Council in the summer. The sites will then be prioritised and sieved as part of the SLAA so that only the most appropriate and achievable sites are taken forward in the Site Allocations and Development Management Policies DPD. The Council intends to utilise best practice and the input of other local authorities in Kent when developing this methodology.

What will be the status of the SLAA?

The SLAA is a technical background document only. It is not a statement of Council policy, it does not allocate land, and is not a statutory planning document. Once completed, it will form a key part of the evidence base for the Site Allocations and Development Management Policies Plan DPD and will be used to help inform judgements on the allocation of land for development. In addition, it will not pre-empt or prejudice any decision the Council may make in the future on any particular site and will not in itself alter policies or land use
designations as set out in the Local Plan Core Strategy. Such alterations can only be made through the Site Allocations and Development Management Policies Plan DPD.

**Will all Sites Suggested for Development be Included in the Site Allocations and Development Management Policies Development Plan Document?**

Whilst the Council will assess all proposed sites against the detailed methodology (yet to be agreed), it is unlikely that all sites put forward will be included in the draft Site Allocations and Development Management Policies DPD. An explanation, as to why a site is considered not to be appropriate and achievable will initially be given as part of the SLAA.

**Will there be opportunities for future involvement?**

Yes, there will be many opportunities for involvement. This will include being able to comment on consultations for:

- the detailed methodology of the SLAA;
- the assessment undertaken as part of the SLAA for each site and
- the draft Site Allocations and Development Management DPD.

**Who should I contact for further information?**

If you require any further information please contact the Planning Policy Team on:

Telephone: 01474 337603
Email: planning.policy@gravesham.gov.uk
Post: Planning Policy, Gravesham Borough Council, Civic Centre, Gravesend, Kent, DA12 1AU
## Appendix 2: Residential Templates - Density

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>DENSITY DPH</th>
<th>AERIAL VIEW</th>
<th>EYE LEVEL VIEW</th>
<th>DEV. TYPE</th>
<th>MAX HEIGHT OF DEV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield Square, Stuart Rd</td>
<td>210</td>
<td><img src="image1.png" alt="Aerial View" /></td>
<td><img src="image2.png" alt="Eye Level View" /></td>
<td>F</td>
<td>5</td>
</tr>
<tr>
<td>Jupp Ct. School La. Higham</td>
<td>40</td>
<td><img src="image3.png" alt="Aerial View" /></td>
<td><img src="image4.png" alt="Eye Level View" /></td>
<td>T, SD, F</td>
<td>2</td>
</tr>
<tr>
<td>Scratton Fields, Sole Street</td>
<td>90</td>
<td><img src="image5.png" alt="Aerial View" /></td>
<td><img src="image6.png" alt="Eye Level View" /></td>
<td>F</td>
<td>2</td>
</tr>
<tr>
<td>LOCATION</td>
<td>DENSITY DPH</td>
<td>AERIAL VIEW</td>
<td>EYE LEVEL VIEW</td>
<td>DEV. TYPE</td>
<td>MAX HEIGHT OF DEV.</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>----------------</td>
<td>-----------</td>
<td>--------------------</td>
</tr>
<tr>
<td>5 Overcliffe/St James St</td>
<td>170</td>
<td><img src="image1.png" alt="Aerial View" /></td>
<td><img src="image2.png" alt="Eye Level View" /></td>
<td>F</td>
<td>5</td>
</tr>
<tr>
<td>Epsom Cl. Hever Ct. Rd. Gra.</td>
<td>30</td>
<td><img src="image3.png" alt="Aerial View" /></td>
<td><img src="image4.png" alt="Eye Level View" /></td>
<td>SD</td>
<td>2</td>
</tr>
<tr>
<td>Campbell Rd Pit Quarry Cl</td>
<td>50</td>
<td><img src="image5.png" alt="Aerial View" /></td>
<td><img src="image6.png" alt="Eye Level View" /></td>
<td>T, SD, F</td>
<td>3</td>
</tr>
<tr>
<td>LOCATION</td>
<td>DENSITY DPH</td>
<td>AERIAL VIEW</td>
<td>EYE LEVEL VIEW</td>
<td>DEV. TYPE</td>
<td>MAX HEIGHT OF DEV.</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>----------------</td>
<td>-----------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Smile Centre Jubilee Way</td>
<td>60</td>
<td><img src="image1.png" alt="Aerial View" /></td>
<td><img src="image2.png" alt="Eye Level View" /></td>
<td>T, SD</td>
<td>2.5</td>
</tr>
<tr>
<td>Watercress Way Dover Rd</td>
<td>80</td>
<td><img src="image3.png" alt="Aerial View" /></td>
<td><img src="image4.png" alt="Eye Level View" /></td>
<td>B, T, F</td>
<td>4</td>
</tr>
<tr>
<td>Area 1</td>
<td>30</td>
<td><img src="image5.png" alt="Aerial View" /></td>
<td><img src="image6.png" alt="Eye Level View" /></td>
<td>B</td>
<td>1</td>
</tr>
<tr>
<td>Area 2</td>
<td>70</td>
<td><img src="image7.png" alt="Aerial View" /></td>
<td><img src="image8.png" alt="Eye Level View" /></td>
<td>F</td>
<td>3</td>
</tr>
<tr>
<td>Area 3</td>
<td>130</td>
<td><img src="image9.png" alt="Aerial View" /></td>
<td><img src="image10.png" alt="Eye Level View" /></td>
<td>F</td>
<td>4</td>
</tr>
<tr>
<td>Area 4</td>
<td>60</td>
<td><img src="image11.png" alt="Aerial View" /></td>
<td><img src="image12.png" alt="Eye Level View" /></td>
<td>T</td>
<td>3</td>
</tr>
<tr>
<td>Southfields</td>
<td>50</td>
<td><img src="image13.png" alt="Aerial View" /></td>
<td><img src="image14.png" alt="Eye Level View" /></td>
<td>T, SD, D, F</td>
<td>3</td>
</tr>
<tr>
<td>Site 1</td>
<td>50</td>
<td><img src="image15.png" alt="Aerial View" /></td>
<td><img src="image16.png" alt="Eye Level View" /></td>
<td>T, SD, D</td>
<td>2</td>
</tr>
<tr>
<td>Site 2</td>
<td>50</td>
<td><img src="image17.png" alt="Aerial View" /></td>
<td><img src="image18.png" alt="Eye Level View" /></td>
<td>T, SD, D</td>
<td>2</td>
</tr>
<tr>
<td>Site 3</td>
<td>50</td>
<td><img src="image19.png" alt="Aerial View" /></td>
<td><img src="image20.png" alt="Eye Level View" /></td>
<td>T, SD, D</td>
<td>2</td>
</tr>
<tr>
<td>Site 4</td>
<td>20</td>
<td><img src="image21.png" alt="Aerial View" /></td>
<td><img src="image22.png" alt="Eye Level View" /></td>
<td>D</td>
<td>2</td>
</tr>
<tr>
<td>LOCATION</td>
<td>DENSITY DPH</td>
<td>AERIAL VIEW</td>
<td>EYE LEVEL VIEW</td>
<td>DEV. TYPE</td>
<td>MAX HEIGHT OF DEV.</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>----------------</td>
<td>-----------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Mastin Mews Gravesend</td>
<td>70</td>
<td><img src="image1" alt="Aerial View" /></td>
<td><img src="image2" alt="Eye Level View" /></td>
<td>T, SD</td>
<td>2</td>
</tr>
</tbody>
</table>

**Density**
Dwellings per Hectare (rounded to nearest 10).

**Development Types**
B=Bungalow, T=Terrace, SD=Semi-Detached, D=Detached, F=Flats.
Strategic Land Availability Assessment
(Residential, Employment, Retail and Leisure)
Sites and Broad Locations

Stage A: Site information
- Reference
- Address
- Gross area
- Indicative capacity
- Threshold consideration

Reject if below threshold
Continue to Stage B if at or above threshold

Basket of sites rejected as they fall below threshold

Stage B: Primary constraints
Does the whole or majority of the site fall within one of the following?

- Ramsar
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Historic Park and Garden
- Flood zone 3
- Safeguarded Land
- Local Green Space
- HSE Inner Zones

Reject if the whole or majority of a site falls within an area covered by one or more primary constraint(s) – unless site is subject to a permitted planning application

Continue to Stage C if the whole or majority of the site does not fall within an area covered by any primary constraint

Basket of sites rejected as they fall within an area covered by one or more primary constraint

Stage C: Assessing suitability, availability and achievability
(From this stage forward sites cannot be rejected from the assessment)

For further details please see Figure 3
Stage C: Assessing suitability, availability and achievability

Overview and Outcomes

Suitability

Is the site or broad location suitable for development?

- Yes
- No

Availability

Is the site or broad location available for development?

- Yes
- No

Achievability

Is development of a site or broad location achievable based on cost and market factors?

- Yes
- No

Site or Broad Location Assessment - Outcomes

Not suitable, developable or deliverable

Not available, developable or deliverable

Not achievable, developable or deliverable

Availability unknown, site or broad location may not be achievable developable

Site or broad location may be achievable and developable

Site or broad location is deliverable (suitable, available and achievable)

APPENDIX 3

NPPF Definitions:

Deliverable: To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable: To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.