

LOCAL DEVELOPMENT FRAMEWORK

**ANNUAL MONITORING REPORT
FOR THE PERIOD 01 APRIL 2010 TO 31 MARCH 2011**

December 2011

The logo for Dartford Borough Council, featuring the text "DARTFORD" in a large, bold, white sans-serif font above the text "BOROUGH COUNCIL" in a smaller, white sans-serif font, both centered within a solid blue rectangular background.

DARTFORD
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1. INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) reports on planning and development activity in the year April 2010 to March 2011. It assesses the contribution of these to meeting Dartford's development plan objectives. Progress in the preparation and adoption of local plan documents and supplementary planning documents is also reported.
- 1.2 This AMR covers a transitional period before the adoption of Dartford's Core Strategy in September 2011. Whilst the emerging Core Strategy will have carried some weight during the monitoring period, it did not have the full force of a statutory development plan and was not fully applied. This report, therefore, is limited in scope to reflect these circumstances. From next year, a full monitoring framework, as set out in the Core Strategy, will be used to assess whether the Council's Core Strategy objectives are being achieved.

2. LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's most recent Local Development Scheme (LDS) was published in May 2011. This replaced the Local Development Scheme of June 2010. The document identified two Development Plan Documents (DPD's) for preparation: the Core Strategy and the Development Management DPD. The programmed timetable for these and the actual date this stage was achieved is set out below. The stages identified differ between the two documents as a result of changes in the regulations.

Assessment of milestones against May 2011 Local Development Scheme

Core Strategy DPD		
Stage	LDS Timetable	Actual
Consultation on Issues and Options	August 2005	August 2005
Preferred Options (1 st Consultation)	July 2006	July 2006
Preferred Options (2 nd Consultation)	January 2008	January 2008
Consultation on Core Strategy Publication Draft	September 2010	September 2010
Submission to Secretary of State	February 2011	February 2011
Examination	May 2011	May 2011
Adoption	September 2011	26 September 2011

Development Management DPD`		
Stage	LDS Timetable	Actual
Consultation with statutory bodies on scope of SA	March 2011	Not achieved. Now programmed for Jan 2012. See para below for reasons.
Informal consultation (Regulation 25)	Nov-Dec 2011	To be reviewed
Publication and (Regulation 27) consultation submission	July 2012	To be reviewed
Submission	Oct 2012	To be reviewed
Examination	Feb 2013	To be reviewed
Adoption	June 2013	To be reviewed

- 2.2 The Core Strategy has now been adopted in accordance with the LDS timetable.
- 2.3 Work on the Development Management DPD has commenced but the May 2011 timetable has not been achieved. The reasons for this are the higher than expected staff resources needed in the final stages of Core Strategy preparation in the run-up to the Public Examination. Recently identified work priorities have had a further impact on the timetable.
- 2.4 The Development Management DPD timetable is under review. This will be incorporated into an updated Local Development Scheme in early 2012.
- 2.5 The LDS does not currently identify a Community Infrastructure Levy (CIL) Charging Schedule in the work programme. Work on this has commenced. It is proposed to consult on a Preliminary Charging Schedule in March 2012. The full timetable will be set out in the forthcoming LDS update.
- 2.6 There is no longer a requirement to identify Supplementary Planning Documents in the Local Development Scheme. However, work has commenced on two SPDs. Consultation on the draft Northern Gateway SPD took place in November 2011, with adoption anticipated in early 2012. Work has also commenced on a Parking Standards SPD with consultation on a draft document anticipated in early 2012.

3. POLICY AND DEVELOPMENT REVIEW

- 3.1 Key indicators to assess the performance of development in the Borough are provided below. From next year, a fuller set of indicators will be provided.

Housing

3.2 Key Findings

Net number of new homes 2010-11	362
Net number of homes in the last five years (2006-11)	2,385
Average number of homes per year	477
Number of affordable new homes 2010-11	148
Type of housing 2010-11	37% houses 63% flats

Housing Provision 2006-2026 : Plan Requirements

- 3.3 Dartford's Core Strategy sets a target of up to 17,300 homes to be delivered in the Plan period. This is consistent with the South East Plan requirement of 17,340 homes. This 'up to' figure is based on the capacity of sites which are likely to be available and ready to develop during the period. The figure is also in recognition that existing and planned infrastructure capacity cannot support delivery beyond this amount. Achievement of this upper figure is dependent on favourable market conditions and is considered to be challenging. The Core Strategy sets out indicative phasing of this "up to" target over the plan period based on forecasts of likely availability of the sites for development and their potential to be delivered.
- 3.4 In accordance with PPS3 (para 63), a lower level of housing delivery of 11,700 has also been identified which is considered acceptable, in that it meets local housing needs¹. The range of planned performance is, therefore, between 17,300 and 11,700. Performance falling outside this range will trigger management actions, as set out in the Core Strategy.²
- 3.5 Figure 1 shows actual and projected annual delivery of homes between 2006 and 2026, as used to support the Core Strategy 'up to' housing target. It identifies the proportion of supply expected from committed sites (with planning consent), those sites that have been

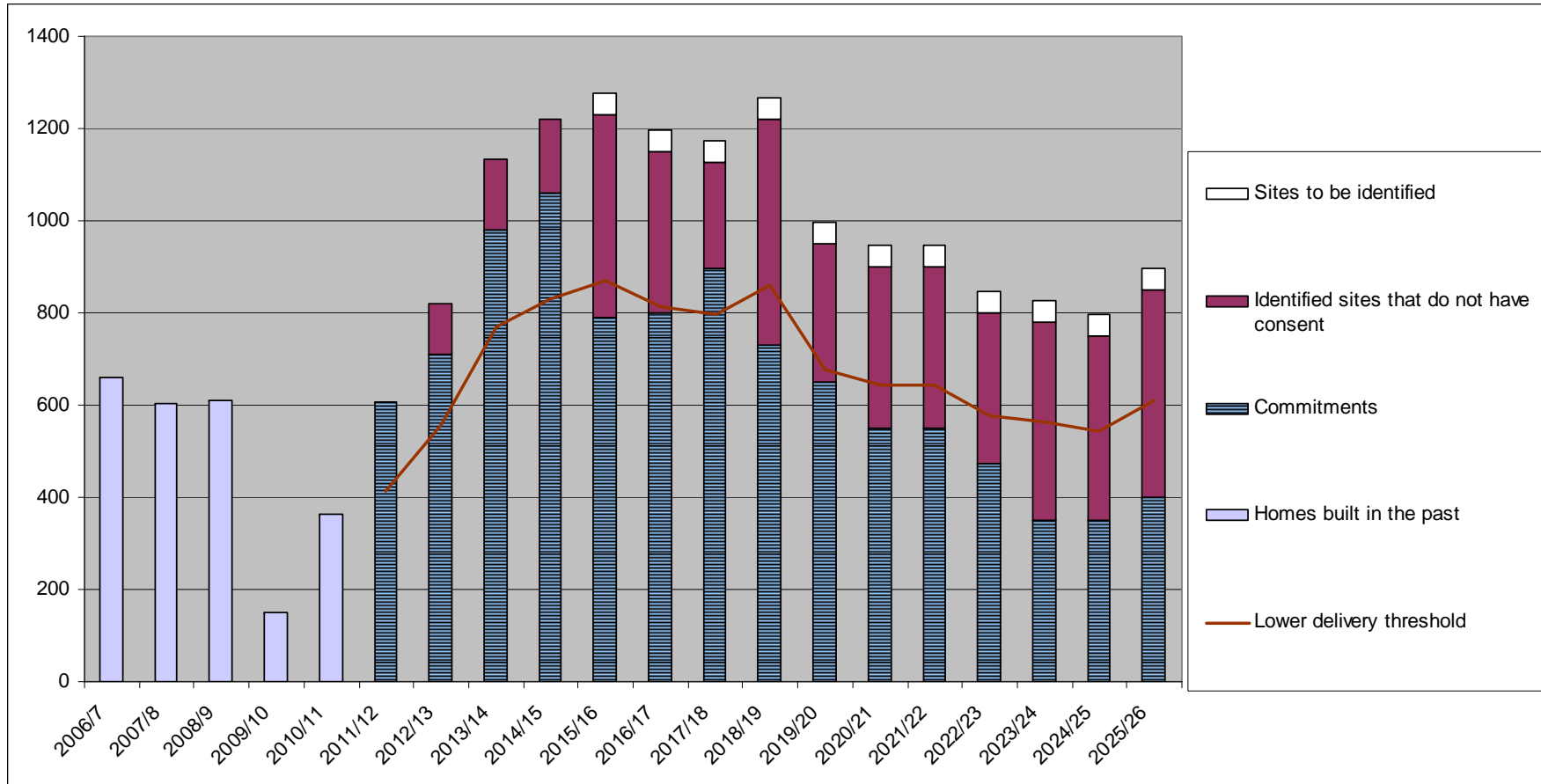
¹ Core Strategy, Table 5, p 95

² As above

identified but do not yet have planning consent and sites that are yet to be identified.

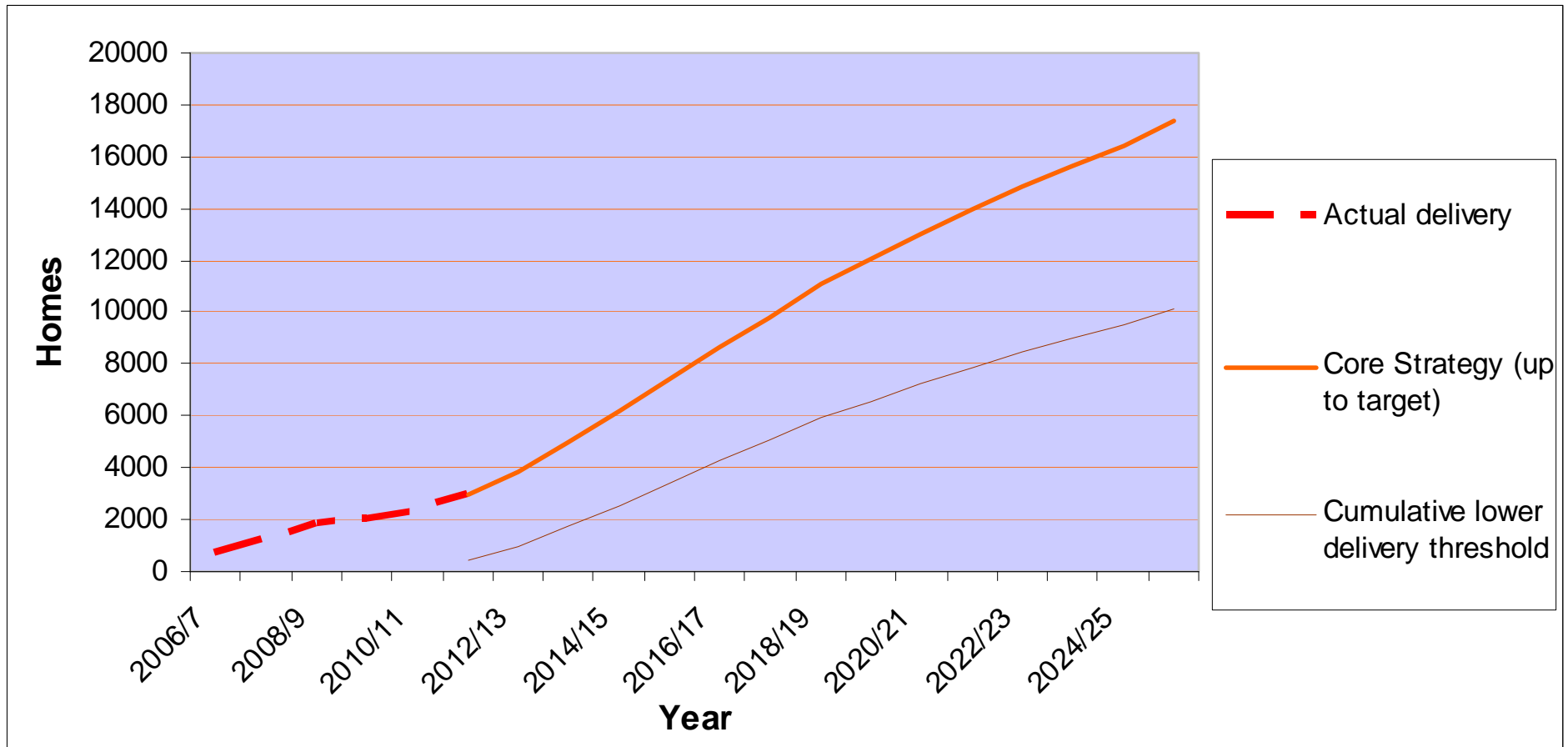
- 3.6 PPS3 requires Councils to identify sufficient specific deliverable sites to deliver housing in each rolling five year period, in line with the Plan. Figure 1 demonstrates that over the next five year period, there is a sufficient supply of committed sites to meet and exceed the lower housing delivery threshold. The Core Strategy "up to" target could be reached if sites identified with the potential to deliver but presently without planning permission, came forward together with a small proportion of supply from unidentified sites. Unidentified sites will include smaller sites (under 5 units) and other windfall sites. The five year supply of identified sites and progress on them is listed in Appendix 1. 73% of the identified supply is on sites with planning consents and a further 9% is the subject of planning applications currently being determined. The majority of sites are on land that is ready to develop. This provides a strong basis for improved levels of delivery when market conditions improve.

Figure 1 Housing Delivery 2006-2026 : Core Strategy Phasing



Note : The bars represent the housing trajectory, as set out in the Strategic Housing Land Availability Assessment, 2010 which has been used to underpin the Core Strategy phasing of housing delivery.

Figure 2 : Cumulative Housing Delivery : Upper and Lower Thresholds



- 3.7 Beyond the five year period, there is significant housing capacity with planning consent to provide confidence that housing delivery within the planned range can be achieved. Some further consents will be required in order to achieve the lower threshold. Sufficient developable sites have been identified in the Strategic Housing Land Availability Assessment to enable this. Figure 2 shows cumulative performance to date and the upper and lower range of planned housing delivery.

Delivery to Date

- 3.8 The first five years delivery of 2,385 exceeds the projected housing completions for the first five years. Housing completions were up on the previous year's low level. Nonetheless, delivery was less than the historic average. This reflects the prevailing national economic climate.

- 3.9 During the year, homes were completed at The Bridge, Dartford Technology College and Everards. Construction at Waterstone Park, a large site providing over 650 homes built out over several years, was completed. A further extension at Ingress Park development got under way.

Future Delivery Prospects

- 3.10 Housing delivery in 2011-12 is likely to remain low as evidenced by the number of new homes currently under construction, together with intelligence from developers across the Borough. There is, however, potential for improving delivery from 2012 onwards. There has been renewed interest from developers in recent months in obtaining planning consent. Agreements on S106s and final consents have been granted at Darenth Road and Stone House Hospital. Progress is being made on agreements at the Milk Depot (Watling St) and Northfleet West Sub Station. Approval in principle, pending agreement on a S106, has been given for development in the town centre at Lowfield Street and at the Northern Gateway East.

- 3.11 The Government has recently announced a number of measures intended to encourage an acceleration in the rate of housebuilding as from 2012-13

Affordable Housing

- 3.12 Core Strategy policy requires that developers provide 30% of new homes as affordable housing, with 50% in the rural area. Affordable homes represented 41% of all housing delivery during the reporting year. This includes two schemes wholly developed by registered

housing providers. The proportion of affordable homes provided has continued to be supplemented through delivery of HomeBuy units, a government scheme for the provision of intermediate homes.

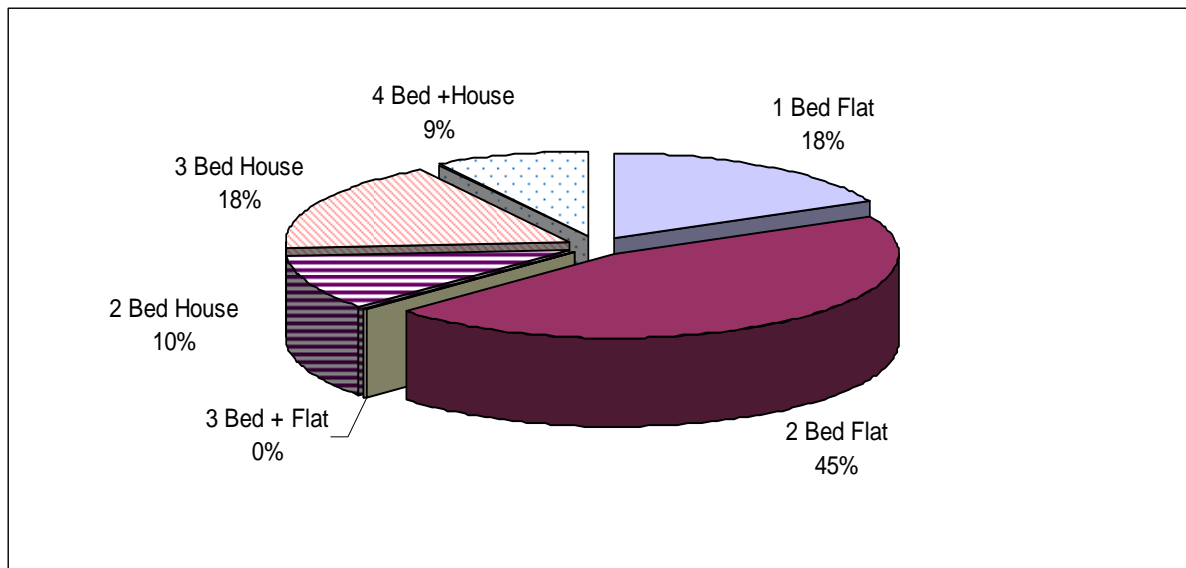
3.13 The Core Strategy requires that between 50% and 80% of affordable housing should be in the form of intermediate housing, with the balance as social housing. This policy is based on the Council's Housing Needs Survey. Of the 148 affordable units delivered in the reporting year, 48% were intermediate homes and 52% social rented. The high social rented element is as a result of the voluntary registered provider schemes mentioned in paragraph 3.12. Affordable housing delivered through S106 agreements has been predominately intermediate housing.

Type of Homes

3.14 The Core Strategy requires an approximate ratio of 70:30 houses to flats. During the reporting year over 60% of new homes provided were flats. This was a consequence of completions on schemes permitted in advance of the Core Strategy adoption. A large proportion of housing provision during the year was on the Everards site, a wholly flatted riverside development. Further flatted accommodation was provided at an extension to the YMCA in Dartford town centre and at an apartment block at The Bridge. In future years it is anticipated that the proportion of houses being built will increase to better reflect the Core Strategy policy, with recent consents reflecting the policy requirement.

Figure 3 shows the size and type of new homes constructed in the reporting year.

Figure 3 : Size and type of homes constructed in 2010–11



Employment

3.15 Key Findings

New floorspace by type during 2010 – 2011 gross	Office (B1a and A2)	3,076 sq m
	Light industry (B1 b/c)	1,177 sq m
	Industrial (B2)	0 sq m
	Storage and distribution (B8)	1,688 sq m
	Total	5,941 sq m
Employment floorspace provided 2006-11 (net)	113,701 sq m (B1, B2 and B8)	
Average annual employment floorspace	227,402 sq m	

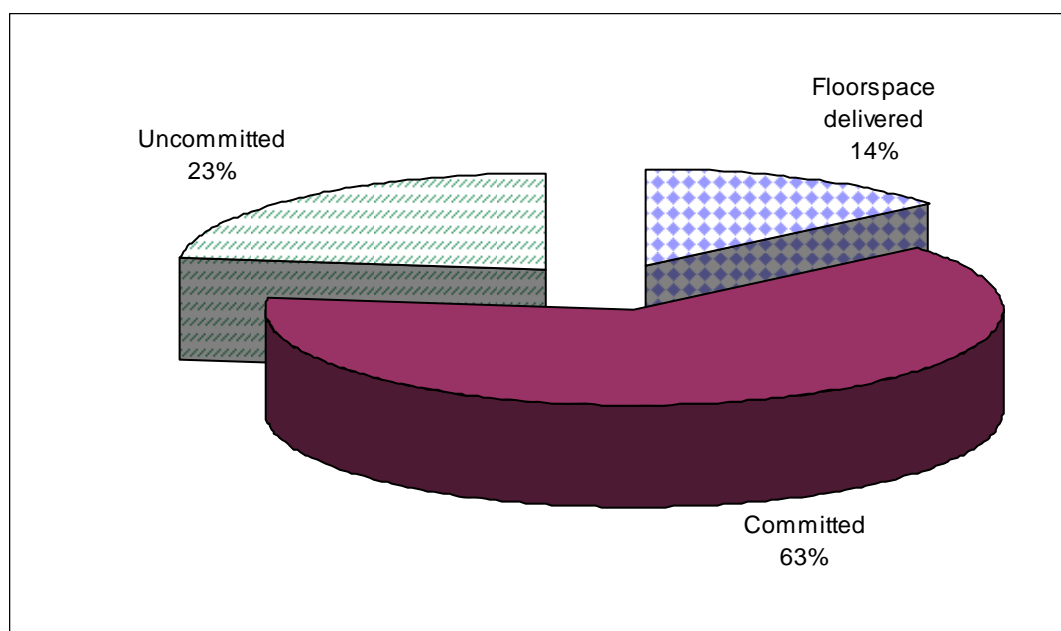
3.16 5,941 sq m of new employment floorspace (Business Uses) was completed in the Borough during the monitoring year. This is low as compared to historic trends and just over half that provided last year, despite a good supply of sites with planning consent. It reflects current economic conditions.

3.17 Overall there was a net gain of employment floorspace (Business Uses) of 5,514 sq m. There were gains and losses in B1 (Light Industrial) and B8 (Distribution) floorspace but no change in the amount of B2 (General Industrial) uses. Losses of floorspace were largely the result of change to other types of employment use with limited change to non-employment uses. A significant proportion of the new floorspace was provided at The Base, a new business centre in the Northern Gateway, providing units for start up, small and medium sized businesses. The project was taken forward by SEEDA with Thames Gateway funding. In addition over 1,000 sq m of new warehousing floorspace was provided at land adjoining Littlebrook power station.

3.18 The Core Strategy identifies that new sites together with potential new service jobs provide capacity for approximately 26,500 new jobs and the development of 750,000 sq m (gross) of employment floorspace between 2006 and 2026. Figure 4 shows the proportion of floorspace that has been delivered between 2006 and 2011 together with forecast future supply arising from committed and uncommitted but identified sites. The majority of new employment development will take place within the three identified priority areas of Dartford Town Centre, Ebbsfleet to Stone and Thames Waterfront. There are planning commitments for new employment floorspace at Ebbsfleet Valley, The Bridge, Crossways and it is expected that

consents for further floorspace will be granted at Northern Gateway and at Swanscombe Peninsula in the future.

Figure 4 Status of Employment Land 2006-2026



Town Centre and retail development

3.19 Key Findings

New town centre floorspace 2010 -11(Gross)	Retail shop (A1)	861
	Restaurant/café (A3)	717

3.20 There was a relatively small amount of new town centre retail and service floorspace provided during 2010-11. Much of this arose from changes of use. Taking this into account, together with loss of floorspace on sites due for redevelopment, there was an overall loss of shopping floorspace of 389 sq m. A small retail unit was provided at Everards residential site and as an extension to the Millbrook Garden Centre shop. New restaurant facilities were provided at Central Park, Bluewater and Crossways business park. A significant loss of shopping floorspace was recorded at Dartford town centre through the demolition of a large retail unit for redevelopment in Spital Street.

3.21 During the year a number of improvements and initiatives have taken place in Dartford town centre. A visitors centre and café opened in Central Park in March 2011 complementing early projects delivered by the Council. These have included a new pedestrian bridge linking areas to the east to the town centre with the park; a band stand; a childrens' water play area; and establishment of an ecology island

where further works are planned. Three premises in the town centre had the historic character of their frontages restored, through Townscape Heritage Initiative funding. Another property has been awarded a grant to carry out similar works with further premises expected to come forward in the future. The Council has carried out improvement works in the main shopping area, including repainting public areas, updating signage and installation of new tree planters.

- 3.22 Construction of a new railway station commenced in 2011. This is the first phase of a proposal for comprehensive redevelopment of the area around the station which will provide a range of town centre uses.
- 3.23 A number of key developments have recently been approved in and close to the town centre. These include Lowfield Street incorporating just under 10,000 sq m of retail shopping floorspace and 201 flats; Northern Gateway East and Millpond (approved in principle) of up to 1,050 houses and flats.

Green Belt and Environmental Protection

3.24 Key Findings

Number of planning permissions granted for inappropriate uses in the Green Belt	0 although one was later granted on appeal due to very special circumstances (para 3.25)
Number of refused planning consents in the Green Belt later granted on appeal	1
Number of consents given contrary to Environment Agency Advice	0

- 3.25 Of the 65 applications for development in the Green Belt received, 8 were refused. The majority were for minor extensions and alterations, replacement dwellings/buildings; minor works and re-application for lapsed planning consents, where it was deemed that there would be no material change or negative impact. One application refused by the Council was later granted on appeal in recognition of very special circumstances. This was for an additional pitch at an existing gypsy site to accommodate family expansion.

- 3.26 A number of schemes have been given consent which will bring environmental benefits to the Borough. These include the creation of a wetland area at Dartford Marshes, a public ecological park at Powder Mill Lane, a new footpath along the Darent Valley between Powder Mill Lane and Hawley including a new pedestrian bridge.
- 3.27 The Environment Agency objected to two planning applications on flood risk grounds during 2010–11. In both cases objections were withdrawn after adequate flood risk assessments were provided and conditions attached to the planning permissions.

Appendix 1

Figure 5 Five year supply of sites – December 2011

SITE REF	SITE	Overall forecast up to 2026	Planning Status	Type of land	Under Construction	5 year supply
1	Ebbsfleet	1250	Consent	Vacant Despoiled land (p)		250
2	The Bridge	1265	Consent	Vacant PDL ©	UC	488
3	Ingress Park - Eastern Extension (residual)	335	Consent	Vacant PDL ©	UC	325
7	Craylands Lane	110	Consent	Vacant PDL©		110
8	Greenwood	35	Application	Vacant PDL ©		35
16	Powder Mill Lane	42	Consent	Vacant Greenfield		42
20	Knockhall Road	49	Consent	Redevelopment of housing		49
21	225 London Road	9	Consent	Re-development of non housing		9
22	28 Spital Street	9	Consent	Vacant PDL ©		9
29	The Coleburt Centre, King Edward Ave	53	Outline Consent	Vacant PDL ©		53
32	Lowfield Street	400	Approval subject to Section 106	Re-development of non housing		200
34	Northern Gateway East (GSK)	735	Approval subject to Section 106	Vacant PDL ©		500
36	Station Approach	155	Pre-app	Re-development of non housing		155

38	Co-op Site	176	None	Re-development of non housing		176
42	Everards	211	Consent	Vacant PDL ©	UC	101
44	Fantaseas	175	Outline Consent	Vacant PDL		175
45	Eastern Quarry (EQ2)	2750	Outline Consent	Vacant Despoiled land (p)		200
46	Stone House Hospital	305	Consent	Conversion of non housing		305
47	Dartford Technology College Campus	41	Consent	Re-development of non housing and school playing fields	UC	30
48	St James Lane Pit (Stone Pit 2)	795	Application	Vacant Despoiled land (p)		400
49	Darenth Mill, Darenth Road	23	Application	Vacant PDL ©		20
55	Hook Place Farm (West) Southfleet	8	Consent	Re-development of non housing		8
57	Axton Chase	149	Consent	Re-development of non housing		149
75	Leyton House, Wilmington	33	Consent	Re-development of non housing		14
85	Police Station - Instone Road	57	Consent	Re-development of non housing		57
91	Northfleet West Sub Station	1250	Approval subject to S106	Re-development of non housing		250
112	Milk Depot, Watling Street	27	Approval subject to S106	Re-development of non housing		24
118	Rear of Two Brewers	12	Consent	car park		12

128	Darenth Road	147	Consent	Part vacant PDL and greenfield	147
152	St Vincents Filling Station	6	Consent	Re-development of non housing	6
290	Former Piggery Site	13	Consent	Re-development of non housing	13
352	44A Waldeck Road	9	Consent	Re-development of non housing	9
368	Land adj to 15 Invicta Road	5	Consent	Re-development of non housing	5
400	Blue Anchor Pub	9	Consent	Re-development of non housing	9
402	Rear of 101 - 113 Hawley Rd	12	Consent	Re-development of non housing	12
503	Land at Beacon Road, Bean	10	None	Greenfield	10
80	Former Arjo Wiggins Site	100	None	Vacant PDL ©	50
90	Former Papermill - north side	230	Consent for part	Vacant PDL ©	230
297	adj. 116 Priory Road	5	None	Vacant PDL	5
378	GSK North Site	370	None	Re-development of non housing	100
405	Questor Riverside	110	None	Part vacant PDL and greenfield	60
406	Martin Drive Site adj to Stone House Hospital	75	None	Re-development of housing	75
NEW	The Colyers Arms 1 Station Road Southfleet	8	Consent	Re-development of non housing	8

NEW	44 Priory Hill, Dartford	5	Consent	Re- development of housing	5
	Total	12131			4890

Note

Type of Land	Definition
Vacant Despoiled land (p)	Land used for previous quarry/landfill that has been prepared for re-development
Vacant Despoiled land	Land used for previous quarry/landfill not prepared for re-development
Vacant PDL ©	Vacant previously developed land that has been cleared for re-development
Vacant PDL	Vacant previously development land not prepared for re-development
Vacant Greenfield	Greenfield site currently unused
Re-development of housing	Brownfield site currently in use for housing
Re-development of non housing	Brownfield site currently in use for uses other than housing
Conversion of non housing	Conversion of a property from a non housing use

Sources of Data

Monitoring Themes	
Housing	<ul style="list-style-type: none"> • Planning Policy Team • Dartford's LDF: Annual Monitoring Report 2006 through to 2010 • 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"> • Internal Monitoring Data - Planning Policy Team • Census 2001
Town Centre uses	<ul style="list-style-type: none"> • Internal Monitoring Data – Planning Policy Team • Special Projects Team and Cabinet Reports – Dartford Borough Council
Green Belt and Environmental Resources	<ul style="list-style-type: none"> • Data from Uniform system • Environment Agency