

DARTFORD

BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT FOR THE PERIOD 01 APRIL 2008 TO 31 MARCH 2009

December 2009

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EXECUTIVE SUMMARY

An overview of each Chapter contained within the Annual Monitoring Report follows:

CHAPTER ONE : INTRODUCTION

Monitoring is an essential and continuous part of plan-making in the planning system. It assesses the progress of Local Development Framework preparation and how well planning strategies and policies are performing. It identifies where review of policies is required or corrective action is needed to achieve objectives.

This report assesses performance for the period 1 April 2008 to 31 March 2009.

CHAPTER TWO : CHARACTERISTICS OF THE BOROUGH

- Forecasts indicate that the population, employment opportunities and number of homes in the Borough will rise considerably in the next twenty years.
- Large scale regeneration and growth is planned within the Borough and this will provide both opportunities and challenges.

CHAPTER THREE : POLICY PERFORMANCE FINDINGS

The overall performance in meeting the objectives of the Corporate Plan, relevant policies in the adopted Local Plan and targets set in the South East Plan and national guidance, has been assessed by looking at seven themes :

1	Housing	5	Previously Developed Land
2	Housing for Local Needs	6	Environmental Resources
3	Employment	7	Flood and Water
4	Green Belt		

A summary of the main findings for each theme follows :

Theme One : Housing

- The South East Plan requires Dartford Borough to provide 17,340 homes between 2006 and 2026.
- 610 homes were provided during the reporting year. This is over a 100 homes more than predicted.
- A revised trajectory shows that there is likely to be a significant reduction in housing delivery in the next few years but subsequently rates of delivery are expected to rise, enabling the South East Plan target to be met.
- The Council is working with strategic partners and developers to ensure that strategic transport infrastructure and other infrastructure delivery do not result in delays in meeting housing delivery targets and that flood risk issues are addressed as part of development.
- The Strategic Housing Land Availability Assessment has been updated and identifies more than sufficient deliverable sites to meet requirements.
- Planning permissions have been secured to deliver over 48% of the South East Plan housing target to 2026.

Theme Two : Housing for Local Needs

- 27% of all new homes delivered in the borough during 2008-9 were affordable.
- Affordable housing has been provided in a range of tenure options, with a predominance of intermediate housing (72%), as recommended by Dartford's Housing Needs Study(2006)
- The Council has made progress on improvements to the Claywood Lane gypsy and traveller site. An Implementation Plan to provide new gypsy and traveller pitches is being progressed in advance of adopted South East Plan requirements.

Theme Three : Employment

- 21,282 sq m of new employment floorspace was created during 2008 – 2009. This was mainly from new units at Crossways business park.
- There was a net gain of employment floorspace of 17,730 sq m during 2008 - 2009.
- 4, 598 sq m of employment floorspace was under construction at Crossways during the monitoring year.
- There were planning commitments for 585,996 sq m of new floorspace at March 2009.

Theme Four : Green Belt

- All development permitted within the Green Belt during 2008-09 complied with Green Belt policy , with the exception of a church and community facility, permitted due to special circumstances.

Theme Five : Previously Developed Land

- Last year 83% of homes built were on previously developed land, which exceeded the national annual target of 60%.
- 42% of housing planned in the future is to be built on previously developed land. This lower proportion is as a result of the large strategic sites, including Eastern Quarry and Ebbsfleet that have a previous quarrying use but do not meet the technical planning definition of Previously Developed Land.

Theme Six : Environmental Resources

- There has been no loss due to development, of areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance during 2007-08.
- Recent studies indicate that the habitat quality of two Sites of Special Scientific Interest in the borough has improved. None have deteriorated.
- There were no planning consents for renewable energy installations during the monitoring year, although some may have been installed without the need for planning permission.
- There has been an overall reduction in carbon emissions of 3.3% between 2005 and 2006, with a 4.5% per capita reduction. This was mainly due to an estimated reduction of emissions from transport, industry and commercial sources. However, domestic emissions have gone up by 2.2%, largely resulting from an increase in the number of homes.

Theme Seven : Flood and Water

- Water quality is being adequately protected and flood risk within new developments is being addressed. The majority of Environment Agency advice with regard to planning applications was addressed either through change to the scheme or refusal of permission.

CHAPTER FOUR : PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

Milestones

- The milestones for the year 2008-9, as set out in the Local Development Scheme March 2007, have not been met due to events over the last year. These include changes to the delivery of development as a result of the economic recession, the increased housing requirement of the South East Plan, the need to draw up proposals in response to the unexpectedly available land at the Northern Gateway, further work required on strategic transport infrastructure following a legal challenge to the interim transport tariff and changes in government requirements in the preparation of the Core Strategy.
- The Council is currently preparing a revised Local Development Scheme which is proposed to be published early in 2010
- The consultation methods proposed in the Statement of Community Involvement to make draft Local Development Framework documents available to the community, have been used during public consultation periods

CHAPTER 5: ISSUES FOR THE FUTURE

The effects of the economic downturn and the need to ensure the provision of required infrastructure will need to be addressed in the Local Development Framework if the challenges of large scale growth are to be met. A number of actions to address these issues are being implemented in advance of the Local Development Framework. Some of these are identified in the Annual Monitoring Report.

CHAPTER ONE : INTRODUCTION

1.1 Dartford Borough Council's Annual Monitoring Report (AMR) 2008 – 2009 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 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
- 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 2008 to March 2009. 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 effect of planning policies. Output indicators include :
 - **“Core” Indicators** which must be assessed by each Local Authority to assist Central Government in their monitoring of national policy objectives. These are set out in the Regional Spatial Strategy and Local Development Framework Core Output Indicators Update (February 2008). A number of Core Indicators have been used in the Policy Performance Findings section of the report and have been clearly identified.

- **Local Output Indicators** which are locally relevant indicators.

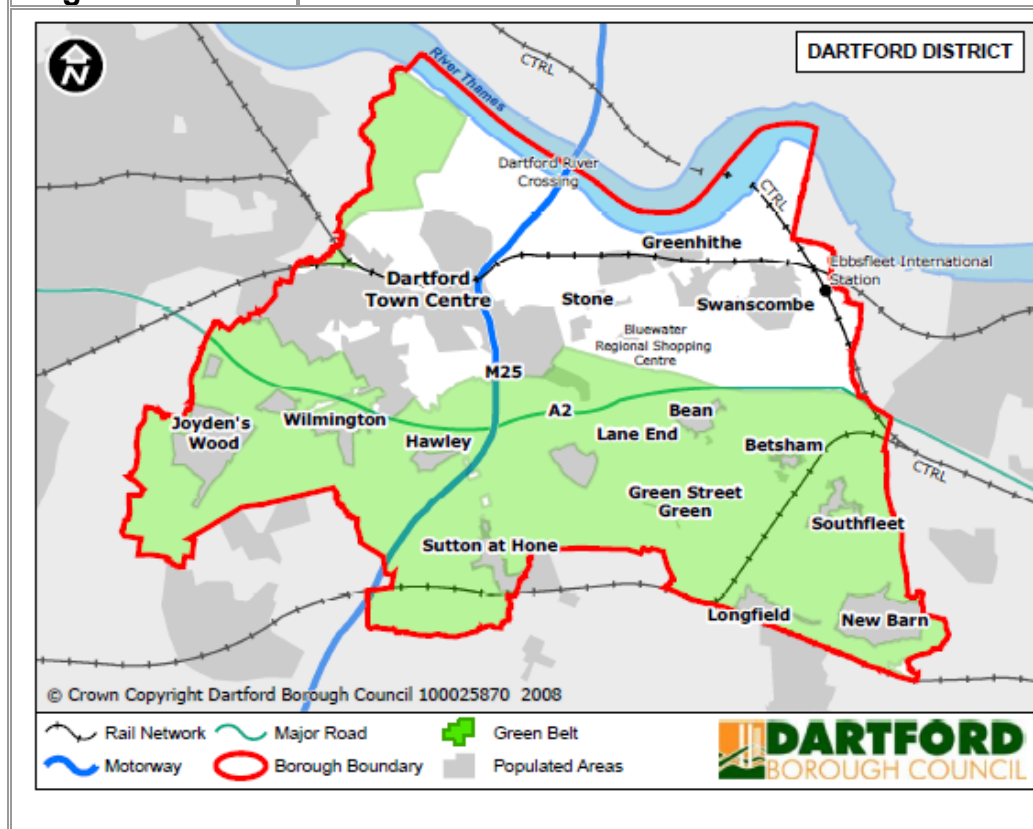
The findings for all indicators have been set out in Annex 1.

- 1.4** The report uses 7 themes to assess planning policy and target performance. They are fundamental to the overall LDF and reflect Corporate priorities. Each theme summarises the key policy outcomes and targets together with a selection of performance indicators and findings during the review year 2008 -2009.
- 1.5** The 2008 -2009 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”). The 1995 Adopted Local Plan is part of the statutory development plan whilst the Local Plan Review is the most up to-date formal expression of the Council’s planning strategy for the Borough. The Council has ‘saved’ 126 of the Adopted Local Plan policies. These are identified in the Council’s Local Development Scheme, June 2007.
- 1.6** The AMR has also assessed performance in meeting the requirements of the South East Plan which was adopted in May 2009.

CHAPTER TWO : CHARACTERISTICS OF THE BOROUGH

Dartford Borough the place of choice to live, work and enjoy
 Dartford and Gravesham Sustainable Community strategy 2008 - 2011

Figure : 1



- 2.1 Dartford 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.
- 2.2 In recent years, Dartford has seen a decline in traditional industries. In its place, a growing number of global and national offices and logistics operators have established at Crossways Business Park and a significant number of jobs have been created at the Bluewater Shopping Centre.
- 2.3 Dartford town centre has experienced a period of decline. The Council has worked with its partners to bring forward development sites to help rejuvenate the town centre and has been actively implementing environmental improvement schemes. There are sharp contrasts between the north and south of the borough, with the town of Dartford

- 2.4** and the other urban settlements of Stone, Greenhithe and Swanscombe in the northern part. To the south is mainly Green Belt land, incorporating 11 rural settlements, surrounded by land of high agricultural and landscape value– see Figure 1.
- 2.5** There are a number of developments of strategic significance within the Borough including Bluewater Regional Shopping Centre, Dartford River Crossing/M25, Crossways Business Park, Channel Tunnel Rail Link (CTRL) and Ebbsfleet International Station.
- 2.6** Since 1995 the Borough has been earmarked for large scale regeneration with 17,340 new homes anticipated in the period 2006 - 2026. A number of major residential developments have been built in recent years or are under construction, including The Bridge, Ingress Park, West Hill, Darenth Park, Bexley Park and Waterstone Park.
- 2.7** Some strategic developments in the Borough planned for the future are:
- 1 Ebbsfleet** - mixed use development, containing the CTRL station and approximately 790,000 sq m of employment floorspace and up to 2,230 homes
 - 2 Eastern Quarry** - a mixed use development of several “urban” villages on one of the largest sites in the Thames Gateway region, providing 7,750 homes and 130,00 sq m of employment floorspace
 - 3 The Bridge** - A mixed use development including a business/technology park, 185,000 sq m of employment floorspace in total and 1,500 homes
- 2.8** These major developments provide both opportunities and challenges for the Borough and its residents. It is envisaged that this growth will bring jobs, prosperity, homes suited to the needs of local people, leisure and recreation facilities. New uses for derelict areas will attract further economic investment into the area, leading to a further improvement in the quality of life. However, development and growth, without adequate supporting infrastructure and environmental safeguards will put pressure on existing facilities and may result in negative impacts on existing communities, natural habitats and the environment.

2.8 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 its emerging LDF through the following strategic objectives:¹

- Planning for a well integrated community;
- A successful commercial hub at Ebbsfleet;
- A vibrant town centre with a flourishing day and evening economy and a strong cultural and leisure offer;
- An accessible Thames Waterfront with a stunning built and natural environment;
- A green borough with a widespread network of landscaped paths, cycle routes and open spaces;
- A full range of leisure 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

2.9 THE BOROUGH TODAY

In general, Dartford has experienced social changes in line with national trends, with increasing numbers of one and two person households and a growing elderly population although Dartford has a higher than national average proportion of households with children. Growth in population has been the fifth largest in Kent in the last ten years and further increases are anticipated. This higher than average population increase is the result of large scale housing development taking place in the borough.

¹ Dartford's Core Strategy – Preferred Options (January 2008 Edition)

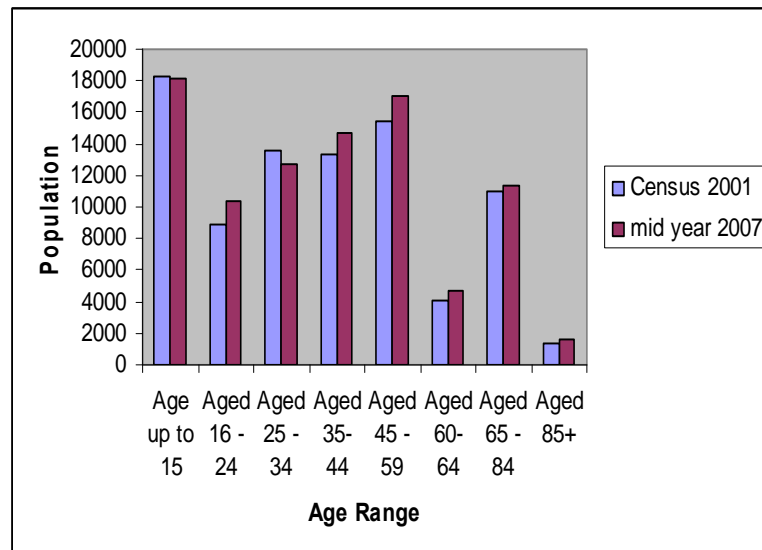
2.10 Population

Dartford had an estimated population growth rate of 6% between 2001 (86,000) and 2007 (90,700) compared with an average estimated growth rate of 5% in the County of Kent (excluding Medway)

- Based on the change from 2001 Census data and 2007 estimated figures, the largest increases have been in the 16-24 and 35-59 age groups. Numbers of 25-34 year olds have dropped and there has been a slight decrease in the under 15 age group.

Figure : 2

Dartford Population 2001 and mid year 2007



Source : Census 2001 and Mid-Year Population Estimates 2007 (ONS)

- 92% of the population classed themselves as “white” in the 2001 Census. Ethnic group population estimates for 2006 show a “white” population of 90.9%, showing a minor increase in BME communities in the last five years.

Forecast

From Kent County Council projections it is estimated that the population will increase by 37.7% between 2001 (86,000) and 2026 (118,500)

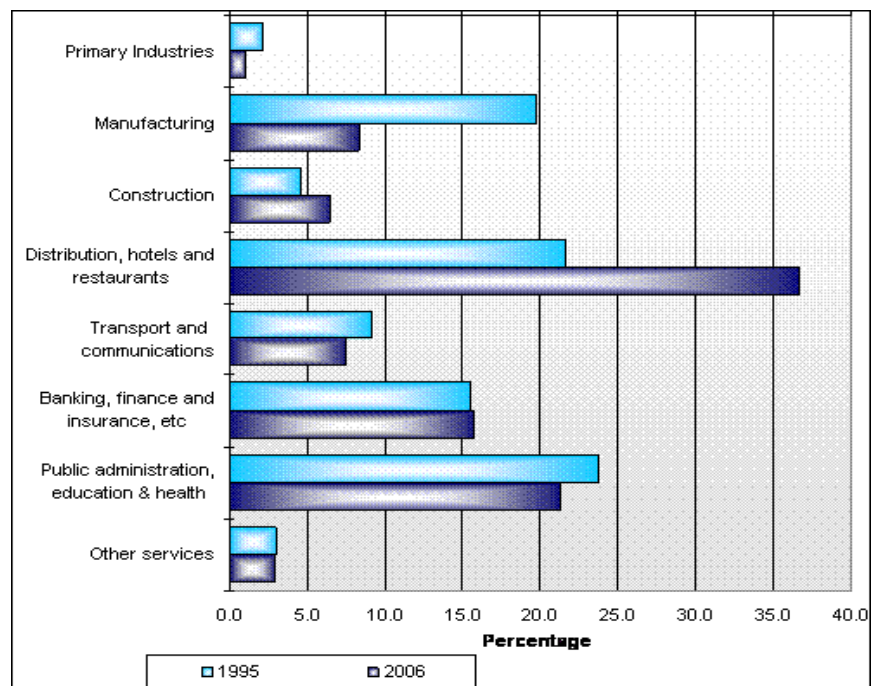
2.11 Employment

7,500 new jobs (net) have been created in the Borough since 1995

- There were estimated to be 51,600 jobs in the Borough in 2007, an increase of 17% since 2001
- The greatest change in the employment structure between 1995 and 2006 was the very steep growth in the distribution, hotel and restaurant sector. The proportion of jobs in manufacturing, primary industries and public administration, education and health has declined since 1995. These decreases are broadly consistent with national trends. (See Figure 3)

Figure : 3

Employment Structure 1995 and 2006



Information and Analysis District Profiles 2008

Source : KCC 2008

- In 2006 76% of residents of working age were economically active in both Dartford and 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. This is above the job density for Kent as a whole, which was 0.81 jobs for each person of working age.
- Unemployment has increased from 2.1% in 2006 to 3.7% in October 2009, which is just above the Kent average of 3.5%.
- 38% of residents lived and worked in Dartford in 2001. There was a slight decrease in the number of residents commuting to London from 43% in 1991 to 39.5% in 2001.

Forecast

The resident working population is expected to increase by 19,500 between 2006 and 2026, due to housing growth. The provision of approximately 810,000 sq m of employment floorspace is envisaged during the same period with the potential to create 28,500 jobs. This would create the potential for an increased number of Dartford residents to work within the Borough.

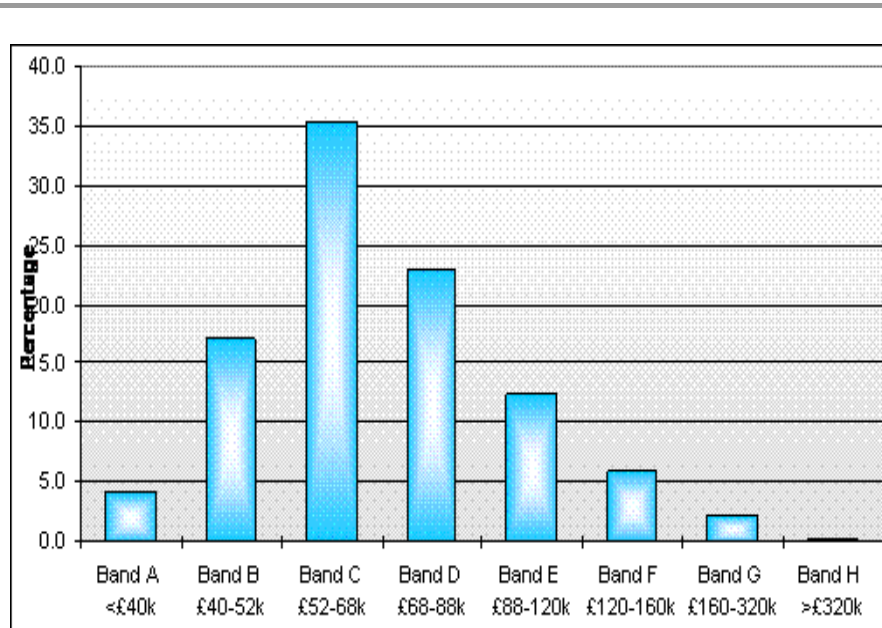
2.12 Housing

There were estimated to be 38,000 households in Dartford in 2007, an 8.5% increase in the number of households since 2001

- In 2001 74.2% of housing was owner occupied, 10% private rented, 16.3% social rented, 0.6% shared ownership and 2.0% other types of tenure.
- The average house price in 2008 was £218,996, lower than the average price in Kent of £233,703. Average house prices have risen by 175% between 1998 and 2008. This is higher than the national average price increase of 147% during the same period.

Figure : 4

Percentage Composition of Housing in Tax Bands 2006-2007^[1]



Information and Analysis District Profiles 2008

Source : KCC 2008

^[1] Band A is lowest priced homes and Band H is highest priced homes. These prices are based on the value of homes in April 1991

- In 2006/2007 Dartford's median house prices were more affordable than the national average with a median price to median earnings ratio of 6.84 in Dartford and 7.26 in England. However lower quartile house prices in Dartford are less affordable than the national average with lower quartile house price to lower quartile earnings ration of 7.79 in Dartford and 7.25 in England.
- In 2001 2.1% of private homes 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 homes to 1.4% in 2005 and 1.27% in 2006.

- Nationally the average household size has been declining over the last 30 years, as more people are living alone. 2005 estimates indicate that 29% of households are comprised of one person in the UK. Based on the 2001 census data, 27% of households in Dartford comprised a single person, as compared to an average of 29% for the UK. 34% of Dartford's households consisted of two people.
- Dartford's household size was 2.35 in 2006, comparable to the national average household size of 2.4 in Great Britain (2006). It has decreased since 2001. Projections show the average household size will continue to decrease. Dartford population projections forecast that the highest proportional growth will be in the groups – children under 15 and the 25 - 44 age group. This suggests that the proportion of households with children may increase in future. The rate of household increase is higher than the rate of population increase.

Forecast

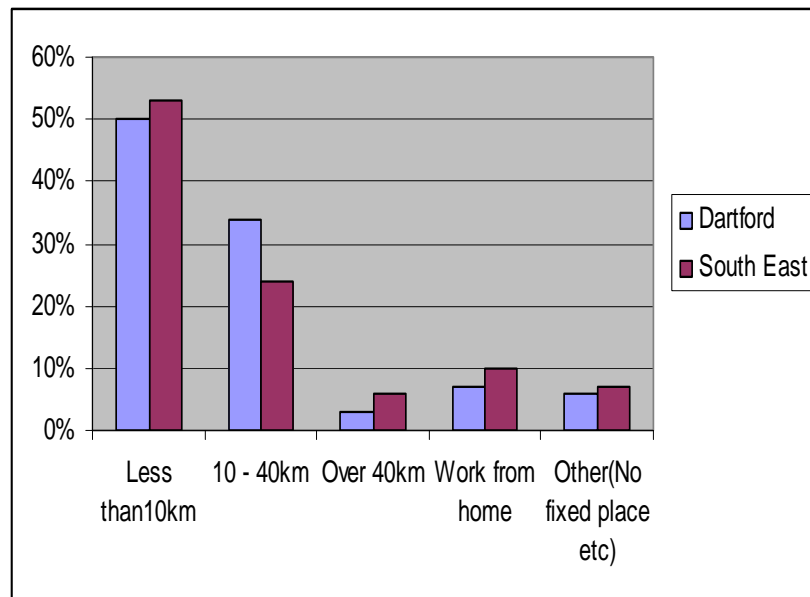
It is estimated that there will be a 50.6% increase in households between 2001 and 2026

2.13 Transport

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

Figure : 5

Distance Travelled to Work 2001



Source : 2001 National Statistics

- In 2001 the majority of residents travelled under 10km to their place of work – see figure 5. 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. An overall reduction in the average length of journeys to work is likely, as employment opportunities at The Bridge, Ebbsfleet and elsewhere provide alternatives to jobs in London. The existing modal split is also expected to change in future as public transport networks and services are improved and extended to more of the population, and opportunities to walk and cycle are improved.

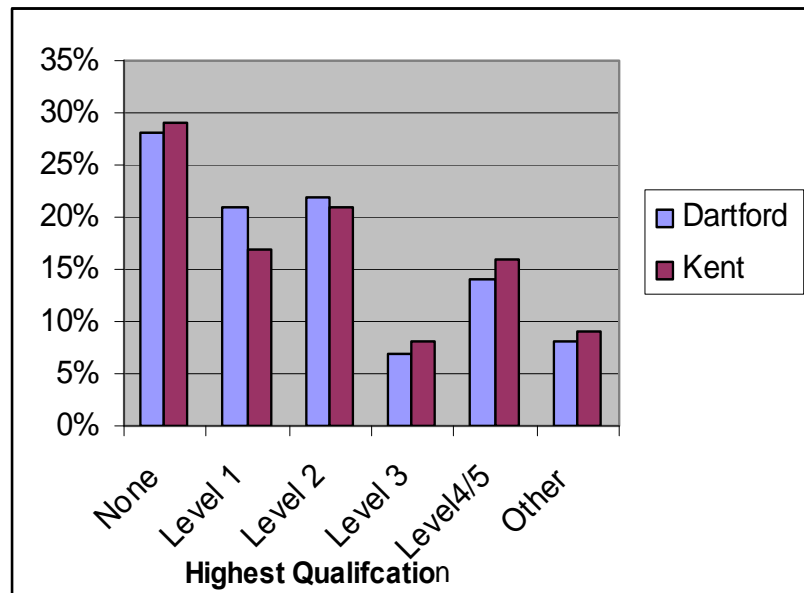
2.14 Education

In 2001 28% of residents had no qualifications. 14% had a professional or degree level qualification which was similar to Kent wide education attainment levels.

- Education attainment at GCSE level is higher than the Kent average. In 2007, 76% of pupils gained 5 A* to C GCSE grades. This compares with the Kent average of 65% achieving 5 GCSE A to C Grades
- The 2001 Census found that 22% of residents had the equivalent of 5 GCSE A* to C grade qualifications (NVQ Level 2). 21% of residents had higher level qualifications such as A levels, degree or professional qualifications (NVQ Level 3 and 4). This compares with 21% of Kent residents holding NVQ Level 2 qualifications and 24% NVQ Level 3 and 4. (See Figure 6)

Figure : 6

Qualification Levels amongst Population in Dartford and Kent 2001



Information and Analysis District Profiles 2006

Source : KCC 2006

Level 1 - equivalent to NVQ level 1
 Level 2 - equivalent to 5 GCSE A* to C grades
 Level 3 – equivalent to 2 A levels
 Level 4 –Equivalent to degree or professional qualification or higher

CHAPTER THREE : POLICY PERFORMANCE FINDINGS

3.1 Theme One : Housing

Introduction

3.1.1 The South East Plan requires 17,340 homes to be built in Dartford between 2006 and 2026.

3.1.2

Key Monitoring Question

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

3.1.3 Findings

In the reporting year 610 net new homes were built in the Borough (See Figure 7) as compared to the projected figure of 495 homes (AMR 2008, Appendix 5).

Figure : 7

Core Indicator H2(b) Net Additional Dwellings for the reporting year

Type of Site	Number of New Homes	
New homes built on Local Plan allocated sites	119	
New homes built on other sites	493	
Homes lost		2
Total	612	2
Total Net Homes	610	

Source : Dartford Borough Council – Planning Policy Team

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

1,872 homes have been built since 2006 and a further 15,468 homes will need to be provided by 2026 to meet the South East Plan targets. Dartford's Strategic Housing Land Availability Assessment (2009) has identified more than sufficient sites to meet these requirements but the rate at which they come forward is dependent on timely provision of infrastructure and the ability of the house building industry to recover from the housing market downturn which began in 2008.

3.1.5 There are currently planning commitments for approximately 11,000 homes. These, together with sites that are being progressed through the planning process, could provide 15,000 homes. Delivery of these homes has slowed down as a result of the economic downturn.

3.1.6 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. To compensate for the slow-down on these sites, alternative sites have been identified to ensure that the South East Plan requirement can be met. Existing planning permissions likely to be built out by 2026 account for 48% of the South East Plan requirement. There are a number of further large sites, currently at pre-application stage, that are likely to be built in the medium term.

Figure : 8

Residential Planning Commitments and Applications for Sites over 100 Units

Sites of over 100 homes with Planning Permission as at March 2008	
	Units
Co-op site	176
Ebbsfleet (estimate to 2026)	1650
The Bridge (balance)	1,346
Ingress Park (balance)	380
Waterstone Park (balance)	64
Eastern Quarry (estimate to 2026)	2,970
Everards	211
Fantaseas	175
Axton Chase	149
Craylands Lane	110
TOTAL	7,231

Figure : 8 continued

Residential Planning Commitments and Applications for Sites over 100 Units

Application Sites of over 100 homes		
	Units	
St James Lane Pit	1,000	
Northfleet West SS	1,500	
Lowfield St	926	
TOTAL		3,426

Source : Dartford Borough Council – Planning Policy Team

3.1.7 A number of issues were identified as affecting the rate of housing delivery in previous AMR's. 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.

- A Strategic Housing Land Availability Assessment has been published for consultation (Oct 2009) identifying sites to make good the gap resulting from slower than previously anticipated build-out on the major regeneration sites
- Agreement on a Kent Thameside Strategic Transport Investment Programme. Further work is being undertaken to:
 - (i) Assess the impact of the increased South East Plan requirement and changed distribution of sites
 - (ii) Review interim and long-term funding mechanisms in response to an appeal ruling in spring 2009 leading to a withdrawal of the interim transport tariff.

3.1.8 • The South East Plan housing requirement necessitates the development of sites which are at risk of flooding. The Council is working closely with the Environment Agency on a Strategic Flood Risk Assessment and Sequential Testing of potential housing sites to ensure that the sites identified for housing are capable of flood mitigation and are safe for residents.

3.1.9 • The Council has continued discussions with its partners on the provision of education and health infrastructure in advance of planning applications, so as to reduce delays in resolving infrastructure requirements at the planning application stage.

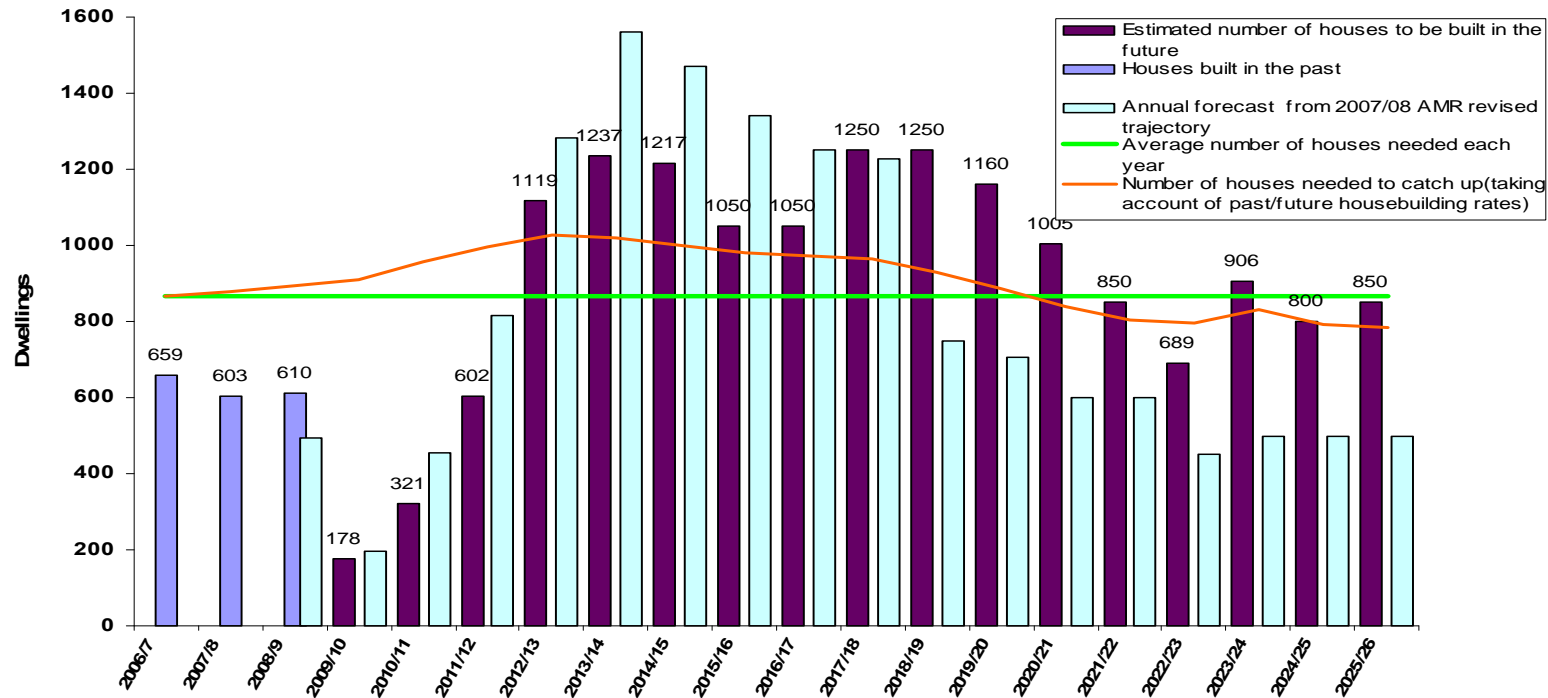
3.1.10 • A water cycle study has been prepared for the Kent

Thameside area showing that there are no overriding capacity constraints of water supply and waste water infrastructure. The Council is in discussion with Thames Water regarding more localised water and waste water infrastructure issues.

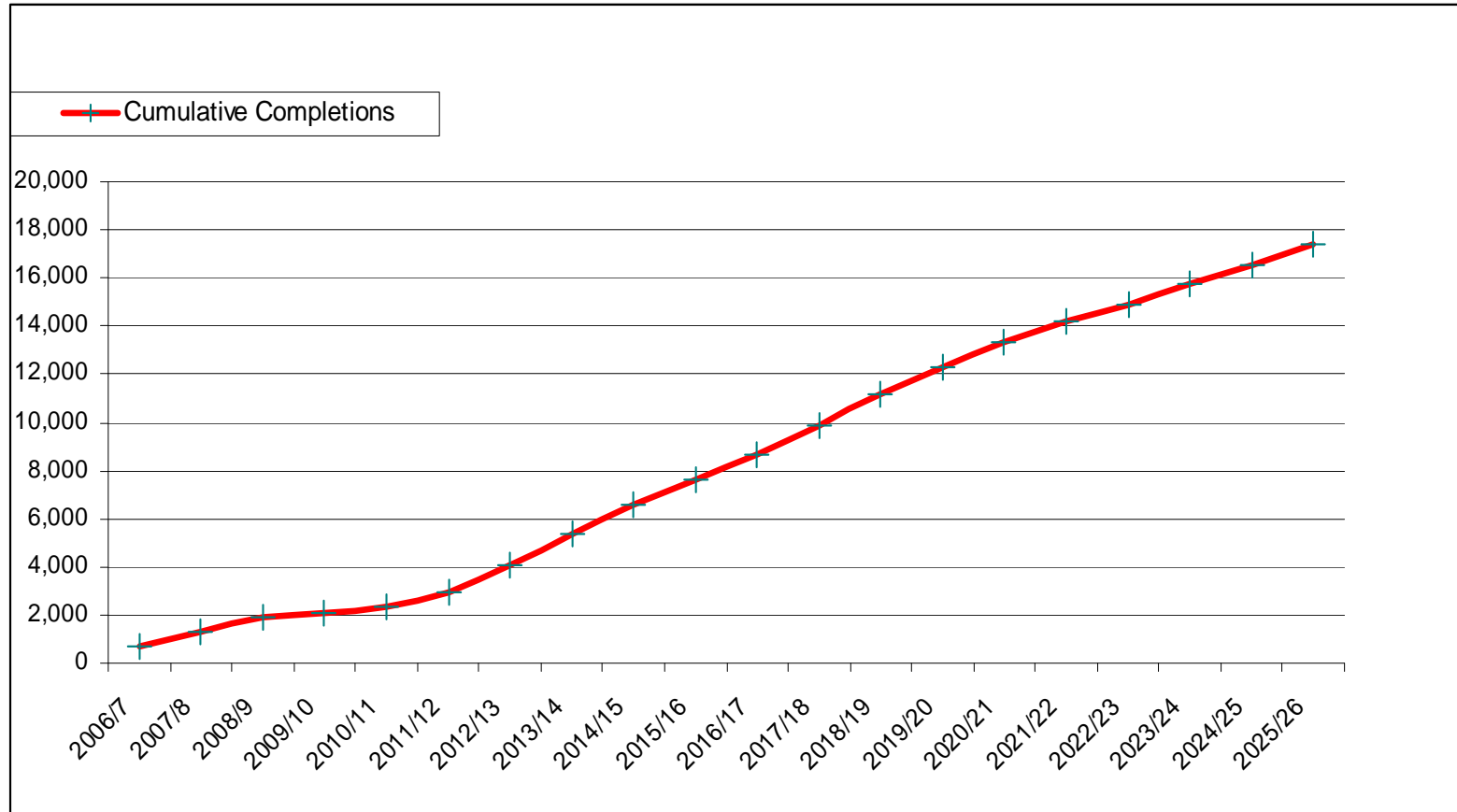
- 3.1.11** The Council is taking action to improve housing delivery through the recession. Negotiations are taking place on a number of major schemes to review the phasing of S106 Agreements. In September 2009, Dartford was party to agreeing a North Kent Multi-area Agreement (MAA), identifying actions to support housing delivery over the next three years. The Council has supported 'kickstart' bids to unlock stalled schemes in the Borough, including at The Bridge, Ingress Park, Waterstone Park and Powder Mill Lane.
- 3.1.12** An updated housing trajectory is shown at Figure 9. This shows that despite the slowed delivery in the early phase, the Council is in a position to achieve the 20 year South East Plan target. Housing delivery over the next two years has been estimated on the basis of construction currently taking place and ongoing intelligence from developers. However, actions carried out by the Council may improve delivery levels in these early years. Beyond this period, ongoing monitoring and management of the housing supply will be necessary to ensure that targets are being met.

Figure 9: Housing Trajectory as at September 2009 (indicating revised delivery forecasts as compared to AMR 2007/08)

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



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



3.2 Theme Two : Housing for Local Needs

Introduction

- 3.2.1** A Corporate Plan objective is 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. The 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, including social rented and intermediate housing that is suitable to meet both existing and emerging needs. 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. The Council particularly supports this form of housing as it provides a route into eventual independence.

Key Monitoring Question:

Is housing development meeting local needs?

Findings

- 3.2.2** The Local Plan Review seeks to achieve 30% affordable housing on allocated housing sites in the urban area and 50% affordable housing on rural sites. Since 2004 the majority of qualifying sites have achieved 30% affordable housing as part of the planning permission. In past years, this has not been reflected in affordable housing delivery, as schemes which pre-dated this policy were built out. However, in future years, we can expect this policy to be fully reflected in completions. Overall, over 30% of homes built on urban qualifying sites were affordable.

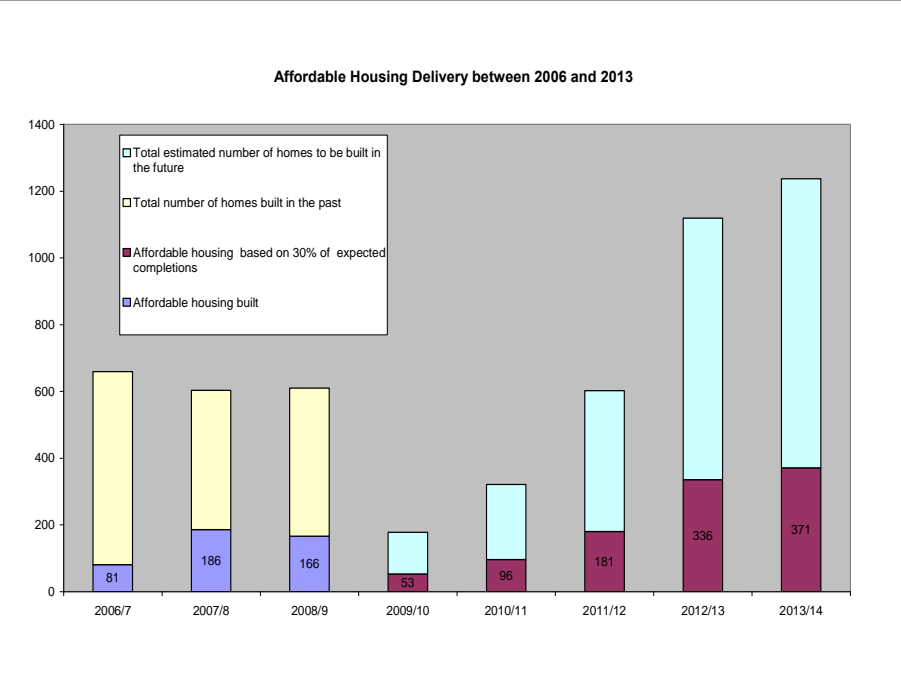
3.2.3 ***H5 Gross Affordable Housing Completions***

166 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. All were provided through Section 106 agreements. This represents 27.2% of all housing units delivered during the monitoring year and 31.1% of homes built on qualifying sites.

3.2.4

Figure : 10

Affordable Housing Delivery between 2006 and 2013



Source : Dartford Borough Council – Planning Policy Team

3.2.5 Figure 10 above shows the anticipated number of affordable homes that will be provided based on 30% of the total number of homes in the next five years.

3.2.6 The 2006 Housing Needs Study has been updated and enhanced through a Strategic Housing Market Assessment published by the Council in November 2009. 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. These studies will be used to inform policies in the emerging Core Strategy.

3.2.7 Of the 166 affordable units delivered this review year 72% were intermediate and 28% social rented. Of the intermediate housing, 59% was shared ownership and 13% intermediate rent. This reflects the need identified in the Housing Needs Study 2006, of approximately 70% intermediate housing to 30% social-rented housing. 35% of the affordable homes provided were for key workers (23% shared ownership and 12% social rented)

3.2.8 H4 Net additional Pitches (Gypsy and Traveller) Delivered

During the year, 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. This work is a precursor to the proposed laying out of 4 additional pitches 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. District level pitch requirements are to be adopted following a Public Examination in February 2010. In the meantime, the Council is pursuing an Implementation Plan to bring forward pitch capacity at an early stage.

3.3 Theme Three : Employment**Introduction**

- 3.3.1** 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 commuter town by attracting businesses from growth sectors and generating jobs.

Key Monitoring Question :

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

Findings

- 3.3.2** 21, 282 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 17,730 sq m - see Figure 11.
- 3.3.3** The loss of 3,552 sq m was largely due to change of use and two sites which have been redeveloped for residential use.

3.3.4 During the review year two major employers in Dartford announced a planned closure of their employment sites. Arjo Wiggins paper facility ceased operation in April 2008 with a loss of 125 jobs and GlaxoSmithKline has indicated that their operational site north of Dartford town centre will cease operations by 2013, with the loss of 620 jobs. However, the impact in terms of loss of floorspace will not be apparent through planning data until these sites have permission for change of use or are redeveloped. Significant job losses and job growth will be monitored in future years.

3.3.5 There are a number of vacant industrial and office units in Dartford. In October 2009 there were 122 vacant units available for lease or freehold. These vacancies may represent a large industrial unit or a single office unit within a bigger complex. 31% of the vacant units were new and 69% second hand. 66% were industrial and 34% office units.

Figure : 11

Employment Floorspace 2008/9

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

Use Type		Gains Sqm	Losses Sqm	
B1/A2	Business/Financial/Professional	17,289	-512	
B2	General Industrial	784	-1,286	
B8	Storage and Distribution	3,209	-1,754	
Total		21,282	-3,552	
Net Floorspace Gain/Loss				17,730

Source: Dartford Borough Council – Planning Policy Team.

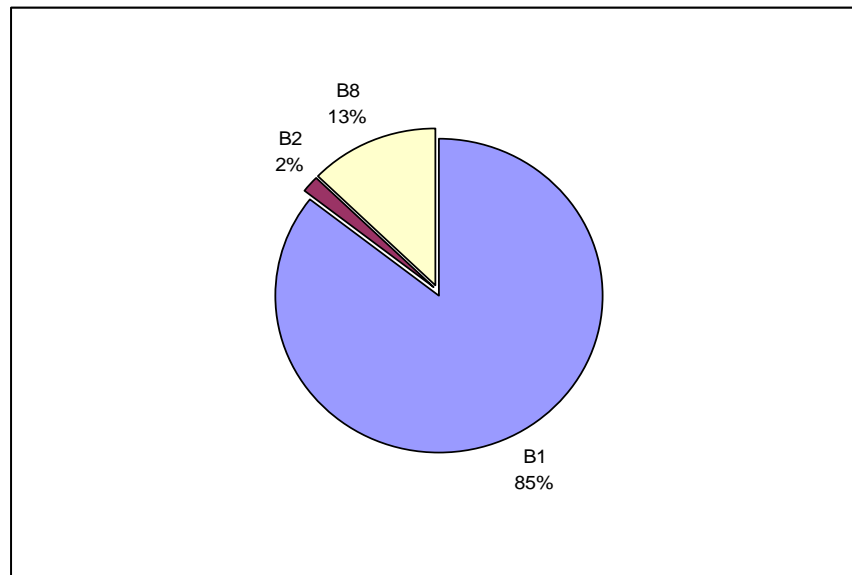
3.3.7 Substantial employment floorspace of 16,520 sq m, was completed at Crossways during the monitoring year. This consisted of a development of 9 units providing B1 (6681 sq m), B2 (3845 sq m) and B8 (3845 sq m) plus an additional B8 unit constructed elsewhere at the business park of 2,260 sq m.

3.3.8 4,598 sq m of B1 employment floorspace was under construction at Crossways during the monitoring year.

3.3.9 There are currently planning commitments for a total of 585,996 sq m of new employment floorspace. This comprises of 501,170 sq m B1, 10,415 sq m B2 and 74,411 sq m B8 (net) floorspace. See Figure 12.

Figure : 12

Types of Employment Floorspace with Planning Permission
(March 2009)



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.
- 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.

Key Monitoring Question

Is the Green Belt being protected against inappropriate development?

Findings

- 3.4.3 Local Plan 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. Of the 64 applications, 49 consents were granted. The majority were for minor extensions and alterations; replacement dwellings; office accommodation; change of employment use at existing employment sites; and, the erection of agricultural buildings. All were deemed to be appropriate in the Green Belt. In addition, consent was given to an application which involved land which had been designated for community use in the Local Plan. It was considered that the proposal for the provision of a building for community use and ancillary sheltered bungalows was consistent with this designation. Consent was also given for the change of use of a site from B1 use to a church and community facility. It was determined that in this case special circumstances prevailed over the potential impact on the openness of the Green Belt and a personal permission granted to the religious group.

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.

Key Monitoring Question

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

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

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

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 2008-09

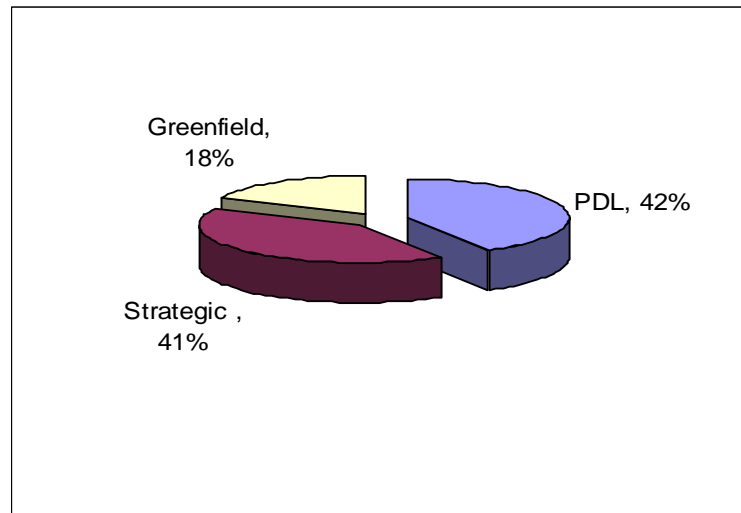
3.5.4 Core Indicator H3 New and converted dwellings – on previously developed land

83% of homes that were built in the Borough during 2008 - 09 were built on previously developed land.

3.5.5 A further 15,468 homes are planned up to 2026. Based on housing sites identified in the Strategic Housing Land Availability Assessment 42% of new housing will be built on previously developed land (PPS3 definition)³ – see figure 13. A further 41% will be built on land that does not meet the technical definition of 'previously developed' but 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 : 13

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



Source : Dartford Borough Council – Planning Policy Team

³ It is likely that there will be more new homes on previously developed land than the predicted 42%, due to windfall sites on PDL coming forward

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.

Key Monitoring Question

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

Findings

E2 : Changes in Areas of Biodiversity Importance

- 3.6.2** Designated sites of conservation importance cover 1,023 hectares of land. In the main 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 2007-08. An updated survey of the Darenth Wood Site of Special Scientific Interest (SSSI) found that the area had experienced initial improvements in some habitats and at Farningham Wood SSSI the condition of the site had improved sufficiently by May 2008 to be assessed as being in favourable condition.
- 3.6.3** The Department of Agriculture, Fisheries and Food (Defra) have produced an experimental, nationally consistent set of CO₂ emission estimates down to local authority level taken from various sources of emission and energy consumption data. Figure 15 below provides details of carbon dioxide emissions for Local Authority (NUTS4) and Government Office Region (NUTS2) areas for the year 2006, as published on 18th September 2008.
- 3.6.4** The latest data indicates that Dartford's per capita CO₂ emissions are well above the South East and national average. Dartford's per capita CO₂ emission is also significantly higher than that of Medway, as a result of proportionately high non-domestic emissions and particularly CO₂ emissions derived from road transport.

3.6.5 Dartford Borough has, however, made good progress in reducing carbon emission levels, as compared to Medway, South East and the national average. Compared to the previous year, Dartford has seen an overall 3.3% carbon reduction and a 4.5% per capita emission. Whilst domestic carbon emissions increased slightly (2.1%), which could be explained by housing growth, the emission from industry and commercial (5.0%) and road transport (5.0%) was reduced.

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 Partnership commissioned part 1 of a 3 part Eco Assessment study during the monitoring year. Part one of the study will assess current and future demand in Kent Thameside, carry out a baseline assessment of carbon emissions and identify those technologies that merit further investigation during the later phases of the study.

Figure : 14

Full Local CO2 Emission Estimates by Sector at Local Authority and Regional Level – DEFRA

SECTORS	Dartford			Medway		
	2005 Kt CO2	2006 Kt C20	Change	2005 Kt CO2	2006 Kt C20	Change
Industry and Commercial	331	314	-5.0%	447	421	-5.60%
Domestic	214	219	2.1%	559	566	1.20%
Road Transport	369	351	-5.0%	306	309	1.00%
LULUCF(1) *	3	3		0	1	
Total Emissions	917	887	-3.3%	1312	1297	-1.10%
Population (mid-year estimate 0000's)	88.8	89.9		251.7	251.7	
Per Capita	10.32	9.86	-4.5%	5.21	5.15	-1.1

SECTORS	South East			UK		
	2005 Kt CO2	2006 Kt C20	Change	2005 Kt CO2	2006 Kt C20	Change
Industry and Commercial	24,868	24847	-0.10%	246,088	245,076	-0.40%
Domestic	20690	21044	1.70%	151,278	153,605	1.50%
Road Transport	20544	20173	-1.8	137,044	135,007	-1.50%
LULUCF(1) *	-173	-31		-2037	-1953	
Total Emissions	65,929	66,033	0.20%	532,373	531,736	-0.10%
Population (mid-year esimtate 0000's)	8,184.60	8,237.80		60,238.40	60,587.90	
Per Capita	8.06	8.02	-0.50%	8.84	8.78	-0.70%

Source: DEFRA: NUTS4 and NUTS2, 2008 * **SECTORS**

LULUCF- Land Use Land Use Change and Forestry. The figures are the estimates of CO2 removals and emissions through activities in the LULUCF sector, such as forest management, cropland management, grazing land management and re-vegetation. The Centre for Ecology and Hydrology (CEH) in Edinburgh annually prepares estimates of the uptake (removal from a* (emissions to or removals from the atmosphere) for inclusion in the UK GHG Inventory. atmosphere) of CO2 by afforestation and net loss or gain of CO2 from soils (kt) kilo tonnes (t) tonnes.

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 level flood risk assessment (SFRA) was produced in December 2005, with an update taking into account the latest projected sea level rises currently being finalised. A sequential test based on this SFRA is being carried out to identify sites in the Borough which can be safely developed for housing. A Strategic Flood Risk Assessment was carried out for Dartford Town Centre in June 2008. A sequential test based on this, identified town centre sites which could be safely developed for housing.

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.

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

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

The Environment Agency objected to 9 planning applications on flood defence and water quality grounds during 20008-09. Five planning applications were either withdrawn, invalidated or were refused on the basis of insufficient information for the Environment

Agency to make a decision or that the proposed development would have been at risk. One scheme was revised to ensure development would not be at risk of flooding and another application is still under consideration. The Agency subsequently withdrew their objection to one application based on further sufficient information being provided. One application against Environment Agency advice was granted for a residential house.

CHAPTER FOUR : PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

4.1 The Council is currently reviewing the Local Development Scheme (LDS) published in June 2007. Early milestones were met (Fig 16) but events over the last year have necessitated a major review of the timetable and contents. These have included:

- The economic recession resulting in a review of sites coming forward for development and a need for significant update of the Strategic Housing Land Availability Assessment. The consequent changed geographic distribution of deliverable sites has necessitated further investigation and modelling of infrastructure requirements.
- The increased housing allocated to Dartford in the final South East Plan has necessitated further infrastructure modelling, in particular of transport.
- The unexpected availability of further sites north of Dartford Town Centre resulted in a need to withdraw the Dartford Town Centre Area Action Plan and consider revised options for the Northern Gateway.
- Revised PPS 12 (June 2008) placed new requirements on Development Plan Documents to identify details of infrastructure requirements supporting developments including costs, sources of funding, timescales for delivery and gaps in funding.
- Revised PPS 12 provided new guidance on the consideration of strategic sites, resulting in a need to review how these were considered in the LDF.
- The outcome of the planning appeal on the Kent Thameside interim transport tariff has necessitated a review of the evidence base for this policy

4.2 Over the past year, the Council has worked intensively to address the issues raised by these matters. An updated Strategic Housing Land Availability Study has been prepared with consultation taking place in November 2009. At the same time, consultation was carried out on a Strategic Housing Market Assessment, which has brought up to date the outputs of the 2006 Housing Needs Study and meets new requirements for the contents of these

studies. Throughout Spring 2009 informal consultation took place on revised proposals for the Northern Gateway area, with full public consultation in June/July 2009.

4.3 Addressing the transport implications of the proposed level of development has proved the most intractable issue to deal with and has been the primary cause of delay. The time required for transport modelling is extensive. Inevitably, the involvement and need for agreement of many parties in the process leads to a longer process. Additionally, the legal challenge to the transport tariff policy has necessitated a review of the evidence base for this policy. It is anticipated that the outputs of the transport modelling are likely to be available in early 2010.

4.4 The Council is currently preparing a revised Local Development Scheme which takes recent events into account. It is intended to publish the updated LDS early in 2010.

Figure : 15		
Assessment of milestones met against June 2007 Local Development Scheme		
Statement of Community Involvement		
Stage	Milestones	Completed
Adopted March 2005		
Core Strategy DPD		
Stage	Milestones	Completed
Issues and Options	No milestone identified	August 2005 (6 weeks public Consultation)
Preferred Options (1 st Consultation)	Not identified	July 2006 (6 weeks public Consultation)
Preferred Options (2 nd Consultation)	January 2008	January 2008 (6 weeks public Consultation)
Submission to Secretary of State	September 2008	6 week Consultation <i>(revised timetable under review)</i>
Site Specific Allocations DPD		
Need for document currently under review, as Strategic Sites are now to be incorporated within the Core		

Strategy.

Dartford Town Centre Area Action Plan

The Area Action Plan has been withdrawn. Policies and proposals for the town centre are now to be covered in the Core Strategy.

4.5 COMMUNITY INVOLVEMENT

4.5.1 The Council has set out how it proposes to make available all draft LDF documents in the Statement of Community Involvement (SCI) March 2005. Figure 17 shows how consultations undertaken during the monitoring year have met the aspirations of the SCI.

Figure : 16

Availability of the LDF to the Community

SCI – consultation method	Comment
<p>Published on the Council's website and a facility to comment online</p>	<p>The Dartford Town Centre Submission Document was made available on the Council's web site together with representation forms and background information throughout the consultation period in August 2008.</p>
	<p>An email post-box for LDF consultations has been successfully used by consultees. 67% of responses for the Dartford Town Centre AAP document were submitted through the LDF electronic mailbox.</p>
	<p>A CD Rom of the document was also made available.</p>

Figure : 16 <i>continued</i>	
Availability of the LDF to the Community	
SCI – consultation method	Comment
In specified public buildings together with comment forms	Documents and comment forms were made available at the specified locations detailed in the SCI, during Dartford Town Centre AAP submission consultation.
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 the Dartford Town Centre AAP was advertised in the Dartford Times newspaper.
Additional venues used for publicity	A number of additional venues had been used and stakeholder events held during the earlier stages of the consultation process. These were reported in the 2007/08 AMR. It was not considered necessary to utilise these additional venues for the consultation which took place in 2008.

CHAPTER FIVE : ISSUES FOR THE FUTURE

A number of issues have been identified within the Annual Monitoring Report that will need to be addressed in the Local Development Framework if the challenges of large scale growth are to be met. A number of actions are already under way in advance of the Local Development Framework and some have been identified in the Annual Monitoring Report.

- **Issue 1** - Assessing the potential impact of the economic downturn on the housing market and considering corrective actions that could be taken to meet South East Plan requirements while maintaining the Council's commitment to sustainable communities.
- **Issue 2** - Assessing the potential impact of the economic downturn on job creation and job losses. Ensuring that phasing of jobs keeps pace with housing delivery.
- **Issue 3** - Ensuring that progress on the regeneration of Dartford Town Centre continues, despite the economic downturn.
- **Issue 4** - Ensuring that the required infrastructure for proposed new communities, particularly water and transport, is planned and provided in line with housing growth.
- **Issue 5** - Consider site viability issues and the potential for securing planning obligations in the context of reduced land values.
- **Issue 6** - Considering what corrective action can be taken to ensure that local people will have access to housing at a time of reduced market activity.
- **Issue 7** - Ensuring new homes and neighbourhoods are of the highest quality and are well designed
- **Issue 8** - Ensuring new developments are meeting sustainability objectives
- **Issue 9** - Ensuring that the benefits of regeneration are shared by existing and new communities

APPENDIX 1 Indicators, Targets and Data Gaps

THEME ONE : HOUSING					
Core Output Indicators		Local Output Indicators		Contextual Indicators	Target
▪ H1 Plan period and housing targets 17,340 dwellings between 2006 and 2026	▪ New Homes built on Local Plan Allocated Sites (gross) 119	Average house price in Dartford as compared to the Kent For 2008 the average price of property in Dartford was £218, 966 and £233, 703 in Kent as a whole			See Core Indicators
▪ H2(a) Net additional dwellings in previous years 2,900 dwellings in the past 5 years (2004/05 to 2008/09)	▪ New Homes built on Other Sites (gross) 491				
▪ H2(b) Net additional dwellings – for the reporting year 610 dwellings	▪ Homes Lost 2				
▪ H2 (c) Net additional dwellings in future years 4,496 dwellings projected for 5 years after the current monitoring year 15,532 to end of plan					
▪ H2(d) Managed Delivery Target See Housing Trajectory Figure 9					

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 <p>None</p>	<ul style="list-style-type: none"> % of residential completions on qualified sites as affordable housing <p>31.1%</p>	<ul style="list-style-type: none"> Average rental price <p>Between £118 to £175 a week for flats dependent on number of bedrooms and between £194 and £687 a week for houses dependent on number of bedrooms</p>	<ul style="list-style-type: none"> The 30% urban target is currently being met <p>31.1% achieved in reporting year</p>	
<ul style="list-style-type: none"> H5 Gross affordable housing Delivery <p>166 units</p>	<ul style="list-style-type: none"> Affordable housing completions 2008/09 distinguishing between different forms of tenure <p>Shared ownership: 99 Units Intermediate Rent: 20 Units Social Rent: 47 Total : 186 Units</p>	<ul style="list-style-type: none"> Median annual income (in 2007) <p>£27,357</p> <ul style="list-style-type: none"> Households on the Council's "ChoiceBased Letting List" (people seeking alternative council housing or seeking a first council home) 		

THEME TWO : HOUSING FOR LOCAL NEEDS ...continued					
Core Output Indicators		Local Output Indicators		Contextual Indicators	Target
				3,193 as at 31 March 2008	
				House price to income ratio Median house price to median earnings ratio was 6.84 in 2007	

THEME FIVE : EMPLOYMENT						
Core Output Indicators			Local Output Indicators		Contextual Indicators	Target
2008/9	BD1 Total amount of additional employment – by type		<ul style="list-style-type: none"> Average additional net employment floorspace provided each year since 2001 10,536 sq m 		<ul style="list-style-type: none"> % of population economically active 76% in 2006 	
			<ul style="list-style-type: none"> Average additional net employment floorspace provided each year since 2001 10,536 sq m 		<ul style="list-style-type: none"> % of population economically active 75% in 2006 	
	Use Class	Gross	Net			
	B1/A2	17 289	14 871			
	B2	784	200			
	B8	3 209	2 578			
	Total	21 282	17 649			

THEME FIVE : EMPLOYMENT ...continued					
Core Output Indicators		Local Output Indicators		Contextual Indicators	Target
<ul style="list-style-type: none"> ▪ BD3 Employment Land Available by type <li style="padding-left: 20px;">a) sites allocated for employment uses in Development Plan Documents 362.65 ha <li style="padding-left: 20px;">b) sites for which planning permission has been granted for employment use but not included in (a) <li style="padding-left: 20px;">Total 460.25 ha 	<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> Total amount of employment floorspace lost during the monitoring year 3,552 sq m 	<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> Jobs density (proportion of jobs to working age population) 1.0 in 2004 	

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 49 consents granted planning permission. 48 were compatible with Green Belt policies and 1 was given personal permission for a community use due to special circumstances. 	% 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 64 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 B1 (a) 100 % B2 100% B8 100% 	Proportion of housing planned in the future to be built on previously developed land (PDL), Strategic and Greenfield sites 57% Strategic Sites (formerly used for quarrying not meet PPS3 definition) 38.5% PDL 4.8% Greenfield	Amount of previously developed t 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	
<ul style="list-style-type: none"> H3 New and converted dwellings - on previously developed land 83% 				

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 Recent assessment have identified habitat improvements at Darenth Wood and Farningham Wood (SSSI). No change reported in other areas of biodiversity importance 		Per capita Co2 emission estimates for Dartford and the South East In 2006 Dartford 9.86 Kt Co2 South East 8.02 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
<ul style="list-style-type: none"> E3 Renewable energy generation Completed Type megawatts None Granted Planning Permission Type megawatts None 		<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 are potentially located where :</p> <p>(i) they would be a risk of flooding or increase the risk of flooding elsewhere</p> <p>One</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 Core 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 "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>:362</td> <td>Sq m</td> </tr> <tr> <td>Net</td> <td>:262</td> <td>Sq m</td> </tr> </table>	Gross	:362	Sq m	Net	:262	Sq m			
Gross	:362	Sq m							
Net	:262	Sq m							
<ul style="list-style-type: none"> Within the local Authority Area 									
<table border="1"> <tr> <td>Gross</td> <td>:17,765</td> <td>Sq m</td> </tr> <tr> <td>Net</td> <td>:16,165</td> <td>Sq m</td> </tr> </table>	Gross	:17,765	Sq m	Net	:16,165	Sq m			
Gross	:17,765	Sq m							
Net	:16,165	Sq m							



THEME SIX : URBAN RESIDENTIAL QUALITY			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
H6 Housing Quality – Building for Life Assessments None Recorded			

APPENDIX 2 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) • Dartford Comprehensive Equalities Policy 2006 • 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 draft October 2009
Housing	<ul style="list-style-type: none"> • Planning Policy Team • KCC Housing Information Audit 2008 -2009 • Dartford's LDF: Annual Monitoring Report 2004 through to 2007 • Dartford's Strategic Housing Land Availability Assessment Draft October 2009
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 2008/09 • Internal Monitoring Data - Planning Policy Team • Census 2001 • Locate in Kent
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 • CABA – 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)
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 for the Dartford Borough area. 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.