

LOCAL DEVELOPMENT FRAMEWORK

**ANNUAL MONITORING REPORT
FOR THE PERIOD 01 APRIL 2009 TO 31 MARCH 2010**

December 2010



DARTFORD
BOROUGH COUNCIL

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EXECUTIVE SUMMARY

CHAPTER ONE : INTRODUCTION

Dartford Borough Council's Annual Monitoring Report (AMR) 2009 – 10 forms part of the suite of documents that make up the Local Development Framework. It assesses whether national and regional planning policies and the Council's objectives to encourage the development of sustainable communities and create employment opportunities whilst protecting the local environment, are being achieved. The AMR also assesses progress on Local Development Framework (LDF) preparation. The report uses a number of indicators to measure performance and considers future actions that may be taken

CHAPTER TWO : DARTFORD BOROUGH IN THE FUTURE

Dartford is an area where the need for regeneration and the aspirations of the community have to be addressed together in a balanced plan. A number of key issues arising from planned growth have been identified. The proposed Dartford Core Strategy provides a policy framework to address these issues.

CHAPTER THREE: POLICY PERFORMANCE FINDINGS

The overall performance in meeting the Council's aims and objectives, as stated through the Sustainable Communities Plan, the Adopted Local Plan and emerging Core Strategy together with national and regional planning requirements has been assessed by looking at several themes.

Theme One : Housing Delivery

- Dartford's Pre-submission Core Strategy sets out a strategy to enable up to 17,300 new homes to be delivered between 2006 and 2026.
- 151 new homes were completed during the reporting year. The number of housing starts in the year suggests that completions will be higher for 2010/11.
- Whilst site capacity has been identified to meet the Core Strategy housing figure, the rate at which sites come forward for development is dependent on the provision of community and physical infrastructure and recovery of the housing market.
- The Council has continued to work with strategic partners and developers to ensure the identification and delivery of required infrastructure and to identify actions to stimulate development during the housing downturn.

Theme Two: Housing for Local Needs

- 119 affordable homes were provided in the Borough during the reporting year. This represents 67% of overall housing delivery. This high proportion is due to a high number of affordable units provided through the Government Homebuy scheme and because one new site provided 100% affordable homes.
- Two Gypsy and Traveller temporary authorised pitches received permanent planning consent during the reporting year.
- Affordable homes have been provided in a range of tenure options with a predominance (76%) of intermediate housing as recommended by Dartford's Housing Needs Study (2006)
- The majority of qualifying sites with planning permission identified as potentially delivering new homes in the future have a legal agreement to provide the required level of affordable homes.

Theme Three: Employment

- 10,229 sq m of new employment floorspace was created during 2009 – 2010. This was primarily from a new office facility at Crossways Business Park. When losses are taken into consideration there was a net gain of 8,205sq m. This represents half that provided last year.
- There was very little new build or change of use underway during the reporting year.
- Although current activity has slowed there are planning commitments for 589,923 sq m of new employment floorspace in place.

Theme Four: Green Belt

- The only development permitted within the Green Belt during 2009 -10 was categorised as acceptable development in accordance with Green Belt policy.

Theme Five: Previously Developed Land

- Last year 72% of homes built were on previously developed land, compared with the South East Plan and national target of at least 60%
- 63% of housing planned for the future is to be built on previously developed land.

Theme Six: Environmental Resources

- There has been no loss or deterioration in quality of areas designated for their biodiversity value during the reporting year.
- Although there were no planning consents for renewable energy installations during the monitoring year, it should be noted that some

installations, such as photovoltaic cells on private homes do not need planning permission so it has not been possible to assess the extent of introduction .

- Dartford has experienced a greater reduction in per capita carbon emissions since 2005 than the South East as a whole, with a 4.9% per capita carbon reduction.

Theme Seven: Flood and Water

Water quality is being adequately protected and flood risk within new developments is being addressed. There were no planning consents granted against Environment Agency advice during the reporting year.

CHAPTER FOUR: PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

Milestones

- The Council adopted a revised Local Development Scheme which came into effect in July 2010.
- Progress is being made on the Core Strategy. Pre-Submission consultation took place in September/October 2010, with Submission for Public Examination programmed for February 2011.

CHAPTER ONE : INTRODUCTION

- 1.1 Dartford Borough Council's Annual Monitoring Report (AMR) 2009 – 2010 forms part of the suite of documents that make up the Local Development Framework (LDF). Its purpose is to 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 can also recommend future actions, particularly where the Council's objectives are not being met.
- 1.2 The AMR has been prepared using monitoring data for the period April 2009 to March 2010. Some indicators are required by Central Government to monitor national objectives. These "Core Indicators" have been identified in the document. The findings for all indicators are set out in Annex 1.
- 1.3 The report uses seven themes to assess planning policy and performance against targets. Each theme summarises the key policy outcomes and targets together with a selection of performance indicators and findings during the review year 2009 -2010.

- 1.4 The 2009 -2010 AMR has assessed performance against key policies from the 1995 Adopted Local Plan (referred in the report as “The Local Plan”) and the Local Plan Review Draft Amended Second Deposit Draft 2004 (referred to in the report as “The Local Plan Review”), as well as the South East Plan, 2009. Increasingly, performance is being measured against policies and objectives in the Proposed Core Strategy. This will be the principal source of assessment following its adoption and formal replacement of earlier plans.

CHAPTER TWO : DARTFORD BOROUGH IN THE FUTURE

2.0

The Council's Vision for Dartford for 2026

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

The principal components of this will be strong communities, a high quality environment and a prosperous local economy.

New communities, setting down roots in the area, will form in the Ebbsfleet Valley and Stone area, on the Thames Waterfront and in and around Dartford Town Centre. The new areas will be strongly integrated with existing communities providing many benefits, including green spaces and waterside settings, attractive pedestrian and cycle links and improved public transport, in particular Fastrack. Community facilities, including schools, health centres, shops and sports and leisure facilities will be located where residents can easily reach them on foot and meeting the needs of young and old alike.

A lively and vibrant Dartford Town Centre will attract local residents to visit more frequently to shop and enjoy its unique assets, including Central Park and various leisure attractions. The specialist and high quality shopping offer at Bluewater, will provide residents with additional choice.

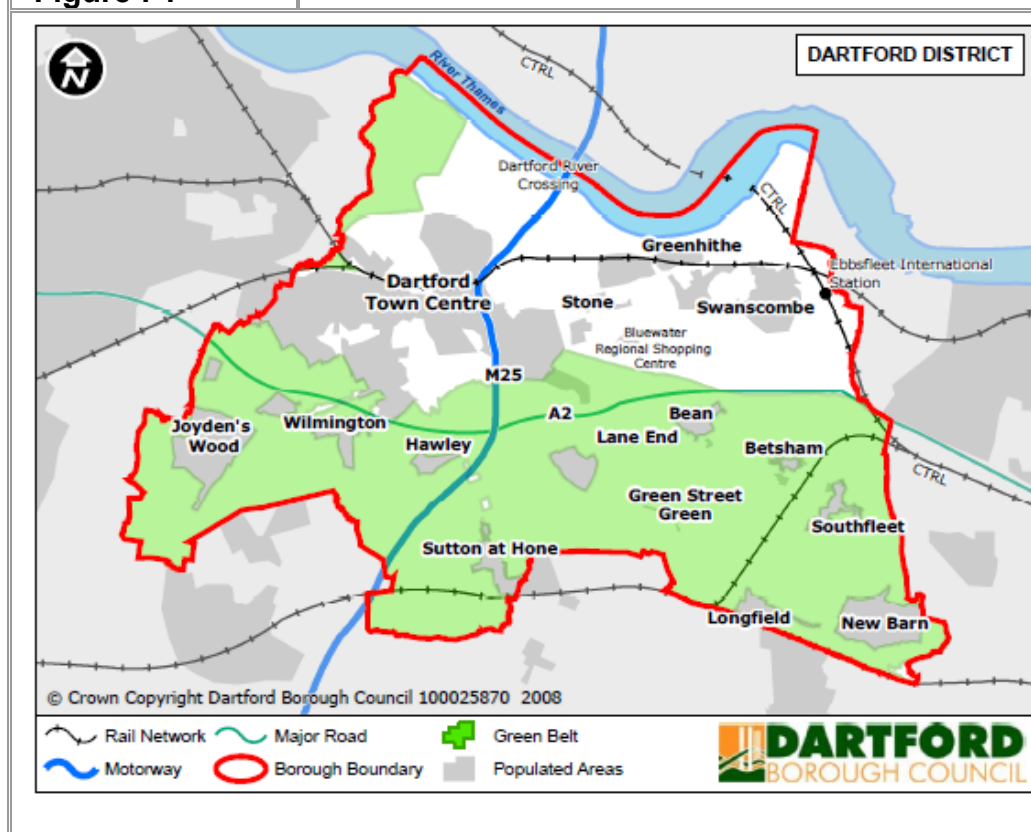
Many residents will choose to work in the expanded range of high quality jobs on offer locally, including at the major business centre at Ebbsfleet, as well as at The Bridge, Eastern Quarry and Crossways.

Excellent recreational, sports and leisure facilities and an extensive network of green spaces will enable residents to enjoy their free time and lead healthy lifestyles.

Dartford Core Strategy Proposed Submission September 2010

- 2.1 Dartford is an area earmarked for regeneration in the heart of the Thames Gateway, with over 17,000 new homes and 26,500 new jobs to be delivered between 2006 and 2026. Although the Government has announced its intention to abolish the South East Plan, the Thames Gateway will remain a focal point for Growth in the South East and the Core Strategy identifies opportunities for development on this scale which will bring benefit to the area.
- 2.2 The Dartford and Gravesham Sustainable Community Strategy 2008 - 2011 identifies a number of key drivers underpinning the regeneration agenda including the development of the Ebbsfleet Valley as one of the primary business locations in the Thames Gateway; the rejuvenation of Dartford and Gravesend town centres, the creation of sustainable communities and developments that link with existing communities, improvement in health and well being, educational standards and skills.

Figure : 1



- 2.3 Key issues identified as a result of the planned growth are:
- High projected increases in most types of households, particularly households with children and the elderly
 - Pressure on and limited potential to expand existing physical and community infrastructure and a need to ensure adequate facilities to serve a growing population
 - Congestion hotspots, with the trunk road network serving local,

national and international transport needs.

- Poor air quality adjacent to roads with high traffic flows
- Shortage of properties in the intermediate affordable housing sector
- Demand for an improvement in the quality and quantity of shopping and leisure facilities and a need to establish an appropriate balance between Dartford town centre, Bluewater and Ebbsfleet/Eastern Quarry shopping centres
- The need to maintain an appropriate balance between houses and flats and increase the proportion of larger properties to address family needs
- The need to contain urban expansion
- Provision of increased sports and play provision and open space to promote healthy lifestyles
- Provision of training pathways to address skill levels
- The need to maintain and enhance areas of greatest biodiversity value in the urban area and protect and enhance landscape heritage in the rural area

2.4 The emerging Core Strategy sets out the Council's long-term spatial strategy for the Borough to 2026. It seeks to address these issues and future requirements and provides a mechanism for the implementation of those elements of the Sustainable Community Strategy which can be addressed through planning policies.

2.5 The Core Strategy sets out the following strategic objectives:¹

- Planning for a well integrated community
- A successful commercial hub at Ebbsfleet; providing opportunities for residents to access a wide range of jobs and professions
- New residential and mixed use development focused in Dartford Town Centre, the area between Ebbsfleet and Stone, and the Thames Waterfront
- A vibrant town centre: strong retail core together with a strong cultural and leisure offer, day and evening economy
- An accessible Thames Waterfront with a quality built and natural environment; offering a range of recreational activities
- A green borough with a widespread network of landscaped paths, cycle routes and open spaces, biodiversity habitats and corridors
- The character of villages and countryside in the Green Belt protected and enhanced

¹ Dartford's Core Strategy Proposed Submission September 2010

- A full range of cultural, leisure, sport and recreation opportunities;
- A realistic choice of travel options both locally and further afield;
- A sustainable borough leading the way with energy and water efficient buildings and well adapted to climate change

CHAPTER THREE : POLICY PERFORMANCE FINDINGS

3.1 Theme One : Housing Delivery

Introduction

3.1.1 The Pre-Submission Core Strategy proposes that up to 17,300 homes are built in Dartford between 2006 and 2026. The 'up to' figure is broadly in line with the 17,340 housing requirement in the South East Plan, although the Council's proposed phasing of development is slower in the early period than the assumed annual average of 867 homes per annum in the South East Plan. Planning Policy Statement 3 (Housing) says that local planning authorities should identify sufficient sites to ensure that there is a continuous supply of housing for at least 15 years and specifically deliverable sites to provide housing in the first five years.

3.1.2 The Dartford and Gravesham Sustainable Community Strategy seeks to meet the housing needs of the area and to create strong, integrated communities in Dartford and Gravesham. Dartford's Core Strategy promotes the delivery of a balanced relationship between homes, jobs and infrastructure as critical to the creation of integrated communities. The emerging Core Strategy sets out a range of policies and actions to ensure that balanced development takes place.

3.1.3 Housing Targets

The emerging Core Strategy sets out the indicative phasing of housing delivery taking into account local factors, including the rate of provision of supporting infrastructure and availability of market demand. The proposed phasing is as follows:

Figure 2: Proposed Submission Core Strategy Phasing

	2006 - 2011	2011 – 2016	2016 – 2021	2021 - 2026	Total
No of homes	Up to 2,300	Up to 5,100	Up to 5,600	Up to 4,300	Up to 17,300

3.1.4 Findings

In the reporting year 151 net new homes were built in the Borough as compared to the projected figure of 178 homes (AMR 2008 - 09, Figure 9). A total of 2,023 homes have been delivered since 2006. This means a further 277 homes need to be delivered in 2010/11 in order to meet the proposed phasing of delivery for the 5 year period 2006-11.

3.1.5 The Dartford Strategic Housing Land Availability Assessment (SHLAA) was published in July 2010 and has identified potential housing land supply over the next 15 years.

3.1.6 The number of new homes delivered during the reporting year was slightly less than that forecast by the last AMR. This level of performance is consistent with national trends which shows that there were 23% fewer new homes starts than in 2008 -09. There was a slow down in completions on sites where construction had previously started, particularly at The Bridge and Dartford Technology College. There was a delay on sites where construction had been expected to start and some developers opted to reconsider their developments.

3.1.7 Forecasts of housing delivery in 2010/11 and later years have been adjusted to allow for the changed circumstances on individual sites. The revised trajectory, based on the upper figure of 17,300 homes, has been 'flattened' to reflect market intelligence which suggests that the housing market will not return to its previous peak. Further scenarios are being developed which consider the implications of lower levels of delivery.

3.1.8 **Core Indicator H2(c) Net Additional dwellings – future years**

2,023 homes have been built since 2006, this means that a further 15,317 homes would need to be provided by 2026 to meet the South East Plan requirement, or an average of 957 new homes per annum. The phasing (see Figure 7) proposed in the Core Strategy forecasts that in the short term provision will be lower than this annual average but will increase above this average, as planned strategic sites begin to provide new homes. (See Figure 9 a and b Housing Trajectory). Some large sites,

such as Eastern Quarry and Ebbsfleet are likely to come forward later than previously predicted and at a slower rate.

- 3.1.9 Whilst it is possible to predict future delivery levels with a fair certainty over the next two years, there is less certainty in the longer term. Key factors affecting future delivery are in the level of public investment in strategic infrastructure, market conditions in the housing sector including availability of credit to developers and home borrowers, and site viability issues associated with the cost of site remediation and infrastructure requirements.

Five Year Supply

- 3.1.10 The Council has identified sufficient sites with the potential to deliver housing over the next five years (2011 to 2016) to meet the phasing of homes set out in the proposed Core Strategy. The five year supply of sites and progress on them is listed in Appendix 2.
- 3.1.11 There are currently planning commitments for approximately 13,000 homes. Together with sites that are being progressed through the planning process, this could provide an overall capacity of 15,000 homes. Many of these sites could begin to deliver homes in the short to medium term, although build out rates are likely to be slow as a result of the factors set out in 3.1.9 above. A review of sites with the potential to deliver in the next five years has identified 372 dwellings under construction at autumn 2010 although not all are expected to be completed by April 2011. This highlights that construction levels are improving but that levels of housing delivery still remain relatively low as compared to the recent past.
- 3.1.12 The Council is currently determining planning applications for a number of new sites and revised schemes on sites with existing planning permission. A number of pre-application discussions are also being progressed. This includes large sites such as Northern Gateway (East and Millpond sites), Lowfield Street, Northfleet West Substation, St James Lane Pit, Stone House Hospital and Darenth Road. Decontamination works have started at Northern Gateway East and Millpond, these will take just over a year to complete. Many of the sites will require significant on-site mitigation and all will require on/off-site infrastructure provision. Work done in support of the Core Strategy is providing assistance with identifying the requirements.
- 3.1.13 Outline consent has been secured on the major sites of Eastern Quarry and Ebbsfleet. However, due to the size and complexity of these sites, and the probability of a slower build out rate than previously anticipated, it is likely that they will not be fully built out within the Plan period.

Figure 3: (a) Housing Trajectory as at July 2010

(a) Core Indicators H2(b) Net additional dwellings for the reporting year (c) Net additional dwellings – in future years and (d) Managed Delivery Target

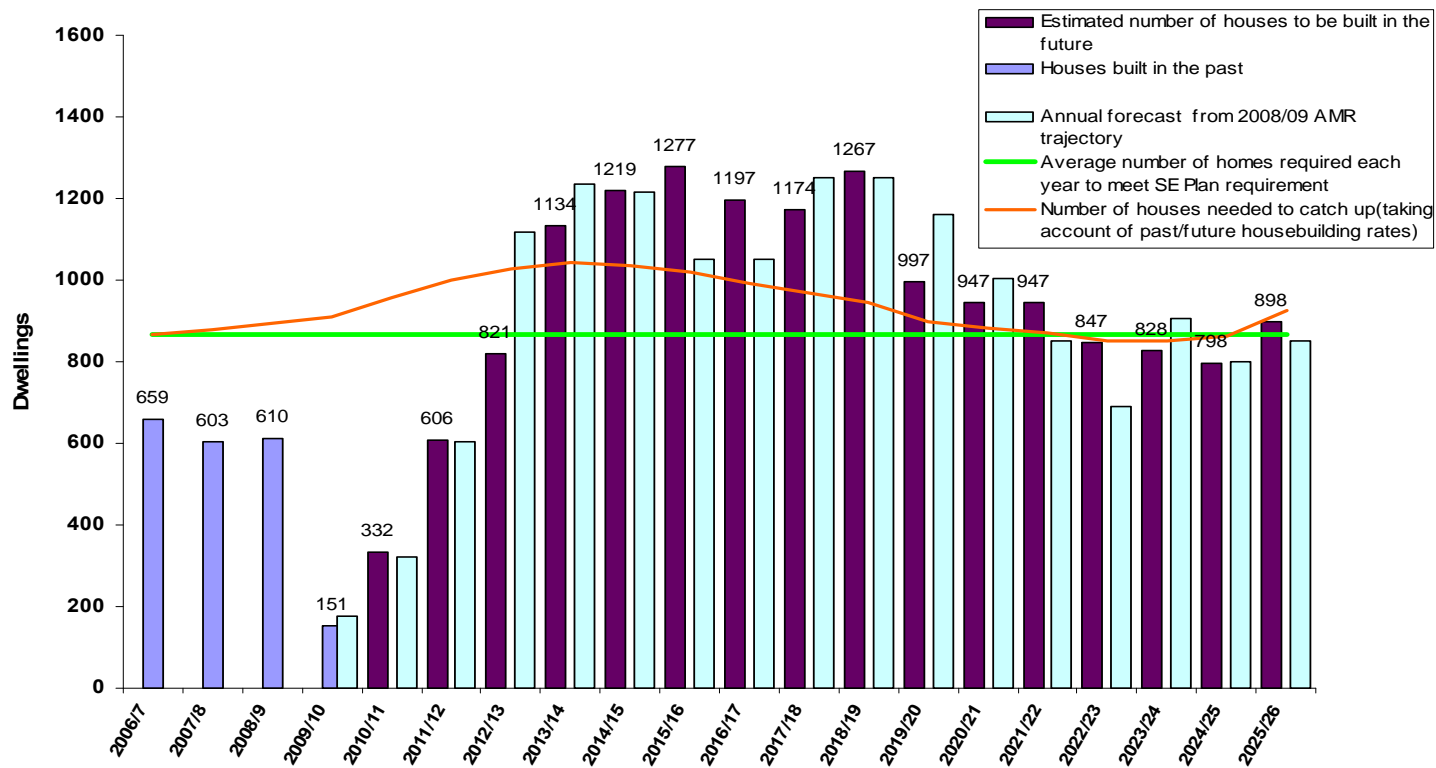
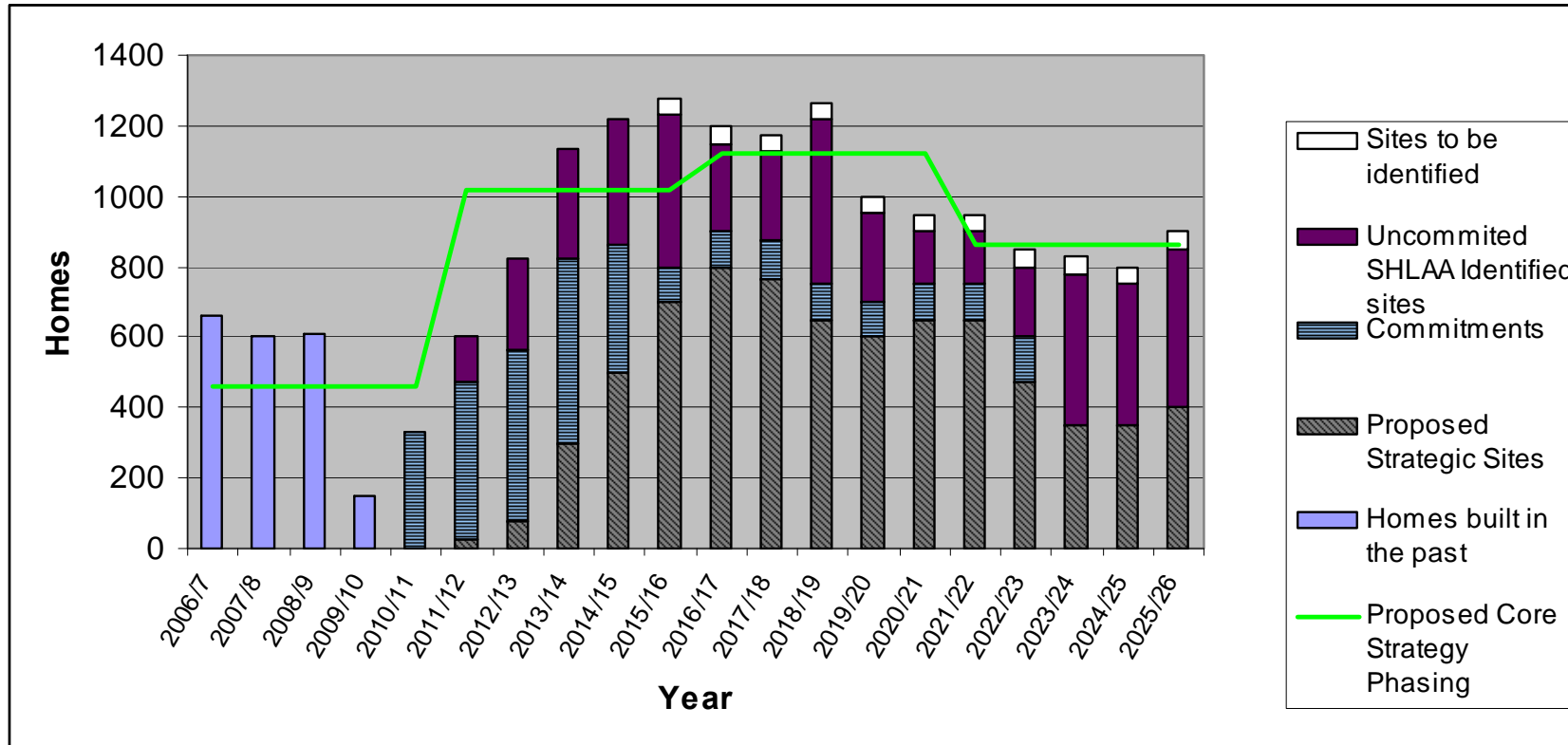


Figure 3(b)) Core Indicators H2 (c) net additional dwellings in future years (cumulative)



Figure 3 (c) Housing Trajectory as at July 2010 showing sources of land supply and Proposed Core Strategy Phasing



3.1.14 Previous AMR's have identified a number of issues impacting on proposed development in the Borough. Where possible, the Council is continuing to progress the resolution of these issues with its partners, developers and site owners. The following actions have been completed or are being progressed.

- The Dartford Strategic Housing Land Availability Assessment was published July 2010 after ongoing consultation with interested parties. Sufficient suitable, available and deliverable sites were identified to meet the SE Plan target and that provided a five year supply of deliverable sites.
- The Council with its partners is reviewing the Kent Thameside Strategic Infrastructure Programme so as to agree a cost effective and prioritised programme of transport schemes to ensure that funding is directed towards development schemes which are imminent. The funding mechanism is being reviewed in the light of changes to the regulations governing S106 agreements set out in the Community Infrastructure Regulations 2010.
- Some sites identified for development are at risk of flooding. The Council produced a PPS25 Flood Risk Sequential Assessment in June 2010 and the Environment Agency has confirmed approval of the approach taken. The assessment found that those sites which are at risk of flooding have potential for the risks to be sufficiently mitigated.
- The Council has continued with its partners, to identify future education and health infrastructure needs and resulting land requirements. This has enabled land and contributions for the necessary infrastructure to be identified as and when development proposals come forward.
- A water cycle study has been prepared for the Kent Thameside area showing that there are no overriding capacity constraints of water supply and waste water infrastructure. The Council is continuing to liaise with Thames Water regarding more localised water and waste water infrastructure issues. Some preliminary localised modelling outputs regarding future capacity has been carried out. This will enable a clear understanding of potential impact of site development and mitigation measures required at an early stage of site development proposals.

A Local Enterprise Partnership (LEP) was approved for Kent, Essex and East Sussex in December 2010. This

will be used as a vehicle for agreeing investment priorities in the area and identifying funding opportunities to implement them, including the new Regional Growth Fund.

3.2 Theme Two : Housing for Local Needs

Introduction

- 3.2.1 The proposed Core Strategy policies require 30% of new homes to be provided as affordable housing, with 50% in the rural area. Local Plan and Local Plan Review housing policies are designed to provide a range of housing to meet demands and needs. The Council's strategy for affordable housing is to maintain an adequate supply and range of housing. The findings of the Housing Needs Study 2006 showed that a high proportion of emerging households are not able to afford market housing locally but would be able to afford intermediate housing. There is a particular shortage of intermediate forms of housing, such as shared ownership.

Findings

- 3.2.2 Since 2004 the Council has been applying a policy of 30% affordable housing in the urban area and the majority of qualifying sites have achieved this as part of the planning permission. These commitments are now beginning to be delivered through build-out of the planning consents.

3.2.3 **H5 Gross Affordable Housing Completions**

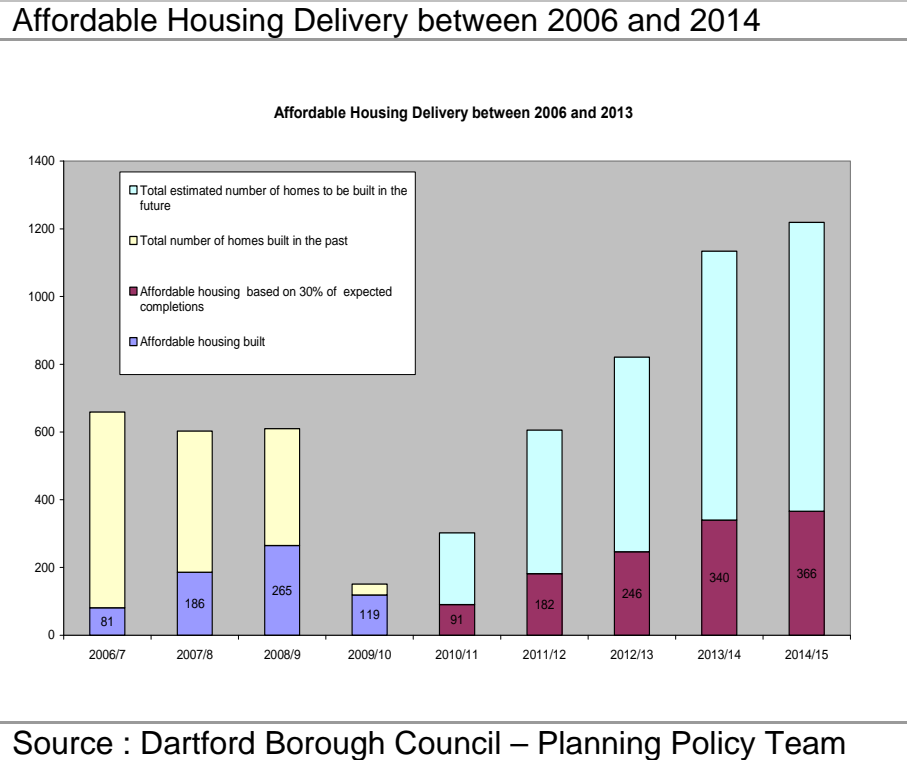
119 affordable homes (where housing is available to rent or buy at an affordable price and where the price is reduced through subsidy) were built last year. An additional 67 units were completed in 2008/09 above that reported in the last AMR due to late registration of completions. The final outturn of affordable homes for 2008/09 has been shown in figure 10 below.

- 3.2.4 The majority of affordable homes during 2009/10 were provided through Section 106 agreements. A further 20 homes were provided over and above these legal agreements through the Home Buy Scheme (which provides a shared equity pathway and is not limited to new build). 99 affordable homes were provided through section 106 agreements representing 67% of all housing delivered and 79% when including the Home Buy units. The high proportion of delivery is due to new homes provided on sites attracting Kickstart funding to stimulate housing delivery and through the Government's Home Buy

scheme to increase accessibility to intermediate homes. This was at Waterstone Park where housing is already progressed.

3.2.5

Figure : 4



3.2.6 Figure 10 above shows the anticipated number of affordable homes that will be provided based on 30% of homes to be built in the next five years. The majority of sites with planning permission have Section 106 agreements to provide affordable housing at 30%. Of those that will provide less, most will provide off-site contributions.

3.2.7 The 2006 Housing Needs Study has been updated and enhanced through a Strategic Housing Market Assessment published by the Council in July 2010. This considers demographic change and housing need and demand over the next 20 years. Its findings show that there is a particular need to provide family housing and housing appropriate to the needs of elderly and disabled people. An Affordable Housing Viability Assessment was published in March 2010. The study concluded that the 30% affordable housing target would be sustainable in normal market conditions but that some flexibility may be required in the interim. The studies have been used to inform policies regarding affordable housing and housing mix in the emerging Core Strategy.

3.2.8 Of the 119 affordable units delivered in the reporting year 76% were intermediate homes and 24% social rented. Of the intermediate housing, 75% was shared ownership and 25% intermediate rent. This reflects the need identified in the Housing Needs Study 2006, of approximately 70% intermediate housing to 30% social-rented housing.

3.2.9 **H4 Net additional Pitches (Gypsy and Traveller) Delivered**

During the year 2 pitches received planning consent having previously been provided through a temporary consent. Although funding has been identified and plans progressed for improvements to the drainage and amenity blocks of the Council-owned Claywood Lane gypsy and traveller site, no further progress can be made until the gas undertaker has completed off site works. This work is expected to be completed by the Spring of 2011. Following this, an additional 4 pitches are to be provided to cater for families on the site living in poor or overcrowded conditions.

A partial review of the South East Plan in respect of gypsies and travellers commenced in 2008 but has now been abandoned due to the abolition of South East England Planning Board. The Council is considering options to bring forward pitch capacity and an emerging policy approach has been proposed in the Pre-submission Core Strategy September 2010.

3.3 Theme Three : Employment

Introduction

- 3.3.1 The Sustainable Communities Strategy sets objectives to develop Ebbsfleet Valley as the financial/business heart of Dartford, to support business growth in general and improve access to jobs for local people through training and other initiatives. Policies in the Proposed Core Strategy reflect these objectives. These objectives are also in accordance with policies set out in the South East Plan regarding North Kent. An interim estimate of 58,000 new jobs between 2006 and 2026 in the Kent Thames Gateway area has been set.. Local Plan and Local Plan Review employment policies are designed to encourage the growth and diversification of the employment base and to realise the potential of the Borough's major development opportunities. In 2001 over 50% of residents commuted out of the Borough to work, mainly to London. The Council's objective is to avoid Dartford becoming a dormitory town by attracting businesses from growth sectors and generating jobs.

Findings

- 3.3.2 10,229 sq m of new employment floorspace was created in the Borough during the monitoring year. Overall there was a net gain of employment floorspace of 8,205 sq m - see Figure11. All the new floorspace created was for B1 (research and development, light industrial) and B1a uses (office) and a significant proportion was

provided at one location, a new office facility at Crossways Business Park. New employment floorspace provided during the monitoring year represented half that of the previous year with very little new build or change of use underway. This lack of activity is likely to be in response to continuing depressed economic conditions over the reporting year.

- 3.3.3 There was a loss of just over 800 sq m of B2 and B8 floorspace which was largely due to change of use to a vocational training facility and for residential re-development of one site. Some loss of B1 floorspace occurred primarily due to a change of use to a vocational training facility and to a private gymnasium.

Figure : 5

Employment Floorspace 2009/10

Core Indicator BD1-Total Amount of additional employment floorspace – by type

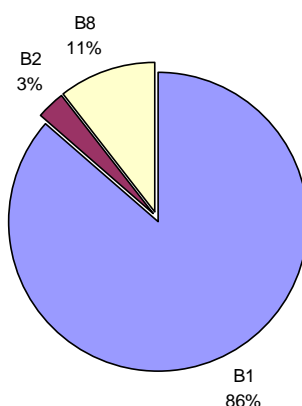
Use Type		Gains Sqm	Losses Sqm	
B1/A2	Business/Financial/Professional	10,229	-1262	
B2	General Industrial	0	-530	
B8	Storage and Distribution	0	-232	
Total		10,229	-2024	
Net Floorspace Gain				8,205 sq m

Source: Dartford Borough Council – Planning Policy Team.

- 3.3.4 There are currently planning commitments for 589,925sq m of employment floorspace. This comprises 510,192 sq m B1, 17,771 sq m B2 and 61,962sq m B8 (net) floorspace. See Figure 12. These consents, if taken forward, would provide new employment floorspace within Ebbsfleet Valley, The Bridge and at Northern Gateway together with updated facilities at existing employment parks. In addition there are some final outstanding consents to provide new floorspace at Crossways, which once delivered will result in almost all the remaining vacant plots at the site being developed.
- 3.3.5 The emerging Core Strategy identifies that new sites together with potential new service jobs provide capacity for approximately 26,500 new jobs and the development of 760,000 sq m (gross) of employment floorspace. The majority of new provision will take place within the three identified priority areas of Dartford Town Centre, Ebbsfleet to Stone and Thames Waterfront. A Dartford Economy and Employment Technical Paper and Strategic Employment Land Availability Assessment were published in July 2010.

Figure : 6

Types of Employment Floorspace with Planning Permission
(March 2010)



Source : Dartford Borough Council – Planning Policy Team Statistics

3.4 Theme Four : Green Belt

Introduction

- 3.4.1 Local Plan Green Belt policies are designed to protect the Green Belt from inappropriate development. Planning Policy Statement 2: Green Belts sets a general presumption against inappropriate development in the Green Belt and identifies the circumstances in which development may be appropriate.
- 3.4.2 53% of Dartford Borough is covered by Green Belt, with most of the Borough's countryside falling within the Green Belt. 64 applications for developments in the Green Belt were determined during the monitoring year.

Findings

- 3.4.3 Local Plan policies have been upheld in the monitoring year with the openness of the Green Belt having been maintained. The use and re-use of land and buildings has been limited to those which are compatible with Green Belt policy. Of the 75 development applications, 62 consents were granted. The majority were for minor extensions and alterations; continued existing use; replacement dwellings and other built development; re-application for lapsed planning consents, environmental and access to countryside enhancements, change of employment use at existing employment

sites or where it was deemed that there would be no material change or negative impact; and, the erection of agricultural buildings. All were deemed to be appropriate in the Green Belt. Consent was given to an application for the erection of a building to store equipment associated with outdoor sports activities. PPG2 identifies development associated with outdoor sports activities as appropriate development in the Green Belt. In addition consent was given for the erection of bungalows for people with special needs, extending provision at an existing facility. This application was granted due to very special circumstances and was conditioned to safeguard its use by people with special needs.

3.5 Theme Five : Previously Developed Land

Introduction

- 3.5.1 Local Plan Policies direct the majority of growth away from green field sites, unless land has been identified as a strategic site in higher level guidance. Planning Policy Statement 3 (Housing) requires that at least 60% of housing is provided on previously developed land. This requirement is repeated in the South East Plan.

Findings

- 3.5.2 The Borough has 299 hectares of previously developed vacant land and 378 hectares of derelict land and buildings. 96% of this land is identified as suitable for housing.²

3.5.3 ***Core Indicator BD2 Total Amount of Employment Floorspace on developed land by type***

100% of new employment floorspace was built on previously developed land during 2009 -10.

3.5.4 ***Core Indicator H3 New and converted dwellings – on previously developed land***

- 3.3.5 72% of homes that were built in the Borough during 2009 - 10 were built on previously developed land.

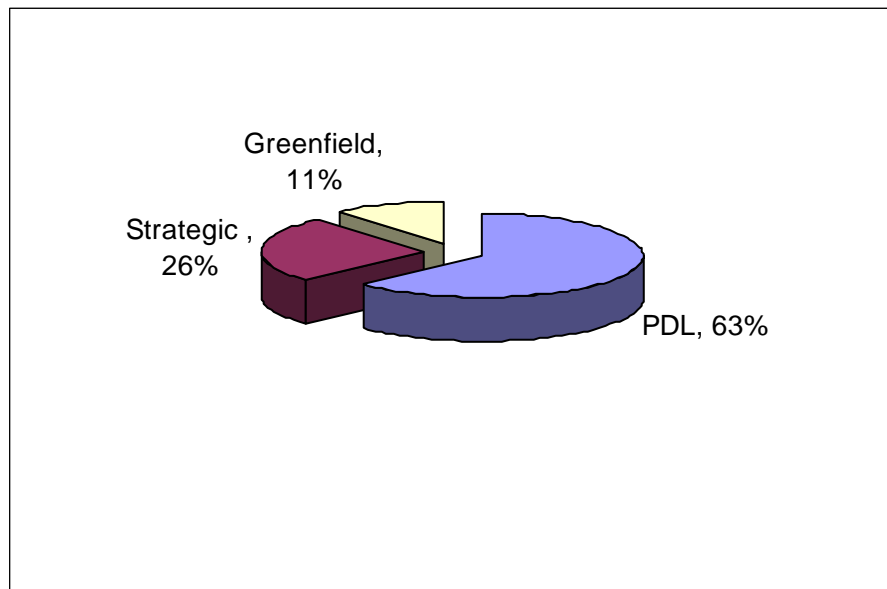
- 3.5.6 Up to a further 15,289 homes are planned to 2026. Based on housing sites identified in the Strategic Housing Land Availability Assessment, 63% of new housing will be built on previously developed land (PPS3 definition) – see figure 13. A further 26% will be built on land that does not meet the technical definition of 'previously developed' but

² NLUD Database – Previously-developed land that that may be available for development England 2006

nonetheless is degraded and despoiled through quarrying. A high proportion of this land is on strategic sites first identified in sub-regional guidance (RPG9) such as Ebbsfleet, Eastern Quarry and Swanscombe Peninsula.

Figure : 7

Proportion of housing to 2026 planned on previously developed land (PDL), Strategic and Greenfield sites 2009 -10



Source : Dartford Borough Council – Planning Policy Team

3.6 Theme Six : Environmental Resources

Introduction

- 3.6.1 Policies within the Local Plan aim 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.

Findings

E2 : Changes in Areas of Biodiversity Importance

- 3.6.2 Designated sites of conservation importance cover 1,023 hectares of land. There has been no loss of areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development

pressure during 2009-10. An updated survey of the Darenth Wood Site of Special Scientific Interest (SSSI) found that the area had experienced improvement in some habitats.

- 3.6.3** The Department of Energy and Climate Change collates CO2 estimate data received from local authorities and calculates National Indicator 186: Per Capita reduction in CO2 emissions in each local authority area. The local authority estimates have been adjusted slightly to exclude certain emissions such as motorways where local authorities have little influence in reducing carbon emissions. Figure 15 below provides details of carbon dioxide emissions for Local Authority and Government Office Region areas for the years 2005 to 2008. The data in the time series has been changed since last year's AMR due to new methodology being applied to the time series to enable comparison of data.
- 3.6.4** The latest data indicates that Dartford's per capita CO2 emissions are well above the South East and national average. This is as a result of disproportionately high non-domestic emissions and particularly CO2 emissions from road transport.
- 3.6.5** Dartford Borough has, however, made good progress in reducing carbon emission levels, as compared to the South East as a whole. Compared to 2005, Dartford has seen an overall 4.9% per capita carbon reduction. The most significant reduction has been in road transport CO2 emissions between 2005 and 2008.
- 3.6.6** *E3 Renewable energy generation by installed capacity and type*
- There were no planning permissions for renewable energy installations received during the monitoring year. Pre-application advice was given to several households regarding the installation of photo-voltaic panels, but in all cases planning consent was not required.
- 3.6.7** The Kent Thameside Eco Assessment report was produced in July 2010. The study has assessed current and future demand in Kent Thameside, carries out a baseline assessment of carbon emissions and identifies those technologies that have the greatest potential to deliver low carbon and zero carbon reductions.
- 3.6.8** In 2010 funding was secured for the construction of the SusCon Sustainable Construction Skills Academy at The Bridge. From 2011 SusCon will offer a range of courses aimed at developing the skills needed to apply emerging construction technologies which are designed to deliver sustainable and energy efficient buildings. SusCon will assist the Council in its aim to develop Dartford as a centre of excellence for sustainable development and secure growth in an emerging sector of the economy.

Figure 8 - NI186 Per Capita CO2 emissions in the Local Authority Area
Per capita data given in kilo tonnes

Area	Year	Per capita – Industry and commercial	Per capita – Domestic	Per Capita – Road Transport	Per Capita – Total	% per capita reduction
Dartford	2005	3.2	2.3	2.7	8.2	
	2006	3.3	2.3	2.6	8.1	
	2007	3.1	2.2	2.5	7.8	
	2008	3.1	2.2	2.4	7.8	4.9
South East	2005	2.5	2.5	1.9	6.9	
	2006	2.5	2.5	1.8	6.9	
	2007	2.4	2.4	1.8	6.7	
	2008	2.4	2.4	1.7	6.6	4.3
Medway	2005	1.6	2.2	1.1	5.0	
	2006	1.6	2.2	1.1	5.0	
	2007	1.6	2.2	1.1	4.9	
	2008	1.5	2.2	1.1	4.8	4.0
National	2005	3.1	2.5	1.8	7.4	
	2006	3.1	2.5	1.7	7.4	
	2007	3.0	2.4	1.7	7.2	
	2008	2.9	2.4	1.7	7.0	5.4

Theme Seven : Flood Protection and Water Quality

Introduction

- 3.7.1** Policies within the Local Plan cover water quality. The emerging Core Strategy addresses flood protection and demands from new development for water and drainage. Most of the Borough lies within a Groundwater Protection Zone.

Planning Policy Statement 25 requires vulnerable developments, including housing, to be directed to sites at the lowest risk of flooding through a sequential test. A Kent Thameside Strategic Flood Risk assessment (SFRA) was produced in December 2005, and an update taking into account the latest projected sea level rises has now been completed. A Strategic Flood Risk Assessment was carried out for Dartford Town Centre in June 2008.

A PPS25 sequential assessment based on the updated SFRA has been carried out to assess if the potential development sites in the Borough could be safely developed for housing. The assessment was published by the Council in June 2010 and the Environment Agency has confirmed approval of the approach taken. The assessment found that those sites which are at risk of flooding have potential to be sufficiently mitigated.

The Environment Agency has been developing a management plan, Thames Estuary 2100 project, to address tidal flood risk in the Thames Estuary to 2100. The Council has been actively engaged with the Environment Agency through formal and informal consultation with a view to ensuring that areas vulnerable to flooding from the River Thames are adequately safeguarded into the future.

Findings

- 3.7.2** ***Core Indicator E1-Planning Permissions contrary to Environment Agency Advice***

The Environment Agency objected to 16 planning applications on flood defence and water quality grounds during 2009-10. No planning permissions were approved contrary to Agency advice. Two sites were refused due to Environment Agency objections, five planning applications were approved with conditions and one was revised after initial objection to ensure that the proposed development would not be at risk of flooding.

CHAPTER FOUR : PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

- 4.1** The Council approved an updated Local Development Scheme (LDS) In June 2010 and following notification by the Secretary of State, it came into effect on 10 July 2010.
- 4.2** It was necessary to update the 2007 LDS to reflect a new timetable. The need for a revised timetable is fully set out in the 2008/2009 AMR.
- 4.3** Significant progress has been made throughout 2009 and 2010 on updating the Core Strategy evidence base. The Council has now produced an Infrastructure Delivery Plan. In addition several new and updated documents have been published by the Council during 2010 to support the proposed spatial strategy. These are:

Figure 9: Dartford Council new and updated evidence base

Northern Gateway Strategic Site Background Paper	Dartford Strategic Housing Market Assessment (update)
Ebbsfleet Valley Strategic Site Background Paper	Affordable Housing Viability Assessment
Dartford Strategic Employment Land Assessment	Retail Background Paper
Dartford Strategic Housing Land Availability Assessment (Update)	Dartford Open Spaces Technical Paper

Figure : 10
Assessment of milestones met against
June 2010 Local Development Scheme

Statement of Community Involvement		
Stage	Milestones	Completed
Adopted March 2005		
Core Strategy DPD		
Stage	Milestones	Actual
Issues and Options	August 2005	August 2005 (6 weeks public Consultation)
Preferred Options (1 st Consultation)	July 2006	July 2006 (6 weeks public Consultation)
Preferred Options (2 nd Consultation)	January 2008	January 2008 (6 weeks public Consultation)
Pre-Submission Consultation	August/Sept 2010	Sept/October 2010
Submission to Secretary of State	November 2010	Programmed for February 2011
Examination	March 2011	programmed for May 2011
Adoption	September 2011	Estimated November 2011

Due to the nature of responses received, it has been decided that the results of the consultation and consequent amendments should be reported to the

General Assembly of the Council for agreement before the Core Strategy is submitted for Examination. This has resulted in a slight delay to the forward programme.

Development Management DPD		
Stage	Milestones	Actual
Regulation 25 Consultation	Dec 2011	NA
Publication of DPD and Regulation 27 consultation	July 2012	NA
Submission	October 2012	NA

4.5 COMMUNITY INVOLVEMENT

4.5.1 The Council has set out how it proposes to consult on all draft LDF documents in the Statement of Community Involvement (SCI) March 2005. The Council consulted on development options for the Northern Gateway in July/August 2009. This consultation has been used to inform development of the Core Strategy. Figure 17 shows how the consultation addressed the SCI requirements.

Figure : 17

Consultation on the Northern Gateway	
SCI – consultation method	Comment
Published on the Council's website and a facility to comment online	A leaflet was produced and made available on the Council's website together with a response form that could be downloaded and sent to the Council electronically.
In specified public buildings together with comment forms	Documents and comment forms were made available at several locations in the town centre and at schools, community centres, doctors surgeries and other public places in the vicinity.

	The leaflet was also distributed to each household in the local area.
Production of articles in the Council's "Borough News" newspaper	The Council's "Borough News" newspaper ceased publication at the end of 2005. Details of the consultation on Northern Gateway was advertised in the Dartford Times newspaper.
Additional venues used for publicity	Council officers attended several local community meetings and organised 'drop-in sessions' at community venues for members of the public to discuss proposals

APPENDIX 1 Indicators and Targets

THEME ONE : HOUSING																	
Core Output Indicators		Local Output Indicators	Contextual Indicators		Target												
<ul style="list-style-type: none"> H1 Plan period and housing targets 17,340 dwellings between 2006 and 2026 (SE Plan) 			Population and household change and age profile <table border="1"> <thead> <tr> <th></th> <th>2001</th> <th>2009 (est)</th> <th>% change</th> </tr> </thead> <tbody> <tr> <td>Pop</td> <td>80,100</td> <td>93,600</td> <td>17</td> </tr> <tr> <td>Hholds</td> <td>35,000</td> <td>39,000</td> <td>11.5%</td> </tr> </tbody> </table>			2001	2009 (est)	% change	Pop	80,100	93,600	17	Hholds	35,000	39,000	11.5%	See Core Indicators
	2001	2009 (est)	% change														
Pop	80,100	93,600	17														
Hholds	35,000	39,000	11.5%														
<ul style="list-style-type: none"> H2(a) Net additional dwellings in previous years 2,426 dwellings in the past 5 years (2005/06 to 2009/10) 			<p>Between 2001 and 2009 The largest estimated increases have been in the 16-24 and 35-59 age groups whilst numbers of 25-34 year olds have remained fairly static.</p>														

<p>▪ H2(b) Net additional dwellings – for the reporting year</p> <p>151 dwellings</p>	<p>▪ Homes Lost</p> <p>1</p>	<p>Forecast It is estimated that there will be a population increase of 42% between 2006 (89,932) and 2026 (126,028) and a 45% increase in households due to an ongoing decline in average household size.</p>	
<p>▪ H2 (c) Net additional dwellings in future years</p> <p>15,277 dwellings to end of plan period (i) 828.5ha land area identified (some is at large sites that have been partially built out)(ii) 957 homes annualised (SE Plan) requirement applying to each of the five years. Up to 814 homes annualised– Core Strategy pre-submission document)</p>			
<p>▪ H2(d) Managed Delivery Target</p> <p>See Housing Trajectory Figure 9</p>		<p>Average house price in Dartford as compared to the Kent</p> <p>In 2009 the average price of property in Dartford was £188,323 as compared to £219,871. After several years the average houseprice decreased by 14% between 2008/09 which is a slightly higher decrease than that experienced nationally during the same period.</p>	

THEME TWO : HOUSING FOR LOCAL NEEDS				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> H4 Net additional pitches (Gypsy and Traveller) delivered 2 		<ul style="list-style-type: none"> % of residential completions on qualified sites as affordable housing 65.5% 	<ul style="list-style-type: none"> House price to income ratio as compared to England Median house price to median earnings ratio was 5.66 in 2009(6.27 England) Lower quartile house price to lower quartile earnings ratio 6.39 in 2009 (6.28 England). Overall there has been a decrease in house price to earnings ratio high of 6.84(median) and 7.79(lower quartile) in 2007 which is consistent with national trends. Dartford's median house prices are more affordable but lower quartile house prices are less affordable than the national average. 	<ul style="list-style-type: none"> The 30% urban target was exceeded in 2009/10
<ul style="list-style-type: none"> H5 Gross affordable housing Delivery 186 units (report findings) 		<ul style="list-style-type: none"> Affordable housing completions 2009/10 distinguishing between different forms of tenure Shared ownership: 76 Units Intermediate Rent: 19 Units Social Rent: 24 Units Total : 119 Units 		

THEME THREE : EMPLOYMENT																						
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target																			
<ul style="list-style-type: none"> BD1 Total amount of additional employment – by type <p>2009/10</p>		<ul style="list-style-type: none"> % of population economically active as compared to Kent <p>78% and 90% in Kent in 2008 There has been a slight increase the proportion of population who are economically active since 2006</p>																				
		<ul style="list-style-type: none"> Employment structure and change <table border="1"> <thead> <tr> <th>Type</th> <th>2008 % of jobs</th> </tr> </thead> <tbody> <tr> <td>Distribution, hotels and restaurants</td> <td>32</td> </tr> <tr> <td>Public administration, education and health</td> <td>19.5</td> </tr> <tr> <td>Banking, finance and insurance</td> <td>17.5</td> </tr> <tr> <td>Construction</td> <td>11</td> </tr> <tr> <td>Manufacturing</td> <td>9</td> </tr> <tr> <td>Transport and communications</td> <td>6</td> </tr> <tr> <td>Other services</td> <td>3</td> </tr> <tr> <td>Primary</td> <td>1</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Type	2008 % of jobs	Distribution, hotels and restaurants	32	Public administration, education and health	19.5	Banking, finance and insurance	17.5	Construction	11	Manufacturing	9	Transport and communications	6	Other services	3	Primary	1		
Type	2008 % of jobs																					
Distribution, hotels and restaurants	32																					
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Banking, finance and insurance	17.5																					
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Manufacturing	9																					
Transport and communications	6																					
Other services	3																					
Primary	1																					

THEME THREE : EMPLOYMENT (Cont)						
Core Output Indicators			Local Output Indicators		Contextual Indicators	Target
Use Class	Gross	Net				
B1/A2	10 229	8 967			The greatest change in employment structure since the mid 1990s has been the very steep growth in the hotel and restaurant and construction and distribution sectors. The number of jobs in manufacturing, primary industries and public administration, education and health has declined.	
B2	0	-530				
B8	0	-232				
Total	10 229	8 205				

<ul style="list-style-type: none"> ▪ BD3 Employment Land Available by type <ul style="list-style-type: none"> a) sites allocated for employment uses in Development Plan Documents 317.5 ha b) sites for which planning permission has been granted for employment use but not included in (a) Total 97 ha 	<ul style="list-style-type: none"> ▪ Total amount of employment floorspace lost gross during the monitoring year -2024 sq m 	<ul style="list-style-type: none"> ▪ Jobs density (proportion of jobs to working age population) as compared to Kent 2008 : 1.0 in Dartford and 0.8 in Kent 	
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THEME FOUR : GREEN BELT			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
	<ul style="list-style-type: none"> Number of planning permissions that permit open or appropriate uses within the Green Belt Of the 62 consents granted planning permission. 61 were determined to be appropriate within the Green Belt. 1 development was permitted for the provision of additional dwellings at an existing site for people with special needs. This was permitted due to special circumstances and is, therefore, compliant with policy. 	% of land within the Borough that is designated Green Belt 53%	
	<ul style="list-style-type: none"> Number of planning applications determined within the Green Belt 75 applications 		

THEME FIVE : PREVIOUSLY DEVELOPED LAND				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> BD2 Total Amount of employment floorspace on previously developed land – by type <ul style="list-style-type: none"> B1 100 % B2 100% B8 100% 	Proportion of housing planned in the future to be built on previously developed land (PDL), Strategic and Greenfield sites	Amount of previously developed land in the district 299 hectares of previously developed vacant land and 378 hectares of derelict land and buildings	Over 60% of development has been on previously developed land. Policy target has been exceeded.	
<ul style="list-style-type: none"> H3 New and converted dwellings - on previously developed land 72% 	26% Strategic Sites (formerly used for quarrying not meet PPS3 definition) 63% PDL 11% Greenfield			

THEME SIX : ENVIRONMENTAL RESOURCES				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> E2 Change in areas of biodiversity importance No loss or addition to biodiversity habitat. Some improvement to habitat at Darenth Wood. 		Per capita Co2 emission estimates for Dartford and the South East In 2008 Dartford 7.8 Kt CO2 South East 6.6 Kt CO2	<ul style="list-style-type: none"> Extent of woodland 301 hectares 	There has been no damage or loss to sites of nature conservation interest. Target met.
<ul style="list-style-type: none"> E3 Renewable energy generation Completed Type megawatts None Granted Planning Permission Type megawatts None 		% per capita carbon reduction since 2005 Dartford 4.9 South East 4.3	<ul style="list-style-type: none"> Extent of designated sites: SSSIs, NNRs, Kent Wildlife Sites and LNRs 1023 hectares 	

THEME SEVEN : FLOOD PROTECTION AND WATER QUALITY			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
<p>E1 Number of planning permissions granted contrary to Environment Agency Advice on flooding and water quality grounds. Developments which would potentially :</p> <p>(i) lead to a risk of flooding or increase the risk of flooding elsewhere</p> <p>None</p> <p>(ii) adversely affect water quality</p> <p>None</p>			<p>Water quality is being adequately protected and flood risk within new developments is being addressed</p>

Other Indicators (not included in report themes)

THEME:: TOWN CENTRE									
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target						
<ul style="list-style-type: none"> BD4 Total Amount of floorspace for completed "town centre uses" (A1, A2 ,B1(a) and D2) 									
<ul style="list-style-type: none"> Within town centre areas 									
<table border="1"> <tr> <td>Gross</td> <td>:506</td> <td>Sq m</td> </tr> <tr> <td>Net</td> <td>:506</td> <td>Sq m</td> </tr> </table>	Gross	:506	Sq m	Net	:506	Sq m			
Gross	:506	Sq m							
Net	:506	Sq m							
<ul style="list-style-type: none"> Within the local Authority Area 									
<table border="1"> <tr> <td>Gross</td> <td>:12,603</td> <td>Sq m</td> </tr> <tr> <td>Net</td> <td>:11,682</td> <td>Sq m</td> </tr> </table>	Gross	:12,603	Sq m	Net	:11,682	Sq m			
Gross	:12,603	Sq m							
Net	:11,682	Sq m							

THEME: URBAN RESIDENTIAL QUALITY			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
H6 Housing Quality – Building for Life Assessments 37 homes achieved Good Standard = 25% of total new build completions			

**APPENDIX 2 PPS 3 Specific sites assessed as having potential to deliver in the next five years. Updated October 2010
(Based on findings of Dartford SHLAA July 2010)**

Site Ref	Site Name	Indicative Capacity/ Residual	PP	Delivery Period	Under construction	Development Issues	Overcoming Issues
Large Sites (over 100 dwellings)							
1	Ebbsfleet	up to 2320	Y (OL)	2010 - 2026 and beyond plan period	N	Phase 1 dependent on securing major commercial interest in advance of significant residential build	Council working with KCC and developer encourage public sector relocation.
2	The Bridge	1215	Y (OL & RM)	2010/11 to 2024/5	50	Site commenced 2004/06 likely to deliver over 12 to 15 years. Reserved Matters approved and being determined for further phases. Delivery in short term slowed due to housing market downturn.	Approved "Kickstart 1" scheme.
3	Ingress Park - Eastern Extension	335	Y (FL)	2010/11 to 2014/15	N	Market downturn has slowed delivery	Approved "Kickstart 2" scheme
4	Waterstone Park	0	Y (RM)	2010/11 to 2014/15	34	Under Construction	Approved "Kickstart 1" scheme.

7	Craylands Lane	110	Y (FL)	20010/11 to 2014/15	N	Planning obligations agreed. Site to be marketed and timing likely to be dependent land owners intentions regarding development potential of this and other land holdings in the area	Progressing development potential of other land holdings, with a view to unlocking this site.
32	Lowfield Street	400	N	20010/11 to 2014/15	N	Negotiations between developer and Council taking place with respect to phasing and planning requirements to address viability issues. Planning application expected.	Council continue to address outstanding planning issues with developer.
34	Northern Gateway East (GSK)	735	N	20010/11 to 2019/20	N	Developers acquired site for substantial residential and mixed use development. Pre-application discussions underway with Council. Site cleared for re-development and de-contamination taking place. .	Council coordinate with developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme.
35	Millpond	280	N	2015/16 to 20019/20	N	Developers acquired site for substantial residential and mixed use development. Pre-application discussions underway with Council. Site cleared for re-development and de-contamination taking place.	Council coordinate with potential developers and service providers in the area to ascertain likely infrastructure requirements and shared delivery programme.

36	Station Approach	155	N	2015/16 to 2019/20	N	Ongoing discussions with site owners regarding options, investigation of funding sources and site viability assessments underway. Likely to come forward for mixed development.	HCA/SEEDA, Council and Network Rail to continue to progress.
38	Co-op Site	176	Y (FL)	20010/11 to 2014/15	N	Town Centre site with few constraints to development. Existing land value and reduced demand for flatted and town centre commercial development are currently affecting site viability.	Consideration being given to alternative scheme.
42	Everards	0	Y (FL)	20010/11 to 2014/15	211	None Identified - construction underway	None Identified
44	Fantaseas	175	Y (OL)	20010/11 to 2014/15	N	The site is in Council ownership and is due to be sold as residential site but limited interest due to current market conditions	Council to continue marketing of site
45	Eastern Quarry (EQ2)	up to 6250	Y (OL)	20010/11 to 2014/15 and beyond 2026	N	Site owner is developing both Eastern Quarry and adjacent Ebbsfleet sites. Current market conditions are impacting the progress of planning requirements and actual build. Developers are currently considering site viability issues and impacts on phasing across two sites. Ongoing discussions with Council regarding planning issues.	Council and developer to continue to discuss options to bring the site forward

46	Stone House Hospital	305	N	20010/11 to 2014/15	N	Site actively being disposed by HCA who have selected a development partner. Planning application expected.	HCA and developer to continue to bring site forward.
57	Axton Chase	149	Y(OL &RM)	20010/11 to 2014/15	N	Site is due to be marketed. Will become available after proposed move of existing school to new site (under construction) which is programmed for 2011 and beyond	None Identified
91	Northfleet West Sub Station	1250	N	20010/11 to 2024/25	N	Planning application under consideration. Results of archaeological survey will enable final site capacity to be approved.	Council to determine planning application once final capacity and planning requirements identified..
128	Darenth Road	240	Y (OL)	20010/11 to 2014/15	N	Although site has planning consent for mixed use there may be limited commercial interest due to market and limited connectivity to existing employment area. Site owner considering development options -revised planning application has been submitted.	Consideration of revised planning application.
Small sites							
8	Greenwood	35	N	20010/11 to 2014/15	N	Several planning consents for residential development at the site which have now lapsed. Historically, the site has been developed in a piece-meal fashion. Site viability is currently impacted by housing market downturn.	None Identified

16	Powder Mill Lane	42	Y (FL)	20010/11 to 2014/15	N	Build stalled due to housing market conditions. Site mitigation works in regard to flood and nature conservation are required within certain time parameters to protect water quality - may delay start of build	None identified
20	Knockhall Road	49	Y (OL)	20010/11 to 2014/15	N	Market demand for flatted development is currently affecting development progress. Revised planning application submitted.	New application under consideration
21	225 London Road	9	Y (FL)	20010/11 to 2014/15	N	Consented scheme unlikely to come forward until demand for flatted development improves. Will require re-location of current employment use.	None Identified
22	28 Spital Street	9	Y (FL)	20010/11 to 2014/15	N	None identified.	None Identified
29	The Coleburt Centre, King Edward Ave	53	Y (OL)	20010/11 to 2014/15	N	Site cleared and prepared for re-development	None Identified
47	Dartford Technology College Campus	0	Y (FL)	20010/11 to 2014/15	41	None identified. Development underway	None Identified
48	St James Lane Pit (Stone Pit 2)	795	N	20010/11 to 2019/20	N	Planning application under consideration. Further negotiations underway regarding scheme design, site obligations and contributions. Further land fill required. Planning approval for development platform agreed during Summer 2009.	Agree site obligations/contributions to enable determination of planning application.

49	Darenth Mill, Darenth Road	23	Y (FL)	20010/11 to 202014/15	N	None identified. Developer is progressing new scheme and is likely to re-submit a planning application in the near future. Intends to begin build once planning and building consent obtained.	None Identified
55	Hook Place Farm (West) Southfleet	8	Y (FL)	20010/11 to 202014/15	N	Site owner will not progress development until sales values sufficiently improve.	None Identified
75	Leyton House, Wilmington	33	N	20010/11 to 2014/15	N	None identified - developer actively progressing site to obtain planning consent	None Identified
85	Police Station - Instone Road	67	Y (FL)	20010/11 to 2014/15	N	Site is set to be marketed. Town centre location but delivery is likely to be dependent on a rise in land and sales values to ensure viability.	None Identified
112	Milk Depot, Watling Street	27	Y (FL)	20010/11 to 2014/15	N	Site viability is an issue at present. Site likely to be marketed for development when land value and market demand increases. Pre-application discussion underway to review scheme.	Further liaison with developer regarding future scheme to continue.
118	Rear of Two Brewers	12	Y (FL)	20010/11 to 2014/15	N	Consented scheme has been revised and re-submitted for planning approval. Town centre mixed use scheme likely to come forward for development once sales values rise.	None Identified
145	Land adj 2 Charles Street	5	Y (FL)	20010/11 to 2014/15	N	Site is constrained by current lack of demand for flatted development. Planning consent is to expire soon but developer has indicated that they are likely to re-submit application and progress scheme for housing. Expected to start construction soon as	None Identified
152	St Vincents Filling Station	6	Y (FL)	20010/11 to 2014/15	N	Site requires significant remediation due to previous use. Viability will be a key issue as to when the site is likely to come forward.	None Identified

290	Former Piggery Site	13	Y (FL)	20010/11 to 2014/15	N	Site currently has marginal viability and level of planning contributions is still under negotiation. Current viability issues may stall delivery of the site.	None Identified
292	Enterprise House, Dartford	8	N	20010/11 to 2014/15	N	Has been acquired for other use and unlikely to be developed for housing.	None identified.
339	Land Rear of 92 - 106 Havelock Road	0	Y (FL)	20010/11 to 2014/15	12	Under Construction	None Identified
352	44A Waldeck Road	9	Y (FL)	20010/11 to 2014/15	N	Unlikely to be developed until current demand for and sales values of flatted development increase	None Identified
368	Land adj to 15 Invicta Road	5	Y (FL)	20010/11 to 2014/15	N	Site cleared and prepared for re-development	None Identified
400	Blue Anchor Pub	9	Y (FL)	20010/11 to 2014/15	N	Site is to be marketed for residential development and is likely to be dependent on improved land value.	None Identified
402	Rear of 101 - 113 Hawley Road	12	Y (FL)	20010/11 to 2014/15	N	Unlikely to be developed until current demand and sales values for flatted development increase	None Identified
407	YMCA car park, Dartford	0	Y (FL)	20010/11 to 2014/15	24	Development underway and to be completed Summer 2011.	None Identified
409	Orchard House	5	Y (FL)	20010/11 to 2014/15	N	Sites proximity to Ebbsfleet Stn and future employment opportunities make site marketable. . No development issues identified	None Identified

503	Land at Beacon Road, Bean	10	N	20010/11 to 2014/15	N	New planning application submitted.	Determination of planning application
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Notes

PP(Planning Permission) OL (Outline)RM(Reserved Matters)FL(Full)

All sites identified as having potential to deliver homes within next five years were assessed as suitable, developable and deliverable in the Dartford SHLAA 2010

Proposed strategic development sites in Dartford Pre-submission Core Strategy September 2010

Sources of Data

Monitoring Themes	
General	<ul style="list-style-type: none"> • Dartford and Gravesham Sustainable Community Strategy 2008 -2011 • Dartford Local Plan Review (Amended Second Deposit Draft) April 2004 • Dartford's Core Strategy – Preferred Options January 2009
Borough Characteristics	<ul style="list-style-type: none"> • ONS – Neighbourhood Statistics • ONS – Population Estimates • Census 2001 • Kent and Medway Structure Plan Working Papers 1 (July 2004) and 2 (September 2003) • Nomis – District Statistics • Kent County Council Analysis and Information District Profiles • DCLG – Housing Statistical Data • Revenue and Customs - Valuation Office • Dartford's Strategic Housing Market Assessment 2010
Housing	<ul style="list-style-type: none"> • Planning Policy Team • KCC Housing Information Audit 2009 -2010 • Dartford's LDF: Annual Monitoring Report 2004 through to 2008 • Dartford's Strategic Housing Land Availability Assessment July 2010

Housing for Local Needs	<ul style="list-style-type: none"> • Internal Monitoring Data - Housing Policy and Development Team • Planning Policy Team
Employment	<ul style="list-style-type: none"> • Data from Uniform system • Kent County Council Commercial and Leisure Land Supply Survey Report 2009 -2010 • Internal Monitoring Data - Planning Policy Team • Census 2001
Green Belt	<ul style="list-style-type: none"> • Data from Uniform system
Previously Developed Land	<ul style="list-style-type: none"> • National Land Use Database Records (July 2006) • Kent County Council Housing Land Supply 2008/09 • Planning Policy Team
Environmental Resources	<ul style="list-style-type: none"> • Property Information Team • Data from Uniform system • Kent Wildlife Trust • Condition of NNI/SSI Sites – English Nature web site • Groundwork – Kent Thameside News Summer 2008-12-05 • DEFRA – Per Capita emissions in the LA area (NI 186)
Flooding and Water Quality	<ul style="list-style-type: none"> • Data from Uniform System • Development Control Team • Environment Agency website
Other	<ul style="list-style-type: none"> • Kent County Council Commercial and Leisure Land Supply Survey Report 2008/09 • CAGE – web site
Community Involvement	<ul style="list-style-type: none"> • Dartford's Statement of Community Involvement March 2006 • Planning Policy Team – internal data

APPENDIX 3 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 statutory plan for the area containing planning policies and land use proposals. Dartford's Development Plan currently comprises saved policies from the adopted Local Plan (1995) and the South East Plan. The adopted Local Plan is to be replaced by the Local Development Framework.
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	Statutory documents forming part of the Council's Local Development Framework. They generally take the form of Development Plan Documents or Supplementary Planning Documents. This Annual Monitoring Report is also one of the Local Development Documents.
Local Development Framework (LDF)	A collection of documents which will eventually replace the Local Plan as part of the development plan for the area. The key component of the LDF is the Core Strategy. Other Development Plan Documents may include Site Specific Allocations, Development Management and

	Area Action Documents.
Local Development Scheme	An LDF document which sets out a work programme and timetable for preparing a Council's Local Development Framework.
Regional Spatial Strategy (RSS)	The statutory regional level plan, which forms part of the Development Plan for the district. In Dartford's case the RSS is the South East Plan (2009). The Secretary of State has announced his intention to revoke the RSS's and replacement measures are being brought forward through legislation.
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.
South East Plan	The Regional Spatial Strategy (see above) for the Dartford Borough area. Until revocation of RSS's is confirmed, it forms part of Dartford's Development Plan.
Sustainability Appraisal (SA)	The process by which major policies and proposals are assessed against sustainability objectives. A Strategic Environmental Assessment (SEA) is incorporated into the SA. Development Plan Documents must be accompanied by an SA/SEA.

GLOSSARY	
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 are determined by Government whereas other output indicators are 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.