



## **Dartford's Local Development Framework**

### **Annual Monitoring Report**

**1 April 2004 to 31 March 2005**

**This document is also available in large print**

**December 2005**

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## **EXECUTIVE SUMMARY**

An overview of each section of the Annual Monitoring Report is shown below:

### **1 INTRODUCTION**

- Monitoring is an essential and continuous part of plan making in the new planning system. It assesses the progress of plan preparation and whether policies are performing well.
- Annex 1 provides an Action Plan for enhanced monitoring.

### **2 BASELINE CHARACTERISTICS**

- Trends show that Dartford is growing at a faster rate than elsewhere in Kent.
- Large scale regeneration and growth is planned and a number of challenges need to be tackled.

### **3 POLICY PERFORMANCE FINDINGS**

The overall performance of the Local Plan Review has been assessed by looking at the following eight themes. A summary of the main findings for each is:

#### **Employment**

- The emerging Kent and Medway Structure Plan envisages 892,000 m2 of employment floorspace between 2001-2021 in order to maintain a balance between housing and employment, and to reduce Dartford's dependence on London for employment.
- This equates to an annual average of 44,600 m2.
- Since 2001, the employment floorspace built has not met the Structure Plan annual average of 44,600 m2 – last year, 12,341 m2 of employment floorspace was provided.
- The future annual rate of employment development will need to increase significantly if job creation is to exceed housing growth. Development planned for Ebbsfleet will provide a major contribution.

#### **Dartford Town Centre**

- Health check indicators show that Dartford is not performing as well as other town centres in Kent; the Council is bringing forward planning proposals to redress these shortcomings.
- 98% of new shops were built on a site specifically identified in the Local Plan Review, for retail development (Prospect Place).
- Planning proposals are being brought forward to strengthen Dartford town centre's overall economic performance (Town Centre Area Action Plan).
- Funding totalling £16.5 million has been allocated by the Office of the Deputy Prime Minister for strategic site acquisition, land remediation, environmental improvements, linkages through the town and public realm projects.

#### **New Housing**

- Dartford's Structure Plan target is to provide 15,500 new homes during 2001- 2021.
- This equates to an average of 775 each year.
- Since 2001, there has been less homes built each year than the annual average of 775 – last year, 625 homes were built. However, since 2003 there has been an upward trend in the number of homes being built.
- Although planning permissions are being granted by the Council, there are uncertainties in housing delivery as a result of which planned targets may not be met. The delivery of 516 new homes at Lowfield Street has been delayed while waiting for the decision of a call-in procedure. The Council has made a resolution to grant

permission for 6,250 new homes at Eastern Quarry, but it is likely that these will be delayed until Highways Agency objections can be resolved.

- By 2021, there could be approximately 500-600 fewer homes built than are needed to meet the emerging Kent and Medway Structure Plan requirement.

### **Local Housing Needs**

- The Housing Strategy's target is to provide 500 affordable homes during the period 2004-2007.
- Since the inception of the affordable housing policy, 30% affordable housing has been achieved on all qualifying urban sites, with the exception of Waterstone Park.
- Last year, 84 affordable homes were built and permission for an additional 1,083 units was granted.
- The delivery of affordable homes is often delayed due to prolonged section 106 negotiations on large sites.
- There are other delays, for instance, 30% affordable homes at Lowfield Street have been delayed while waiting for the decision of a call-in procedure and it is likely that 30% affordable homes at Eastern Quarry will be delayed until Highways Agency objections can be resolved.
- Because so few permissions for more than one dwelling in the rural area have been issued, it is not possible at this stage to comment on the effectiveness of policy H17.

### **Urban Residential Quality**

- Residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas which need to be addressed including parking problems and issues arising from cramped layouts.
- There is little evidence that communities are developing in the new residential areas.

### **Previously Developed Land**

- 96% of new homes constructed last year were built on previously developed land, exceeding the Government's target of 60%.
- All 722 hectares of previously developed land identified in the National Land Use Database survey is allocated for re-use.
- It is unlikely that the national target of 60% of new homes to be built on previously developed land will be met because half of the planned new homes will be built on strategic sites that do not comply with Government's definition of previously developed land.

### **Green Belt**

- Excluding temporary permissions, there has been no built development within the Green Belt that conflicts with the Local Plan Review Green Belt policies.
- One change of land use in the Green Belt has been allowed, contrary to policy GB6.

### **Environmental Resources**

- One change of land use has been allowed, contrary to policies C14 and C15.
- A number of initiatives have improved nature conservations sites.

## **4 PREPARING THE LOCAL DEVELOPMENT FRAMEWORK**

- The preparation of the Local Development Framework was on track in March 2005 but progress has slipped since then. This is mainly due to officer time being diverted to other work.

- A revised Local Development Scheme will be prepared and submitted to the Government Office for approval before March 2006. It will propose, amongst other things, a revised set of milestones.

## 5 ISSUES FOR THE FUTURE

A number of issues will need to be addressed in the Local Development Framework if the challenges of large scale growth are to be met:

- **Issue 1** - Ensuring job creation exceeds housing growth;
- **Issue 2** - Revitalising and regenerating Dartford town centre;
- **Issue 3** - Removing obstacles to delivery on sites where development is planned;
- **Issue 4** - Reassessing the capacity and phasing of housing sites, to ensure enough housing is delivered over time;
- **Issue 5** - Providing homes which are relevant to local housing needs;
- **Issue 6** - Ensuring new homes and neighbourhoods are of the highest quality and are well designed.

## **1 INTRODUCTION**

- 1.1 In the new planning system, monitoring is an essential and continuous part of plan making. Monitoring assesses whether:
- policies are still relevant and are performing in the way they should – see [section 3](#);
  - the Local Development Framework is being prepared on time – see [section 4](#).
- Annual Monitoring Reports indicate when policies should be improved and can bring about a review of the development plan.
- 1.2 This Annual Monitoring Report, which monitors the period from April 2004 to March 2005, is the first to be prepared under the new planning system. To assess plan performance, this report focuses on eight themes:
- Employment;
  - Dartford Town Centre;
  - New Housing;
  - Local Housing Needs;
  - Urban Residential Quality;
  - Previously Developed Land;
  - Green Belt;
  - Environmental Resources.
- 1.3 Each theme is assessed in terms of:
- Introduction - the intended policy outcome;
  - Findings - the actual performance;
  - Summary - the main facts;
  - In the Future - the actions that need to be taken in the future.
- 1.4 The adopted 1995 Local Plan is becoming out of date, while the replacement policies which will comprise the Local Development Framework have yet to be prepared. In the meantime, therefore, the Council will monitor key policies from the Amended Second Deposit Draft Local Plan Review. These represent the most up-to-date expression of the Council's planning policy intentions, and have been approved as material considerations when determining planning applications.
- 1.5 The headline policies selected are those that are fundamental to the overall plan performance and Corporate priorities. [Annex 2](#) lists the relevant targets and indicators and provides further data to supplement the eight themes.
- 1.6 In the future, Annual Monitoring Reports will be improved to include:
- more comprehensive data - current gaps in data are shown in [Annex 2](#);
  - a performance assessment of new policies in the emerging Local Development Framework;
  - additional monitoring themes.
- 1.7 [Annex 1](#) shows an action plan for carrying out enhanced monitoring, where one of the first tasks will be the appointment of a temporary monitoring officer to review the data held within the Council.

## 2 BASELINE CHARACTERISTICS

### 2.1 The Borough's main features are:

- it 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;
- there are sharp contrasts within the Borough, with the town of Dartford and the smaller urban settlements of Stone, Greenhithe and Swanscombe in the northern part and 11 villages and areas of high agricultural/landscape value in the southern part;
- there is a contrast of landscapes, from riverside marshes to semi-upland countryside.

### 2.2 It is useful to compare how the Borough has changed and how it is likely to change in the future, so that trends can be assessed over time.

Figure 2.1

Category	Trends
Population	<ul style="list-style-type: none"> <li>• The population has grown from 79,439 in 1991 to 86,600 in 2004</li> <li>• The population growth rate of 7.3% during 1991-2001 was second largest in Kent, behind Ashford (10.6%)</li> <li>• <b>Forecast: There will be a 35% increase in population between 2001-2021</b></li> </ul>
Jobs	<ul style="list-style-type: none"> <li>• Unemployment has reduced from 9% in 1993 to 2% in 2005, compared with the national average of 2.4%</li> <li>• 42,225 residents aged 16-74 were employed in 2001</li> <li>• 8,026 new jobs have been created between 1991-2001</li> <li>• There has been a slight reduction in commuting to London from 43% in 1991 to 39.5% in 2001</li> <li>• 46% of economically active residents worked in the Borough in 2001</li> <li>• The major employment sites could accommodate nearly 30,000 jobs, with an increase in workforce of 17,000</li> <li>• <b>Forecast: There will be a 38% increase in jobs between 2001-2021 and this has the potential to reduce Dartford's dependence on London if job creation keeps pace with housing growth.</b></li> </ul>
Homes	<ul style="list-style-type: none"> <li>• Household growth of 11% during 1991-2001 was the second largest in Kent, behind Ashford (12.2%) and was higher than the national average (7.8%)</li> <li>• There were 35,200 households in 2001</li> <li>• 15,500 new homes are envisaged for 2001-2021 by the emerging Kent and Medway Structure Plan</li> <li>• <b>Forecast: There will be a 44% increase in households between 2001-2021</b></li> </ul>
Traffic	<ul style="list-style-type: none"> <li>• In 2001, 50% of residents travelled less than 10 km to work compared with 31% who travelled 10-30 km and 19% who travelled more than 30 km</li> <li>• 56% of residents travelled to work by car/van in 2001, compared with the national average of 55%</li> </ul>
Deprivation	<ul style="list-style-type: none"> <li>• Dartford ranked 8<sup>th</sup> most deprived out of the 12 Kent districts in 2000. (Districts with worse levels of deprivation – in order of most deprived to least deprived – were: Thanet, Shepway, Dover, Swale, Gravesham, Canterbury and Ashford). 2004 data reveals that Dartford was one of only two Kent authorities where the level of deprivation increased (the Borough went up 23 positions on the national rankings, to 6<sup>th</sup> in Kent) – the other was Tunbridge Wells who went up 4 positions. In contrast, Ashford's level of deprivation fell 42 positions</li> <li>• Dartford had the second highest rate of recorded crimes per 1,000 population in 2004/05 with 112.8 (Gravesham was highest with 127.8, Tonbridge and Malling was lowest with 64.4 and the Kent average was 84.7). A similar pattern is emerging for 2005/06 although this is based only on partial year figures (April to October).</li> </ul>
Education	<ul style="list-style-type: none"> <li>• 28% of residents had no qualifications in 2001, compared with the national average of 29%</li> <li>• 14% of residents had degree level qualifications in 2001, compared with the national average of 20%</li> </ul>

- 2.3 Trends show that Dartford is growing at a faster rate than elsewhere in Kent, especially in terms of household growth. The forecasts shown in Figure 2.1 reflect the large scale regeneration and growth that is planned in Kent Thameside (Dartford and Gravesham north of the A2). Kent Thameside is one of the principal areas for development in the Thames Gateway.

### 3 POLICY PERFORMANCE FINDINGS

#### 3.1 Employment

##### Introduction

3.1.1 Local Plan employment policies are designed to allocate sufficient land to ensure that job creation exceeds housing growth. Policies also protect the existing employment areas. The intended outcome is to avoid Dartford becoming a dormitory commuter town.

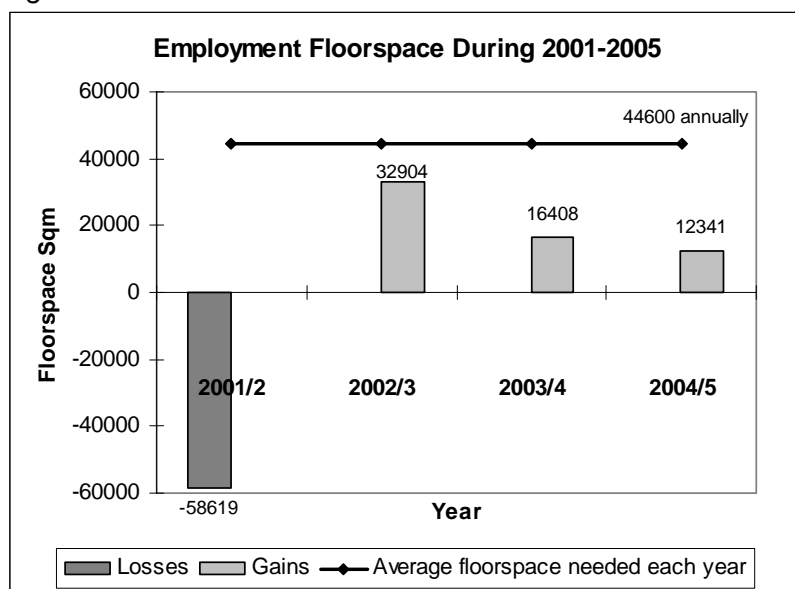
3.1.2 The crucial monitoring question is:

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

##### Findings

3.1.3 The employment guidelines in the emerging Kent and Medway Structure Plan specify 892,000 m<sup>2</sup> of floorspace should be provided between 2001 and 2021. This equates to a yearly average of 44,600 m<sup>2</sup>. However, since 2001, the new employment floorspace built has been less than this yearly average - see Figure 3.1.a. The net loss of 58,619 m<sup>2</sup> of floorspace in 2001/2 was a result of land taken for the construction of the CTRL.

Figure 3.1.a



3.1.4 The net new employment floorspace provided through development and changes of use last year was 12,341 m<sup>2</sup> – see figure 3.1.b and Annex 2 (page 23) for further details.

Figure 3.1.b

<b>New Employment Floorspace</b>	<b>A2/B1</b> (Professional, Business) <b>M2</b>	<b>B2</b> (General Industrial) <b>M2</b>	<b>B8</b> (Storage, Distribution) <b>M2</b>	<b>All B Uses</b>
<b>Gains</b> in employment floorspace	8,093	5,206	0	13,299
<b>Losses</b> in employment floorspace	-823	0	-135	958
<b>Total net employment floorspace</b>	<b>7,270</b>	<b>5,206</b>	<b>-135</b>	<b>12,341</b>

3.1.5 Policy E1 makes provision for 587,000 m<sup>2</sup> of employment floorspace on 10 sites and policy E7 protects eight existing employment areas. 91% of the new floorspace provided last year was on sites covered by policies E1 and E7. The loss of B1 employment floorspace at Victoria Road Industrial Estate to D1 use (a building skills centre) is not viewed as being

contrary to policy E7 as it retains an employment use whilst also providing an important educational facility.

3.1.6 The future annual rate of employment development will need to increase significantly to ensure that there is a reduction in out-commuting and that Dartford becomes more self-reliant economically. Employment growth will not increase at a steady rate. The profile of growth will reflect the phasing of development of the strategic employment sites, particularly the large commercial mass at Ebbsfleet after 2009. Most of Dartford's future employment growth will take place on three sites:

- the balance of Crossways;
- the Science and Business Park at The Bridge;
- the Ebbsfleet commercial core.

3.1.7 Development at Crossways has accelerated in recent years and is now providing high quality business space. The development of The Bridge commenced in 2005, and the first employment floorspace is expected to be available in 2006. There is currently no firm programme for the commencement of the commercial core at Ebbsfleet.

#### Summary

3.1.8 The main findings are:

- The emerging Kent and Medway Structure Plan envisages 892,000 m2 of employment floorspace between 2001-2021 in order to maintain a balance between housing and employment, and to reduce Dartford's dependence on London for employment.
- This equates to an annual average of 44,600 m2.
- Since 2001, the employment floorspace built has not met the Structure Plan annual average of 44,600 m2 – last year, 12,341 m2 of employment floorspace was provided.
- The future annual rate of employment development will need to increase significantly if job creation is to exceed housing growth. Development planned for Ebbsfleet will provide a major contribution.

#### In the Future

3.1.9 **Planning policies will need to ensure job creation exceeds housing growth.**

3.1.10 This will be crucial to ensure the development of the local economy. Dartford is already dependent on London for jobs, and this leads to pressure on roads and public transport services. Jobs will need to be provided at a faster rate than homes, in order to redress this imbalance. If residential growth outstrips economic development, Dartford will become more reliant on London and could begin to adopt the characteristics of a dormitory town. This would not be in the interests of maintaining a thriving, locally based community and a strong local economy.

3.1.11 The Council needs to work closely with its partners to ensure that commercial development at Ebbsfleet is not delayed. The Kent Thameside Delivery Board has recognised the development of Ebbsfleet as its highest priority. It has commissioned a place-making study, the intention of which is to clarify the ingredients needed to make Ebbsfleet and other key sites a success and to identify an implementation strategy for them.

### 3.2 Dartford Town Centre

#### Introduction

3.2.1 Local Plan retail and town centre policies are designed to secure a town centre which performs well economically. The crucial monitoring question is:

**Will the town centre's economic performance be improved?**

#### Findings

3.2.2 A selection of health check indicators shows that Dartford town centre is failing to meet the expectations of its potential customer base and is not performing as well as other centres in Kent – see Figure 3.2.

Figure 3.2

<b>Town Centre Health Checks</b>	
Spending Potential	<ul style="list-style-type: none"> <li>Out of £117.04m convenience spending potential generated within Dartford town centre's primary catchment area, only 47% is spent in the town centre.</li> <li>53% is lost to other centres and out of town stores</li> <li>This suggests that, for a significant number of people, Dartford town centre may be the closest centre but not the centre of choice</li> </ul>
Footfall	<ul style="list-style-type: none"> <li>In 2003, footfall in Dartford town centre, as indicated by the average Friday count, was 3,100 persons, placing it 10<sup>th</sup> out of the 16 towns centres in Kent</li> <li>All of the six towns with lower average footfall were considerably smaller than Dartford.</li> <li>Some smaller centres such as Ashford and Ramsgate showed considerably higher footfall than Dartford</li> <li>The average weekly footfall in Dartford fell by 13.8% between 2000-2003.</li> </ul>
Multiple Retailers	<ul style="list-style-type: none"> <li>In 2003, out of the 223 retail units in Dartford, only 26% were occupied by multiple retailers</li> <li>This is low compared to the average of 35% across Kent and the highest of 49% at Ashford</li> <li>Out of the 11 town centres in Kent with over 100,000m<sup>2</sup> total floorspace, Dartford town centre had the lowest share of multiples</li> </ul>
Yields	<ul style="list-style-type: none"> <li>Retail investment yields in Dartford town centre rose from 8% in 1994 to 11.5% in 1999, and have remained at or above 10% ever since</li> <li>In 2002, Dartford had the joint highest retail investment yield in Kent<sup>1</sup>, together with Gravesend and Sheerness</li> </ul>
Rental Levels	<ul style="list-style-type: none"> <li>Dartford and Gravesend were the only town centres in Kent to have experienced a fall in retail rents between 1987 and 2003, down 11% in each case</li> <li>Other centres experienced increases ranging from 11.2% (Ramsgate) to 136.7% (Ashford)</li> <li>In 2003, the rental levels were 67% of the 1991 levels</li> <li>In 2003, Zone A rents for Dartford stood at £431 per m<sup>2</sup>, only Gillingham was lower at £377 per m<sup>2</sup></li> </ul>

3.2.3 Recently, policies which allocate sites for retail development have been taken forward. Policy TC9 proposes edge-of-centre development in accordance with the sequential test on the north side of Westgate Road. 17,286 m<sup>2</sup> of retail floorspace was built last year. 98% of this was located in edge-of-centre, retail warehouses at Prospect Place, Dartford, in accordance with policy TC9.

3.2.4 The Local Plan proposes comprehensive development at Lowfield Street to assist in securing the regeneration of the town centre (policy TC11). An application was submitted by Tesco in December 2003, the Council resolved to use its Compulsory Purchase Order powers to assist delivery of the scheme in January 2004, and in August 2004 the Council

<sup>1</sup> A higher yield figure indicates poor performance.

resolved to permit the development. The application was called in and a Public Inquiry was held in November/December 2005.

3.2.5 Together with partners (South East Economic Development Agency and Kent County Council), the Council was successful in attracting £16.5 million of Office of the Deputy Prime Minister funds for work to improve the town centre - for strategic site acquisition, land remediation, environmental improvements, linkages through the town and public realm projects. The central aim of these projects is to revitalise Dartford town centre and the surrounding area. Consultants were appointed in early 2004 to assist in this work, and in September 2005 a consultation exercise was carried out.

#### Summary

3.2.6 The main facts are:

- Health check indicators show that Dartford is not performing as well as other town centres in Kent; the Council is bringing forward planning proposals to redress these shortcomings.
- 98% of new shops were built on a site specifically identified in the Local Plan Review, for retail development (Prospect Place).
- Planning proposals are being brought forward to strengthen Dartford town centre's overall economic performance (Town Centre Area Action Plan).
- Funding totalling £16.5 million has been allocated by the Office of the Deputy Prime Minister for strategic site acquisition, land remediation, environmental improvements, linkages through the town and public realm projects.

#### In the Future

3.2.7 **Planning policies will need to revitalise and regenerate Dartford town centre.**

3.2.8 The Local Development Scheme proposes the preparation of an Area Action Plan for the Town Centre. A draft Area Action Plan is likely to be available for consultation in Summer 2006. Some of the main issues that the Area Action Plan will need to address are:

- attracting good quality anchor retailers into the town (an application for a comprehensive development anchored by Tesco was determined by the Council in August 2004, but was subsequently called in);
- addressing physical shortcomings which prevent the town from offering an attractive and safe environment;
- integrating new and existing developments so that they are mutually reinforcing;
- diversifying the evening economy and including more housing within the central area so that the town centre is attractive throughout the day and night;
- enhancing the historic, architectural and cultural assets and upgrading the environment so that pride in the town centre can be restored;
- bringing Central Park and the River Darent into the life of the town.

3.2.9 The Council is already working with ODPM and other partners to focus resources on specific projects which will deliver these objectives, and will continue with these efforts.

### 3.3 New Housing

#### Introduction

3.3.1 Local Plan housing policies are designed to allocate sufficient land to provide for required housing numbers. The crucial monitoring question is:

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

#### Findings

3.3.2 Last year, 625 net new homes were built. 96% of these were on sites allocated in policy H1 for residential development – see Figure 3.3.a and Annex 2 (page 24) for further details. Policy H4 recognises that previously unidentified sites will also come forward for development and last year 4% of the new homes were built on windfall sites.

*Figure 3.3.a*

<b>New Homes Built</b>	<b>Number</b>
New homes built on <b>large allocated sites</b>	604
New homes built on 16 small <b>windfall sites</b>	25
Homes <b>lost</b> on 4 small sites	-4
<b>Total</b> net homes built	<b>625</b>

3.3.3 Policy H1 identifies sufficient housing land to exceed the adopted Structure Plan housing requirement of 10,500 by 1,747 homes.

3.3.4 However two new factors now need to be taken into account:

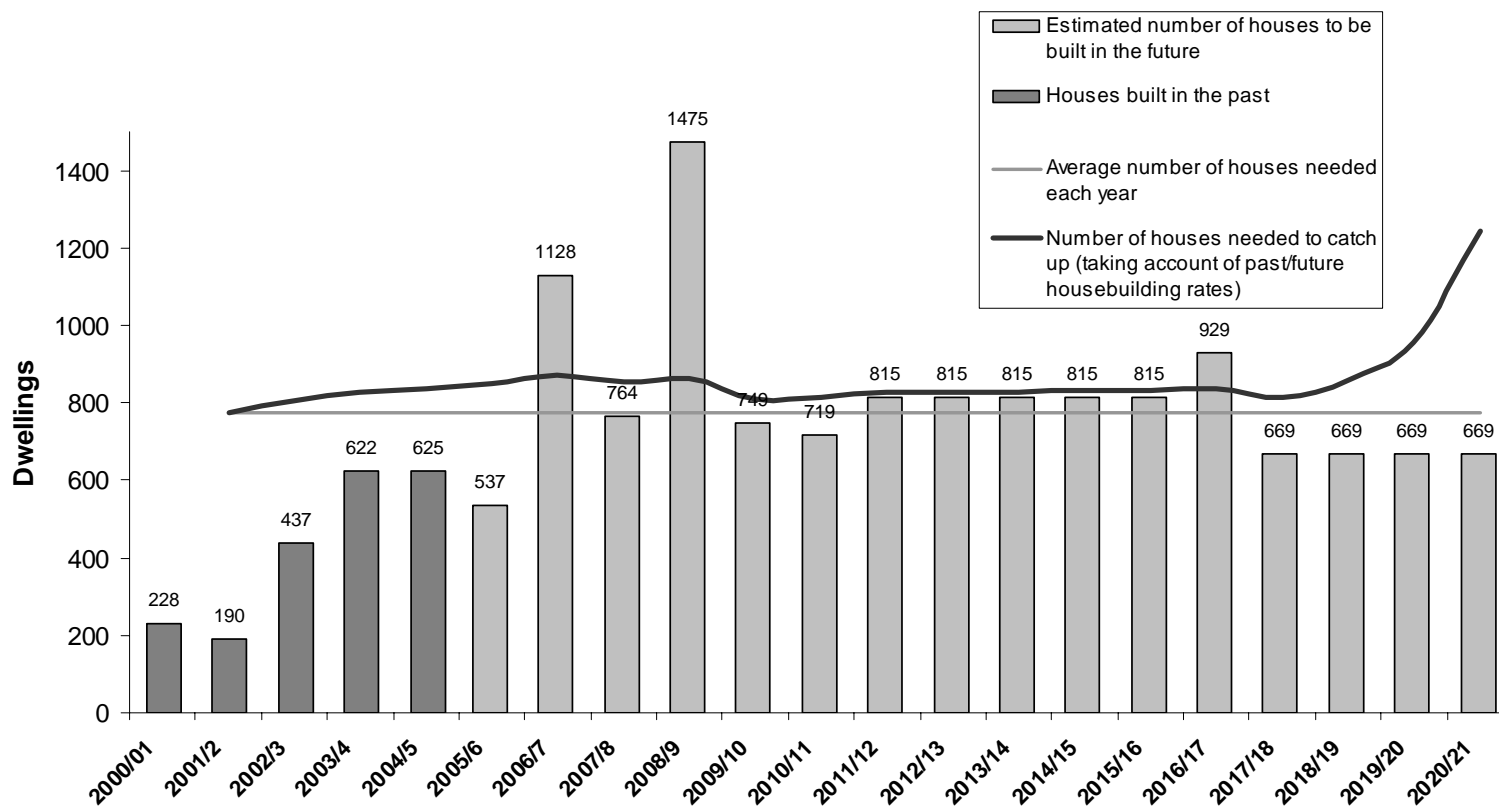
- there are uncertainties in the timing of development and difficulties in bringing housing sites forward. Sites are therefore unlikely to be developed as quickly as anticipated in policy H1 and delays are now expected;
- the emerging Kent and Medway Structure Plan extends the time horizon 10 years into the future. This means that Dartford now needs to provide 15,500 new homes between 2001-2021<sup>2</sup>.

3.3.5 In absolute terms there is sufficient land to meet the emerging Kent and Medway Structure Plan housing land requirement. However considerable uncertainty surrounds the rate at which sites might become available for development. For instance, the delivery of 516 new homes at Lowfield Street has been delayed while waiting for the decision of a call-in procedure. The Council has made a resolution to grant permission for 6250 new homes at Eastern Quarry but it is likely that these will be delayed until Highways Agency objections can be resolved. A recent reassessment of the land supply situation (see Figure 3.3.b) suggests that land for more than 4,000 units may not become available before 2021. If this indeed happens, Dartford will provide approximately 500-600 fewer homes than are needed to meet the emerging Kent and Medway Structure Plan requirement.

<sup>2</sup> This figure comes from the Deposit Draft of the emerging Kent and Medway Structure Plan. Since then, proposed modifications have removed the period 2016-2021.

Figure 3.3.b

Estimate of Housing Delivery During 2001-2021



- 1,874 new homes have been built since 2001, including 625 new homes last year
- Between 2001-2005, the number of homes built each year was less than the average 775 new homes needed each year. However, since 2003 there has been an upward trend in the number of homes being built.
- An estimated 13,052 new homes will be built by 2021
- It is expected that the new homes to be built will exceed the average 775 new homes needed in 8 out of 16 years
- Next year, 852 new homes need to be built to catch up
- By 2021, approximately 500-600 additional homes will be needed to meet the Kent and Medway Structure Plan housing requirement

Summary

3.3.6 The main facts are:

- Dartford's Structure Plan target is to provide 15,500 new homes during 2001- 2021.
- This equates to an average of 775 each year.
- Since 2001, there has been less homes built each year than the annual average of 775 – last year, 625 homes were built. However, since 2003 there has been an upward trend in the number of homes being built.
- Although planning permissions are being granted by the Council, there are uncertainties in housing delivery as a result of which planned targets may not be met. The delivery of 516 new homes at Lowfield Street has been delayed while waiting for the decision of a call-in procedure. The Council has made a resolution to grant permission for 6,250 new homes at Eastern Quarry, but it is likely that these will be delayed until Highways Agency objections can be resolved.
- By 2021, there could be approximately 500-600 fewer homes built than are needed to meet the emerging Kent and Medway Structure Plan requirement.

In the Future

3.3.7 **Planning policies will need to remove obstacles to delivery on sites where development is planned.**

3.3.8 There will be difficulties in accelerating the rate of development unless barriers to delivery can be overcome. Issues affecting the planned rate of development are:

- the Highways Agency has concerns about the capacity of the trunk road network to cater for the scale of growth envisaged. It may be some time before a strategic solution to this issue can be identified, and if so, this will result in a significant delay to the development of the strategic sites;
- uncertainty about community infrastructure needs (and the need to reserve land for them) and prolonged negotiation can lead to delays before final layouts are agreed and implemented;
- section 106 agreements often require lengthy negotiations to secure firm commitments to the funding and timing of transport and community infrastructure provision;
- the Lowfield Street call-in inquiry has delayed development of one planned site and has consumed significant staff resources;
- site works can also take considerable time (often more than one year) and require expensive ground preparation costs;
- market uncertainties can, in the longer term have a major bearing on build-out rates, and on the final mix of dwellings.

3.3.9 **Planning policies will also need to reassess the capacity and phasing of housing sites, to ensure enough housing is delivered over time.**

3.3.10 In addition to the prevailing uncertainties about the speed of housing delivery, as outlined above, it is necessary to be circumspect about the eventual capacity of each site identified for development. There is a need to reassess development and design criteria for future developments. This could have implications for the capacity assumptions which can be made in respect of these sites.

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

3.3.12 As part of the Local Development Framework foundation work, it will be necessary to review the assumptions which have been made about housing capacity and development phasing, to ensure that these are capable of producing the required rate of development, and to set clear annual monitoring targets related to this assessment.

### 3.4 Local Housing Needs

#### Introduction

- 3.4.1 Local Plan housing policies are designed to provide a range of housing to support individual circumstances, from sheltered housing to large executive homes. Policies also seek to provide housing choice for those residents who are unable to afford open market housing.
- 3.4.2 The Council's strategy for the affordable housing sector is one of maintaining an adequate supply and range of housing that is suitable to meet both existing and emerging needs. Priority is therefore given to mixed tenure affordable housing schemes consisting of approximately one third social rented and two thirds intermediate housing including discounted sale, shared ownership and intermediate rent.
- 3.4.3 The crucial monitoring question is:  
**Is housing development meeting local needs?**

#### Findings

- 3.4.4 The Housing Strategy identifies an affordable housing target of enabling 500 new homes to be built for the period 2004-2007. 84 affordable homes were built last year – see Figure 3.4 and Annex 2 (page 24) for further details. Although permission for an additional 1,083 units has been granted, the delivery of affordable homes is often delayed due to prolonged section 106 negotiations on large sites. There are other delays, for instance, 30% affordable homes at Lowfield Street has been delayed while waiting for the decision of the call-in procedure and it is likely that 30% affordable homes at Eastern Quarry will be delayed until Highways Agency objections can be resolved.

Figure 3.4

<b>Affordable Housing Built and Permitted</b>	<b>Amount</b>
<b>Built:</b>	
New affordable homes built on <b>sites</b> identified in policy <b>H16</b>	73
New affordable homes built on <b>windfall sites</b>	11
<b>Total</b> new affordable homes built in 2004/2005	<b>84</b>
Most common <b>house sizes</b> are:	
Three bed	37%
Two bed	33%
<b>Permitted:</b>	
Number of affordable units given <b>planning permission</b> but not yet completed	<b>1083</b>
Expected number of <b>additional completions up to 2007</b>	<b>271</b>
Of which:	
• Shared Ownership units	103
• Discounted Sale units	80
• Social Rented units	80
• Intermediate Rented units	8

- 3.4.5 The Council's Key Worker Policy considers the housing needs of key workers and recognises that an adequate supply of affordable housing for key workers is likely to be an increasingly important aspect of securing and sustaining a vibrant local economy. The Council aims to provide a proportion of units for Key Workers on all large development sites. Of the 271 units expected to be completed by 2007, 71 will be made available to key workers living or working in Dartford.
- 3.4.6 Policy H16 seeks to achieve 30% affordable housing on qualifying urban sites and policy H17 seeks to achieve 50% affordable housing on qualifying rural sites. Since the inception of the Policy, 30% affordable housing has been achieved on all qualifying urban sites, with

the exception of Waterstone Park, Phase 2 where 2% of the affordable housing quota was utilised to provide a necessary community facility. 50% affordable housing on qualifying rural sites has not yet been achieved, however planning permission for 2 units has been granted.

Summary

3.4.7 The main facts are:

- The Housing Strategy's target is to provide 500 affordable homes during the period 2004-2007.
- Since the inception of the affordable housing policy, 30% affordable housing has been achieved on all qualifying urban sites, with the exception of Waterstone Park.
- Last year, 84 affordable homes were built and permission for an additional 1,083 units was granted.
- The delivery of affordable homes is often delayed due to prolonged section 106 negotiations on large sites.
- There are other delays, for instance, 30% affordable homes at Lowfield Street have been delayed while waiting for the decision of the call-in procedure and it is likely that 30% affordable homes at Eastern Quarry will be delayed until Highways Agency objections can be resolved.
- Because so few permissions for more than one dwelling in the rural area have been issued, it is not possible at this stage to comment on the effectiveness of policy H17.

In the Future

3.4.8 **Planning policies will need to provide homes which are relevant to local housing needs.**

3.4.9 There is a need for the Local Development Framework to maintain affordable housing in line with current levels, unless the findings of the 2006/7 Housing Needs Survey indicate otherwise. Flexibility will be important in both providing the right type of housing to meet local needs and in helping residents find their way into eventual home ownership.

### **3.5 Urban Residential Quality**

#### Introduction

3.5.1 Local Plan design policies are designed to achieve the creation of well designed neighbourhoods that people find attractive to live in. The Local Plan Review sets out criteria for residential development in four principal policies as follows. Policy DD1 sets out the principles for ensuring that developments are organised and designed in a way which minimises the use of private cars, and which is compatible with an increased level of public transport usage. It also includes the Council's density criteria, which are compatible with PPG3 – Government's guidance on Housing. Policies DD2 and DD3 set out the ingredients required to ensure that new developments provide the foundations for locally based, sustainable communities, and Policy H8 provides specific design criteria for residential development.

3.5.2 The crucial monitoring question is:

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

#### Findings

3.5.3 A Residents' Satisfaction Survey was carried out on five selected developments across the Borough<sup>3</sup> to determine how successful these new developments have been. In general, respondents were satisfied, with 81% saying that they would recommend their neighbourhood as a place for others to live. However:

- concerns were expressed about parking congestion, lack of parking, use of garages, overlooking, buildings being too close, lack of storage, small private gardens, graffiti/street litter, air pollution, anti-social behaviour, poor landscape maintenance and construction noise/dust;
- 71% perceive there to be a general lack of community spirit and although a range of community groups are in existence, 90% of respondents do not participate.

3.5.4 The Commission for Architecture and the Built Environment (CABE) is currently campaigning for greater care and attention in the design and management of the public realm and is helping to raise the design quality of new homes and neighbourhoods. Useful findings have come from CABE's audit of housing sites<sup>4</sup> which reflect recent experience at the local level.

3.5.5 64% of residential developments which have been approved since January 2004 are above 50 dwellings per hectare, with the highest density of 240 dwellings per hectare located at Westgate Road/Hythe Street. Although such developments meet the Council's other design and planning criteria, it is evident from research on other similar schemes that some difficulties are arising in respect of such developments.

#### Summary

3.5.6 The main facts are:

- Residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas which need to be addressed including parking problems and issues arising from cramped layouts.
- There is little evidence that communities are developing in the new residential areas.

#### In the Future

<sup>3</sup> From a total of 1,855 questionnaires 569 responses were received, a response rate of 31%.

<sup>4</sup> The audit assessed a range of housing sites across the country using a set of urban design criteria.

**3.5.7 Planning policies will need to ensure new homes and neighbourhoods are of the highest quality and are well designed**

3.5.8 As part of the Local Development Framework foundation work, a review of planning decisions will be undertaken. This will ascertain whether the correct balance is being struck between density and other development criteria, and whether new evidence such as that provided by CABI (see paragraph 3.5.4 above) points to the need to review the Council's policies for residential development and layout. New homes need to be designed in a way that will best meet the needs of the community.

3.5.9 Planning policies will need to:

- provide housing layouts and house types which are designed around the needs and aspirations of local communities, and which can accommodate people's changing demands
- ensure that density targets do not predominate over practical considerations, including the design of buildings, open spaces, garages and car parking spaces, adequate internal storage, private amenity space and shared public amenity space;
- encourage a flexible and locally responsive approach to car parking which minimises car use in areas with good public transport accessibility but which recognises that other than in areas with exceptionally good public transport services, most people will wish to own a car and park it where they live;
- establish community facilities early in the lifetime of new developments to help establish local community ties;
- secure better maintenance of the public realm in residential areas.

3.5.10 Regular and representative monitoring will be needed to assess the success of different design and density layouts.

### **3.6 Previously Developed Land**

#### Introduction

3.6.1 Local Plan policies direct the majority of growth away from greenfield sites, unless land has been identified as strategic sites in sub-regional guidance. The crucial monitoring question is:

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

#### Findings

3.6.2 The Borough has 722 hectares of identified previously developed land on 23 sites<sup>5</sup>. All of the sites are allocated for re-use in the Local Plan Review and 90% are proposed for mixed use development.

3.6.3 The Council recognises the advantages of re-using existing sites and 96% of new homes built last year were built on previously developed land. In the future, some 13,000 new homes are planned up to 2021. A total of:

- 47% will be built on previously developed land<sup>6</sup> including some strategic sites such as The Bridge and Swanscombe Peninsula West;
- 1% will be built on greenfield sites during 2006-2011 at Powder Mill Lane and St Mary's Road, Stone;
- 52% will be built on strategic sites which are identified in policies H1a and MDS1-8. Eastern Quarry, Ebbsfleet and Swanscombe Peninsula East are critical to achieving large scale growth. While these do not meet the Government's definition of previously developed land, in reality they are industrial sites and ex-mineral sites which have been degraded and despoiled through quarrying and industrial activity.

#### Summary

3.6.4 The main facts are:

- 96% of new homes constructed last year were built on previously developed land, exceeding the Government's target of 60%.
- All 722 hectares of previously developed land identified in the National Land Use Database survey is allocated for re-use.
- It is unlikely that the national target of 60% of new homes to be built on previously developed land will be met because half of the planned new homes will be built on strategic sites that do not comply with Government's definition of previously developed land.

#### In the Future

3.6.5 **Careful monitoring will be needed to keep the situation under review.**

3.6.6 It is unlikely that the national target of 60% of new homes to be built on previously developed land will be met because half of the planned new homes will be built on strategic sites that do not comply with Government's definition of previously developed land.

<sup>5</sup> The National Land Use Database figure includes damaged land that is not truly previously developed land, as defined in PPG3 (March 2000). It also includes Eastern Quarry which is a working quarry.

<sup>6</sup> It is likely that there will be more new homes on previously developed land than the predicted 47%, due to new windfall sites on previously developed land coming forward.

### **3.7 Green Belt**

#### Introduction

3.7.1 Local Plan Green Belt policies are designed to protect the Green Belt from inappropriate development. The crucial monitoring question is:

**Is the Green Belt being protected against inappropriate development?**

#### Findings

3.7.2 The Green Belt covers 53% of the Borough's land and there has been pressure to develop it (with 95 applications determined). Nevertheless, policies GB2-5 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.

3.7.3 A change of land use at Dartford Marshes in the Green Belt was allowed. A temporary permission was granted for a 12.41 hectare motorcycle training area. Although contrary to policy GB6, other material considerations were deemed to justify an exception. The need for a facility to minimise problems caused by off-road motorbikes outweighed the need to protect the openness of the Green Belt. However, being primarily an open use, it has only two temporary structures for office/storage space.

3.7.4 Mabledon Hospital is allocated in policy GB10 as a major developed site within the Green Belt. An Appeal Inquiry, held during November 2004 - April 2005, was dismissed. The scale of the proposed housing was found to be unsustainable in that location and detrimental to the openness of the Green Belt.

#### Summary

3.7.5 The main facts are:

- |  |
|--|
| <ul style="list-style-type: none"><li>• Excluding temporary permissions, there has been no built development within the Green Belt that conflicts with the Local Plan Review Green Belt policies.</li><li>• One change of land use in the Green Belt has been allowed, contrary to policy GB6.</li></ul> |
|--|

#### In the Future

3.7.6 **It is envisaged that the principles of the current policy approach will be brought forward into the Local Development Framework.**

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

### 3.8 Environmental Resources

#### Introduction

3.8.1 Local Plan nature conservation policies are designed to protect the natural environment from the impacts of development. The crucial monitoring question is:

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

#### Findings

3.8.2 In this report, only one part of the Borough's environmental resource has been assessed. Nature conservation designations cover 864 hectares of land (see Figure 3.8) and policies C13-C16 seek to protect these sites.

*Figure 3.8*

<b>Designated Nature Conservation Sites</b>	<b>Number of Sites</b>	<b>Hectares</b>
<b>National sites</b> including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)	6	134
<b>Sub-regional sites</b> including Sites of Nature Conservation Interest (SNCI) - now known as Kent Wildlife Sites)	10	557
<b>Local sites</b> including Proposed Local Nature Reserves (LNR)	2	173
<b>Total</b> designated sites	<b>18</b>	<b>864</b>

3.8.3 Last year, two applications for built development near to Darenth Wood SSSI and Dartford Heath SNCI were permitted but neither caused an impact to the designated sites.

3.8.4 A change of land use to Dartford Marshes SNCI and Proposed LNR has been allowed. A temporary permission was granted for a 12.41 hectare motorcycle training area. Although it is contrary to policies C14 and C15, other material considerations outweighed the need to protect the nature conservation interest of the land. The temporary permission allows the Council to review the original permission and its impacts should an extension of the use be proposed.

3.8.5 Last year, a number of initiatives have helped to improve designated sites, including:

- the Council has acquired part of the Dartford Marshes and some of Darenth Wood;
- ongoing work with Groundwork Kent Thameside on Dartford Heath and Marshes;
- a continuation of the Swanscombe Heritage Park project.

#### Summary

3.8.6 The main facts are:

- One change of land use has been allowed, contrary to policies C14 and C15.
- A number of initiatives have improved nature conservations sites.

#### In the Future

3.8.7 **Monitoring will need to assess the impacts of any decisions which are contrary to policy and whether policies, or their implementation, need to be strengthened.**

3.8.8 Continued protection will need to be given to the natural environment, despite pressure for development.

## 4 PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

4.1 The Local Development Scheme (April 2005) sets out milestones for preparing the documents which will comprise the Local Development Framework. This report assesses whether the milestones have been achieved.

Figure 4.1

<b>Progress up to March 2005</b>			
<b>Stage</b>	<b>Milestones Apr 04- Mar 05</b>	<b>Completed</b>	<b>On Track</b>
<b>Local Development Scheme</b>			
<ul style="list-style-type: none"> <li>• Draft considered by Cabinet</li> <li>• Pre-submission consultation with 5 responses received</li> <li>• Revisions considered by Cabinet and General Assembly</li> <li>• Submission to Government Office for approval</li> </ul>	No milestones were identified for the Local Development Scheme but it was required to be submitted to Government by the end of March 2005	<ul style="list-style-type: none"> <li>• 23 September 2004</li> <li>• November 2004</li> <li>• 27/31 January 2005</li> <li>• 23 March 2005</li> </ul>	NA
<b>Statement of Community Involvement</b>			
<ul style="list-style-type: none"> <li>• Pre-submission consultation with 154 responses received</li> <li>• Draft published</li> </ul>	Jan – March March	<ul style="list-style-type: none"> <li>• February 2005</li> <li>• 16 March 2005</li> </ul>	✓ ✓
<b>Core Strategy and Site Specific Allocations</b>			
<ul style="list-style-type: none"> <li>• Early stakeholder and community engagement had begun</li> </ul>	March	<ul style="list-style-type: none"> <li>• March 2005</li> </ul>	✓
<b>As at March 2005, the preparation of the Local Development Framework was on target</b>			

4.2 Since March 2005, progress has slipped due to:

- other priorities such as the South East Plan and two Public Inquiries diverting officer time away from the plan's preparation;
- extended consultation for the Statement of Community Involvement;
- significant time needed to prepare the plan's evidence base<sup>7</sup>.

4.3 Given the slippage and further work on the town centre, a revised Local Development Scheme will be prepared and submitted to the Government Office for approval by the end of March 2006. It will propose:

- a revised set of milestones;
- two separate documents for the Area Action Plan (Dartford Town Centre and the Northern Gateway) instead of one;
- to maintain the Open Space Strategy as a technical background document without it becoming a Supplementary Planning Document.

4.4 The Local Development Scheme will also need to take account of changes to policy at county level including the replacement of the 1996 adopted Structure Plan with the Kent and Medway Structure Plan. This will become a material consideration when determining planning applications.

<sup>7</sup> The evidence base comprises: Sustainability Appraisal/Strategic Environmental Assessment, Open Space Strategy/Playing Pitch Strategy, Strategic Flood Risk Assessment and Annual Monitoring Report.

**ANNEX 1 Action Plan for Enhancing Monitoring Work**

<b>Actions to be Taken</b>	<b>By Whom</b>	<b>By When</b>	<b>At What Cost</b>
Appointment of a new temporary monitoring officer.	Policy Manager, Planning Policy Team.	March/April 2006	Provision has already been made through the Planning Delivery Grant
A review of data to assess: <ul style="list-style-type: none"> <li>• whether the data held within the Council is up-to-date and reliable;</li> <li>• what new data needs to be collected and by whom.</li> </ul>	Monitoring Officer, Planning Policy Team, Cross Departmental Teams.	August 2006	Sufficient resources are already identified within the Planning Policy Budget and Service Plan
Preparation of the next Annual Monitoring Report, making it more comprehensive by: <ul style="list-style-type: none"> <li>• reducing the current data gaps;</li> <li>• identifying smarter, more precise indicators/targets;</li> <li>• including the following themes that the Government requires to be monitored: <ul style="list-style-type: none"> <li>○ Transport;</li> <li>○ Flood Protection;</li> <li>○ Water Quality;</li> <li>○ Renewable Energy;</li> <li>○ Traveller Accommodation;</li> </ul> </li> <li>• undertaking cross-departmental consultation.</li> </ul>	Monitoring Officer, Planning Policy Team.	December 2006	
Increase co-operation between the Council, stakeholders and the general public.	Monitoring Officer, Planning Policy Team, Cross Departmental Teams, External Stakeholders.	July 2007	To be determined
<ul style="list-style-type: none"> <li>• Include new monitoring themes that are important at the local level together with an assessment of new Local Development Framework policies so that a full and comprehensive analysis can take place in subsequent Annual Monitoring Reports.</li> </ul>	Planning Policy Team.	December 2009	To be determined

**ANNEX 2 Indicators, Targets and Data Gaps** (Data Gaps are highlighted in grey).

Monitoring Theme	Core Output Indicators	Other Output Indicators	Contextual Indicators	Target
<b>Employment</b>	<ul style="list-style-type: none"> <li>Amount of floorspace developed for employment by type <b>8,093 m2 of A2/B1, 5,206 m2 of B2, 0 m2 of B8, total of 13,299 m2 of B uses</b></li> <li>Amount of floorspace developed for employment by type, in employment or regeneration areas <b>7,457 m2 of B1 (Crossways), 4,382m2 of B2 (Glaxo), 270 m2 of B2 (Questor), 1,190 m2 of B uses (non allocated and non protected employment sites)</b></li> <li>Amount of floorspace by employment type, which is on previously developed land <b>100% on previously developed land</b></li> <li>Employment land available by type <b>Total of 412.84 hectares of land available for B uses (net allocations plus net completions 2001-2005 plus net commitments and vacant plots on existing sites)</b></li> <li>Losses of employment land in:                             <ul style="list-style-type: none"> <li>a employment/regeneration areas <b>135 m2 of B1 and 135 m2 of B8 has been changed to B2 (Questor), 134 m2 of B1 lost (Victoria Industrial Park) 554 m2 of B1 have been changed to B2 (non allocated and non protected employment)</b></li> <li>b authority area <b>823 m2 of B1, 135 m2 of B8, total of 958 m2 of B uses lost</b></li> </ul> </li> <li>Amount of employment land lost to residential development <b>None</b></li> </ul>	<ul style="list-style-type: none"> <li>Total employment land supply as a % of Structure Plan guidelines <b>944,154 m2 employment land supply compared to 892,000 m2 guideline 2001-2021 = 106% of the guideline</b></li> <li>Gains in employment floorspace m2 <b>B1 at Crossways (7,457), Bexley Hospital (266), Malt House Farm (212), Station Road Longfield (158) B2 at Glaxo (4,382), Brent Fabrications (378), Questor (270), South Darenth Farm (176)</b></li> <li>Losses in employment floorspace m2 <b>B1 at Brent Fabrications (378), South Darenth Farm (176), Questor (135), Victoria Road Industrial Estate (134) B8 at Questor (135)</b></li> </ul>	<ul style="list-style-type: none"> <li>% of population employed (16-74 year olds) <b>68% of 16-74 year olds were employed in 2001</b></li> <li>Average mean hours worked <b>42.86 hours for males in 2001 31.43 hours for females in 2001</b></li> <li>Mean average monthly unemployment rate <b>1.8 for Dartford compared to 2.5 for South East</b></li> </ul>	<ul style="list-style-type: none"> <li>Sufficient new employment floorspace has been built to meet Kent and Medway Structure Plan guidelines (892,000 m2 between 2001 and 2021)</li> <li><b>In order to meet the target, the annual rate of employment development will need to increase significantly. This can only be achieved if the Local Plan Review employment allocations in policy E1 are taken forward</b></li> </ul>
<b>Dartford Town Centre</b>	<ul style="list-style-type: none"> <li>Amount of completed retail, office and leisure development <b>17,286 m2 of A1 floorspace completed</b> <b>Data Gap for Office and Leisure completions</b></li> <li>Amount of completed retail, office and leisure development in town centres <b>98% of new A1 floorspace at Prospect Place, a site allocated in the Local Plan for retail development</b></li> </ul>	<ul style="list-style-type: none"> <li>Amount of new retail developments on windfall sites <b>None</b></li> </ul>	<ul style="list-style-type: none"> <li>Total floorspace in town centre <b>182,242 m2</b></li> <li>Total A1 floorspace in town centre <b>73,734 m2</b></li> <li>Vacant shop units <b>6,233 m2 of vacant A1 shops 5,517 m2 of other vacant units</b> <b>Vacant Units most prevalent at:</b></li> </ul>	<ul style="list-style-type: none"> <li>Retail development has been built in accordance with the sequential approach</li> <li><b>98% of new shops were built on sites identified in the Local Plan Review, following the sequential approach.</b></li> </ul>

			<p>Northern edge of centre 9%                  Lowfield Street 6.6%                  North Western Sector 5.4%                  Central Area 3.1%</p>	<p>Health check indicators show that Dartford is not performing as well as other town centres in Kent; the Council is bringing forward planning proposals to redress these shortcomings</p>
<b>New Housing</b>	<ul style="list-style-type: none"> <li>Housing Trajectory showing:                             <ul style="list-style-type: none"> <li>(i) net additional dwellings over the previous five year period or since the start of the relevant Development Plan Document period, whichever is the longer, <b>1,874 completions since start of plan period in 2001</b></li> <li>(ii) net additional dwellings for the current year, <b>625 completions this year</b></li> <li>(iii) projected net additional dwellings up to the end of the relevant development plan period or over a ten year period from its adoption, whichever is the longer, <b>13,052 dwellings to be built by 2021</b></li> <li>(iv) the annual net additional dwelling requirement, <b>775 dwellings required annually</b></li> <li>(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances <b>852 dwellings need to be built next year</b></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Total number of housing units completed compared to the Structure Plan requirement <b>1,874 completed compared to 15,500 units required during 2001-2021 = 12% of requirement</b></li> <li>% of completions on windfall sites <b>4% on 16 small sites</b></li> <li>% of completions on large sites <b>96%</b></li> <li>New homes built on large sites allocated for housing <b>Ingress Park (275), Bexley Park (188), Watling Street (53), Miskin Road (30), Charles Street (24), Wilmington House (23), Temple Farm (11)</b></li> </ul>	<ul style="list-style-type: none"> <li>Household types, sizes and tenures <b>Semi detached homes are most common</b></li> <li>Occupied households and growth <b>Decrease of 0.12% since 1991 Average household size 2.4 people</b></li> <li>Vacant houses <b>942</b></li> <li>Average house price <b>£203,384 in 2004</b></li> <li>Percentage of housing stock that are flats <b>Data Gap</b></li> </ul>	<ul style="list-style-type: none"> <li>Sufficient new homes have been built to meet Structure Plan requirement (15,500 new homes between 2001-2021)</li> <li><b>Since 2001, there have been less homes built than the annual average required of 775. Although this might be met by the end of the Structure Plan period to 2021, uncertainties over delivery rates remain a significant threat.</b></li> </ul>
<b>Local Housing Needs</b>	<ul style="list-style-type: none"> <li>Affordable housing completions <b>84 completions 2004/5</b></li> </ul>	<ul style="list-style-type: none"> <li>% of residential completions on qualified sites as affordable housing <b>13%</b></li> <li>Affordable housing completions distinguishing between rented over other forms of tenure <b>68 rented units 16 shared ownership units</b></li> <li>New affordable homes built on allocated sites <b>Ingress Park (45), Waterstone Park (20), Watling Street (8)</b></li> <li>New affordable homes built on windfall sites <b>Fox and Hound (8), Kings Court (2), Outside Borough (1)</b></li> </ul>	<ul style="list-style-type: none"> <li>Average rental price <b>Flat - £400 per month 3-4 bed house - £800 per month</b></li> <li>Average income (in 2004) <b>Women - £18,531 Men - £24,236</b></li> <li>Households on the housing register <b>2,652</b></li> <li>Income needed to secure a mortgage <b>£29,000 - £52,000 is required to secure a mortgage for entry level housing</b></li> </ul>	<ul style="list-style-type: none"> <li>30% of new homes on qualifying urban sites and 50% on qualifying rural sites as affordable housing over the period to 2010 (to accord with the Housing Strategy)</li> <li><b>The 30% urban target is currently being met on the majority of sites but the 50% rural target has not been achieved.</b></li> </ul>
<b>Urban</b>		<ul style="list-style-type: none"> <li>% of residents surveyed:</li> </ul>	<ul style="list-style-type: none"> <li>Crime rates and types of crime</li> </ul>	<ul style="list-style-type: none"> <li>Residents are satisfied</li> </ul>

<p><b>Residential Quality</b></p>		<p>(i) satisfied with their neighbourhoods as a place to live, <b>81% would recommend their neighbourhood as a place for others to live</b></p> <p>(ii) feel they belong to the neighbourhood, <b>29% feel that there is a strong community spirit</b></p>	<p><b>Notifiable Offences Recorded by the Police:</b> <b>1,176 violence against the person offences</b> <b>984 theft from a vehicle offences</b> <b>634 theft of a motor vehicle offences</b> <b>352 burglary in a dwelling offences</b> <b>115 robbery offences</b></p>	<p>with their communities and quality of life</p> <ul style="list-style-type: none"> <li>• <b>81% of respondents are satisfied</b></li> </ul>
<p><b>Previously Developed Land</b></p>	<ul style="list-style-type: none"> <li>• Percentage of new and converted dwellings on previously developed land <b>96%</b></li> </ul>	<ul style="list-style-type: none"> <li>• % of planned residential development to be on previously developed land <b>47%</b></li> <li>• Number of planning permissions granted which are contrary (i) to technical guidance in PPG23, (ii) to Dartford Borough Council's Contaminated Land Strategy and (iii) to the advice given by Environmental Health or the Environment Agency <b>Data Gap</b></li> </ul>	<ul style="list-style-type: none"> <li>• Previously developed land that is unused and is available for redevelopment <b>97% allocated for built development, 3% allocated for nature conservation/open space at Stone Lodge and Joyce Green Lane</b></li> <li>• Amount of derelict, vacant land, contaminated, damaged and land-filled land <b>722 hectares on 23 sites</b></li> </ul>	<ul style="list-style-type: none"> <li>• 60% of all new homes to be built on previously developed land</li> <li>• <b>96% of homes were built on previously developed land in 2004/5.</b></li> </ul>
<p><b>Green Belt</b></p>		<ul style="list-style-type: none"> <li>• Number of planning permissions that permit open uses within the Green Belt <b>1 temporary permission at Dartford Marshes</b></li> </ul>	<ul style="list-style-type: none"> <li>• % of land within the Borough that is designated Green Belt <b>53%</b></li> </ul>	<ul style="list-style-type: none"> <li>• No inappropriate development in the Green Belt</li> <li>• <b>Excluding temporary permissions, there has been no built development in the Green Belt that conflicts with the Local Plan Review Green Belt policies</b></li> </ul>
<p><b>Environmental Resources</b></p>	<ul style="list-style-type: none"> <li>• Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type), <b>Data Gap</b> (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance <b>0% change</b></li> </ul>	<ul style="list-style-type: none"> <li>• Number of proposals permitted which will damage or result in the loss of priority habitats, SSSIs, NNRs, SNCIs, LNRs and woodlands <b>1 temporary permission at Dartford Marshes</b></li> </ul>	<ul style="list-style-type: none"> <li>• Extent of woodland <b>301 hectares</b></li> <li>• Extent of designated sites: SSSIs, NNRs, Kent Wildlife Sites and LNRs <b>864 hectares</b></li> <li>• Number of Habitats Action Plans <b>11</b></li> <li>• Number of Species Action Plans <b>5</b></li> </ul>	<ul style="list-style-type: none"> <li>• No damage or loss to sites designated for their nature conservation interest</li> <li>• <b>One change of land use has impacted upon nature conservation interests whilst other sites have been improved</b></li> </ul>

**ANNEX 3 Sources of Data**

<b>Monitoring Themes</b>	
Baseline Characteristics	<ul style="list-style-type: none"> <li>• Census 2001</li> <li>• 2004 Mid Year Estimate</li> <li>• Kent and Medway Structure Plan Working Papers 1 (July 2004) and 2 (September 2003)</li> <li>• Kent County Council Residential Based Unemployment Rate</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• Data from Uniform system</li> <li>• Kent County Council Draft Employment Land System Monitoring Survey 2004/5</li> <li>• Planning Policy Team</li> </ul>
Dartford Town Centre	<ul style="list-style-type: none"> <li>• Town Centre Survey (June 2005)</li> <li>• Kent and Medway Structure Plan Working Paper 3 (July 2004)</li> <li>• Part A Proof of Evidence on Planning Issues on Behalf of Dartford Borough Council (2005)</li> <li>• SEEDA Consultants Brief (December 2003)</li> </ul>
New Housing	<ul style="list-style-type: none"> <li>• Planning Policy Team</li> <li>• 2001 Census</li> <li>• Office of National Statistics</li> <li>• Dartford Borough Local Plan Review: First Monitoring Report (January 2004)</li> </ul>
Local Housing Needs	<ul style="list-style-type: none"> <li>• Housing Policy and Development Team</li> <li>• Planning Policy Team</li> <li>• Dartford Housing Strategy 2004-2007</li> <li>• Office of National Statistics</li> <li>• Census 2001</li> <li>• 2002 New Earnings Survey</li> </ul>
Urban Residential Quality	<ul style="list-style-type: none"> <li>• Cabinet Report (July 2005)</li> <li>• Census 2001</li> <li>• Office of National Statistics</li> </ul>
Previously Developed Land	<ul style="list-style-type: none"> <li>• File B99 Best Value</li> <li>• National Land Use Database Records (July 2005)</li> <li>• Census 2001</li> <li>• Kent County Council Preliminary Findings for 2004/5 Housing Land Supply</li> <li>• Planning Policy Team</li> <li>• Dartford Borough Local Plan Review: First Monitoring Report (January 2004)</li> </ul>
Green Belt	<ul style="list-style-type: none"> <li>• Data from Uniform system</li> </ul>
Environmental Resources	<ul style="list-style-type: none"> <li>• Property Information Team</li> <li>• Data from Uniform system</li> </ul>

**ANNEX 4**

**Glossary**

<b>Term</b>	<b>Explanation</b>
<b>Terms Used in the New Planning System</b>	
Annual Monitoring Report	An annual report which assesses progress of Local Development Framework components against the Local Development Scheme, as well as the extent to which policies in the Local Development Documents are being successfully implemented.
Development Plan	The existing approved documents which form the statutory planning policy guidance for an area.
Evidence Base	Information gathered by planning authorities to support the preparation of Local Development Documents. Includes quantitative and qualitative data.
Government Guidance	Most commonly comes in the form of Planning Policy Guidance or the new style Planning Policy Statements. They are supplemented by a range of Circulars and Best Practice Guidance Notes.
Local Development Documents	Comprises the suite of documents which together form a Council's Local Development Framework. This Annual Monitoring Report is one of the Local Development Documents.
Local Development Framework	The new style Local Plan – designed to be in a loose-leaf format to enable quicker and more responsive reviews of selected parts of it. Required elements comprise the Core Strategy, Site Specific Allocations and the Proposals Map. Area Action Plans, Supplementary Planning Documents and any other documents deemed necessary for the proper planning of the area are optional components. The Local Development Framework needs a Statement of Community Involvement to demonstrate a Council's commitment to stakeholder engagement with the process, a Project Plan to timetable Local Development Framework components and an Annual Monitoring Report to assess annual performance.
Local Development Scheme	A document which sets out the first three year programme for preparing a Council's Local Development Framework.
Saved Policies	Policies from the old system of Local Plans which are "saved" for the transition period until they are replaced by new Local Development Framework components.
Structure Plan	A plan prepared at County level consisting of strategic policies. Although this type of plan is being phased out, the adopted Kent Structure Plan is still used and the review of the Structure Plan is underway.
Sustainability Appraisal	This Local Development Document assesses Development Plan Documents against objectives of sustainability and identifies ways in which the Development Plan Documents' sustainability can be enhanced. A Strategic Environmental Assessment is incorporated into the SA.
<b>Terms Used in Monitoring Work</b>	
Contextual Indicators	These measure changes in the wider social, economic and environmental background against which policies operate.
Housing Trajectory	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.
Monitoring	Regular and systematic collection and analysis of information to measure policy implementation.
Core Output Indicators and Other Output Indicators	Measures the direct effect of a policy. Used to assess whether policy targets have been achieved. Core output indicators have been decided by Government whereas other output indicators have been determined at the local level.
Targets	Thresholds which identify the scale of change to be derived from policies over a specific time period, e.g. number of affordable homes to be built by a set date.
Windfall Sites	Sites not previously included as housing allocations that come forward as unanticipated planning applications.
<b>Organisations Involved in Monitoring Work</b>	
Council / Dartford Borough	The local authority responsible for producing Dartford's Local Development Framework and the Annual Monitoring Report. The Planning Policy team carries out this work and Members approve work via reports to Cabinet.

Council	
Government Office for the South East	The Government Office for the South East is one of nine Government Offices which are the primary means by which a wide range of Government policies are delivered in the English regions. Government Offices bring together the activities and interests of ten different Government Departments within a single organisation. The Annual Monitoring Report will be submitted to the Government Office for the South East each December for their consideration on behalf of the Secretary of State.
Kent County Council	They have a particular important supporting role to play, in developing and maintaining an effective information base and in surveying, collecting and providing a range of data and information.
Local Stakeholders	Includes external organisations that collect data and groups that can contribute to consultation exercises.
Kent Thameside Delivery Board	An organisation focussing on growth and delivery in Kent Thameside.
Office of the Deputy Prime Minister	The lead Minister for planning is the Deputy Prime Minister and his department is responsible for approving many of the component parts of the new planning system. The Office Of The Deputy Prime Minister have been responsible for drafting Government guidance on monitoring.