



Dartford's Local Development Framework

Annual Monitoring Report

1st April 2005 to 31st March 2006

December 2006

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CONTENTS

		Page Number
	EXECUTIVE SUMMARY	4
1	INTRODUCTION	9
2	BOROUGH CHARACTERISTICS	
10		
3	POLICY PERFORMANCE FINDINGS	15
3.1	Employment	15
3.2	Dartford Town Centre	18
3.3	New Housing	21
3.4	Local Housing Need	25
3.5	Urban Residential Quality	28
3.6	Previously Developed Land	30
3.7	Green Belt	32
3.8	Environmental Resources	33
3.9	Transport	35
3.10	Flood Protection and Water Quality	36
3.11	Community Facilities	37
4	PREPARING THE LOCAL DEVELOPMENT FRAMEWORK	41
4.4	Saved Policies	42
4.5	Community Involvement	42
5	IN THE FUTURE	44
5.1	Sustainable Development	44
5.2	Action Plan for Enhancing Monitoring Work	45
	APPENDIX	
1	Indicators, targets and data gaps	47
2	Linkage of Community Strategy, Dartford Borough's Corporate Plan Local Plan Review and Emerging LDF	52
3	Sources of Data	56
4	Glossary	57
	LIST OF FIGURES	
2.1	Dartford District	10
2.2	Employment Structure 1995 and 2004	12
2.3	Distance Travelled to Work 2001	13
	Qualification levels amongst population in Dartford and Kent 2001	14
		2.4

3.1(i) Employment Floorspace During 2001-2006		15
3.1(ii) Employment Floorspace- Gains and Losses		16
3.2 Town Centre Health Checks		18
3.3(i) New Homes Built		21
3.3(ii) Housing Trajectory		24
3.4(i) Local Housing Need		25
3.4(ii) Size of affordable Homes	26	
3.4(iii) Proportion of Affordable Homes Expected to be Completed by 2007 Allocated to Key Workers	26	
3.5 Density of Dwellings built during 2005-06		28
3.6 Previously Developed Land		30
3.10 Flood Protection and Water Quality		37
4.1 LDS –Progress up to March 2006-11-15	41	
4.5 Availability of the LDF to the Community	42	
5.2(i) Details of Targets achieved during 2006	45	
5.2(ii) Action Plan for Enhancing Monitoring Work		46

EXECUTIVE SUMMARY

1 INTRODUCTION

This report presents information about the Borough which assists in deciding whether the Council's planning policies are being implemented, and whether they have been effective. It also points to the need for review in some policy areas. Finally it tracks the progress towards preparing a new-style Local Development Framework.

2 BOROUGH CHARACTERISTICS

- Forecasts show that Dartford's population, employment opportunities and numbers of homes are set to increase considerably in the next 20 years
- Large scale regeneration and growth is planned within the Borough and this will provide both opportunities and challenges

3 POLICY PERFORMANCE

The overall performance in meeting the objectives of the Corporate Plan, relevant policies in the adopted Local Plan (LP) and targets set in the Kent and Medway Structure Plan (KMSP), the draft South East Plan and nationally, have been assessed by looking at the following eleven themes. A summary of the main findings for each is:

Employment

- The KMSP envisages a net addition of 892,000sq m of employment floorspace in Dartford in the period 2001 – 2026. This equates to 44,600sq m each year.
- The average gross addition over the last five years has been 22,139 sq m per annum.
- In 2005-6 there was a net loss of -11,590m²: this was due to a small amount of development completed during the year, coupled with the loss of existing employment floorspace at Korsnas (10,000m²), Crossways (1,250m²) and other sites.
- Over 70,000m², is expected to be constructed during 2006, this includes over 65,000sq m at The Bridge.
- A projected annual average employment floorspace gain of 68,000sq m is expected during the next five years based on current planning commitments and allocations.

Dartford Town Centre

- Dartford town centre's economic performance based on a series of "health check indicators" showed a slight improvement on previous years, but many still remain low compared with the rest of Kent.
- Progress has been made towards the development of sites on the northern fringes of the town, with SEEDA having assembled land for development. Discussions are continuing with other landowners to secure important developments.
- The Lowfield Street development was "called-in" for Public Inquiry in 2005 and planning permission refused in the summer of 2006. Studies have been commissioned to identify options for progressing this key development.
- DCLG funding has been secured for a programme of environmental improvements linking the station with the High Street. Funding is also being sought for a town centre heritage scheme.

Housing

- The KMSP and the emerging South East Plan require Dartford Borough to provide 19,600 homes between 2001 and 2026, which equates to an annual average of 780.
- 403 homes were completed in 2005-6, and in the period 2001-2006 an average of 480 have been completed which does not meet the Kent and Medway Structure Plan and South East Plan average annual requirement of 780 homes. However, the slow delivery during the last five years is to be expected. House building should double next year as large sites such as Ingress Park, Waterstone Park, Korsnas, The Bridge and West Hill Hospital have already started, and will start to show in the next year's monitoring figures. House building will continue to rise as other large development sites come forward for development. Over the next 10 years, it is expected that there will be an average of 1,279 new homes built each year, well above the average 780 new homes needed annually.
- The Council is working with other strategic partners and developers to address strategic transport issues so that planning applications for future residential development can be determined.
- By 2026 it is projected that Dartford will meet the housing delivery requirements of the emerging South East Plan.

Local Housing Need

- The Council's Housing Strategy's target is to provide 500 affordable homes during the period 2004 –07.
- 125 affordable homes have been built between 2004 and 2006, 41 of these last year.
- It is estimated that approximately 70 affordable homes will be built in the Borough next year and planning permission has been granted for a further 440 affordable homes.
- Overall, 30% affordable housing has been achieved on qualifying residential sites.
- There is a mix of affordable homes being built to meet a variety of housing needs, 45% of the affordable housing built last year were a mixture of two, three and four bedroom houses and a further 55% were one and two bedroom flats.
- The number of affordable homes being built and planned in rural areas remains low due to the limited housing being built and proposed in these areas.

Urban Residential Quality

- Permitted residential developments are expected to continue to provide improving design in housing and neighbourhoods which will help form the foundations for locally based sustainable communities. During the past year the eastern part of the Waterstone Park site won a joint award from the Department of Communities and Local Government, the National House Building Council and the Royal Institute of British Architecture for the quality of its design.
- The majority of residential development built during 2005/06 in the Borough is built to a density of 30 to 50 dwellings per hectare.
- All large residential development sites that had dwellings built during the monitoring year have access to "Fastrack" or other bus services for residents to travel to employment, retail and other public services within 30 minutes.
- The most recently available evidence suggests that residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas of concern including parking problems and issues arising from cramped layouts.

Previously Developed Land

- Last year 100% of homes built in Dartford were on previously developed land, which exceeded the national annual target of 60%.
- All previously developed land in Dartford identified in the National Land Use Database is allocated for re-use.
- 45% of housing planned in the future is to be built on previously developed land. The remaining development will be on land that has been utilised and quarried but does not meet the PPG3 definition of Previously Developed Land.

Green Belt

- No inappropriate development has been approved within the Green Belt during 2005-06

Environmental Resources

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development pressure during 2005 –06.
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species including the production of the “Dartford Heath Management and Restoration Plan” and the removal of species temporarily from the Bridge development site, whilst construction take place.
- There were no renewable energy installations or improvements completed during the monitoring year.
- New developments are expected to provide enhanced sustainable design and other improvements. The planning approval at The Bridge includes requirements to include Sustainable Urban Drainage Systems, design that enhances energy conservation and the construction of homes that meet the “Bream” Eco homes “good” standard.
- The Council’s annual energy survey of residents will include questions about renewable energy usage and installation from next year.

Transport

- The first section of Fastrack, a dedicated public transport system serving town centres and developments in the Kent Thameside area, began operating in March 2006 and is attracting greater passenger numbers than forecast. Early monitoring shows that passenger numbers were 4,000 per week higher by May 2006 than was originally predicted for March 2007, one year into the service.
- 100% of all residential developments built during 2005-06 meet the national indicator of having access to employment and retail areas, and other community facilities and services via public transport with a journey time of no more than 30 minutes.

Flood Protection and Water Quality

- Water quality is being adequately protected and flood risk within new developments is being addressed. 97% of developments that had flood defence or water quality issues raised by the Environment Agency were either given approval subject to planning conditions suggested by the Environment Agency or were revised, withdrawn or refused permission during 2005 -06.
- A Strategic Flood Risk Assessment has been published for the Kent Thameside area. This provides a recategorisation of flood risk areas which is being used to define development areas and flood protection requirements in the emerging LDF
- New developments are bringing forward proposals to achieve sustainable solutions to the risk of flood, maintenance of water quality and to reduce the consumption of water resources. The Bridge development, currently under construction, will incorporate Sustainable Urban Drainage Systems, the use of flood resistant construction techniques and low water use appliances.

Community Facilities

- A number of new community facilities have been completed during the monitoring year including an Olympic standard Judo Centre, a community internet and training facility and retail provision at Bexley Park.
- The provision of facilities for recreation, leisure, education and community use is being secured through Section 106 agreements. For example, at both the West Hill and Miskin Road sites planning agreements have been made to provide open space and for the reuse of existing buildings for community purposes.

4 PREPARING THE LOCAL FRAMEWORK

- As of March 2006 the preparation of the LDF was meeting the milestones identified in the Revised Local Development Scheme 2006.
- Progress on the LDF has been delayed since this time due to a number of external factors. A review of strategic transport capacity has indicated the need for additional policies to secure the necessary investment in transport. These will take time to develop and agree. In addition, further advice has been issued by DCLG as to how Inspectors will assess "fitness for purpose" of LDFs, from which the need for further work has been identified.
- A new set of realistic milestones will be prepared in a Further Revised LDS which will be reported to members before being submitted to the Government Office for approval by the end of March 2007.

5 SAVED POLICIES

- During the preparation of the LDF, all of the policies contained in the Dartford Adopted Local Plan have been "saved" until September 2007 to protect their statutory status.
- The Council will prepare a revised list of Local Plan policies to submit to the Secretary of State requesting that they be "saved" beyond September 2007.

6 COMMUNITY INVOLVEMENT

- The Statement of Community Involvement, which sets out how the Council proposes to involve people in the preparation of the LDF, was adopted in March 2006.
- The provision of a online facility linked to the Council's web site, for making representations to LDF consultations, will be established during 2006-07.

7 SUSTAINABLE DEVELOPMENT

- Sustainability Objectives have been drawn up in the Sustainability Appraisal Scoping Report which accompanies the LDF Core Strategy.
- The Council will enhance its monitoring of sustainability issues in future editions of the AMR.

8 ACTION PLAN FOR ENHANCING MONITORING WORK

- The AMR proposes an Action Plan for enhancing monitoring work over the coming year for the Council.

9 ISSUES FOR THE FUTURE

A number of issues have been identified within the AMR that will need to be addressed in the Local Development Framework if the challenges of large scale growth are to be met:

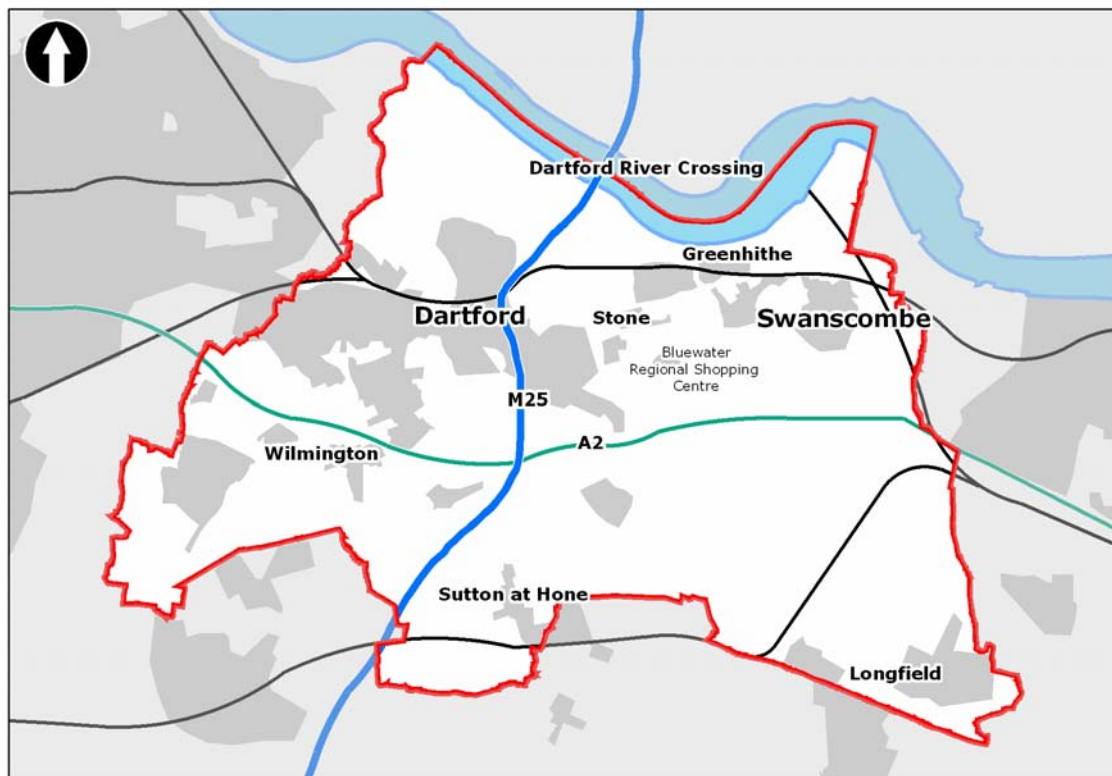
- **Issue 1** – Ensuring job creation exceeds housing growth.
- **Issue 2** – Revitalising and regenerating Dartford Town Centre.
- **Issue 3** - Removing obstacles to delivery on sites where development is planned.
- **Issue 4** – Assessing the capacity and phasing of housing sites, to ensure enough housing is delivered over time.
- **Issue 5** – Providing homes that are relevant to local housing needs.
- **Issue 6** – Ensuring new homes and neighbourhoods are of the highest quality and are well designed.
- **Issue 7** - Ensuring new developments are meeting sustainability objectives.
- **Issue 8** – Ensuring that the benefits of regeneration are shared by existing and new communities.

1. INTRODUCTION

- 1.1 Dartford Borough Council's Annual Monitoring Report (AMR) 2005 – 2006 forms part of the suite of documents that make up the Local Development Framework (LDF). It's purpose is to annually assess whether the Council's aims and objectives in creating sustainable communities are being achieved through relevant planning strategies and policies contained in the LDF, and whether the milestones as set out in the Local Development Scheme (LDS) are being met. The AMR will also recommend future actions, by annually assessing the projected future needs of the Borough.
- 1.2 The AMR uses relevant data to review and assess;
- Key current planning policy progress and outcomes
 - The current position in reaching regional and national targets in particular the provision of housing and employment floorspace
 - Policy performance in relation to the Council's relevant key objectives and targets contained in the Corporate Plan
 - The implementation of the LDS (the timetable for preparing the LDF).
- 1.3 The AMR has been prepared using monitoring data for the period April 2005 to March 2006. The report uses different types of indicators to aid performance assessment. These are;
- contextual indicators which give an understanding of the environmental , social and economic factors that affect the Borough, and
 - output indicators" which measure the direct affect of planning policies.
- The "Local Development Framework Monitoring" Good Practice Guide gives a number of "core" indicators which must be assessed by each Local Authority. Additionally a number of locally relevant indicators have been included in the report. The findings for all indicators have been set out in Annex 1. A number of core indicators have also been used in the Policy Performance Findings section.
- 1.4 The report uses 11 themes to assess planning policy and target performance. They are fundamental to the overall LDF and reflect Corporate priorities. Each theme contains;
- **Introduction** - which summarises the key policy outcomes and targets
 - **Findings** - A selection of indicators presented in textual and graphical formats for the period March 2005 to April 2006
 - **Summary** - an assessment of performance and key findings
 - **In the Future** - recommendations for future actions
- 1.5 The 2004 -05 AMR monitored key policies from the Amended Second Deposit Draft Local Plan (LP). The 2005 -2006 AMR has assessed the adopted Local Plan policies as this plan represents the most up to-date formal expression of the Council's planning strategy for the Borough. It has also assess performance in meeting the targets of the Kent and Medway Structure Plan and the emerging South East Plan and has linked these to policy approaches in the emerging LDF.
- 1.6 Data gaps still remain in some theme areas. Monitoring systems are being improved within the Council to give a more accurate picture as to the types of developments being completed, such as types of housing. There is currently no comprehensive monitoring of changes in biodiversity habitats or species in the Kent area but the Council will work with partners in monitoring these changes.

2. BOROUGH CHARACTERISTICS

Fig 2.1 Dartford District



2.1 Dartford Borough Council's vision is;

“to make Dartford Borough the place of quality and choice, where people choose to live, work and enjoy their leisure time”.

2.2 The Borough occupies an important strategic location within South East England, at the pivotal point between Greater London and Kent, and at the heart of the Thames Gateway regeneration area. Dartford is an old market town with a history of major industries in the area such as paper making, quarrying and cement production. There has been a decline in these industries in previous years although there are a number of substantial companies still established in the area, including pharmaceuticals and a growing number of global and national offices and logistics operators established at Crossways business park. The town centre has also seen recent change, with the relocation of Sainsbury's supermarket to the edge of the Priory Shopping centre and the development at Prospect Place which has resulted in a substantial increase of comparison shopping. There are sharp contrasts between the north and south of the borough, with the town of Dartford and the other urban settlements of Stone, Greenhithe and Swanscombe in the northern part. To the south, there is mainly Green Belt land, consisting of 11 settlements with surrounding land of high agricultural and landscape value— see Figure2.1.

2.3 There are currently a number of strategic established sites within the Borough including Bluewater Regional Shopping Centre, Dartford River Crossing/M25, Crossways business park, Channel Tunnel Rail Link (CTRL) and Ebbsfleet international station (due to open 2007). Since 1995 the Borough has been earmarked for large scale regeneration with over 19,000 new homes anticipated. A number of residential developments have already been built or are under construction such as Ingress Park, West Hill, Darent Park, Bexley Park and Waterstone Park. Some strategic developments planned for the future are;

- 1 Ebbsfleet** - associated mixed use development, containing the CTRL station and approximately 790,000 sq m of employment floorspace
- 2 Eastern Quarry** - a mixed use development of several "urban" villages on one of the largest sites in the Thames Gateway region, and,
- 3 The Bridge** - mixed use development including a business/technology park.

2.4 These major developments provide both opportunities and challenges for the Borough and it's residents. It is envisaged that such strategic growth will bring jobs, prosperity, new homes suitable to the needs of local people, new leisure and recreation facilities, new uses for derelict areas and will continue to attract further economic investment. New developments and growth will also put pressure on existing infrastructure and facilities and will lead to changes that may impact on existing communities, natural habitats and the environment.

2.5 Planning policy must address both the opportunities and challenges arising from this projected growth and major new developments. The Council is addressing these issues in it's LDF by;

- "Setting a clear spatial vision for the pattern and location of development
- Ensuring residential development is more than matched by job creation
- Providing clear guidelines for the provision of community infrastructure
- Encouraging the use of derelict land and protecting and enhancing green space
- Ensuing the vitality and viability of Dartford Town Centre
- Ensuring that new developments provide opportunities for community life and bring benefits to existing residents"

Extract from Dartford's Core Strategy – Preferred Policy Approaches Document (July 2006 Edition)

2.6 The Borough today

In general, Dartford has experienced social changes in line with national trends; a growing population and continuing growth forecast, an increasing number of households and a change in the makeup of families and types of housing required.

Population

Dartford has a estimated growth rate of 1.6% between 2001 and 2005 compared with an average estimated growth rate of 2.54% in the County of Kent

- The estimated rate of population growth is considerably lower than the actual growth rate of 1991-2001. The rate of growth between 1991 and 2001 was 7.3%. The estimated rate of growth since 2001 for Kent is particularly influenced by Ashford and Canterbury whose estimated growth rates are above 6%.
- Mid 2005 population estimates show that people above 60 years make up 16.8% of the total population of Dartford, which is around the national average. Dartford will experience an aging population according to national projections, 23% of the population will be over 60 years old by 2021.
- 92% of the population classed themselves as "white" in the 2001 Census.

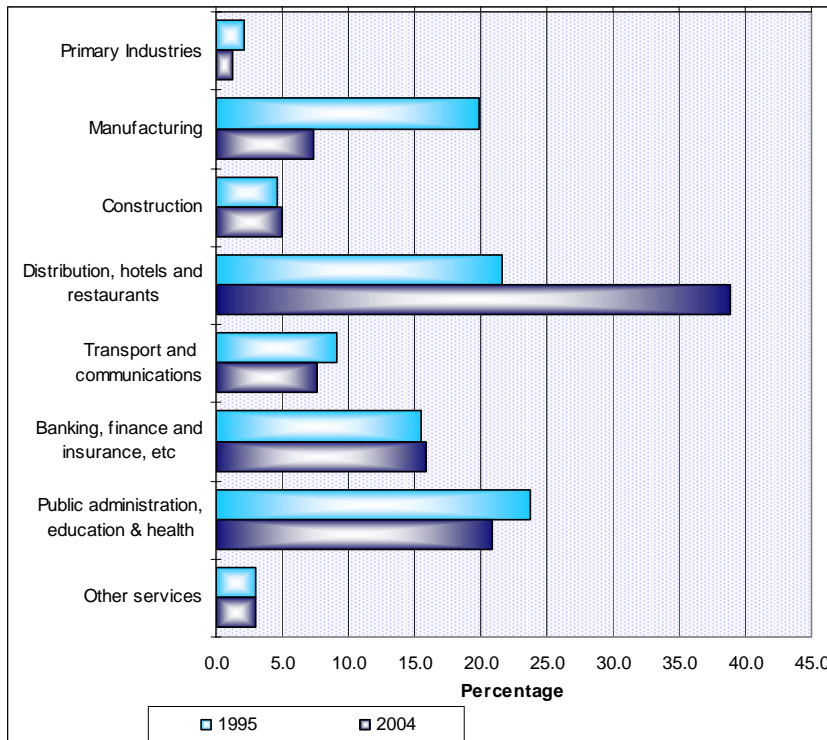
Forecast
A 25% increase in population between 2005 and 2021

Employment

13,200 jobs have been created in the Borough since 1995, an increase of 40%

- There were 46,000 jobs in the Borough in 2004, the majority being in the distribution, hotel and restaurant sector. See fig 2.2

Figure 2.2 Employment Structure 1995 and 2004



KCC 2006 – Information and Analysis District Profiles 2006

- In 2005 81% of residents of working age were economically active compared with 82% in the South East. The jobs density in 2004 was 1.0. This indicates that the number of jobs available to residents is equal to 1 job per person of working age. In Kent as a whole there were 0.79 jobs for each person of working age.
- Unemployment in 2005 averaged 1.9% of the working age population just below the Kent average of 2.0% which mirrored the national downward trend in unemployment until the end of 2005. National trends seem to indicate that unemployment started to increase from early 2006.
- Only 38% of residents lived and worked in Dartford in 2001 although there had been a slight decrease in the number of residents commuting to London from 43% in 1991 to 39.5% in 2001.

Forecast

A 38% increase in the resident workforce, between 2001 and 2026, due to housing growth. The provision of over 900,000sq m of employment floorspace is envisaged, which could lead to the creation of an additional 30,000 jobs on major sites. This would create the potential for an increased number of Dartford residents to work within the Borough

Housing

There were estimated to be 39,100 households in Dartford 2006, a 10% increase in the number of households since 2001

- 58% of housing in 2005 fell within the Council Tax bands C and D, compared to 50% in Kent, although the average price of property in 2005 was £187,000, lower than the average price in Kent of £204,962. House prices in North Kent area are expected to rise once Ebbsfleet International station opens in 2007 as experienced by Ashford in 1996, when it's international station opened
- There were 35,200 households in Dartford in 2001. 74% of households were owner occupied.
- In 2001 2.1% of private household spaces were unoccupied or vacant compared to a national average of 3.1%. Since 2001 there has been a steady decline in the level of vacant spaces to 1.4% in 2005.
- Nationally the average household size has been declining over the last 30 years, as more people are living alone and more young people are continuing to live with their parents to a later age. 2005 estimates indicate that 29% of households are comprised of one person in the UK. The number of households is increasing above the rate of population increase.
- The emerging South East Plan envisages 15,700 new homes will be built in Dartford between 2006 and 2026.

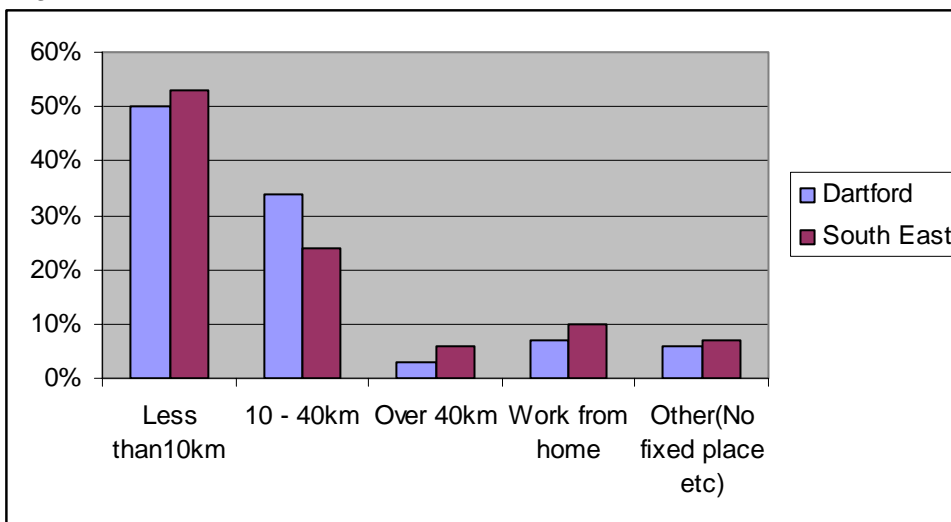
Forecast

There will be a 44% increase in households between 2001 and 2026

Transport

56% of residents travelled to work by car/van in 2001, compared with the national average of 55%

Figure 2.3 Distance Travelled to Work 2001



2001 National Statistics

- In 2001 the majority of residents travelled under 10km to their place of work – see figure 2.3. This follows the pattern in the South East although a higher proportion of residents travel 10 - 40km to work compared with the rest of the South East.
- National statistics show that between 1991 and 2005 household expenditure on transport increased by 30%
- From 2001 there has been a 17% increase in bus patronage and 56% increase in cycling in Kent

Forecast

A number of sustainable transport projects and initiatives have been implemented and will be further developed in the future in order to reduce carbon emissions, reduce congestion and improve road safety and air quality

Deprivation

In 2004 Dartford was one of two Kent authorities where the level of deprivation increased (up 23 positions in the national rankings to 6th in Kent)

- 3 lower super output areas (LSOA - areas within wards) in Dartford are amongst the 20% most deprived areas in the UK.
- In 2005, 21 LSOAs within the Borough ranked within the 20% most deprived areas in the Kent and Medway health authority area in terms of their living environment. This is based upon measures such as social and private housing in poor condition and air quality.
- Recorded crimes were higher than in 2004 - 05 and equate to 139 per 1,000 population and were second highest in Kent behind Gravesham. The Kent average was 97.5 recorded crimes per 1,000 population.

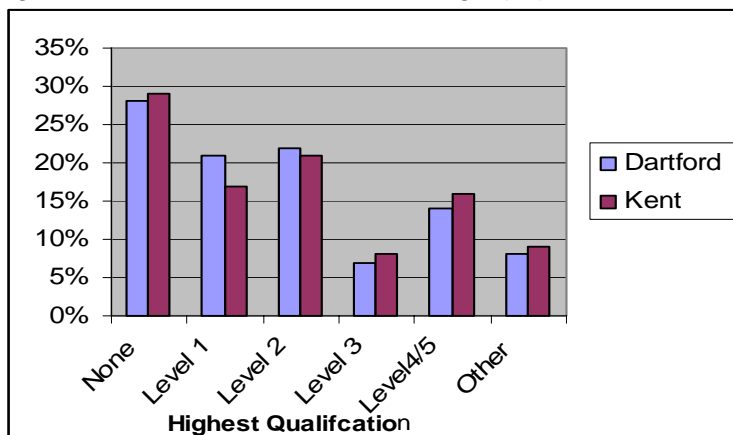
Present trends show that there is an increase in all types of crime within the Borough. The numbers of people in debt and the levels of debt within the Borough are also continuing to rise

Education

28% of residents had no qualifications in 2001, compared with the national average of 29%

- In 2003 65.9% of pupils achieved 5 GCSE A to C grades and 92% achieving 5 A to G grades. This compares with the Kent average of 55% and 91% respectively.
- The majority of residents, 43%, had qualifications up to GCSE level in 2001 and 23% of residents had higher level qualifications such as A levels, Degree or a professional qualifications. This compares with 38% of Kent residents qualified up to GCSE level and 24% having higher level qualifications – see figure 1.4.

Figure 2.4 Qualification levels amongst population in Dartford and Kent 2001



KCC 2006 – Information and Analysis District Profiles 2006

2.7 The trends and forecasts shown above reflect the large scale regeneration and growth that is planned within the Kent Thames Gateway area. Dartford will experience a high level of growth in population, homes and employment opportunities in the next 20 years.

3. POLICY PERFORMANCE FINDINGS

3.1 Employment

Introduction

3.1.1 Local Plan (LP) employment policies are designed to encourage the growth and widening of the employment base and to realise the potential of the Borough's major development opportunities. At the present time over 50% of residents commute out of the Borough to work, mainly to London. The Council's objective is to avoid Dartford becoming a dormitory commuter town and to provide an opportunity to re-energise the local economy by attracting businesses from growth sectors. This will generate jobs and prosperity and provide local employment opportunities in order that the number of residents in local employment can increase. This will encourage the development of sustainable communities by enabling residents to live close to their work, therefore reducing travel time to work and encouraging the use of public transport.

3.1.2

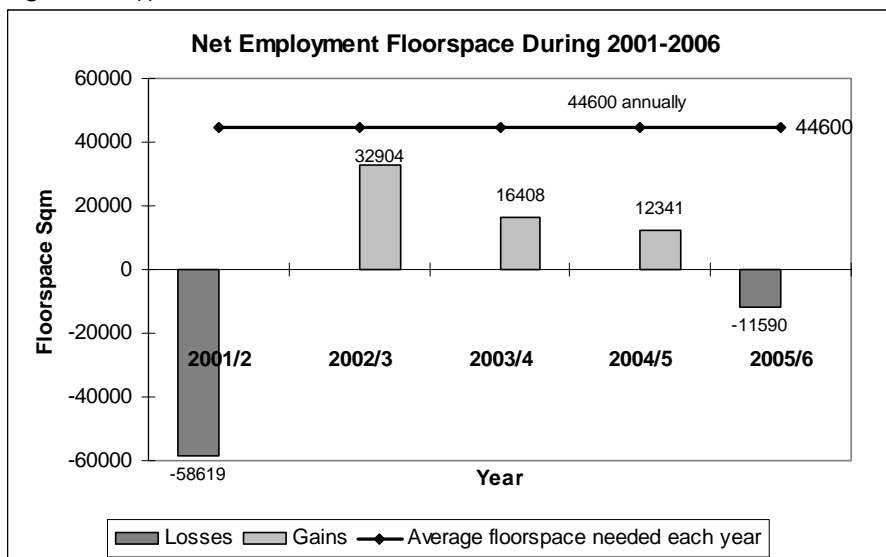
Key Monitoring Question

Will sufficient employment floorspace be provided to support the planned growth envisaged for Dartford?

Findings

3.1.3 The Kent and Medway Structure Plan (KMSP) July 2006 envisages that 892,000 sq m of employment floorspace will be required between 2001 and 2016, to maintain a balance between expected housing growth and the provision of local employment opportunities in order to reduce the dependence on London employment. This equates to 44,600 sq m of additional floorspace a year. Since 2001, the new employment floorspace built has been less than this annual average, with a gross annual average of 22,139sq m– see Figure 3.1(i)

Figure 3.1(i)



Core Indicator 2-Amount of floorspace in employment areas

3.1.4 5,405 sq m of new employment floorspace was created in the Borough during the monitoring year. 118sq m of B2 employment floorspace was created at Questor an employment areas identified in the LP. Other sites include the change of use of some town centre properties and sites in the south of the Borough at North End Farm and Whiffens Farm.

3.1.5 The net loss of 11,590 sq m of floorspace during 2005 -06 was largely due to the loss of the Korsnas site to residential development (10,000sq m), the loss of a large unit for training use at Crossways Business Park (1250sq m) and a further B1 unit lost for use as an ambulance station at Orbital One (800sq m) (See fig 3.2(ii))

Figure 3.1(ii)

Core Indicator 1-Amount of floorspace by type

Employment Floorspace 2005/06	Gains	Losses
B1/A2	1414	-3042
B2	2571	-10400
B8	1420	-3553
Total	5405	-16995
Net floorspace gain/loss	-11590	

3.1.6 A number of developments which will provide additional business use floorspace are currently under construction and will result in a variety of employment facilities in the Borough. The first employment floorspace at the Bridge, a mixed use development, will be completed during 2006 giving approximately 3,000 sq m of B1 and 62,000 sq m of B8 floorspace. Outline approval has been given for 265,000sq m of employment floorspace at the Ebbsfleet site that is within Dartford Borough and it is expected that the majority of this development will take place once the domestic services are available from the station in 2009. Floorspace currently under construction should ensure that there is a substantial increase in employment floorspace completed next year, with gains in floorspace of over 70,000sq m expected.

3.1.7 Based on current planning commitments and allocations over the next five period 2010/11 there is a projected annual employment floorspace gain of approximately 68,000sq m in the Borough. Substantial new employment floorspace will be provided on sites such as The Bridge 89,000sq m, Crossways Business Park 7,500sq m, Ebbsfleet 87,000sq m and Eastern Quarry 20,000sq m.

Summary

3.1.8 The main findings are;

- The KMSP envisages a net addition of 892,000sq m of employment floorspace in Dartford in the period 2001 – 2026 This equates to 44,600sq m each year.
- The average gross addition over the last five years has been 22,139 sq m per annum.
- In 2005-6 there was a net loss of -11,590m2: this was due to a small amount of development completed during the year, coupled with the loss of existing employment floorspace at Korsnas (10.000m2), Crossways (1,250m2) and other sites.
- Over 70,000m2, is expected to be constructed during 2006, this includes over 65,000sq m at The Bridge.
- A projected annual average employment floorspace gain of 68,000sq m is expected during the next five years based on current planning commitments and allocations

In the Future

- 3.1.9 Planning policies will need to ensure that a balance is maintained between housing development and the provision of employment opportunities in Dartford.
- 3.1.10 The development of local employment opportunities for residents is crucial to address the current pressure on roads and public transport services due to the dependence on London for jobs. If residential growth outstrips economic development, Dartford will become more reliant on London and could begin to adopt the characteristics of a dormitory town. Emerging policy approaches in the LDF are looking to integrate spatial employment planning policy with other initiatives to ensure site development is accompanied by business innovation, education and skills developments.
- 3.1.11 To avoid Dartford becoming more dependent on London and as an employment led regeneration area the future annual rate of employment development will need to increase significantly and jobs provided at a faster rate than homes. This will ensure the availability of jobs for the increasing and existing population and reduce out-commuting. It will also ensure that Dartford becomes more self-reliant economically and promote a strong, thriving locally based community. The Council's local employment initiative in Swanscombe and Greenhithe will continue to work with developers to ensure that local people access employment opportunities created by new business use developments
- 3.1.12 The profile of expected employment growth will reflect the phasing of the strategic employment sites. Most of Dartford's future employment growth will take place on three sites;
- The balance of Crossways business park
 - The science and business park at The Bridge
 - The Ebbsfleet commercial centre
- It is also envisaged that there will be other mixed use developments, incorporating employment floorspace, particularly at Eastern Quarry. The Council needs to work closely with its partners to ensure that commercial development at Ebbsfleet and other strategic employment sites are not delayed.
- 3.1.13 The Council has a Corporate objective to increase employability in the Borough by seeing an increase in the proportion of the population reaching attainment level 3 and above. This will enhance the prospects of local residents seeking employment in the new employment areas and will drive up the skill base of the local population.

3.1 Dartford Town Centre

Introduction

3.2.1 LP retail and town centre policies are designed to secure a town centre which performs well economically and plays a role in both the social and cultural life of the community. The Council's aim through it's Corporate Plan is to "restore the vitality and viability" of Dartford Town Centre and to achieve this through redevelopment and the provision of environmental schemes to enhance the town centre as a place to shop, work and live.

3.2.2

Key Monitoring Question

Is Dartford Town Centre's economic performance being improved and have there been improvements for shoppers, workers and residents?

Core Indicator 1-Amount of retail, office and leisure development in town centres

3.2.3 During the monitoring year 2005 – 06, 428sq m of retail, office and leisure floorspace has been completed in Dartford town centre. This was the result of changes of use from retail to office units which involved floorspace change.

3.2.4 The South East England Development Agency (SEEDA) commissioned a retail study of Dartford Town Centre in the Summer of 2005. The study's purpose is to guide decisions on the amount and location of future retail floorspace and leisure development to be identified in the LDF. The study also involved a health check of the town centre including residents views, behaviour and perceptions of safety and crime and a study to examine potential retail growth over the coming years. The study was published in the Summer of 2006.

3.2.5 A selection of town centre indicators seem to show a slightly improved economic performance in Dartford, although it continues to indicate that it is not performing as well as other similar centres in Kent - see Figure 3.2.

Figure 3.2

Town Centre Health Checks	
Footfall	In 2005 it was calculated that footfall was 259,900 in the town centre over a week. This represented a slight increase in the previous year's calculations and represents an approximate increase of 23% since 2004. This placed it 6 th out of 17 town centres surveyed in Kent
Yields	Retail investment yields in Dartford decreased slightly in 2005 (Lower yields indicate improved conditions for retailers). Dartford continues to have a higher yield than average in Kent but no longer has the highest investment yield in the County
Retail Rents	Retail rents have been stable since 2002, when there was a slight increase in rents. This followed a period of fall in rents from 1999. The average retail rent was £431 per sq m in 2005. Retail rents in Dartford Town Centre remain the lowest in Kent together with Margate
Vacant retail Floorspace	There was a decrease in the amount of vacant retail floorspace in the town centre during 2005. Vacant floorspace was 4,534 sq m.
Employment	An estimated 1700 people were employed in retail activities in 2004. The numbers of people in retail employment in the town centre is the 6 th highest of Kent town centres

- 3.2.6 Local Plan TC10 proposes development at Lowfield Street to assist in the regeneration of the town centre. Tesco submitted an application in December 2003 for a mixed use development which the Council resolved to permit. The application was then “Called – In” and a Public Inquiry held late in 2005. The application was rejected by the Inspector in the Summer of 2006. During 2005 properties within the development had been purchased to bring forward land assembly, on behalf of the developer. These properties now remain vacant.
- 3.2.7 Funding for improvements to the town centre from the OPDM (now the Department of Communities and Local Government(DCLG)) has started to be used for land acquisition in the town centre by SEEDA, in the development of a Conservation Area Appraisal and Management Plan and on environmental improvement projects. The aim of these initiatives is to revitalise Dartford Town Centre and the surrounding area.
- 3.2.8 Initiatives and projects that have been undertaken during 2005/06 are;
- A Issues and Options document “The Vision for Dartford – have your say” encouraging residents to share their ideas for the town centre, was published in October 2005
 - A conservation appraisal of the town centre was used in the formulation of a “Dartford Town Centre Conservation Area Appraisal and Management Plan” and was approved by the Council in October 2006
 - The formulation of a shop front design guide which was approved in September 2006
 - A stage 1 pass from the Heritage Lottery Fund for a potential £2 million match funding Townscape Heritage Initiative programme for the repair and restoration of town centre heritage buildings. Further work on detailed proposals is now being undertaken
 - A town centre environmental improvement project covering Bulls Head Yard to the Orchard Theatre environs and land to the north of the town centre up to the River Thames was approved in March 2006. Work is expected to start during 2006 and 2007
 - The implementation of a “Safe Radio Scheme” to reduce the fear of crime in the town centre

Summary

3.2.8 The main findings are;

- Dartford town centre’s economic performance based on a series of “health check indicators” showed a slight improvement on previous years, but many still remain low compared with the rest of Kent.
- Progress has been made towards the development of sites on the northern fringes of the town, with SEEDA having assembled land for development. Discussions are continuing with other landowners to secure important developments.
- The Lowfield Street development was “called-in” for Public Inquiry in 2005 and planning permission refused in the summer of 2006. Studies have been commissioned to identify options for progressing this key development. DCLG funding has been secured for a programme of environmental improvements linking the station with the High Street. Funding is also being sought for a town centre heritage scheme

¹ Comparisons do not include town centres in the Medway Unitary Area

In the Future

- 3.2.9 Although there have been some new developments and improvements the town centre still faces a number of challenges in the future; to address the current relatively narrow range of shops, establish an evening economy and enhance it's economic performance. Policies in the LDF will play a key role in ensuring the revitalisation and regeneration of Dartford town centre.
- 3.2.10 The LDS proposes the preparation of an Area Action Plan for the town centre. A number of studies have been and are being carried out to identify current and future requirements. A study into the transport needs of the town centre is expected in late 2006.
- 3.2.11 Emerging planning policy approaches in the LDF will seek to bring together private and public sectors in partnership to ensure that regeneration takes place within the centre. Emerging strategic approaches will include a focus on a major retail development to improve Dartford's trading levels, improvements to the public realm, improvements to the accessibility of public transport, an expanded evening economy, the enhancement of sporting, leisure and cultural facilities and an increase in residential development.
- 3.2.12 The Lowfield Street site, identified for major development in the town centre, has been subject to a delay due to a Public Inquiry and the scheme being subsequently rejected in the Summer of 2006. The Council is working with the major developer and a group of stakeholders and business interests in the town, to modify the proposals to ensure that a revised application is made in the next 12 months to enable the project to proceed.
- 3.2.11 Appropriate monitoring data will continue to be needed to assess the impact of new initiatives and projects within the town centre. This includes assessment of types of retail offer, change of use and the creation of retail and business floorspace, the provision of homes, leisure facilities, footfall and retail capacity.

3.3 New Housing

Introduction

3.3.1 The Kent and Medway Structure Plan and the emerging South East Regional Plan have set out the amount of housing required to be built in the Borough over the next twenty years.

3.3.2

Key Monitoring Question

Can sufficient homes be provided to achieve the planned growth envisaged for the area?

Findings

Core Indicator 1(ii)-net additional dwellings for the current year

3.3.3 Last year, 403 net new homes were built in the Borough.see Fig 3.3(i).

Figure 3.3(i)

New Homes Built	Number
New Homes on large allocated sites	399
New Homes built on windfall sites	11
Homes lost	-7
Total net homes built	403

3.3.4 The LP identifies sufficient housing land to exceed the then adopted Kent Structure Plan (1990) housing requirement.

3.3.5 However the newly adopted Kent and Medway Structure Plan extends the time horizon to 2016. This means that Dartford now needs to provide 15,500 new homes between 2001 and 2016. The emerging South East Plan extends the time horizon further to 2026. Between 2006 and 2026 the plan requirement is for 15,700. This together with the Kent and Medway Structure Plan requirement from 2001 to 2006 means that Dartford needs to provide 19,600 new homes in total between 2001 and 2026.

3.3.6 In absolute terms there is sufficient land to meet the requirements of the Kent and Medway Structure Plan and the emerging South East Plan but there is considerable uncertainty surrounding the rate at which sites might become available. Issues currently affecting the rate of housing delivery are;

- The Highways Agency has concerns about the capacity of the trunk road network to cater for the scale of growth envisaged and have opposed the granting of permission on several major sites. This could result in a significant delay to the development of a number of key sites. The Council is working with the Highways Agency and other bodies to resolve the issues.
- The outcome of the Kent Thames Gateway Transport Study is expected to give recommendations regarding the transport infrastructure requirements of the proposed developments in the area and the resulting increased capacity required.
- Uncertainty about community infrastructure needs and prolonged negotiation regarding their provision, final site layouts and Section 106 agreements to secure commitments for funding can take a considerable amount of time but are essential particularly on the large developments proposed in the Borough.
- The Lowfield Street Public Inquiry and the subsequent rejection of the proposal has resulted in a considerable delay to the development of this site.
- Long term market uncertainties have an impact on build out rates and the final mix of dwellings built.

- Concerns from water utility companies regarding the supply of water to sites and waste water infrastructure.

The Council is working with agencies to ensure that these issues are resolved and that they do not constrain development taking place in the Borough

3.3.6 Some specific reasons why development has not come forward include;

- a mixed use development at Lowfield Street which would have provided 516 new homes was "called –in". The Public Inquiry took place during 2005 and the scheme rejected in the Summer 2006.
- The Council has made a resolution to grant permission for 6250 homes at Eastern Quarry but this is subject to highways issues being resolved. A study regarding transport in the Kent Thameside area took place at the beginning of 2006 and the results are expected by the end of the year.

3.3.7 The emerging LDF has identified sites and phasing which will fulfill the requirements of the balance of the KMSP and the emerging South East Plan. See Figure 3.3(ii). It is anticipated that the additional new sites coming forward within the next five years will include Ebbsfleet, Everards, a variety of town centre sites, Fantaseas, Ebbsfleet, Eastern Quarry, Stone House Hospital and Dartford West Campus. Additional new sites expected to come forward in the next ten years will include St James Lane Pit and Thames Europort.

Summary

3.3.8 The main facts are:

- The KMSP and the emerging South East Plan require Dartford Borough to provide 19,600 homes between 2001 and 2026, which equates to an annual average of 780.
- 403 homes were completed in 2005-6, and in the period 2001-2006 an average of 480 have been completed which does not meet the Kent and Medway Structure Plan and South East Plan average annual requirement of 780 homes. However, the slow delivery during the last five years is to be expected. House building should double next year as large sites such as Ingress Park, Waterstone Park, Korsnas, The Bridge and West Hill Hospital have already started, and will start to show in the next year's monitoring figures. House building will continue to rise as other large development sites come forward for development. Over the next 10 years, it is expected that there will be an average of 1,279 new homes built each year, well above the average 780 new homes needed annually.
- The Council is working with other strategic partners and developers to address strategic transport issues so that planning applications for future residential development can be determined.
- By 2026 it is projected that Dartford will meet the housing delivery requirements of the emerging South East Plan.
-

In the Future

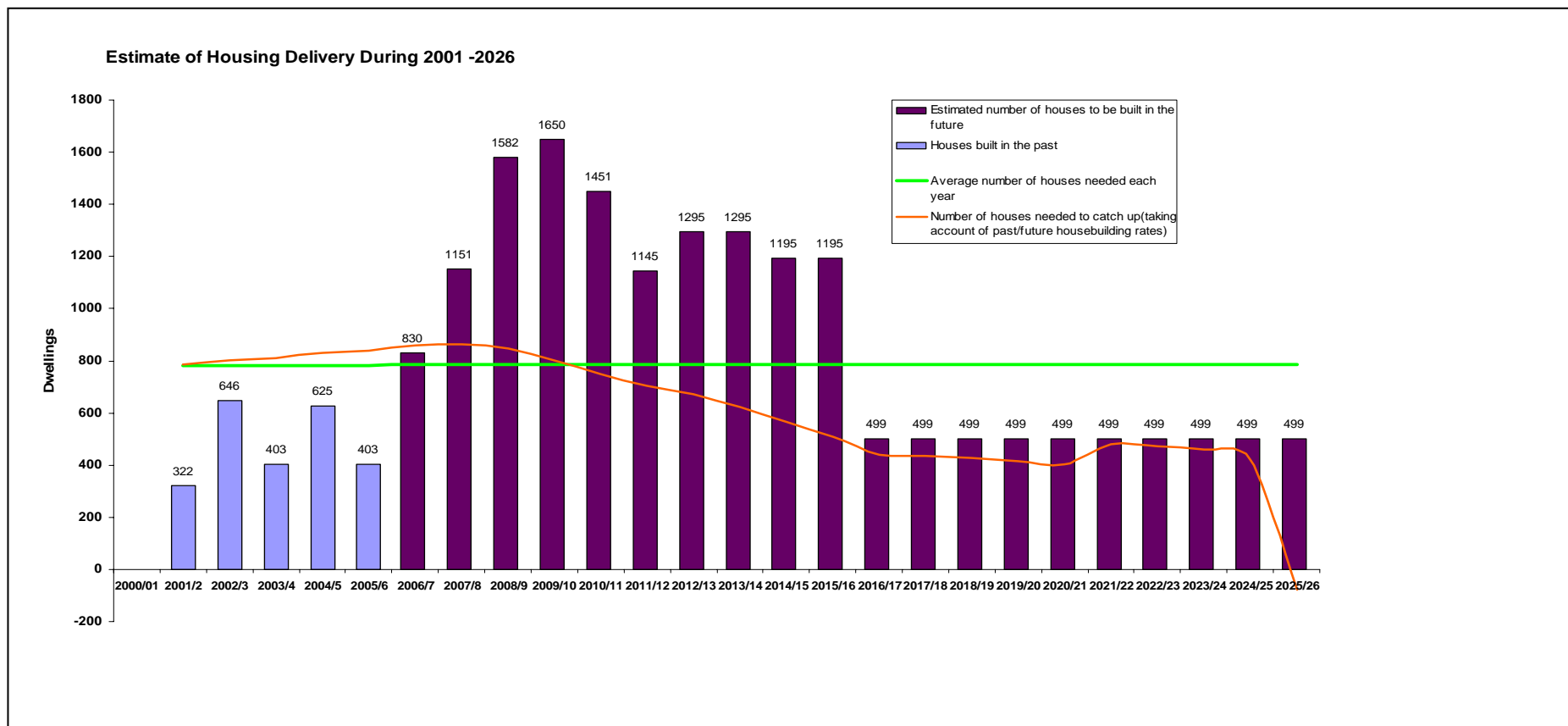
3.3.10.1 The Council will need to review from time to time the capacity and phasing of housing sites to ensure the timely delivery of housing. The emerging Site Specific Allocations Preferred Policy Approaches document identifies sufficient land to meet housing policy requirements for homes although the obstacles to achieve their timely delivery will still need to be kept under review.

3.3.11 The emerging LDF will contain policies of housing density and other design criteria. These will also have a bearing on site capacity.

- 3.3.12 For larger sites, where mixed uses are envisaged together with significant amounts of open space, it is difficult to accurately assess residential capacity until a firm development proposal is available. Even where outline permission has been granted, there remains considerable uncertainty about the final level of residential development which will be achieved.

Figure 3.3(ii) Housing Trajectory

Core Indicator 1(i) to(v)-Housing Trajectory



- 2,399 new ho
- Between 200
- KMSp require
- until 2010.
- By 2026 it is e
- SSA Preferred
- It is expected
- Based on hom
- requirement

3.4 Local Housing Need

Introduction

3.4.1 The Council within its Corporate Plan aims to ensure that there is an appropriate range, diversity and mix of housing within the Borough and that local people are able to obtain housing in Dartford. LP housing policies are designed to provide a range of housing types in a variety of locations to meet housing demands and needs. The Council's strategy for the affordable housing sector is one of maintaining an adequate supply and range of housing, including rented, intermediate and key worker housing, that is suitable to meet both existing and emerging needs.

3.4.2 The recent Barker Review of housing supply found that the average ratio of house price to income is at a record high, and that house prices levels relate directly to supply and demand.

3.4.3

Key Monitoring Question

Is Housing development meeting local needs?

Findings

3.4.5 The Housing Strategy identifies an affordable housing target of 500 new homes for the period 2004 – 2007. 41 affordable homes (where housing is available to rent or buy and where the price is reduced through subsidy) were built last year and were all provided through Section 106 agreements together with funding from the Housing Corporation's Approved Development Programme. – see Figure 3.4(i).

Figure 3.4(i)

Core Indicator 1 – Affordable housing completions

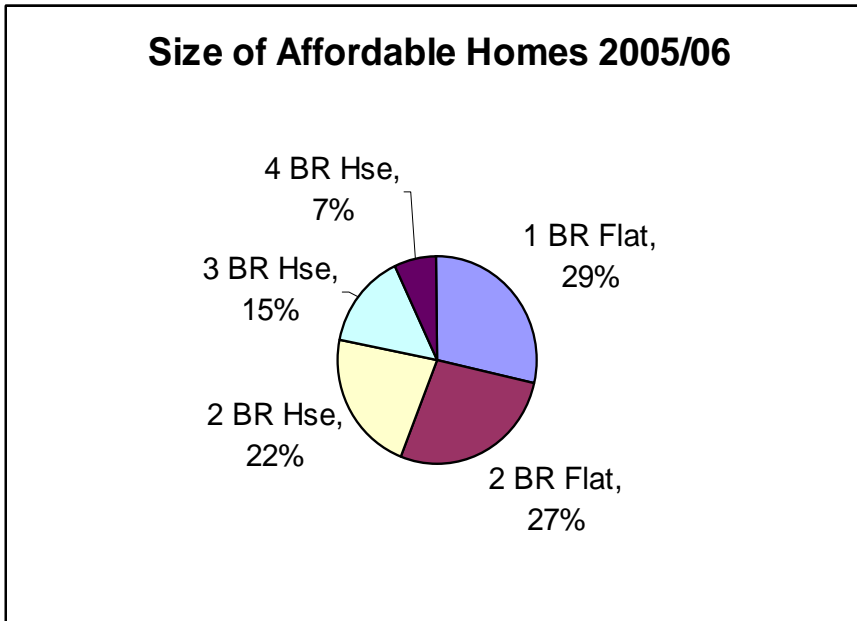
Affordable Housing Built and permitted	Amount
Built:	
New affordable Housing built on Sites Identified by the Council	41
New affordable homes built on Windfall sites	0
Total new affordable homes built in 2004/2005	41
Total number of affordable homes built since 2004	125
Number of affordable homes permitted but not yet completed	510
Expected number of completions from April 2006 to 2007. Of which;	342
Shared Ownership Units	209
Discounted Sale Units	27
Social Rented Units	84
Intermediate Rented Units	22

3.4.6 Since 2004 almost all sites identified by the Council for affordable housing, where planning permission has been granted, have achieved 30% affordable housing through a mix of public subsidy and developer contributions. On the few sites where this has not been achieved a similar level of planning gain has been directed to various community facilities.

3.4.7 It is expected that approximately 70 affordable homes will be built during 2006/07. Although permission for 440 units has been granted, the delivery of affordable homes is often delayed due to prolonged Section 106 negotiations and on-site delays.

3.4.8 Figure 3.4(ii) shows that last year there was a mix of housing sizes built to meet a variety of housing needs. The split between flats and houses was almost equal, with flats contributing 55% of the total affordable housing built during 2005/06.

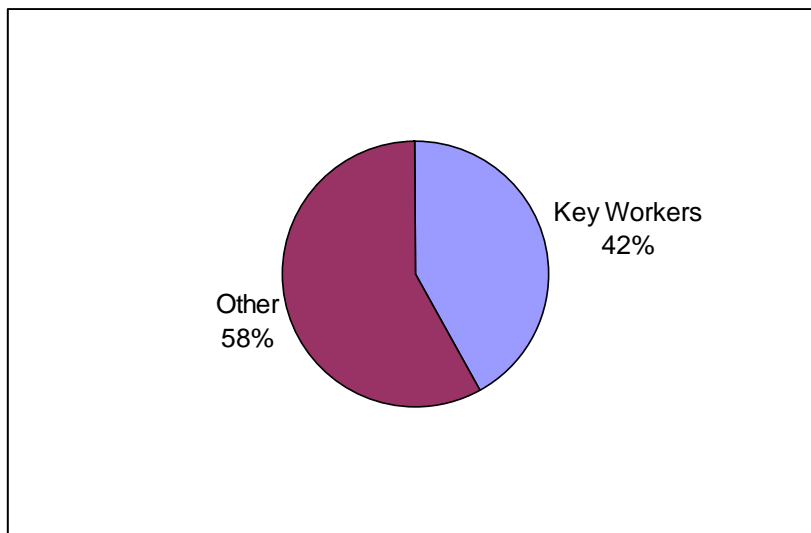
Figure 3.4(ii)²



3.4.9 The Council's Key Worker Policy aims to meet the housing needs of key workers and recognises that an adequate supply of affordable housing for key workers is an important aspect of securing and sustaining a vibrant local economy. The Council aims to provide a proportion of units for Key Workers on all large developments sites. Last year 6 of the 41 affordable homes built were allocated for key workers and overall it is expected that a good proportion of affordable housing built in the future will be allocated to key workers – see Figure 3.4(iii)

Figure 3.4(iii)

Proportion of Affordable Homes Expected to be Completed by 2007 allocated to Key Workers



² Where BR is "bedroomed" and Hse is "house"

Summary

3.4.10 The main facts are:

- The Council's Housing Strategy's target is to provide 500 affordable homes during the period 2004 –07.
- 125 affordable homes have been built between 2004 and 2006, 41 of these last year.
- It is estimated that approximately 70 affordable homes will be built in the Borough next year and planning permission has been granted for a further 440 affordable homes.
- Overall, 30% affordable housing has been achieved on qualifying residential sites.
- There is a mix of affordable homes being built to meet a variety of housing needs, 45% of the affordable housing built last year were a mixture of two, three and four bedroom houses and a further 55% were one and two bedroom flats.
- The number of affordable homes being built and planned in rural areas remains low due to the limited housing being built and proposed in these areas.

In the Future

- 3.4.11 Planning policies will need to provide homes which are appropriate to local housing needs. Flexibility will be important in both providing the right type of housing to meet local needs and also to provide the opportunity for residents to move to home ownership
- 3.4.12 The policies within the emerging LDF will ensure that affordable housing is built in line with the needs and requirements identified in the 2006-07 Housing Needs Survey (results expected November 2006).
- 3.4.13 An assessment of gypsy and traveller accommodation needs in North Kent was carried out during the Summer of 2006. Emerging planning policies will reflect the issues and requirements that have been identified for gypsy and traveller accommodation.

3.5 Urban Residential Quality

Introduction

- 3.5.1 One of the Council's aims in its Corporate Plan is to ensure design excellence in all new developments and to ensure that new developments provide the right conditions and infrastructure for community life to flourish. The Council also wants to see an increase in the number of people who feel safe in the community.
- LP design policies seek to achieve the creation of well designed neighbourhoods. Policies cover considerations of density and dwelling mix and require residential design and layout to be of a high standard

Key Question

3.5.2

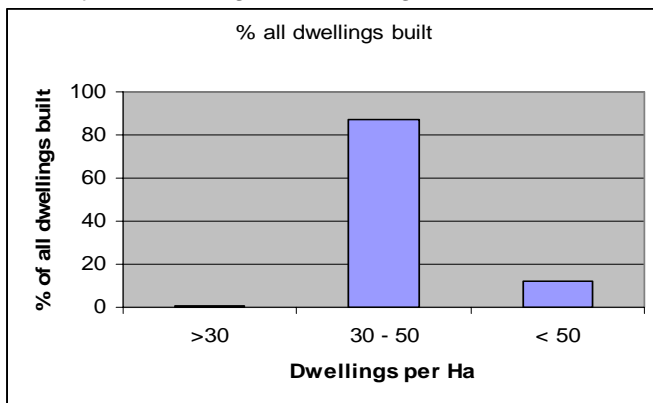
Key Monitoring Question

Do new homes which are being built provide an attractive and convenient residential environment which meets local aspirations?

Findings

Figure 3.5
Density of Dwellings built during 2005 -06

Core Indicator 1-Percentage of new dwellings built at different densities



- 3.5.3 During 2005 -06 87% of residential developments were built to a density of 30 to 50 dwellings per hectare – see Figure 3.4 Four sites were built at a density above 100 dwellings per hectare at Westgate Road, St Albans Road, Essex Road and Spital Street.
- 3.5.4 All large residential developments built out during 2005 – 06 had access to “Fastrack” or other public transport services (see 3.9 Transport).
- 3.5.5 The Council continued to negotiate Section 106 agreements with developers during 2006. Through these agreements highways works, restoration of historic buildings and the provision of community facilities on residential sites, such as West Hill, are expected to be completed in the future. The eastern part of the Waterstone Park site won a joint award from the Department of Communities and Local Government, the National House Building Council and the Royal Institute of Architecture for the quality of its design.
- 3.5.6 Residents perceptions are often useful to ascertain the “liveability” issues and concerns arising in new residential developments. As reported in last year’s AMR a Residents’ Satisfaction Survey was carried out on five selected developments across the Borough to determine how successful these new developments have been. In general respondents were satisfied but had concerns about issues such as parking congestion, lack of parking, use of garages, overlooking, buildings too close, lack of storage, small private gardens and poor landscape and maintenance. 71% of respondents felt that there was a general lack of community spirit. There is no further evidence available to suggest that the situation has yet been improved.

Summary

3.5.7 The main facts are:

- Permitted residential developments are expected to continue to provide improving design in housing and neighbourhoods which will help form the foundations for locally based sustainable communities. During the past year the eastern part of the Waterstone Park site won a joint award from the Department of Communities and Local Government, the National House Building Council and the Royal Institute of British Architecture for the quality of its design.
- The majority of residential development built during 2005/06 in the Borough is built to a density of 30 to 50 dwellings per hectare.
- All large residential development sites that had dwellings built during the monitoring year have access to "Fastrack" or other bus services for residents to travel to employment, retail and other public services within 30 minutes.
- The most recently available evidence suggests that residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas of concern including parking problems and issues arising from cramped layouts.

In the Future

3.5.8 Planning policies in the LDF will seek to ensure new homes and neighbourhoods are of the highest quality and are well designed. The Council's approach emerging in the LDF is ;

- That sites will be developed at varying densities according to location, accessibility and need.
- That design criteria will be used to secure a quality environment for communities to flourish on residential sites and that design is based on an analysis of the local context and environment.
- Sustainable communities will be achieved through a design-led approach to development and through assessments of contribution to sustainable development. "The Kent Design Guide" was published in December 2005 as supplementary planning guidance for the KMSP and gives core principles for a design led approach.
- Good design will also be required for buildings and spaces in the public realm.

3.5.9 Monitoring will need to continue to assess density and design quality on residential sites. The perceptions of residents on new sites are useful in understanding "liveability" issues that may arise in new developments and whether planning policies are successful in creating attractive neighbourhoods for people to live in. A further residents satisfaction survey on new residential sites should be undertaken to ascertain if there have been improvements to the issues highlighted in the last survey. The Council also plans to undertake a survey of service providers, for example education and health services, to assess any issues arising regarding design in new developments.

3.6 Previously Developed Land

Introduction

3.6.1 LP policies direct the majority of growth away from green field sites, unless land has been identified as strategic sites in sub-regional guidance.

3.6.2 *Key Monitoring Question*

Can the 60% national target for building on previously developed land be met?

Findings

3.6.3 The Borough has 722 hectares of previously developed land. All of this land has been identified for reuse on 23 sites.³ 90% of these sites are proposed for mix use development.

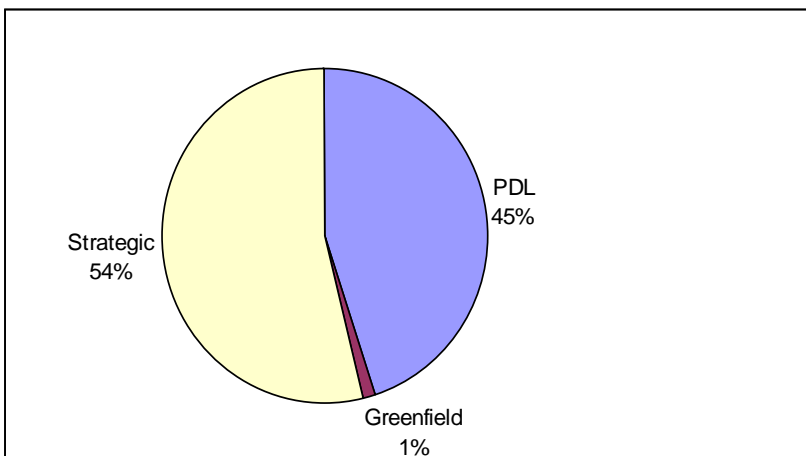
Core Indicator 1-Percentage of new and converted dwellings on PDL

3.6.3 **All** homes that were built in the Borough during 2005 – 06 were built on previously developed land.

3.6.4 In the future over 17,500 homes are planned up to 2026. Based on housing allocations found in the emerging SSA Preferred Policy Approaches Document, 45% of new housing will be built on previously developed land (PPG3 definition)⁴ – see figure 3.6

Figure 3.6

Proportion of housing planned in the future to be built on previously developed land (PDL), Strategic and Greenfield sites



³ The National Land Use Database figure includes damaged land that is not technically previously developed land as defined in PPG3(March 2000). It also includes Eastern Quarry which is a working quarry

⁴ It is likely that there will be more new homes on previously developed land than the predicted 45%, due to windfall sites on PDL coming forward

Summary

3.6.6 The main facts are:

- Last year 100% of homes built in Dartford were on previously developed land, which exceeded the national annual target of 60%.
- All previously developed land in Dartford identified in the National Land Use Database is allocated for re-use.
- 45% of housing planned in the future is to be built on previously developed land. The remaining development will be on land that has been utilised and quarried but does not meet the PPG3 definition of Previously Developed Land.

In the future

3.6.7 It is unlikely in the future that the new homes built will meet the 60% national target, as many are to be built on strategic sites that do not comply with PPG3's definition of Previously Developed Land. Although some strategic sites, such as The Bridge, are to be built on PDL, a number of other strategic sites are on land that does not meet the PPG3 definition of PDL. Ebbsfleet, Eastern Quarry and Swanscombe Peninsula are identified as strategic sites in sub-regional guidance(RPG9), the Kent and Medway Structure Plan and the emerging LDF but are on land that has been degraded and despoiled through quarrying and industrial activity.

3.6.8 Continued monitoring will be required to keep the situation under review.

3.7 Green Belt

Introduction

3.7.1 LP Green Belt policies are designed to protect the Green Belt from inappropriate development.

3.7.2

Key Monitoring Question

Is the Green Belt being protected against inappropriate development?

Findings

3.7.2 53% of Dartford Borough is covered by Green Belt and there has been pressure to develop within it. 132 applications were determined during the monitoring year. Most of Dartford's countryside lies within the Green Belt and therefore there is a close relationship between development pressures and rural life.

3.7.3 LP policies have been upheld so that the openness of the Green Belt has been maintained, and the use and re-use of land and buildings has been limited to those which are compatible with Green Belt policies. A change of use of a farm building was permitted at Stonehill Farm but this was limited to a residential annex to the main house and did not have a material impact on the present openness of the Green Belt at the site.

3.7.4 Summary

The main findings are;

- No inappropriate development has been approved within the Green Belt during 2005-06

In the Future

3.7.5 Continued protection will need to be given to the Green Belt, despite pressure for development

3.7.6 The Green Belt will continue to be protected in the emerging LDF and it is anticipated that there will be no release of land to accommodate growth. Three Major Developed Sites, Axton Chase, Mabledon Hospital and Oakfield Lane have been identified within the Green Belt, where it is proposed that redevelopment will be appropriate within criteria set by PPG2.

3.8 Environmental Resources

Introduction

3.8.1 Policies within the LP aim is to protect the natural environment from the impact of development. These include the provision for the conservation of nature and wildlife on and around proposed development sites and the safeguarding of national and local designated protected sites from harmful developments.

3.8.2 *Key Monitoring Question*

Is the natural environment being adequately protected, despite pressure for development?

Findings

Core Indicator 2-Proportion of nationally important sites in a favourable condition

3.8.3 Designated sites of conservation importance cover 1023 hectares of land. There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development pressure during 2005 –06. Thames Water has installed two Water Pumping Stations on or nearby designated environmental sites but these have had no or very little impact on habitats or species.

3.8.4 Last year, a number of initiatives were undertaken to improve various sites of nature conservation interest around the Borough. These include;

- The production of the “Dartford Heath Management and Restoration Plan” by Groundwork Kent Thames-side and the Council. The report will be used to guide site management and as a basis for restoring heathland habitats over the next 10 years and will also assist with future funding.
- The production of a “Management Plan for Darent Country Park” by Groundwork Kent Thames-side and the Council. The report highlights the management issues facing the country park such as the protection and enhancement of features of conservation value and also issues of access and community involvement. The report sets out broad management solutions and proposals for future enhancements.
- The launch of the “Managing the Marshes Strategy” which provides a basis for restoring the nature conservation value of Dartford Marshes and for creating recreation and interpretive facilities. Dartford Marshes are part of a wider marsh system which is of sufficient quality to merit designation of SSSI.
- The completion of the North Kent Environmental Programme funded by DCLG and other funding, in excess of £4.65 million has been spent, covering projects within Dartford Borough such as;
 - (i) Managing the Marshes – access and infrastructure improvements, the completion of a water vole survey
 - (ii) Dartford Heath – protection and environmental improvement works
 - (iii) Swanscombe Heritage Park – environmental access improvements
 - (iv) The creation of Dartford Ancient Woodlands Country Park – feasibility study
 - (v) Darent Valley Enhancement – exploring opportunities to enhance the access and the amenity of the area and the impact on heritage and biodiversity

It is expected that all the above projects and studies will be further developed as funding becomes available

- 2,000 common lizards and 250 water voles were captured on The Bridge site and removed to “holding” sites whilst development works are undertaken. It is intended to return them to the site once work is completed.

Core Indicator 3 and 4- Renewable energy capacity installed

- 3.8.5 There were no planning approvals given for the erection of renewable energy installations in the Borough during 2005 -06. One application had been received for domestic solar panels at the end of the monitoring period.
- 3.8.6 New developments such as The Bridge have requirements within their planning approvals to include sustainable solutions within developments such as the incorporation of Sustainable Urban Drainage Systems (SUDS), building design and layout with regard to energy conservation and the construction of homes to meet the BREEAM Eco homes "good" standard.

Summary

- 3.8.7 The main facts are:

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development pressure during 2005 –06.
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species including the production of the "Dartford Heath Management and Restoration Plan" and the removal of species temporarily from the Bridge development site, whilst construction take place.
- There were no renewable energy installations or improvements completed during the monitoring year.
- New developments are expected to provide enhanced sustainable design and other improvements. The planning approval at The Bridge includes requirements to include Sustainable Urban Drainage Systems, design that enhances energy conservation and the construction of homes that meet the "Breem" Eco homes "good" standard.
- The Council's annual energy survey of residents will include questions about renewable energy usage and installation from next year

In the Future

- 3.8.8 Continued protection will need to be given to the natural environment despite pressure for development and the requirement for access to areas of environmental value from an increasing population. Policies emerging in the LDF will protect existing biodiversity areas, provide opportunity for the identification of new areas of ecological value and will seek to require major developers to contribute to the protection and enhancement of the local environment and to incorporate renewable energy technology within developments
- 3.8.9 Monitoring to assess the impact of decisions on areas of biodiversity and habitats will need to be continued and enhanced.
- 3.8.10 Although there was a Kent Habitat Survey carried out in 2003, it is not possible at this time to identify habitat change. Further work with partners will be undertaken to improve monitoring of habitat change due to development.
- 3.8.11 The Council's annual energy survey amongst residents will cover renewable energy in homes from next year. This together with the monitoring of planning decisions will give a better picture of how and if renewable energy use is improving in the Borough.

3.9 Transport

Introduction

3.9.1 Policies in the LP seek to promote an integrated transport strategy for the Borough. They provide for the transport needs of residents, businesses and new developments that comply with sustainability principles, by ensuring that there are alternative transport options available and by promoting the development of public transport provision. The emerging Local Transport Plan for Kent 2006 -11 also provides a strategy that seeks to stabilise and reverse the adverse effect of transport on communities, that encourages integration of sustainable modes and that promotes development that reduces the need to travel.

3.9.2

Key Monitoring Question

Are new developments being designed in such a way as to ensure that there is less dependency on the car?

Findings

3.9.3 The Fastrack public transport system is a key element of the transport strategy within Kent Thameside and is funded with Government assistance. It provides a dedicated “track” segregated, for the most part, from general traffic providing fast and reliable transport journeys between the major housing and employment sites within the area and the town centres of Dartford and Gravesend. The first section of the core public transport route linking the two town centres via Darenth Hospital and Bluewater shopping centre, opened in March 2006. Early indications show that the service is proving to be successful, passenger numbers in May 2006 were already 4,000 per week higher than was predicted for March 2007, one year into the service.

Core Indicator 1 and 2 – Non residential parking standards and residential public transport

3.9.4 All non-residential developments completed during the 2005 – 06 complied with the “maxima” vehicle parking standards as set out in the LP. All completed residential developments were within 30 minutes public transport time of retail and employment centres, schools and medical services, although two dwellings would require to access bus routes which had limited frequency.

Summary

3.9.5 The main facts are;

- The first section of Fastrack, a dedicated public transport system serving town centres and developments in the Kent Thameside area, began operating in March 2006 and is attracting greater passenger numbers than forecast. Early monitoring shows that passenger numbers were 4,000 per week higher by May 2006 than was originally predicted for March 2007, one year into the service.
- 100% of all residential developments built during 2005-06 meet the national indicator of having access to employment and retail areas, and other community facilities and services via public transport with a journey time of no more than 30 minutes.
-

In the Future

- 3.9.6 Emerging LDF policies will seek to ensure that development generates little additional demand for car travel . This will be accomplished by ensuring development is located close to and has good accessibility to employment, shopping and other facilities. The provision and development of a strong public transport network to ensure sustainable communities is also key in new developments
- 3.9.7 Policies in the emerging LDF will have to take into consideration the findings of two ongoing transport studies;
- Homes and Roads – The overall transport capacity of Kent Thameside is currently being reassessed by the Department of Transport, Department of Communities and Local Government, Highways Agency and the local authorities, including Dartford. The work is expected to clarify the transport needs of the Kent Thameside area, including those arising from planned growth. The report is due at the end of December 2006 (See Housing 3.3)
 - Dartford Town Centre Transport Study – The study will assess options for improving the existing accessibility of the town centre and providing a network which can support new development. The report is due at the end of 2006
- 3.9.8 Monitoring of travel patterns and modes will need to continue and be enhanced to give an accurate picture of whether new developments are functioning within a sustainable transport framework.

3.10 Flood Protection and Water Quality

Introduction

3.10.3.1 Policies within the LP only cover water quality and address the issues of new development imposing substantial additional demands for water and drainage. Most of the Borough lies within a Groundwater Protection Zone. Planning Policy Guidance Planning Policy Guidance 25 requires developments susceptible to flooding to provide a flood risk assessment as part of their planning application that addresses potential flood related issues.

3.10.2

Key Monitoring Question

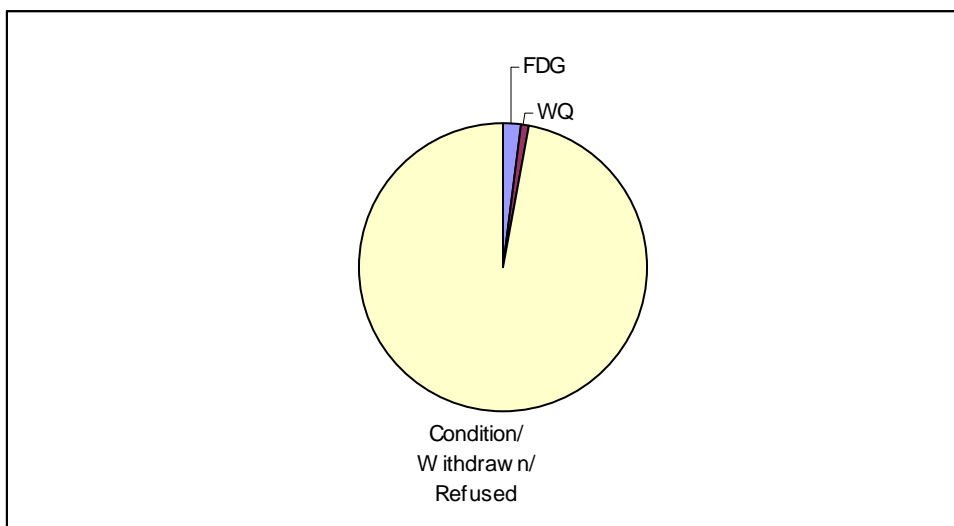
Is adequate protection being given to water resources and water quality arising from new developments? Are the flood risks within new developments being adequately addressed?

Findings

3.10.3 The Strategic Flood Risk Assessment of Kent Thameside (SFRA), covering the Boroughs of Dartford and Gravesham, was published in December 2005. One of the purposes of the SFRA is to enable both Borough Councils to undertake the PPG25 sequential test and therefore be able to analyse the consequence of existing and proposed development in high flood risk areas.

Core Indicator 1-planning permissions contrary to Environment Agency Advice

3.10.4 The Environment Agency responded to 292 planning applications on water quality and flood defence grounds during 2005 -06, of these 8 applications (3%) for development were approved – see figure 3.10. Of these 3%, they were either not within high risk Zone 3 or were outline approvals only. Many of the other applications advised on by the Environment Agency were given suitable conditions or withdrew the application.
 Figure 3.10 Proportion of Environment Agency responses regarding water quality (WQ) and Flood Defence Grounds (FDG) that have been permitted



3.10.5 New development sites are required to provide a flood risk assessment and to include initiatives to achieve sustainable solutions. The Bridge development, which is currently under construction, will incorporate;

- SUDS (Sustainable Urban Drainage Systems)
- the use of flood resistant construction techniques

- the selection of construction materials and components with low lifecycle impact and rainwater collection systems
- the use of low energy and low water use appliances.

Summary

3.10.6

- Water quality is being adequately protected and flood risk within new developments is being addressed. 97% of developments that had flood defence or water quality issues raised by the Environment Agency were either given approval subject to planning conditions suggested by the Environment Agency or were revised, withdrawn or refused permission during 2005 -06.
- A Strategic Flood Risk Assessment has been published for the Kent Thameside area. This provides a recategorisation of flood risk areas which is being used to define development areas and flood protection requirements in the emerging LDF
- New developments are bringing forward proposals to achieve sustainable solutions to the risk of flood, maintenance of water quality and to reduce the consumption of water resources. The Bridge development, currently under construction, will incorporate Sustainable Urban Drainage Systems, the use of flood resistant construction techniques and low water use appliances

In the Future

- 3.10.6 Continued monitoring of planning approvals, flood risk assessments and proposed sustainable solutions coming forward in developments must be undertaken to keep the situation under review.
- 3.10.7 The emerging LDF will incorporate specific policies to address Dartford's local requirements concerning flooding and water quality which will be used alongside national planning guidance.

3.11 Community Facilities

Introduction

3.11.1 The Council's aim in the Corporate Plan is to work with key partners to ensure that the benefits of regeneration are shared by existing and new communities. The Council also wants to ensure the availability of, and high quality opportunities for, leisure and recreational uses, parks and open spaces and that new developments provide adequate social, recreational and community facilities for residents. Overall the objective is to see an increase in the number of residents who are satisfied with the environment as a place to live and with the facilities that are available. LP policies seek to ensure that facilities are conveniently placed to serve the community and should be located in Dartford Town Centre, neighbourhood centres and major development sites. Policies also safeguard existing provision as far as possible..

3.11.2

Key Monitoring Question

Are sufficient numbers and range of community facilities being built to meet the needs of the growing population?

Findings

3.11.3 During 2005 -06 an Olympic standard Judo Centre was completed at Stone Lodge. This is an area identified in the LP for recreational development. The Judo Centre was also awarded a design award in the Retail and Leisure Property Awards in the Summer of 2006. A retail unit in Swanscombe neighbourhood centre was changed to provide a computer literacy, training and internet access facility for the local community. Additional retail and business space was provided at the Bexley Park development site within a mixed use facility in accordance with policy CF3.

Core Indicator 1 Amount of completed retail, office and leisure development

3.11.4 2,619sq m of additional retail, office and leisure floorspace was provided in the Borough during the monitoring year.

3.11.5 Through Section 106 agreements, provision has been made for additional financial contributions for education and library facilities. For planned development sites, at West Hill and Miskin Road, Section 106 agreements have been made to achieve funding for the provision of a secondary school, the provision of open space and recreation facilities and for existing buildings to be used to provide for D1 uses such as crèche or community education.

Summary

3.11.6

- A number of new community facilities have been completed during the monitoring year including an Olympic standard Judo Centre, a community internet and training facility and retail provision at Bexley Park.
- The provision of facilities for recreation, leisure, education and community use is being secured through Section 106 agreements. For example, at both the West Hill and Miskin Road sites planning agreements have been made to provide open space and for the reuse of existing buildings for community purposes

In the Future

- 3.11.7 During the next monitoring year it is expected that two more recreation facilities will be completed. A football stadium at Princes Park, a area identified in the LP and a skate park within Central Park in the town centre. The Council is also planning to carry out a users satisfaction survey to assess residents satisfaction with facilities in the Borough during 2007
- 3.11.8 The scale of growth envisaged in the Borough will generate the requirement for a comprehensive range of community services and infrastructure. Policies in the emerging LDF will seek to ensure new developments are assessed in terms of their community infrastructure needs and that a delivery programme is agreed with developers. Policies will also encourage the location and use of facilities to be shared by existing residents and new communities.
- 3.11.9 The provision of community facilities within the town centre, neighbourhood centres and major developments will need to be monitored to ensure adequate and suitable provision is made.

4 PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

4.1 Dartford's Local Development Scheme (LDS), originally submitted to the Government Office in April 2005, sets out milestones for preparing the documents which will comprise the LDF. Last year's AMR 2004-2005 identified that up till March 2005 the LDF was on track but progress had slipped since then. A revised LDS was prepared and submitted to the Government Office prior to March 2006⁵, in line with last year's AMR findings. This report assesses whether the milestones in the LDS (both original and revised versions) have been achieved.

Figure 4.1 Progress up to March 2006

Stage	Milestones April 05 - March 06	Completed	On Track
Statement of Community Involvement As at March 2005, the Draft SCI had been published.			
<ul style="list-style-type: none"> Submission to Secretary of State and the Planning Inspectorate Examination 	<ul style="list-style-type: none"> June 2005 November 2005 <i>Revised to December 2005</i> 	<ul style="list-style-type: none"> June to August 2005 (6 weeks public consultation) December 2005 (Inspectors Report received February 2006) 	<ul style="list-style-type: none"> ✓ ✓
<ul style="list-style-type: none"> Adoption 	<ul style="list-style-type: none"> February 2006 <i>Revised to March/April 2006</i> 	<ul style="list-style-type: none"> 20 March 2006 	<ul style="list-style-type: none"> ✓
Core Strategy and Site Specific Allocations As at March 2005, early stakeholder and community engagement had begun.			
<ul style="list-style-type: none"> Issues and Options 	<ul style="list-style-type: none"> No milestone identified 	<ul style="list-style-type: none"> August 2005 (6 weeks public consultation) 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Preferred Options 	<ul style="list-style-type: none"> October 2005 <i>Revised to July 2006</i> 	<ul style="list-style-type: none"> <i>To be detailed in next year's AMR</i> 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Submission to Secretary of State 	<ul style="list-style-type: none"> February 2006 <i>Revised to November 2006</i> 	<ul style="list-style-type: none"> <i>To be detailed in next year's AMR</i> 	<ul style="list-style-type: none"> NA
Dartford Town Centre and Northern Gateway Area Action Plans As at March 2005, early stakeholder and community engagement had begun.			
<ul style="list-style-type: none"> Issues and Options 	<ul style="list-style-type: none"> No milestone identified 	<ul style="list-style-type: none"> October 2005 (6 weeks public consultation) 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Preferred Options 	<ul style="list-style-type: none"> December 2005 <i>Revised to October 2006</i> 	<ul style="list-style-type: none"> <i>To be detailed in next year's AMR</i> 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Submission to Secretary of State 	<ul style="list-style-type: none"> March 2006 <i>Revised to April 2007</i> 	<ul style="list-style-type: none"> <i>To be detailed in next year's AMR</i> 	<ul style="list-style-type: none"> NA
As at March 2006, the preparation of the LDF was on track to meet the milestones identified in the Revised 2006 LDS.			

⁵ The 2006 Revisions have not yet been approved by the Government Office, as they continue to monitor Dartford's situation.

- 4.2 Since March 2006, progress has continued to slip (even against the Revised 2006 LDS) due to:
- the need to take account of the Kent and Medway Structure Plan, adopted in July 2006;
 - the continued need to prepare, and expand, the plan's evidence base⁶;
 - the need to consider the findings of various studies being prepared and to consider the policy impacts that these findings create;
 - uncertainty generated by a) the first two Core Strategies for Lichfield and Stafford being found unsound at Examination and b) further "soundness" guidance being published by the Department of Communities and Local Government
- 4.3 Given the slippage, a new and realistic set of milestones will be prepared in a Further Revised LDS, which will be submitted to the Government Office for approval by the end of March 2007.

4.4 SAVED POLICIES

4.4.1 During this interim period, "old" policies contained in Dartford's adopted Local Plan have been saved until September 2007⁷, with the relevant policies being identified in the April 2005 LDS. Given that the LDS timetable has slipped, it is not feasible or desirable to replace these saved policies by September 2007, (ie none of the documents which form the LDF will be adopted by this date). It is therefore prudent to ask the Secretary of State to "save" the old policies beyond this deadline, to ensure that a policy vacuum does not occur. The Council therefore intends to seek an extension by preparing a revised list of saved policies, and submitting them to the Secretary of State before the end of March 2007.

4.5 COMMUNITY INVOLVEMENT

4.5.1 The "Statement of Community Involvement"(SCI) was submitted to the Secretary of State in June 2005 and underwent examination during that year. It was formally adopted in March 2006. The document sets out how the Council proposes to involve people in the preparation of the LDF. The SCI was produced after people and organisations, who had been involved in previous consultation exercises, were asked about their views on community involvement.

4.5.2 The Council has set out how it proposes to make available all draft LDF documents in the SCI— see Figure 4.5. The Council has also established a list of organisations who must be consulted and in addition those people and groups who have expressed a interest in being involved in the LDF consultation process. This "list" is used to establish contact with interested parties during all consultation exercises.

Figure 4.5 Availability of the LDF to the Community

Proposal	Comment
On the Council's website and a facility to comment online	Website contains LDF overview and draft documents Provision of online facility to comment is in progress, in accordance with Parsol standards
In specified public buildings together with comment forms	Issues and Options consultation phase - documents and comment forms made available in specified locations
Additional venues used for publicity	54 locations used for Issues and Options phase
Production of articles in the Council's "Borough News" newspaper	Issues and Options consultation documents included and distributed via newspaper too all homes in the Borough

⁶ The evidence base comprises work and studies relating to Sustainability Appraisal/Strategic Environmental Assessment, Open Spaces, Flood Risk, Housing Market and Housing Needs, Gypsy and Traveller Accommodation, Kent Thameside Transport, Town Centre Transport and Annual Monitoring Report.

⁷ Under the Planning and Compulsory Purchase Act 2004.

- 4.5.3 During the Summer of 2005 the Council produced a "Postcard From the Future - Making Dartford a Good Place to Live" a newspaper style document which formed the Issues and Options paper of the Core Strategy. Officers also attended a number of local amenity and community group meetings. Figure 4.5 outlines how this document was made available to the community. Over 60 responses were received commenting on issues regarding future growth and development and aspirations for and threats to quality of life. These responses are now being used in the emerging LDF Core Strategy
- 4.5.4 A public consultation exercise was also carried out during September 2005 for the Issues and Options phase of the Dartford Town Centre Area Action Plan by consultants on behalf of the Council. Various methods were used to disseminate a public questionnaire which asked for peoples' views on what they would like to see in the town centre. Methods used were those listed above for the Core Strategy – Issues and Options consultation (see Fig 4.4) and in addition a public exhibition was erected within the town centre with staff available to answer questions and engage with the public. 396 responses were received and a number of key points for consideration were highlighted. The issues and options raised are now being used in the formulation of the emerging Dartford Town Centre Area Action Plan.
- 4.5.5 In future the experience gained from consultation exercises will be used in reviewing and improving the Council's communication methods and community involvement. The provision of an online facility linked to the Council's web site, for making representations, will be established during 2006-07.

5 In the Future

5.1 Sustainable Development

5.1.1 All LDF policies will need to be prepared with sustainable development in mind. To ensure that the LDF is sustainable, the Council has commissioned Enfusion to carry out a Sustainability Appraisal/Strategic Environmental Assessment. A Scoping Report was published in March 2005 and further appraisals will be carried out during each stage of the LDF process. Initial findings show that the proposed level of growth in Dartford is a concern but that with adequate mitigation, the significant environmental effects of substantial growth can be offset. The report also found that some policies can encourage beneficial sustainability effects.

5.1.2 Additionally, Sustainability Objectives were drawn up by Enfusion, the Council, environmental bodies and others (as part of the consultation on the Scoping Report). These were identified as being important locally to Dartford. The initial findings show that for the most part, the policies emerging in the LDF are likely to progress the following Sustainability Objectives:

Balanced Communities	Accessibility
Integrated Communities	Public Health
Phasing of Supporting Infrastructure	Housing
Sustainable design and Construction	Employment
Landscape	Land and soil quality
Biodiversity	Cultural Heritage
Minerals	Energy
Air Quality	

5.1.3 In progressing sustainable development in the LDF, the Council will:

- Work in partnership with CABI and across Council teams to identify sustainability criteria for new developments.
- Continue to take account of the Sustainability Objectives and the Sustainability Appraisal findings, by amending emerging policies in line with Enfusion's recommendations.
- Continue to bring forward relevant themes from the Community Strategy for Dartford and Gravesham e.g. integrating new communities, investing in existing communities and supporting communities.
- Take account of emerging Government guidance such as the draft PPS on Climate Change and PPS25 on Flood Risk.

5.1.4 In improving the Council's ability to monitor sustainability issues in future editions of the AMR, the Council will:

- Fill the data gaps identified in the Scoping Report and use the data to undertake a more comprehensive assessment of sustainability.
- Consider how best to assess and measure sustainable development using Significant Effects indicators with the Scoping Report's proposed targets and indicators as a starting point.

5.2 Action Plan for Enhancing Monitoring Work

5.2.1 An action plan for enhancing monitoring work associated with the LDF was included in the 2004 -05 AMR. Actions identified to be completed by the end of 2006 have been achieved- see Figure 6.2(i)

Figure 5.2(i) Details of Targets achieved during 2006

Action	Comment
Appointment of a temporary monitoring	Achieved June2006

officer	
Review of data sources	Achieved New monitoring systems were set up during 2006. New sources of data within the Council and from other agencies have been identified and progressed.
Making the AMR more comprehensive	Achieved The 2005 -06 AMR has reduced data gaps, identified new indicators, included three new themes and has incorporated comments from SEERA

5.2.2 The preparation of this AMR has highlighted the need for several actions to further improve monitoring of policy. An action plan for further work to enhance monitoring has been produced – see Figure 5.2(ii)

Figure 5.2(ii) Action Plan for Enhancing Monitoring Work

Actions to be Taken	By Whom	By When	At What Cost
Extend contract of Monitoring Officer for a further year	Planning Policy Manager	March/April 2007	To be determined
Developing the next Annual Monitoring Report, making it more comprehensive by: <ul style="list-style-type: none"> • Filling any outstanding data gaps • Introducing Significant Effects Indicators 	Monitoring Officer/ Planning Policy Team.	December 2007	N/A
Develop improved and more comprehensive development monitoring systems in the Council and with KCC (this will include a development monitoring database)	Monitoring Officer	July 2007	N/A
Carry out additional survey information to inform indicators, including; <ul style="list-style-type: none"> • Footfall in Dartford Town Centre • Residents Satisfaction Survey on selected new residential sites 	Monitoring Officer/Planning Policy Team/Project Delivery Team	December 2007	To be determined
Increase co-operation between the Council, stakeholders and the general public.	Monitoring Officer, Planning Policy Team, Cross Departmental Teams, External Stakeholders.	July 2007	To be determined
<ul style="list-style-type: none"> • Include new monitoring themes that are important at the local level together with an assessment of new Local Development Framework policies so that a full and comprehensive analysis can take place in subsequent Annual Monitoring Reports. 	Planning Policy Team.	December 2009	To be determined

APPENDIX 1 Indicators, Targets and Data Gaps (Data Gaps are highlighted in grey). (Data used in 2004-05 AMR in italics)

Monitoring Theme	Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
Employment	<p>1. Amount of floorspace developed for employment by type B1 1414sq m (includes 651 sq m B1(a) see Community facilities core output indicator 1) B2 2571sq m B8 1420sq m</p> <p>2. Amount of floorspace developed for employment by type, in employment or regeneration areas Questor 118sq m B2</p> <p>3. Amount of floorspace by employment type, which is on previously developed land 100% on PDL</p> <p>4. Employment land available by type Land available on sites identified in LPR without current consents 109.94 ha. Data Gap-land availability on part developed sites and sites with consent require further analysis</p> <p>5. Losses of employment land in: a employment/regeneration areas 0.74 ha employment lost</p> <p>b authority area 4.1 ha employment land lost</p> <p>5. Amount of employment land lost to residential development 3.46 ha employment land lost</p>	<ul style="list-style-type: none"> Net gain/loss In employment floorspace -11590 loss net loss in floorspace During 2005/06 	<ul style="list-style-type: none"> % of population employed (16-74 year olds) 77.6% Mean average monthly unemployment rate 1.9 for Dartford compared to 2.0 for South East Number of jobs created in the Borough 13,200 (40%) increase since 1995 Jobs density (proportion of jobs to working age population) 1.0 in 2005 Proportion of residents who live and work in Dartford 38% in 2001 	<ul style="list-style-type: none"> Sufficient new employment floorspace has been built to meet Kent and Medway Structure Plan guidelines (892,000 sq m between 2001 and 2021) In order to meet the target, the annual rate of employment development will need to increase significantly
Dartford Town Centre	<p>1. Amount of completed retail, office and leisure development in town centres 428 sq m of gross floorspace completed</p>	<ul style="list-style-type: none"> Total floorspace in town centre 125,291sq m Total A1 floorspace in town centre 73,102sq m Vacant shop floorspace 4,534sq m Evening Economy facilities 15,656sq m 		<ul style="list-style-type: none"> Retail development has been built in accordance with the sequential approach No new built development during the monitoring year Health check indicators show that Dartford is not performing as well as other town centres in Kent; the Council is

		<ul style="list-style-type: none"> • Footfall in the town centre 259,900 footfall in the town centre over a week • Retail Yield 7.87 in 2005 		<p>bringing forward planning proposals to redress these shortcomings</p>
Housing	<p>1. Housing Trajectory showing:</p> <p>(i) net additional dwellings over the previous five year period or since the start of the relevant Development Plan Document period, whichever is the longer, 2399 completions since start of plan period in 2001</p> <p>(ii) net additional dwellings for the current year, 403 net completions this year (410 gross)</p> <p>(iii) projected net additional dwellings up to the end of the relevant development plan period or over a ten year period from its adoption, whichever is the longer, 17, 201 dwellings to be built by 2026</p> <p>(iv) the annual net additional dwelling requirement,</p> <p>785 dwellings required annually</p> <p>(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances 860 dwellings required annually</p>	<ul style="list-style-type: none"> • Total number of housing units completed compared to the Structure Plan requirement 2,399 completed compared to 15,500 units required during 2001-2021= 16% of requirement • % of completions on windfall sites 1% • % of completions on large sites 99% • New homes built on large sites allocated for housing Ingress Park (194), Waterstone Park (161), Former Maypole School (23), Westgate Road(21) 	<ul style="list-style-type: none"> • Household types, sizes and tenures Semi detached homes are most common 74% of housing is owner occupied • Number of Households 39,100 projected in 2006 • Vacant homes 1.41% of private properties in 2005 • Average house price £187,000 in 2005 	<p>Sufficient new homes have been built to meet SE Plan and Structure Plan requirement (19,600 new homes between 2001-2026)</p> <p>Since 2001, there have been less homes built than the annual average required of 785. Although the target should be met by the end of the SE Plan period to 2026, uncertainties over delivery rates remain a significant threat.</p>
Local Housing Needs	<p>1. Affordable housing completions 41 housing completions where housing is available to rent or buy and where the price is reduced through subsidy.</p>	<ul style="list-style-type: none"> • % of residential completions on qualified sites as affordable housing 100% • Affordable housing completions distinguishing between rented over other forms of tenure 	<ul style="list-style-type: none"> • Average rental price 1 bed Flat - £454 per month 3-4 bed house - £773 per month • Median annual income (in 2005) Women - £20,124 Men – £26,520 • Households on the Council's "ChoiceBase Letting List" (people 	<p>30% of new homes on qualifying urban sites and 50% on qualifying rural sites as affordable housing over the period to 2010 (to accord with the Housing Strategy) The 30% urban target</p>

		<p>16 rented units 35 shared ownership units</p> <ul style="list-style-type: none"> New affordable homes built on allocated sites Ingress Park (4), Westgate Court (21), NW Kent College (16) New affordable homes built on windfall sites 0 Percentage of new homes built that are flats 56% 	<p>seeking alternative council housing or seeking a first council home) 3,728</p> <ul style="list-style-type: none"> House price to income ratio 9.4 (ie. Average house price equals 9.4 times the annual average salary) 	<p>is currently being met on the majority of sites but the 50% rural target has not been achieved.</p>
Urban Residential Quality	<p>1. Percentage of new dwellings completed at:</p> <p>(i) less than 30 dwellings per hectare 1% of new dwellings</p> <p>(ii) between 30 and 50 dwellings per hectare; 87% of new dwellings</p> <p>And</p> <p>(iii) above 50 dwellings per hectare 12% of new dwellings <i>(based on gross residential completions 2005/06)</i></p>	<ul style="list-style-type: none"> % of residents surveyed: <ul style="list-style-type: none"> (i) satisfied with their neighbourhoods as a place to live, <i>81% would recommend their neighbourhood as a place for others to live</i> (ii) feel they belong to the neighbourhood, <i>29% feel that there is a strong community spirit</i> 	<ul style="list-style-type: none"> Crime rates and types 139 reported crimes per 1,000 population Burglary 14 Criminal Damage 29.6 Drug Offences 1.5 Robbery 1.6 Violent Offences 20.1 (all per 1,000 of the population) 	<ul style="list-style-type: none"> Residents are satisfied with their communities and quality of life 81% of respondents are satisfied
Previously Developed Land	<p>1. Percentage of new and converted dwellings on previously developed land</p> <p>100% of completed dwellings and conversions On previously developed land</p>	<ul style="list-style-type: none"> % of planned residential development to be on previously developed land 45% 	<ul style="list-style-type: none"> Previously developed land that is unused and is available for redevelopment 97% allocated for built development, 3% allocated for nature conservation/open space at Stone Lodge and Joyce Green Lane Amount of derelict, vacant land, contaminated, damaged and land-filled land 722 hectares on 23 sites 	<ul style="list-style-type: none"> 60% of all new homes to be built on previously developed land 100% of homes were built on previously developed land in 2004/5.
Green Belt		<ul style="list-style-type: none"> Number of planning permissions that permit open uses within the Green Belt 0 Number of planning applications determined within the Green Belt 132 	<ul style="list-style-type: none"> % of land within the Borough that is designated Green Belt 53% 	<ul style="list-style-type: none"> No inappropriate development in the Green Belt There have been no developments in the Green Belt that conflicts with Local Plan Green Belt policies
Environmental Resources	<p>1. Change in areas and populations of biodiversity importance, including:</p> <p>(i) change in priority habitats and species (by type)</p>		<ul style="list-style-type: none"> Extent of woodland 301 hectares Extent of designated sites: SSSIs, 	<ul style="list-style-type: none"> No damage or loss to sites designated for their nature conservation interest

	<p>Data Gap – monitoring information is unavailable at the present time</p> <p>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</p> <p>No Change</p> <p>2. Proportion of nationally important wildlife sites which are in favourable condition 3 out of 5 NNR and SSSI sites were in a favourable condition when last assessed. 14% of land on nationally important sites was found to be in a favourable condition</p> <p>3. Renewable energy capacity installed by type None</p> <p>4. Proportion of energy used in new development which comes from on site renewables. None</p>		<p>NNRs, Kent Wildlife Sites and LNRs 1023 hectares.</p>	<p>There has been no damage or loss to Sites of nature conservation interests whilst other sites have been improved</p>
<p>Transport</p>	<p>1. Amount of completed non-residential development within Use Class Order A,B and D complying with car-parking standards set out in the local development framework 100% of non-residential developments complied with car parking standards as set out in the Local Plan Review</p> <p>2. Amount of new residential development within 30 minutes public transport time; a GP, hospital, a primary school, a secondary school, areas of employment and a major retail centre(s). All new residential developments within 30 minutes public transport time</p>		<ul style="list-style-type: none"> Proportion of residents who travel to work by car/van 56% in 2001 Proportion of residents travelling under 10km to work 50% of residents 	<p>All completed residential developments to have “good” access to employment, retail and other services via the public transport services</p> <p>All residential have “good” access to employment and services via the public transport network</p>
<p>Flood Protection and Water Quality</p>	<p>1. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. 8 planning permissions granted contrary to advice of Environment Agency</p>			<ul style="list-style-type: none"> Developments do not have a negative impact on water quality and flood defences Water quality is being adequately protected and flood risk within new developments is being addressed

<p>Community Facilities</p>	<p>3. Amount of completed retail, office and leisure development. 2,619sq m (gross) floorspace (includes 651 sq m B1(a) see Employment core output indicator 1)</p> <p>4. Amount of eligible open spaces managed to Green Flag Award standard. None</p>			<ul style="list-style-type: none"> • New developments provide adequate social, recreational and community facilities for residents • New developments are incorporating and are being planned to incorporate adequate community facilities
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APPENDIX 2 Linkage of Community Strategy, Dartford Borough's Corporate Plan, Local Plan Review and Emerging LDF

Topic	Community Strategy Theme	Dartford Borough Council Corporate Plan	Local Plan Review	Emerging LDF
Employment	Jobs and Business – supporting and attracting small and larger businesses Strong and Sustainable communities- variety of work opportunities within easy reach of homes	1.To work with partners to promote Dartford as a prime location for inward investment – increase in number of residents of Dartford in employment and providing a responsive planning service. 2. Ensure Residents enjoy equal access to employment opportunities from regeneration	E1 Provision of 10 sites for financial, business, general industrial, storage and distribution uses E7 Protects 8 sites and allows for the expansion, conversion and redevelopment of employment premises	Employment allocations based on target figure of 959,000sq m to 2026. Sites identified as having main opportunities for employment; Ebbsfleet, The Bridge and Crossways Business Park. Other large sites also encouraged to provide employment opportunities in the context of mixed use and innovative forms of business space. Existing employment uses and sites protected and employment generated if redeveloped
Dartford Town Centre	Regeneration and Transport – that “traditional” town centres thrive on a sustainable basis and have distinct roles in the area’s economic, social and cultural life	To restore the vitality and viability of Dartford Town Centre – secure redevelopment and structural changes which will enhance Dartford Town Centre as a place to shop, live and work. Linked to Dartford Town Centre and Northern Gateway AAP	TC4 and 6 – change of use of from retail to other uses only permissible within certain parameters TC11 Lowfield Street site identified for mix use regeneration	Dartford TC and Northern Gateway AAPs Will focus on; major retail development and improvements to the public realm, to accessibility by public transport and historic buildings. Also expansion of the evening economy and increase of homes
New Housing	Housing and the Built Environment- housing availability	To ensure that there is an appropriate range, diversity and mix of housing within the Borough	H1Identifies sites for housing and provides indicative numbers up to 2011 H1a Identifies strategic sites	Scale of growth – 15,500 homes from 2006 to 2026 in urban area. Also 200 expected outside urban area. Site choice made with reference to infrastructure capacity

				Site allocations identified in SSA
Local Housing Need	Housing and the Built Environment –promoting the availability of suitable accommodation at a affordable price and ensuring effective provision is made for key workers	To ensure that there is an appropriate range, diversity and mix of housing within the Borough – ensure a wide choice of housing is available	H16 Affordable urban housing allocation 30% H17 Affordable rural allocation 50% H21 Proportion of “Lifetime Homes” H32 Parameters for traveller sites	Required proportion of 30% in urban areas and 50% in rural areas affordable housing. Preference for housing that will lead to eventual independence in the housing market. A proportion of housing should be allocated to key workers on major sites
Residential Quality and Design Excellence	Housing and the Environment – quality homes and buildings Regeneration and Transport – quality urban design and conservation	To ensure design excellence in all new developments	DD1 Criteria for design on development sites and indication of density DD2 Criteria for mixed use developments to ensure sustainability DD13 Criteria for design to enhance security	How can we create attractive places – design should be based on an understanding of local context and environment. Design criteria to be established for residential and mixed use development covering infrastructure, designing out crime, internal space in homes, storage, garaging and gardens, parking and communal areas
Previously Developed Land	The Environment – Land Remediation	To ensure that there is an appropriate range, diversity and mix of housing in the Borough – increase the number of new homes built on Previously Developed Land	The Future Strategy for Dartford – Recycled Land 63% of dwellings constructed between 2001 and 2011 expected to be on Previously Developed Land	Where to locate growth – previously developed sites will be favoured over Greenfield sites
Green Belt			GB2 Gives definition of inappropriate development that will not be permitted within the Green Belt GB2-GB11 policies dealing with specific types of development and site allocations	The Green Belt will continue to be protected
Environmental Resources	The Environment – the		E2 and 3 protection of	Promotion and development

	Green Grid, Countryside conservation, energy conservation and emissions, utilisation of resources		nature conservation in areas identified for employment C12 and C13 protection of species and sites of conservation importance DD5 and DD6 safeguarding and development of the Green Grid	of the Green Grid . The requirement for development to, wherever possible contribute to the aim of the Green Grid. Protection of biodiversity areas. Developments to contribute to the protection and enhancement of the natural environment and contribute to sustainable development
Flooding and Water Quality	The Environment – Flood Prevention		Water management measures should be incorporated into new developments to minimise the demand for water where possible. NR4 Groundwater resources will be protected. NR6 and NR7 Criteria for developments built in the fluvial and tidal flood zones	Emerging policy approach will be based on national guidance and the Strategic Flood Risk Assessment
Transport	Regeneration and transport – major regeneration site, public and road transport	Ensure development in Dartford is sustainable – Development of specific targets relating to sustainable use of resources	T3 Identifies safeguarded transport schemes T7 Requirement for transport infrastructure In new developments T4 implementation of a cycle network T16 Requires developments promote alternative modes to the car	Development in the Borough must be based on the premise of minimising car use for journeys where there are alternative modes available. New developments required to provide “on-site” facilities. SSA will identify specific land required for transport projects Safeguarding of land set aside for the development of “Fastrack”, Channel Tunnel Rail Link and other road schemes
Community Facilities	Leisure and Culture Strong and Sustainable Communities	To work with key partners to ensure that the benefits of regeneration are shared by existing and new	CF1Community facilities to be sited in or near Dartford Town Centre, within neighbourhood centres or	Scale of growth – there will be a requirement for a comprehensive range of community services and

		<p>communities. Ensure the availability of and high quality opportunities for leisure and recreational uses</p>	<p>major development sites CF5 Criteria for change of use of community facility DD9 Facilities in existing neighbourhood centres</p>	<p>infrastructure. New developments will be assessed in terms of their community infrastructure needs and suitable delivery programmes agreed with developers</p>
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APPENDIX 3 Sources of Data

Monitoring Themes	
General	<ul style="list-style-type: none"> • Dartford Borough Council Corporate Plan 2006 -2007 • Dartford's Core Strategy – Preferred Policy Approaches Document and Site Specific Allocations (July 2006 Editions) • Dartford Local Plan Review (Amended Second Deposit Draft) April 2004 • A Community Strategy for Kent Thameside (KTLSP)
Borough Characteristics	<ul style="list-style-type: none"> • ONS – Neighbourhood Statistics • ONS – Population Estimates • Kent and Medway Structure Plan Working Papers 1 (July 2004) and 2 (September 2003) • Dartford Comprehensive Equalities Policy 2006 • Nomis – District Statistics • Kent County Council Analysis and Information District Profiles
Employment	<ul style="list-style-type: none"> • Data from Uniform system • Kent County Council Draft Commercial and Leisure Land Supply Survey Report 2005/6 • Internal Monitoring Data - Planning Policy Team
Dartford Town Centre	<ul style="list-style-type: none"> • KCC Dartford Town Centre Health Indicators 2006 • Project Delivery • Dartford Retail and Leisure Study 2005(draft) Donaldsons • Internal Monitoring Data – Planning Policy Team
New Housing	<ul style="list-style-type: none"> • Planning Policy Team • Dartford's LDF: Annual Monitoring Report 2004-2005
Local Housing Needs	<ul style="list-style-type: none"> • Internal Monitoring Data - Housing Policy and Development Team • Planning Policy Team • Dartford Housing Strategy 2004-2007
Urban Residential Quality	<ul style="list-style-type: none"> • Cabinet Report (July 2005) • Kent County Council Housing Land Survey 2005 -2006
Previously Developed Land	<ul style="list-style-type: none"> • National Land Use Database Records (July 2005) • Kent County Council Housing Land Supply 2004/5 • Planning Policy Team
Green Belt	<ul style="list-style-type: none"> • Data from Uniform system
Environmental Resources	<ul style="list-style-type: none"> • Property Information Team • Data from Uniform system • Kent and Medway Biological Records Centre • Final Report – North Kent Environmental Programme –Kent County Council • Condition of NNI/SSI Sites – English Nature web site
Flooding and Water Quality	<ul style="list-style-type: none"> • Data from Uniform System • Development Control Team
Transport	<ul style="list-style-type: none"> • KCC Dartford Town Centre Health Indicators 2006 • GIS data –Property Management Team
Community Facilities	<ul style="list-style-type: none"> • Internal Monitoring Data – Planning Policy Team • Property Information Team • Project Delivery Team

APPENDIX 4 Glossary

Term	Explanation
Terms Used in the New Planning System	
Annual Monitoring Report	An annual report which assesses progress of Local Development Framework components against the Local Development Scheme, as well as the extent to which policies in the Local Development Documents are being successfully implemented.
Development Plan	The existing approved documents which form the statutory planning policy guidance for an area.
Evidence Base	Information gathered by planning authorities to support the preparation of Local Development Documents. Includes quantitative and qualitative data.
Government Guidance	Most commonly comes in the form of Planning Policy Guidance or the new style Planning Policy Statements. They are supplemented by a range of Circulars and Best Practice Guidance Notes.
Local Development Documents	Comprises the suite of documents which together form a Council's Local Development Framework. This Annual Monitoring Report is one of the Local Development Documents.
Local Development Framework	The new style Local Plan – designed to be in a loose-leaf format to enable quicker and more responsive reviews of selected parts of it. Required elements comprise the Core Strategy, Site Specific Allocations and the Proposals Map. Area Action Plans, Supplementary Planning Documents and any other documents deemed necessary for the proper planning of the area are optional components. The Local Development Framework needs a Statement of Community Involvement to demonstrate a Council's commitment to stakeholder engagement with the process, a Project Plan to timetable Local Development Framework components and an Annual Monitoring Report to assess annual performance.
Local Development Scheme	A document which sets out the first three year programme for preparing a Council's Local Development Framework.
Saved Policies	Policies from the old system of Local Plans which are "saved" for the transition period until they are replaced by new Local Development Framework components.
Structure Plan	A plan prepared at County level consisting of strategic policies. Although this type of plan is being phased out, the adopted Kent Structure Plan is still used and the review of the Structure Plan is underway.
Sustainability Appraisal	This Local Development Document assesses Development Plan Documents against objectives of sustainability and identifies ways in which the Development Plan Documents' sustainability can be enhanced. A Strategic Environmental Assessment is incorporated into the SA.
Terms Used in Monitoring Work	
Contextual Indicators	These measure changes in the wider social, economic and environmental background against which policies operate.
Housing Trajectory	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.
Monitoring	Regular and systematic collection and analysis of information to measure policy implementation.
Core Output Indicators and Other Output Indicators	Measures the direct effect of a policy. Used to assess whether policy targets have been achieved. Core output indicators have been decided by Government whereas other output indicators have been determined at the local level.
Significant Effects Indicators	An indicator that measures the significant effects of the plan or programme
Targets	Thresholds which identify the scale of change to be derived from policies over a specific time period, e.g. number of affordable homes to be built by a set date.

Windfall Sites	Sites not previously included as housing allocations that come forward as unanticipated planning applications.
Organisations Involved in Monitoring Work	
Council / Dartford Borough Council	The local authority responsible for producing Dartford's Local Development Framework and the Annual Monitoring Report. The Planning Policy team carries out this work and Members approve work via reports to Cabinet.
Government Office for the South East	The Government Office for the South East is one of nine Government Offices which are the primary means by which a wide range of Government policies are delivered in the English regions. Government Offices bring together the activities and interests of ten different Government Departments within a single organisation. The Annual Monitoring Report will be submitted to the Government Office for the South East each December for their consideration on behalf of the Secretary of State.
Kent County Council	They have a particular important supporting role to play, in developing and maintaining an effective information base and in surveying, collecting and providing a range of data and information.
Local Stakeholders	Includes external organisations that collect data and groups that can contribute to consultation exercises.
Department of Communities and Local Government (DCLG)	This is the government department responsible for building regulations and planning in England.
Kent Thameside Delivery Board	An organisation focusing on growth and delivery in Kent Thameside.