

## Appendix IX: CORE STRATEGY PREFERRED OPTIONS 2008

This appendix has been prepared by Dartford Borough Council.

### Progression: How the Sustainability Appraisal has influenced Dartford's Core Strategy

Consultants Enfusion Ltd, were commissioned in January 2005 to progress the Sustainability Appraisal (SA) work of Dartford's Local Development Framework (LDF). Their role is to independently assess the Development Plan Documents (DPDs) being prepared by the Council and to suggest ways in which the sustainability of DPDs can be enhanced.

The Core Strategy has been subjected to Enfusion's Sustainability Appraisals and a number of recommendations have been made by Enfusion at each stage of the process. The following tables show how the Core Strategy has since been changed or will be changed in the Submission Document, in line with these recommendations, to make the Core Strategy more sustainable than before.

There are a number of ways in which the Council has taken forward, or will take forward, Enfusion's recommendations (see last column):

- **Preferred Option** shown in bold shows that the text has been amended in the Preferred Options Document 2008 since the appraisal was undertaken, to take on board Enfusion's recommendations.
- **Revisited** shown in bold and underlined text shows where recommendations can be met by expanding the Core Strategy Submission Document, Development Control DPDs or SPDs in the future.
- Now covered shown in underlined text shows where Enfusion's recommendations have already been adequately covered in the Core Strategy Preferred Options Document 2008.
- *There are only a few instances where the recommendations have not resulted in, or will not result in, amendments to the Core Strategy or another DPD or SPD and the reasons why are shown in italicised text.*

#### Notes on the Tables

- 1) Where an Issue or Strategic Option or Preferred Approach is not listed, Enfusion made no recommendations for its improvement within the appraisal summary box.
- 2) As the vision and strategic objectives are similar in both the 2006 version and the 2008 version of the Core Strategy, to avoid duplication they have been considered only once in the Part 3 table.
- 3) Enfusion recommends the expansion of a specific option or policy to cover new elements and topics but this would create repetitive policies and a long document. Instead, the Council has taken the approach that the Core Strategy should be read as a whole and that no change will be needed where the recommendation is already adequately covered elsewhere in the document.

## Part 1 Recommendations from the Issues and Strategic Options Appraisals

This table summarises the recommendations arising from Enfusion's appraisals on the:

- Core Strategy Issues and Options - carried out during October 2005 - March 2006
- Strategic Options - carried out during November-December 2007.

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
<b>Issues</b>		
Issue 1 Regeneration and Transport	Policies should: <ul style="list-style-type: none"> <li>• progress regeneration of the Borough as a strategic package and integrate new strategic developments with existing communities, maximising benefits for the whole of the Borough</li> </ul>	Existing and new communities benefiting from new facilities that the strategic developments provide is <u>now covered</u> in Preferred Approach 1 Selection of Development Sites, 2 Spatial Pattern of Development and 22 Community Services. Expansion of existing services is <u>now covered</u> in Preferred Approach 22 Community Services. Green space that is accessible to new and existing residents is <u>now covered</u> in Preferred Approach 24 Green Spaces.
Issue 2 Lifelong Learning	Policies should: <ul style="list-style-type: none"> <li>• help deliver additional learning resources, including cultural facilities, to keep pace with growth</li> </ul>	Training in the skills needed for future growth sectors is <u>now covered</u> in Preferred Approach 23 Skills and Training. Encouraging new cultural facilities at major development sites is <u>now covered</u> in Preferred Approaches 9 Ensuring the Success of Ebbsfleet and 25 Sports, Cultural and Recreational Facilities.
Issue 4 The Environment	Policies should: <ul style="list-style-type: none"> <li>• use the Green Belt to manage the strategic distribution of development, securing regeneration to the North of the Borough, and protecting the open nature of the Green Belt</li> <li>• incorporate a presumption against development within the Green Grid</li> </ul>	Maintaining the Green Belt and protecting the countryside in the south of the Borough in order to counterbalance development in the north is <u>now covered</u> in Preferred Approach 4 Green Belt and Green Spaces.  Detailed guidance on green space will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
Issue 5 Health and Wellbeing	Policies should: <ul style="list-style-type: none"> <li>• consider both existing and new development when instilling preventative healthcare objectives</li> </ul>	Open space accessible to both existing and new residents is <u>now covered</u> in Preferred Approach 24 Green Spaces. Community facilities with benefits shared by existing and new communities is <u>now covered</u> in Preferred Approach 22 Community Services.
Issue 6 Community	Policies should: <ul style="list-style-type: none"> <li>• consider both existing and new development when instilling a</li> </ul>	A safe and secure public realm will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
Safety	safe, secure public realm	
Issue 7 Housing and the Built Environment	Policies should: <ul style="list-style-type: none"> <li>• secure community hubs for new development</li> <li>• require sustainable construction in all new build housing</li> <li>• consider housing needs and quality in existing areas</li> </ul>	<p>Creating strong community hubs is <u>now covered</u> in Preferred Approach 22 Community Services.</p> <p>Detailed guidance on sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.</p> <p>A mix of housing to meet residents needs is <u>now covered</u> in Preferred Approach 19 Housing Mix. 30% affordable housing is <u>now covered</u> in Preferred Approach 20 Affordable Housing. Good quality living environment is <u>now covered</u> in Preferred Approach 17 Design of Homes.</p>
Issue 8 Leisure and Culture	Policies should: <ul style="list-style-type: none"> <li>• address the challenges associated with accommodating extensive growth on the strategic sites</li> <li>• ensure leisure and cultural opportunities are built into the strategic sites, including the waterfront</li> </ul>	<p>Sustainable communities planned with supporting infrastructure is <u>now covered</u> in Preferred Approach 1 Selection of Development Sites. Aligned phasing of jobs and homes is <u>now covered</u> in Preferred Approach 8 Employment Growth. Balanced growth that ensures capacity of the transport network, phasing of water supply and waste water treatment and delivery of jobs in tandem with housing is <u>now covered</u> in Preferred Approach 10 Balanced Housing Development. Ensuring transport capacity keeps pace with new development is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Ensuring development does not outstrip the water capacity is <u>now covered</u> in Preferred Approach 16 Water Supply and Treatment Capacity.</p> <p>Encouraging leisure and cultural facilities at Ebbsfleet is <u>now covered</u> in Preferred Approach 9 Ensuring the Success of Ebbsfleet. Development that will bring life and activity to the riverside is <u>now covered</u> in Preferred Approaches 2 Spatial Pattern of Development and 12 Housing Allocations.</p>
<b>Strategic Options</b>		
New Strategic	Policies should:	Priority to Dartford town centre sites, major sites north of the A2 and

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
Option 1	<ul style="list-style-type: none"> <li>ensure a combination of sites are used</li> <li>allow for the continued viability of rural communities, particularly in providing affordable housing</li> <li>ensure flooding/biodiversity is looked at on a site by site basis</li> </ul>	<p>Thames Riverfront sites are <u>now covered</u> in Preferred Approaches 2 Spatial Pattern of Development and 12 Priority Sites for Housing.</p> <p>50% affordable housing in the rural parts of the Borough is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>Flood risk assessments of individual sites are <u>now covered</u> in Preferred Approach 27 Flood Risk.</p>
New Strategic Option 2.2	<p>Policies should:</p> <ul style="list-style-type: none"> <li>ensure employment opportunities match the needs of the resident community</li> </ul>	<p>Providing for a range of skills levels via a variety of sectors including warehousing, hospitality and leisure that include lower skilled jobs and financial and business services that include clerical jobs are <u>now covered</u> in Preferred Approach 7 Economic Change. This will ensure the current skills base can be utilised. Skills and training for local people to access new jobs is <u>now covered</u> in Preferred Approach 23 Skills and Training.</p>
New Strategic Option 5.2	<p>Policies should:</p> <ul style="list-style-type: none"> <li>provide a mix of dwellings to meet identified social needs</li> <li>implement a robust affordable housing policy</li> </ul>	<p>A mix of housing sizes which allows residents to meet their needs, primarily with family houses and flatted development in appropriate locations is <u>now covered</u> in Preferred Approach 19 Housing Mix. Affordable housing with a route towards eventual independence in the housing market is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>The Council's approach to affordable housing is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p>
New Strategic Option 7	<p>Policies should:</p> <ul style="list-style-type: none"> <li>use a range of options to maximise the reduction in carbon emissions over and above building control standards</li> <li>consider the issue of economic viability in relation to on-site regeneration of renewables</li> </ul>	<p>Reducing energy use and working towards zero carbon homes ahead of the Code for Sustainable Homes programme are <u>now covered</u> in Preferred Approach 26 Energy.</p> <p>Detailed guidance about on-site renewable schemes will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.</p>
New Strategic Option 8	<p>Policies should:</p> <ul style="list-style-type: none"> <li>address the impacts of restricting development and growth in villages</li> </ul>	<p>50% affordable housing in rural parts of the Borough that helps to address local demand is <u>now covered</u> in Preferred Approach 20 Affordable Housing. Rural development will be <b>revisited</b> in the Core</p>

Issues and Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
	<ul style="list-style-type: none"> <li>be informed by a review of the Green Belt if expansion is needed</li> </ul>	<p>Strategy Submission document, the Development Control DPD or another SPD in the future</p> <p><i>Site assessment shows that there is adequate capacity on brownfield sites. Development on the Green Belt is not required and therefore, there is no need for a review.</i></p>

## Part 2 Recommendations from the Preferred Policy Approaches Document Appraisal

This table summarises the recommendations arising from Enfusion's appraisal on the Vision, Strategic Principles and the Preferred Policy Approaches – carried out during October 2005 - May 2006.

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
<b>Preferred Policy Approaches</b>		
PPA1-2 Scale of Growth	<p>Policies should:</p> <ul style="list-style-type: none"> <li>encourage a modal shift to public transport, walking and cycling</li> <li>address alienation and displacement of existing communities who may feel 'left behind', particularly those south of the A2</li> </ul>	<p>Minimising car use for journeys that can be made on foot, by bicycle or on public transport, maximising the use of non-car modes, promoting land use patterns that reduce the need to travel and conveniently located on-site facilities, easily accessible public transport is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use.</p> <p>Opportunities which existing communities can benefit is <u>now covered</u> in Preferred Approach 1 Selection of Development Sites. Training programmes to allow local people to access job opportunities is <u>now covered</u> in Preferred Approach 23 Skills and Training. New community facilities that the benefits can be shared by existing and new communities is <u>now covered</u> in Preferred Approach 22</p>

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
	<ul style="list-style-type: none"> <li>address potential sustainability issues relating to impacts on already scarce resources, offset energy production by insisting upon the highest standards of energy efficiency and renewable energy schemes, include stringent guidance to control the sustainability impacts of growth and minimise the overall impacts on air quality, waste, water and energy usage.</li> </ul>	<p>Community Services. Rural issues will be <b>revisited</b> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.</p> <p>Achieving reductions in carbon emissions, working towards zero carbon homes ahead of the Code for Sustainable Homes programme and 10% energy demands from renewable sources are <b>now covered</b> in Preferred Approach 26 Energy. Ensuring the pace of housing and commercial development does not outstrip the water capacity at any time is <b>now covered</b> in Preferred Approach 16 Water Supply and Treatment Capacity. Higher standards for water efficiency and moving towards water neutrality are <b>now covered</b> in Preferred Approach 28 Water Efficiency. The provision of green space and water in new developments and sustainable urban drainage systems is <b>now covered</b> in Preferred Approach 27 Flood Risk. Protecting the openness of the countryside in the south of the Borough and providing a landscaped structure to the urban area are <b>now covered</b> in Preferred Approach 4 Green Belt and Green Spaces. Sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.</p>
PPA3-4 Infrastructure	<p>Policies should:</p> <ul style="list-style-type: none"> <li>include sustainable infrastructure provision (including Green infrastructure and Sustainable Urban Drainage Systems)</li> <li>maximise benefits to existing communities through enhancing connectivity and using new infrastructure to assist in regeneration</li> </ul>	<p>The provision of green space and water in new developments and sustainable urban drainage systems is <b>now covered</b> in Preferred Approach 27 Flood Risk.</p> <p>Opportunities which existing communities can benefit is <b>now covered</b> in Preferred Approach 1 Selection of Development Sites. Promoting land use patterns that reduce the need to travel and easily accessible, conveniently located on-site facilities are <b>now covered</b> in Preferred Approach 14 Integrated Transport and Land-use. Community services shared by existing and new communities and new services located close to the population they will serve, with reference to natural community boundaries and access routes is <b>now</b></p>

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
	<ul style="list-style-type: none"> <li>ensure infrastructure minimises water consumption and the impact on water and estuary quality</li> </ul>	<p><u>covered</u> in Preferred Approach 22 Community Services. Training programmes to allow local people to access job opportunities is <u>now covered</u> in Preferred Approach 23 Skills and Training.</p> <p><i>Large scale infrastructure projects are assessed for their impacts as part of the Environmental Impact Assessment process.</i></p>
PPA5-7 Balancing Housing with Employment Growth and	Policies should: <ul style="list-style-type: none"> <li>cover sustainable design and construction that seeks to minimise potential adverse effects</li> </ul>	Sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
PPA8-12 Locations for Growth	Policies should: <ul style="list-style-type: none"> <li>include policies to protect existing infrastructure, cultural heritage resources and air quality/amenity.</li> </ul>	Protecting Dartford's heritage and sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
PPA13 How Much Land is Required?	Policies should: <ul style="list-style-type: none"> <li>encourage eco-efficiency and develop a standards based approach to sustainable energy, waste and water management and include sustainable design criteria for transport and accessibility</li> </ul>	Promoting a pattern of development that will reduce the length of journeys and encourage sustainable forms of travel is <u>now covered</u> in Preferred Approach 5 Sustainable Transport and Land-use. Minimising car use for those journeys that can be made on foot, by bicycle or on public transport is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Achieving reductions in carbon emissions, working towards zero carbon homes ahead of the Code for Sustainable Homes programme and 10% energy demands from renewable sources are <u>now covered</u> in Preferred Approach 26 Energy. Higher standards for water efficiency and moving towards water neutrality are <u>now covered</u> in Preferred Approach 28 Water Efficiency. Sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
PPA16-18 How Should Growth Contribute to Sustainable	Policies should ensure sustainable design encompasses: <ul style="list-style-type: none"> <li>overall infrastructure provision</li> <li>Sustainable Urban Drainage Systems and landscaping design</li> </ul>	<p>Ensuring the pace of development does not outstrip the water capacity is <u>now covered</u> in Preferred Approach 16 Water Supply and Treatment Capacity.</p> <p>The green network providing space for water and Sustainable Urban</p>

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
Development?	<ul style="list-style-type: none"> <li>• layouts that enhance accessibility for all and increase opportunities for social interaction and connectivity</li>   <li>• development density.</li> </ul>	<p>Drainage Systems is <u>now covered</u> in Preferred Approach 27 Flood Risk. A linked network of green spaces will be developed in tandem with new developments, providing a landscaped structure to the urban area, integrated with the built development is <u>now covered</u> in Preferred Approach 4 Green Belt and Green Spaces.</p> <p>Promoting land use patterns that reduce the need to travel and conveniently located on-site facilities, easily accessible public transport is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Benefits shared by existing and new communities and new services should be located close to the population they will serve, with reference to natural community boundaries and access routes is <u>now covered</u> in Preferred Approach 22 Community Services.</p> <p>Development that secures a quality of environment demonstrating design excellence, provides a variety of densities depending on location and accessibility to public transport, efficient use land, a reasonably close-knit urban form and a generous green setting is <u>now covered</u> in Preferred Approach 18 Form of Development.</p>
PPA26-27 Housing Choice	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• ensure a better mix of dwelling size, type, density and tenure within developments</li>   <li>• consider the need for adaptable housing to meet the needs of disabled persons and an ageing population</li> </ul>	<p>Providing a mix of housing sizes which allows Dartford's residents to meet their needs over the long term, a predominance of family houses with gardens and high quality flatted development in appropriate locations is <u>now covered</u> in Preferred Approach 19 Housing Mix. Affordable housing with a route towards eventual independence in the housing market is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>Lifetime and adaptive housing to meet the existing and future needs of elderly and disabled people will be <u>revisited</u> and incorporated into the Development Control DPD or another SPD.</p>
PPA28-31	Policies should:	A mix of housing sizes which meets residents needs over the long term

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
Housing Needs	<ul style="list-style-type: none"> <li>ensure housing needs are met in areas where this is most needed</li> <li>ensure provision is made in areas of high public transport accessibility</li> </ul>	<p>is <u>now covered</u> in Preferred Approach 19 Housing Mix. 30% affordable housing in the urban area, 50% affordable housing in the rural area and affordable housing with routes towards independence in the housing market is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>Promoting land use patterns that reduce the need to travel and maximising non-car journeys and connected to efficient public transport services is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Sites developed at a variety of densities, depending on location and accessibility to public transport is <u>now covered</u> in Preferred Approach 18 Form of Development.</p>
PPA32-35 Employment Development / Protection of Existing Employment	<p>Policies should:</p> <ul style="list-style-type: none"> <li>ensure employment areas benefit surrounding communities by being well connected to them. The shared use of facilities should be encouraged and excellent walkways, cycle ways and public transport links established</li> </ul>	<p>Opportunities which existing as well as new communities can benefit from is <u>now covered</u> in Preferred Approach 1 Selection of Development Sites. New facilities provided in a way that benefits can be shared by existing and new communities is <u>now covered</u> in Preferred Approach 22 Community Services. Maximising walking, cycling and public transport, walkable neighbourhoods and conveniently located facilities are <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use.</p>
PPA39-43 Retail Development / Bluewater / Local Centres	<p>Policies should:</p> <ul style="list-style-type: none"> <li>consider the retail needs of the new development areas and how provision of this need will benefit new and existing communities, and meet accessibility objectives, without compromising the success of existing retail centres.</li> </ul>	<p>Not allowing development at Bluewater and Ebbsfleet that competes with the town centre and supporting the upgrade of centres providing additional retail and leisure capacity will not impact on spending and investment in the lower order centres are <u>now covered</u> in Preferred Approach 3 Network of Key Centres.</p>
PPA44 Dartford Town Centre	<p>Policies should:</p> <ul style="list-style-type: none"> <li>consider residential development in the town centre</li> <li>ensure that diversity and vitality in retail offer is maintained.</li> </ul>	<p>These issues are <u>already covered</u> in the Town Centre Area Action Plan Preferred Options Document.</p>
PPA45 Northern Gateway	<p>Policies should:</p> <ul style="list-style-type: none"> <li>consider transport oriented design and home zones (shared pedestrian and vehicular zones)</li> <li>incorporate car reduction measures</li> </ul>	<p>These issues are <u>already covered</u> in the Town Centre Area Action Plan Preferred Options Document.</p>

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
	<ul style="list-style-type: none"> <li>include provision for widely accessible green space.</li> </ul>	
PPA46-49 Green Belt / Countryside and Villages	Policies should: <ul style="list-style-type: none"> <li>support and enhance the rural economy through encouraging tourism and heritage, agriculture and environmental innovation.</li> </ul>	The rural economy will be <b>revisited</b> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.
PPA50-53 Green Grid	Policies should: <ul style="list-style-type: none"> <li>acknowledge the Green Grid's role in protecting and enhancing biodiversity, and in climate change mitigation and adaptation, emphasise Sustainable Urban Drainage Systems within the Green Grid and promote integration with 'blue' networks</li> </ul>	The green network providing space for water and Sustainable Urban Drainage Systems is <b>now covered</b> in Preferred Approach 27 Flood Risk. Quality and utility considerations in the provision of green space is <b>now covered</b> in Preferred Approach 24 Green Spaces. More guidance on green spaces and impacts of climate change will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
PPA54-57 Dartford Marshes / The Natural Environment	Policies should: <ul style="list-style-type: none"> <li>improve accessibility to the Marshes and other areas of biodiversity (particularly for those with disabilities)</li> <li>consider funding mechanisms for the ongoing management</li> </ul>	More guidance on green spaces will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.  Public funding sought to implement green space projects, exploring further funding avenues and development contributions towards green space provision are <b>now covered</b> in Preferred Approach 24 Green Spaces.
PPA58-59 Heritage	Policies should: <ul style="list-style-type: none"> <li>ensure the re-use of heritage preserves the building's character and integrity, including any significance of the area's working heritage to local people; and heritage resources that may have a cultural significance for minority groups.</li> </ul>	Protecting Dartford's heritage and sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.
PPA60 Riverfront	Policies should: <ul style="list-style-type: none"> <li>emphasise the need for a mix of uses</li> <li>minimise the impacts of development and the impacts of climate change on biodiversity, managed retreat and migration of habitats</li> </ul>	An attractive mixed use development that provides public access to the river is <b>now covered</b> in Preferred Approaches 2 Spatial Pattern of Development and 12 Priority Sites for Housing.  Impacts of climate change will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
	<ul style="list-style-type: none"> <li>ensure all new development does not further exacerbate flood risk</li> <li>ensure redevelopment is managed sensitively to minimise the impact on heritage and townscapes, and the community is involved in determining Dartford's important heritage.</li> </ul>	<p>The green network providing space for water and Sustainable Urban Drainage Systems is <u>now covered</u> in Preferred Approach 27 Flood Risk.</p> <p>Protecting Dartford's heritage will be <u>revisited</u> and incorporated into the Development Control DPD or another SPD.</p>
PPA61-63 Culture and Leisure	<p>Policies should ensure that any cultural development:</p> <ul style="list-style-type: none"> <li>does not compete with the existing facilities, nor compromise regeneration objectives for, the Town Centre</li> <li>provides for all residents, including those living south of the A2</li> <li>cater for both new and existing communities</li> <li>meets long term community needs</li> </ul>	<p>Development at Ebbsfleet and Bluewater that competes with the town centre will be discouraged is <u>now covered</u> in Preferred Approach 3 Network of Key Centres. Cultural facilities encouraged around Ebbsfleet is <u>now covered</u> in Preferred Approach 9 Ensuring the Success of Ebbsfleet. New services located close to the population they will serve, with reference to natural community boundaries and access routes are <u>now covered</u> in Preferred Approach 22 Community Services. Cultural facilities encouraged around Ebbsfleet is <u>now covered</u> in Preferred Approach 9 Ensuring the Success of Ebbsfleet. Rural facilities will be <u>revisited</u> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.</p>
PPA64-68 Sport and Recreation	<p>Policies should:</p> <ul style="list-style-type: none"> <li>not disadvantage residents in the south of the Borough, particularly those least able to access private transport (e.g. the young, people with disabilities and the elderly)</li> <li>consider how sport and recreation can assist in regeneration through benefiting deprived communities and ensuring good access to facilities located elsewhere.</li> </ul>	<p>Dedicated walking and cycling routes linking to the wider area and provision of easily accessible, efficient public transport linked to the wider transport network are <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Enhancements to the road network to maintain the efficiency of routes is <u>now covered</u> in Preferred Approach 5 Sustainable Transport and Land-use. Rural facilities will be <u>revisited</u> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.</p> <p>Extending sports, cultural and recreational facilities, developing community based sports, centres of excellence and new facilities encouraged at major development sites is <u>now covered</u> in Preferred</p>

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
		Approach 25 Sports, Cultural and Recreational Facilities. New services located close to the population they will serve, with reference to natural community boundaries and access routes are <u>now covered</u> in Preferred Approach 22 Community Services.
PPA69-71 Strategic Transport Approach	Policies should: <ul style="list-style-type: none"> <li>provide design guidance for sustainable layout and design of roads and car parks that minimise the impacts on water resources, biodiversity and flood risk</li> </ul>	Sustainable urban drainage systems is <u>now covered</u> in Preferred Approach 27 Flood Risk.
PPA72-73 The Role of Public Transport / Provision of Parking /	Policies should: <ul style="list-style-type: none"> <li>consider how outlying areas can be served by the integrated transport network, particularly those areas south of the A2</li> <li>ensure effective implementation so that the level of growth proposed in Dartford does not overwhelm the existing community, transportation infrastructure and environment</li> <li>seek public transport facilities that are in place prior to occupation so that car dependency does not set in</li> </ul>	Dedicated walking and cycling routes linking to the wider area and provision of easily accessible, efficient public transport linked to the wider transport network are <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Enhancements to the road network to maintain the efficiency of routes is <u>now covered</u> in Preferred Approach 5 Sustainable Transport and Land-use. Rural transport will be <u>revisited</u> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.  The Strategic Transport Investment will ensure that sufficient transport capacity exists to support proposed development, ensuring that transport infrastructure is in place at the time new development is brought into use and phased payments of the tariff with significant payment at the start of development are <u>now covered</u> in Preferred Approach 15 Strategic Transport Investment. Ensuring the pace of development does not outstrip the water capacity at any time is <u>now covered</u> in Preferred Approach 16 Water Supply and Treatment Capacity.  Phasing of jobs and homes so that sustainable travel patterns are available at the outset is <u>now covered</u> in Preferred Approach 8 Employment Growth. Balanced growth leading to patterns of development that are sustainable is <u>now covered</u> in Preferred Approach 10 Balanced Housing Development. Transport

Preferred Policy Approaches Document	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Revised Preferred Options Document
		infrastructure in place when new development is brought into use is <u>now covered</u> in Preferred Approach 15 Strategic Transport Investment.
PPA74-75 Development Impacts	<p>Policies should:</p> <ul style="list-style-type: none"> <li>provide more detailed guidance relating to flood risk, air quality, noise and vibration intrusion, landfill gas and contaminated land</li> <li>consider the link between flood defences in Dartford and the need to safeguard London from flooding.</li> </ul>	<p>Flood risk and Sustainable Urban Drainage Systems is <u>now covered</u> in Preferred Approach 27 Flood Risk. The green network providing space for water and Sustainable Urban Drainage Systems is <u>now covered</u> in Preferred Approach 27 Flood Risk. Detailed guidance on sustainable construction, air quality, noise and vibration, intrusion, landfill gas and contamination land will be <u>revisited</u> and incorporated into the Development Control DPD or another SPD.</p> <p>Keeping flood risk to an acceptable level through the implementation of the findings of the Environment Agency's Thames Estuary 2100 Study is <u>now covered</u> in Preferred Option 27 Flood Risk. Recommendations from that study will be incorporated in the Core Strategy Submission document if they are available in time.</p>

### Part 3 Recommendations from the 2008 Preferred Options Document Appraisal

This table summarises the recommendations arising from Enfusion's appraisals on the Vision, Strategic Objectives and Preferred Approaches 2008 – carried out during December 2007. This appraisal also identified a large number of mitigation measures or enhancements. Although these have not been individually considered, they have been grouped to indicate whether or not the Council intends to take them forward in the future.

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
<b>Vision</b>		
Vision	The vision should include a reference to:	The <b>Vision</b> will be amended in the Submission document to include a

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
	<ul style="list-style-type: none"> <li>• a high quality environment as well as a high quality of life</li> </ul>	high quality environment.
<b>Strategic Objectives</b>		
Strategic Objectives	<p>The Strategic Objectives should be expanded to include:</p> <ul style="list-style-type: none"> <li>• easy access to employment</li> <li>• the Green Grid and opening-up the riverfront</li> <li>• leading the way and energy/water efficiency</li> </ul> <p>The Strategic Objectives should be expanded to include:</p> <ul style="list-style-type: none"> <li>• a range of available house types</li> <li>• mixed use development</li> <li>• balance between jobs and resident workforce</li> <li>• landscape character, preserving the Green Belt and protection of the land and water environment</li> <li>• prioritising development on previously developed land</li> <li>• sustainable infrastructure and its timely provision</li> <li>• planning and design to influence travel patterns and car usage</li> <li>• sustainable villages and the rural economy</li> </ul>	<p>These issues are <u>already covered</u> within the Strategic Objectives.</p> <p><i>There is no need to amend the Strategic Objectives as they provide a list of streamlined priorities for the Council. It would be excessive to expand the Strategic Objectives to reference all of these issues. Even though the Strategic Objectives list is not comprehensive, these issues are generally covered within the detail of the Preferred Approaches.</i></p>
<b>Preferred Options</b>		
1 Selection of Development Sites and 4 Green Belt and Green Spaces	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• provide a tailored approach to affordable housing, ensuring local needs are met in the south of the Borough</li> <li>• require high levels of eco-efficiency</li> <li>• ensure opportunities for sustainable infill are not ruled out where it would have positive impacts on sustainability and regeneration for a local community</li> </ul>	<p>50% affordable housing to meet local rural needs is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>Reducing energy use through site design/layout, major sites acting as exemplars of sustainable development, working towards zero carbon homes ahead of the programme in the Code for Sustainable Homes are <u>now covered</u> in Preferred Approach 26 Energy.</p> <p>Windfall housing sites tested against Plan objectives, benefits they deliver, sustainable development, impacts on adjoining communities and demand generated for transport infrastructure, water supply and waste water treatment are <u>now covered</u> in Preferred Approach 13</p>

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
		Windfall Housing Sites.
3 Network of Key Centres	Policies should: <ul style="list-style-type: none"> <li>• seek to monitor the regeneration of Dartford Town Centre</li> </ul>	<i>Appendix 2 of the Dartford Town Centre Area Action Plan addresses how the town centre will be monitored and the Annual Monitoring Report will continue to monitor the town centre too.</i>
7 Economic Change	Policies should: <ul style="list-style-type: none"> <li>• ensure employment opportunities are provided which meet the employment needs of the resident community as well as providing more skilled jobs</li> <li>• protect existing employment areas</li> <li>• encourage appropriate training schemes</li> </ul>	<p>Providing training in the skills required for future growth sectors and training programmes that allow local people to access job opportunities are <u>now covered</u> in Preferred Approach 23 Skills and Training.</p> <p>Existing employment sites protected in the early phases of the Plan are <u>now covered</u> in Preferred Approach 8 Employment Growth.</p> <p>The provision of training is <u>now covered</u> in Preferred Approach 23 Skills and Training.</p>
9 Ensuring the Success of Ebbsfleet	Policies should: <ul style="list-style-type: none"> <li>• acknowledge the presence of 1600 residential units, with mixed use development, ensuring the vitality and success of the area.</li> </ul>	Residential units forming part of the mixed use development at Ebbsfleet are <u>now covered</u> in Preferred Approach 12 Priority Sites for Housing. Furthermore, <b>Preferred Option 9 Ensuring the Success of Ebbsfleet</b> has now been amended to refer to residential development.
10 Balanced Housing Development	Policies should: <ul style="list-style-type: none"> <li>• address the uncertainties relating to the provision of water and flooding</li> </ul>	Ensuring that new development and water services are co-ordinated and monitoring to ensure the pace of development does not outstrip the water capacity is <u>now covered</u> in Preferred Approach 16 Water Supply and Treatment Capacity. Development only taking place where residual risk can be adequately managed is <u>now covered</u> in Preferred Approach 27 Flood Risk. Furthermore, the Core Strategy Submission Document will be <b>revisited</b> and will incorporate the findings of the Water Cycle Study, the revised Kent Thameside Strategic Flood Risk Assessment and TE2100 if available in time.
15 Strategic Transport Investment	Policies should: <ul style="list-style-type: none"> <li>• consider the level of funding provided for public transport compared with private road infrastructure and how new road infrastructure is co-ordinated with transport policies</li> </ul>	The Core Strategy sets out the overall approach towards strategic transport investment. Further details about the tariff will be <b>revisited</b> and set out in more detail in another DPD or SPD.
16 Water	The results of the Water Cycle Study should be used to further	The Core Strategy Submission Document will be <b>revisited</b> and will

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
Supply and Treatment Capacity	determine impacts.	incorporate the findings of the Water Cycle Study.
19 Housing Mix	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• ensure the provision of a better mix of dwelling size, type, density and tenure within developments to create balanced and integrated communities</li> <li>• consider the need for flexible/lifetime/adaptive housing to meet the needs of an ageing population (ie homes that can be adapted for the less mobile) in addition to the need to provide for the immediate needs of elderly and disabled persons</li> </ul>	<p>Providing a mix of housing sizes which allows Dartford's residents to meet their needs over the long term, a predominance of family houses with gardens and high quality flatted development in appropriate locations is <u>now covered</u> in Preferred Approach 19 Housing Mix. Affordable housing with a route towards eventual independence in the housing market is <u>now covered</u> in Preferred Approach 20 Affordable Housing.</p> <p>Preferred Approach <b>17 Design of Homes</b> will be amended in the Submission document to refer to lifetime and adaptive housing to meet the existing and future needs of elderly and disabled people.</p>
21 Gypsies and Travellers	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• ensure site location avoids adverse cumulative impacts on air and noise pollution and traffic.</li> </ul>	The impact of proposed pitch provision on adjacent residential communities (which would include impacts such as air and noise pollution and traffic) is <u>now covered</u> in Preferred Approach 21 Gypsies and Travellers.
22 Community Services	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• ensure that services are sensitively located in order that existing communities also receive the benefit of these facilities</li> </ul>	Community services provided so that the benefits can be shared by existing and new communities and new services should be located close to the population they will serve, with reference to natural community boundaries and access routes is <u>now covered</u> in Preferred Approach 22 Community Services.
28 Water Efficiency	<p>Policies should:</p> <ul style="list-style-type: none"> <li>• consider phasing of water infrastructure.</li> </ul>	Ensuring that new development and water services are co-ordinated and monitoring to ensure the pace of development does not outstrip the water capacity is <u>now covered</u> in Preferred Approach 16 Water Supply and Treatment Capacity.
Mitigation and Enhancement Measures	<p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• adaptive re-use, restoration and interpretation of existing industrial and maritime heritage</li> <li>• protect river quality</li> <li>• no impact on landscapes, biodiversity, cultural heritage</li> </ul>	These mitigation measures are supported and will be <b>revisited</b> in the Core Strategy Submission document, the Development Control DPD or another SPD in the future.

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
	<ul style="list-style-type: none"> <li>• materials to be recycled on site</li> <li>• strengthen rural issues and consider employment and economic needs of residents in the south of the Borough</li> <li>• green space that can support mitigation of climate change impacts, provide adaptation measures and link biodiversity</li> <li>• sustainable construction/design of commercial development</li> </ul>	
<p><b>Mitigation and Enhancement Measures</b></p>	<p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• development provides benefits for the surrounding communities</li> <li>• development is well connected to the surrounding communities, with shared use of facilities and good walking, cycling and public transport links</li> <li>• minimise construction impacts, encourage clean industry and reduce vehicular transport</li> <li>• new development areas include high levels of eco-efficiency, sustainable waste and water management</li> <li>• parking controls, green travel plans, car clubs, public transport</li> <li>• adequate supply of affordable housing for unskilled/key workers</li> <li>• maximise environmental opportunities of strategic sites</li> <li>• give priority to the use of previously developed land</li> <li>• test the merits of windfall proposals</li> <li>• monitoring of housing completions and planning approvals</li> <li>• development at least to level 3 of Code for Sustainable Homes</li> <li>• locate gypsy sites on the edge of settlements and so that the site minimises impacts</li> <li>• strong transport and residential links with education hubs</li> <li>• encourage the use of SUDS and flood prevention</li> <li>• include water conservation as part of sustainable development</li> </ul> <p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• consider flooding in the site selection methodology</li> </ul>	<p>The Core Strategy <u>already covers</u> these mitigation measures adequately within the existing Preferred Approaches.</p> <p>The site methodology <u>already covers</u> flooding in the Housing Sites Technical Paper.</p>
<p><b>Mitigation and Enhancement Measures</b></p>	<p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• ensure gypsy sites are located where they can be served by</li> </ul>	<p><i>These mitigation measures will NOT be incorporated into the Core Strategy Submission document, the Development Control DPD or another SPD in the future. In particular:</i></p> <ul style="list-style-type: none"> <li>• <i>the majority of gypsy sites will be able to easily access existing</i></li> </ul>

Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
	<p>established recycling arrangements</p> <ul style="list-style-type: none"> <li>• focus training programmes on more deprived areas</li> <li>• phase construction works to reduce short term air quality impacts</li> <li>• avoid placing sites in Flood Risk Zone 2 or later</li> </ul>	<p><i>recycling facilities in the villages regardless of site location.</i></p> <ul style="list-style-type: none"> <li>• <i>the Borough is not sufficiently large to warrant training programmes tailored to specific areas.</i></li> <li>• <i>developments will come forward dependant upon the developers themselves and the market. However, additional development in the form of windfall sites will be assessed against their impacts on the adjoining community.</i></li> <li>• <i>some sites within flood risk areas are allocated for development. However, in identifying these sites, the council will aim to ensure that the risk from flooding is acceptable in relation to the type of development proposed and that residual risk can be adequately managed.</i></li> </ul>

#### Part 4 Recommendations from the Dartford Town Centre Area Action Plan Preferred Options Document Appraisal

This table summarises the recommendations arising from Enfusion's appraisals on the Dartford Town Centre Area Action Plan - carried out in August 2007. The recommendations that were found to have wider impacts for the Core Strategy are considered in the table below.

Area Action Plan Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
<b>Issues</b>		
Issue 6: Transportation	<p>Core Strategy policies should consider:</p> <ul style="list-style-type: none"> <li>• maximum car parking standards</li> </ul>	<p>Minimising car use to keep rates of traffic generation as low as possible is <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use. Useable parking spaces that do not dominate the street scene and priority for those on foot or bicycle in internal estate roads are <u>now covered</u> in Preferred Approach 17</p>

Area Action Plan Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
	<ul style="list-style-type: none"> <li>• green travel plans</li> </ul>	<p>Design of Homes.</p> <p>Green travel plans are <u>now covered</u> in Preferred Approach 14 Integrated Transport and Land-use.</p>
<b>Vision</b>		
Vision	Core Strategy policies should consider climate change	Reducing energy use, renewable energy, zero carbon homes and energy schemes are <u>now covered</u> in Preferred Approach 26 Energy.
<b>Preferred Approaches</b>		
Preferred Approaches 4, 13, 16, 17, 18, 19, 20,	<p>Core Strategy policies should consider:</p> <ul style="list-style-type: none"> <li>• sustainable construction</li> <li>• art</li> <li>• the multi-functional roles of the Green Grid</li> <li>• sustainable drainage and flood risk</li> <li>• higher ratings for water and energy efficiency</li> </ul>	<p>Sustainable construction will be <b>revisited</b> and incorporated into the Development Control DPD or another SPD.</p> <p>Public art is not mentioned in the Core Strategy although cultural facilities are <u>now covered</u> in Preferred Approach 25 Sports, Cultural and Recreational Facilities.</p> <p>A network of green spaces developed in tandem with development, providing a landscaped structure to the urban area is <u>now covered</u> in Preferred Approach 4 Green Belt and Green Spaces. Securing a network of linked green spaces, ensuring the space provided serves the function and utility is <u>now covered</u> in Preferred Approach 24 Green Spaces. Safeguarding Dartford Marshes to act as a flood water storage area in extreme flooding events and provision of green space and water in new development to mitigate against the risk of flooding are <u>now covered</u> in Preferred Approach 27 Flood Risk.</p> <p>Sustainable Urban Drainage Systems, green space and water in new development to mitigate against the risk of flooding are <u>now covered</u> in Preferred Approach 27 Flood Risk.</p> <p>Seeking a higher standard for water efficiency and water neutrality are <u>now covered</u> in Preferred Approach 28 Water Efficiency.</p>

Area Action Plan Preferred Options	Recommendations from Enfusion's Appraisal	How recommendations have been taken forward in the Core Strategy Preferred Options Document
		Reducing energy use through site design and layout and working towards zero carbon homes are <u>now covered</u> in Preferred Approach 26 Energy.