



# Dartford's Local Development Framework Annual Monitoring Report

For the period 1<sup>st</sup> April 2006  
to 31<sup>st</sup> March 2007

December 2007

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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 the Local Development Framework preparation and whether planning strategies and policies are performing well. This report assesses performance in the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007.

### 2 BOROUGH CHARACTERISTICS

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

### 3 POLICY PERFORMANCE FINDINGS

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

#### Employment

- 95, 622 sq m of new employment floorspace was created during 2006 -07
- The net employment floorspace gain during 2006-07 was 86, 528 sq m This is a sharp increase over previous years.
- An annual average employment floorspace gain of 70,487 sq m is expected during 2007 - 2011 based on current planning commitments and allocations. A number of employment allocations in the Local Plan Review and emerging LDF, including The Bridge, Ebbsfleet and Littlebrook, are expected to provide substantial employment floorspace from 2009 onwards. This will take average annual net floorspace completions for the period 2001 to 2011 above the Kent and Medway Structure Plan target of 44,500sq m per annum.

#### Dartford Town Centre

- Land assembly in preparation for development on the north and south margins of the town continued during 2006. Schemes are in the course of preparation to bring forward developments on all the sites identified in the Dartford Town Centre Area Action Plan.
- Health check indicators indicate a slightly improved economic performance for the town centre but many indicators still remain low compared with similar centres in the rest of Kent
- Several initiatives have been undertaken to improve the town centre. These include the formulation of the Town Centre Conservation Area Appraisal and Management Action Plan approved by the Council in October 2006, environmental enhancements and the commencement of the Townscape Heritage Initiative.

## Housing

- The emerging South East Plan requires Dartford Borough to provide 15,700 homes between 2006 and 2026
- 659 homes were provided during the monitoring year
- Since 2001, 3, 058 new homes have been built in the Borough, 600 p.a. on average.
- The annual average number of homes required between 2006 and 2016 is 830 homes.
- The annual number of homes projected to be built each year is expected to increase annually reaching a peak between 2011 and 2014 before tailing off. The current shortfall as measured against the annual average, is expected to be reversed by 2011/12.
- The Council is working with other strategic partners and developers to ensure that strategic transport issues and Section 106 negotiations do not result in delays in meeting housing delivery targets.
- Planning permissions have been secured for over 70% of the South East Plan housing target to 2026.
- By 2026 it is projected that Dartford will meet the housing delivery requirements of the emerging South East Plan
- Construction of housing on a number of large sites, such as The Bridge and Eastern Quarry, has recently commenced or will do so shortly.

## Local Housing Need

- 30% affordable housing has been achieved on majority of the sites. Most of the sites that have not achieved this target were given planning permission before 2004, when the new policy was introduced.
- Overall, there is a fairly good mix of affordable homes being built to meet a variety of housing needs, 48% of the affordable housing built last year were a mixture of two and three bedroom houses and a further 52% were one and two bedroom flats. But there were no one or four bedroomed houses built during 2006/07.
- Delivery of affordable housing is anticipated to increase in line with the expected increase in housing completions in the future

## Urban Residential Quality

- Permitted residential developments are expected to continue to provide improving design in housing and neighbourhoods that will have the foundations for locally based sustainable communities.
- All large residential development sites that had dwellings built during the monitoring year have access to "Fastrack" or other bus services for residents to travel to employment, retail and other public services within 30 minutes.
- The most recently available evidence suggests that residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas of concern including parking problems and issues arising from cramped layouts

### Previously Developed Land

- Last year 98% of homes built were on previously developed land, which exceeded the national annual target of 60%
- 55% of previously developed land identified in the National Land Use Database is allocated for re-use.
- 54% of housing planned in the future is to be built on previously developed land. The remaining development will be on land that has been utilised and quarried but does not meet the PPS3 definition of Previously Developed Land.

### Green Belt

- There has been no inappropriate development within the Green Belt during 2006-07

### Environmental Resources

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development during 2006 –07
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species including the production of the "Dartford Heath Management and Restoration Plan"
- There were two items renewable energy installed during the monitoring year. Solar panels were incorporated in the scheme at Princes Park stadium as well as at a private residence.
- Recent planning approvals are increasingly including elements of sustainable design, as required by the Council's emerging guidance, which will result in higher level of sustainability in the future as these schemes are built out.
- The Borough annual energy survey to residents will include questions about renewable energy usage and installation from next year

### Transport

- The first section of Fastrack, a dedicated public transport system serving town centres and developments in the Kent Thameside area, began operating in March 2006 and is attracting greater passenger numbers than forecast. It has achieved a 95% customer satisfaction rating and 19% of customers have switched from car use.
- 91% of all residential developments built during 2006-07 meet the national indicator of having access to employment and retail areas, and other community facilities and services via public transport with a journey time of no more than 30 minutes

### Flood Protection and Water Quality

- Water quality is being adequately protected and flood risk within new developments is being addressed. There were no applications in areas of flood risk approved against the advice of the Environment Agency.
- A Strategic Flood Risk Assessment (SFRA) has been published for the Kent Thameside area. An updated SFRA is being produced.

### Community Facilities

- A number of new community facilities were progressed during the monitoring year including completion of the skatepark, the official opening of Princes Park Community Stadium as a sports and community venue, refurbishment at Acacia Hall and the development of an employment training facility at Swanscombe.
- Proposals have been developed to revamp Central Park and to build a new community hub at The Bridge development,

### PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

- A revised Local development Scheme (LDS) was submitted to Government in March 2007 and all revised milestones since this time have been met.

#### 4 SAVED POLICIES

- A schedule of Adopted Local Plan (1996) policies which the Council wished to be saved beyond September 2007 was included in the Revised LDS submitted in March

#### 5 COMMUNITY INVOLVEMENT

- The consultation methods proposed in the "Statement of Community Involvement", to make draft LDF documents available to the community, have been used during public consultation periods.
- The provision of a online facility linked to the Council's web site is in progress.

#### 7 SUSTAINABLE DEVELOPMENT

- A number of emerging Sustainability Appraisal indicators to assess whether sustainability objectives are being achieved, have been reported in the Annual Monitoring Report
- The Council will continue to enhance its monitoring of sustainability issues in future editions of the AMR.

#### 8 ACTION PLAN FOR ENHANCING MONITORING WORK

- Most of the actions identified in the Annual Report 2005-06 regarding monitoring have been achieved.
- An Action Plan for enhancing monitoring work has been proposed.

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

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

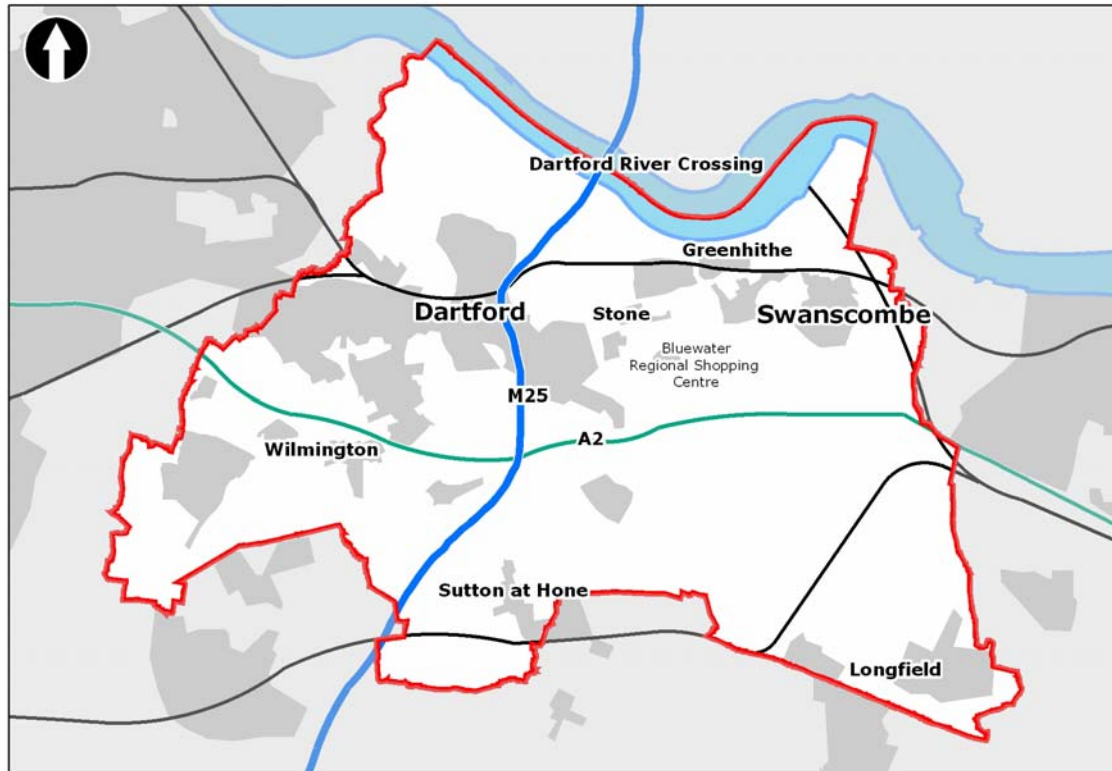
## 1. INTRODUCTION

- 1.1 Dartford Borough Council's Annual Monitoring Report (AMR) 2006 – 2007 forms part of the suite of documents that make up the Local Development Framework (LDF). Its purpose is to annually assess whether the Council's aims and objectives in creating sustainable communities are being achieved through relevant planning strategies and policies contained in the LDF, and whether the milestones as set out in the Local Development Scheme (LDS) are being met. The AMR will also recommend future actions, by annually assessing the projected future needs of the Borough.
- 1.2 The AMR uses relevant data to review and assess:
- Key current planning policy progress and outcomes
  - The current position in reaching regional and national targets in particular the provision of housing and employment floorspace
  - Policy performance in relation to the Council's relevant key objectives and targets contained in the Corporate Plan
  - The implementation of the LDS (the timetable for preparing the LDF).
- 1.3 The AMR has been prepared using monitoring data for the period April 2006 to March 2007. The report uses different types of indicators to aid performance assessment. These are:
- **Contextual Indicators** which give an understanding of the environmental , social and economic factors that affect the Borough, and
  - **Output indicators** which measure the direct effect of planning policies. Output indicators include :
    - **"Core" Indicators** which must be assessed by each Local Authority to assist Central Government in their monitoring of national policy objectives and have been set out in the "Local Development Framework Monitoring" – Good Practice Guide. A number of Core Indicators have been used in the Policy Performance Findings section of the report and have been clearly identified.
    - **Local Output Indicators** which are locally relevant indicators .
- The findings for all indicators have been set out in Annex 1.
- 1.4 The report uses 11 themes to assess planning policy and target performance. They are fundamental to the overall LDF and reflect Corporate priorities. Each theme contains;
- **Introduction** - which summarises the key policy outcomes and targets
  - **Findings** - A selection of indicators presented in textual and graphical formats for the period March 2006 to April 2007
  - **Summary** - an assessment of performance and key findings
  - **In the Future** - recommendations for future actions
- 1.5 The 2006 -07 AMR has assessed performance against key policies from the 1996 Adopted Local Plan (referred in the report as "The Local Plan")and the Local Plan Review Draft Amended Second Deposit Draft 2004(referred to in the report as "The Local Plan Review". The 1996 Adopted Local Plan is the statutory planning document whilst the Local Plan Review is the most up to-date formal expression of the Council's planning strategy for the Borough. In the Council's revised Local Development Scheme submitted in June 2007, it was proposed that 126 of the Adopted Local Plan policies be saved beyond September 2007 for statutory purposes until superseded by adopted LDF policies. Whilst the Local Plan Review Draft Second Amended Deposit has not been adopted the Council has resolved to continue to use it as a "material consideration" for development control purposes. The AMR has also assessed performance in meeting the targets of the Adopted Kent and Medway Structure Plan 2006 and the emerging South East Plan where they represent more up to date policy targets, and has linked these to emerging policy approaches of the LDF.

- 1.6 Data gaps still remain in some theme areas. Monitoring systems are being improved within the Council to give a more accurate picture as to the types of developments being completed, such as types of housing. There is currently no comprehensive monitoring of changes in biodiversity habitats or species in the Kent area but the Council is working with partners to improve systems to monitor these changes.

## 2. BOROUGH CHARACTERISTICS

Fig 2.1 Dartford District



2.1 Dartford Borough Council's vision is;

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

2.2 The Borough occupies an important strategic location within South East England, at the pivotal point between Greater London and Kent, and at the heart of the Thames Gateway regeneration area. Dartford is an old market town with a history of major industries in the area such as paper making, quarrying and cement production. There has been a decline in these industries in previous years although there are a number of substantial companies still established in the area, including pharmaceuticals and a growing number of global and national offices and logistics operators established at Crossways Business Park. The town centre has also seen recent change, with the retail development at Prospect Place which has resulted in a substantial increase of comparison shopping. There are sharp contrasts between the north and south of the borough, with the town of Dartford and the other urban settlements of Stone, Greenhithe and Swanscombe in the northern part. To the south, there is mainly Green Belt land, consisting of 11 settlements with surrounding land of high agricultural and landscape value– see Figure 2.1.

2.3 There are currently a number of strategic established facilities within the Borough including Bluewater Regional Shopping Centre, Dartford River Crossing/M25, Crossways business park, Channel Tunnel Rail Link (CTRL) and Ebbsfleet international station (opened in November 2007). Since 1995 the Borough has been earmarked for large scale regeneration with 15,700 new homes anticipated in the period 2006 - 2026. A number of residential developments have already been built or are under construction such as Ingress Park, West Hill, Darenth Park, Bexley Park and Waterstone Park. Some strategic developments planned for the future are:

- 1 Ebbsfleet** - mixed use development, containing the CTRL station and approximately 790,000 sq m of employment floorspace and housing
- 2 Eastern Quarry** - a mixed use development of several "urban" villages on one of the largest sites in the Thames Gateway region, providing 7, 750 homes and,
- 3 The Bridge** - mixed use development including a business/technology park and housing.

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

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

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

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

## 2.6 The Borough today

In general, Dartford has experienced social changes in line with national trends, with increasing numbers of one and two person households and a growing elderly population. Growth in population has been higher than elsewhere and further large increases are anticipated. These large population increases are driven by the large scale housing development taking place in the borough. There is a high proportion of new homes relative to the existing stock.

### Population

**Dartford had an estimated growth rate of 4.6% between 2001 and 2006 compared with an average estimated growth rate of 3.4% in the County of Kent**

- From estimated population figures it appears that growth in population is higher in age groups 35 to 59, ages up to 15 and people between 65 and 84 than in other age groups. The largest percentage changes have occurred in the persons older than 85 category.
- 92% of the population classed themselves as "white" in the 2001 Census.

**Forecast**

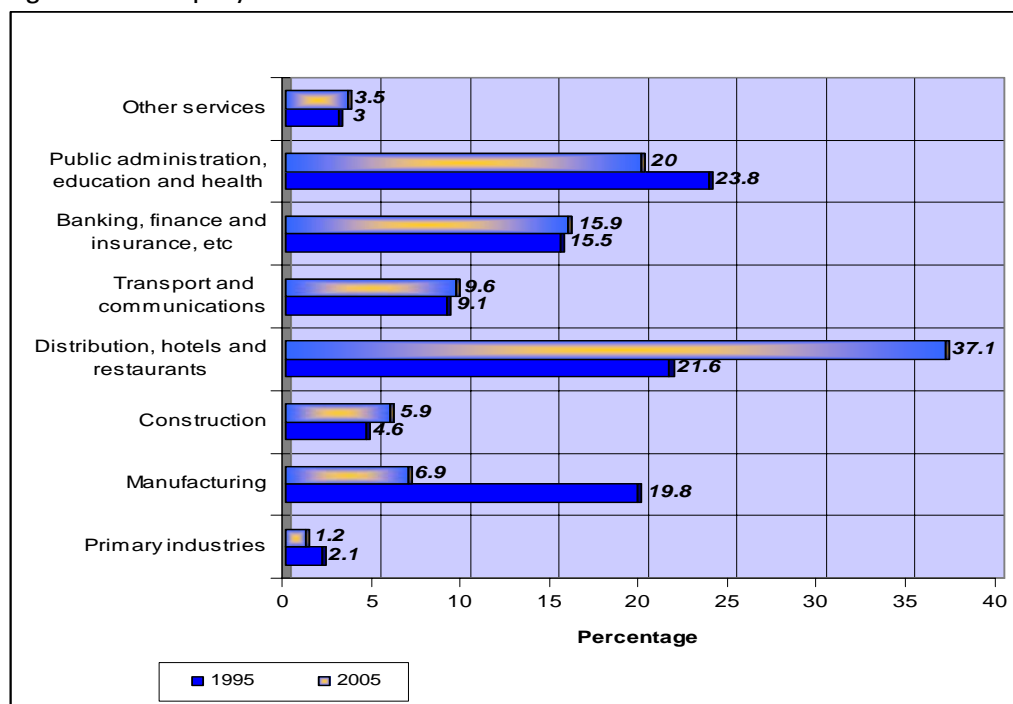
**A 26.4% increase in population between 2001 and 2016. From Kent County Council projections it is estimated that the population will increase by 37.7% between 2001 (86,000) and 2026 (118,500)**

**Employment**

**18,200 new jobs, have been created in the Borough since 1995**

- There were estimated to be 51, 000 jobs in the Borough in 2005, an increase of 55% since 1995
- The greatest change in the employment structure between 1995 and 2005 was the very steep growth in the distribution, hotel and restaurant sector. The proportion of jobs in manufacturing, primary industries and public administration, education and health has declined since 1995. These decreases are broadly consistent with national trends. See fig 2.2

Figure 2.2 Employment Structure 1995 and 2005



*KCC 2006 – Information and Analysis District Profiles 2006*

- In 2006 76% of residents of working age were economically active in both Dartford and the South East. The jobs density in 2004 was 1.0. This indicates that the number of jobs available to residents is equal to 1 job per person of working age. This is above the job density for Kent as a whole, which was 0.81 jobs for each person of working age.
- Unemployment in early 2007 rose slightly to 2.1% of the working age population just below the Kent average of 2.3%.
- Only 38% of residents lived and worked in Dartford in 2001 although there had been a slight decrease in the number of residents commuting to London from 43% in 1991 to 39.5% in 2001.

**Forecast**

The resident workforce is expected to increase by 20,000 people, between 2006 and 2026, due to housing growth. The provision of over 850,000sq m of employment floorspace is envisaged during the same period has the potential to create 30,000 jobs. This would create the potential for an increased number of Dartford residents to work within the Borough

**Housing**

There were estimated to be 38,100 households in Dartford 2006, a 7% increase in the number of households since 2001

- In 2001 74% of housing was owner occupied, 10% private rented, 14% Council rented, 0.5% shared ownership and 1.5% other types of tenure.
- The average house price of property in 2006 was £196,855, lower than the average price in Kent of £209,761. Average house prices in the Borough are 8.5% below the sub-regional average and have risen by 64.6% between 2001 and 2006.

Figure 2.3: Percentage Composition of housing in tax bands 2006/07<sup>1</sup>

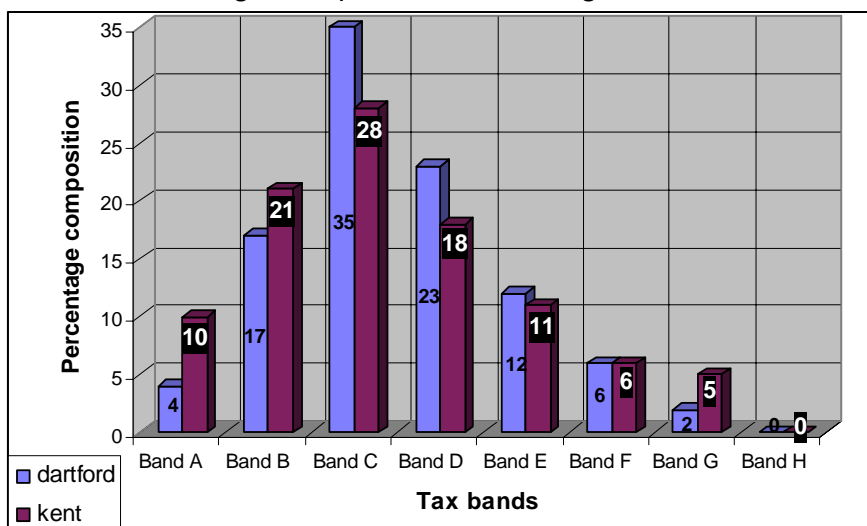


Figure 2.4: House price and the number of transactions 2005 - 2006

		Detached		Semi-detached		Terraced		Flat/Maisonette		All dwellings	
		£	No. <sup>2</sup>	£	No.	£	No.	£	No.	£	No.
2005	1 <sup>st</sup>	363,283	30	200,092	88	168,042	145	130,190	107	180,548	370
	2 <sup>nd</sup>	326,217	63	197,917	122	177,465	196	132,454	137	188,468	518
	3 <sup>rd</sup>	331,744	45	208,850	119	173,509	178	129,184	124	186,019	466
	4 <sup>th</sup>	332,668	53	209,372	141	174,984	203	142,404	123	192,673	520
2006	1 <sup>st</sup>	353,654	55	210,419	116	173,817	194	154,547	151	195,574	516
	2 <sup>nd</sup>	329,244	53	216,217	138	180,885	228	134,543	146	191,456	565
	3 <sup>rd</sup>	340,116	83	219,928	142	181,655	257	141,400	153	201,226	635
	4 <sup>th</sup>	348,336	55	216,936	137	185,802	244	142,476	137	198,487	573

<sup>1</sup> Band A is lowest priced homes and Band H is highest priced homes

<sup>2</sup> The number of transactions.

- Most property types experienced a broad trend of increasing prices over the two year period 2005 and 2006. However, detached houses and flats/maisonettes showed some downward trend, particularly over the last year. This will need to be kept under review to determine whether it is a longer term trend requiring a policy response.
- With an average house price of £196,855 coupled with an average income in Dartford of £20,844, the house price to income ratio stands at 9:1 compared to the national average of 6:1. As at June 2006 an income of £28,500 would be required to buy a one bed flat in Stone, an income of £30,300 for a two bedroom flat in Joyce Green/Littlebrook and New Town and up to £41,200 in Heath and West Hill wards. Terraced properties required an income of £42,800 in Princes and Brent and £55,400 in Joydens Wood.
- In 2001 2.1% of private homes were unoccupied or vacant compared to a national average of 3.1%. Since 2001 there has been a steady decline in the level of vacant spaces to 1.4% in 2005 and 1.27% in 2006.
- Nationally the average household size has been declining over the last 30 years, as more people are living alone. 2005 estimates indicate that 29% of households are comprised of one person in the UK. Based on the 2001 census data, 27% of households in Dartford comprised a single persons and 34% two people. Dartford's household size was 2.35 in 2006 consistent with the national average household size of 2.4 in Great Britain (2006) and appears to have decreased since 2001. Based on estimates, the projected average household size will continue to decrease. The rate of household increase is higher than the rate of population increase. However a survey of residents in new housing developments, undertaken in June 2005 revealed that the average size of households in these new dwellings was 2.5, higher than the Borough average. As the proportion of new housing grows it may influence the population profile of the Borough, and this will need to continue to be monitored in the future.
- The emerging South East Plan envisages 15,700 new homes will be built in Dartford between 2006 and 2026.

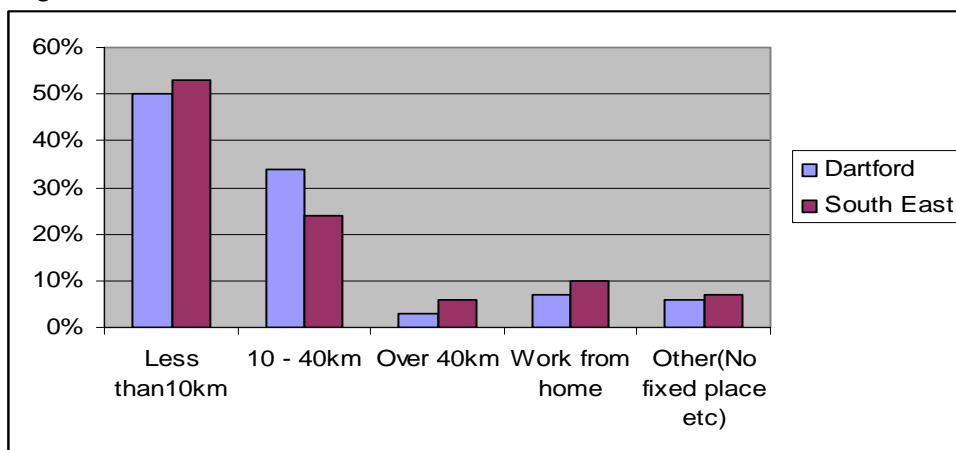
**Forecast**

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

**Transport**

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

Figure 2.5 Distance Travelled to Work 2001



2001 National Statistics

- In 2001 the majority of residents travelled under 10km to their place of work – see figure 2.5. This follows the pattern in the South East although a higher proportion of residents' travel 10 -40km to work compared with the rest of the South East.
- National statistics show that between 1991 and 2005 household expenditure on transport increased by 30%.
- From 2001 there has been a 17% increase in bus patronage and 56% increase in cycling in Kent

**Forecast**

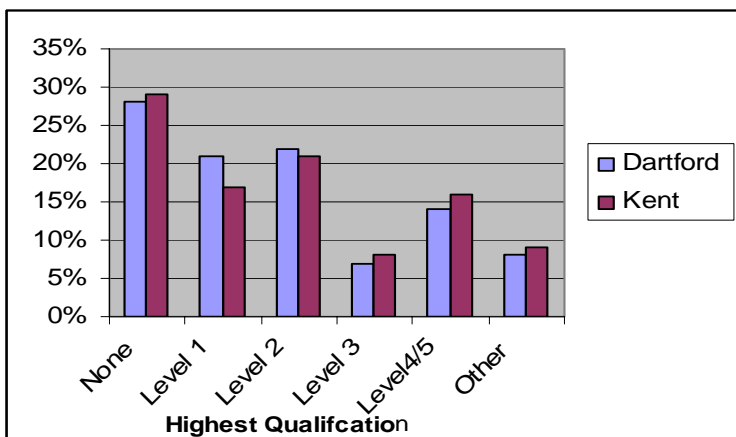
**A number of sustainable transport projects and initiatives have been implemented and will be further developed in the future in order to reduce carbon emissions, reduce congestion and improve road safety and air quality. The expected modal split will change in future as the increased use of public transport by residents to places of employment will be encouraged through the development of sustainable communities and the provision of new employment opportunities.**

**Education**

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

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

Figure 2.6 Qualification levels amongst population in Dartford and Kent 2001



*KCC 2006 – Information and Analysis District Profiles 2006*

### 3. POLICY PERFORMANCE FINDINGS

#### 3.1 Employment

##### Introduction

3.1.1 Local Plan and Local Plan Review employment policies are designed to encourage the growth and widening of the employment base and to realise the potential of the Borough's major development opportunities. At the present time over 50% of residents commute out of the Borough to work, mainly to London. The Council's objective is to avoid Dartford becoming a dormitory commuter town by attracting businesses from growth sectors and generating jobs.

*Key Monitoring Question*

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

##### Findings

3.1.2 92,382 sq m of new employment floorspace was created in the Borough during the monitoring year, a net gain of 86,528 sq m – see Figure 3.1(i).

Figure 3.1(ii)

**Core Indicator 1-Amount of floorspace by type**

Employment Floorspace 2006/07	Sq m	Gains	Losses
B1/A2-Business/Financial Professional Services.		16,156	-1,356
B2- General Industrial		245	-4198
B8- Storage and distribution		75,981	-300
Total		92,382	-5,854
Net floorspace gain/loss		<b>86,528</b>	

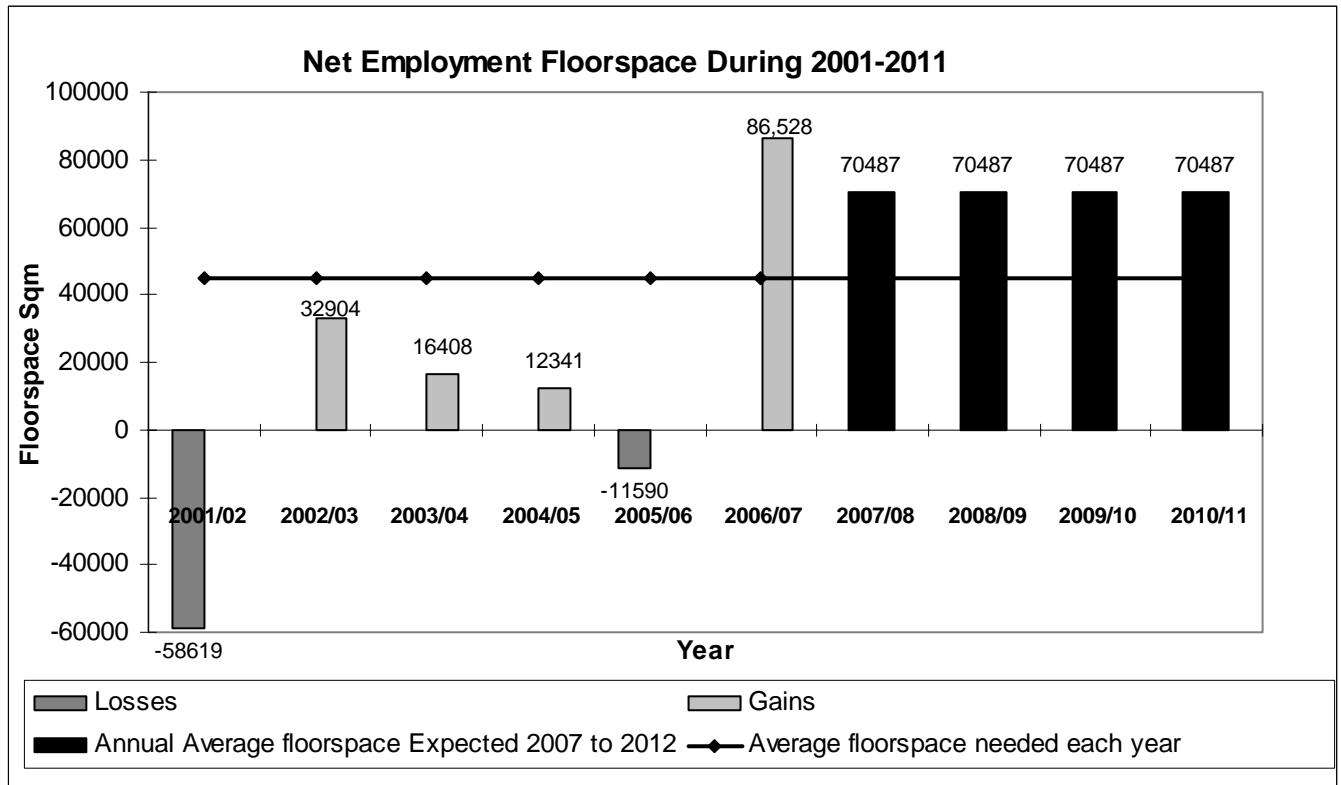
**Core Indicator 2-Amount of floorspace in employment areas**

3.1.3 The net gain of 86,582 sq m was largely due to 3, 240sq m of B1 and 57,939 sq m of B8 floorspace being developed at one location. A substantial amount of B2 floorspace was lost at Crossways 3,645 sq m due to a change of use of existing floorspace to B8 use. The high proportion of B8 floorspace being provided in one year is unusual and was due to the development of a regional distribution centre and associated floorspace at the Bridge site. At the Crossways site, 2,626sq m B1 and 13,924sq m B8 was built mainly through the provision of several warehouse units. 98% (84,617 sq m) of net employment floorspace was provided at employment allocation sites and existing employment areas identified in the in the Local Plan Review. The remainder was mainly B1 floorspace provided at disused agricultural sites through the change of use of existing buildings and some new build.

3.1.4 The Kent and Medway Structure Plan (KMSP) July 2006 envisages that 892,000 sq m of employment floorspace will be required between 2001 and 2016, to provide local jobs for the expected population increase. This equates to 44,600 sq m of additional floorspace a year. Since 2001, the new employment floorspace built has been less than this annual average, with a net annual average 12,928 sq m, but based on planning commitments and new employment developments expected, provision of employment floorspace is forecast to rise considerably in the five year period (2006 to 2011) see Figure 3.1 (ii). A number of

sites allocated for employment uses are expected to provide substantial new employment floorspace, especially from 2009,.

Figure 3.1(ii)



3.1.5 Over the next twenty years substantial new employment floorspace will be provided on sites such as The Bridge 104,000sq m, Crossways Business Park 36,000sq m, Ebbsfleet 265,000sq m and Eastern Quarry 120,000sq m and will provide facilities for a variety of business uses. Based on current planning commitments, 487,723 sq m of B1, 63,424 sq m of B2 and 179,231 sq m of B8 floorspace is planned in the future.

Summary

3.1.5 The main findings are;

- 95,622 sq m of new employment floorspace was created during 2006 -07
- The net employment floorspace gain during 2006-07 was 86, 528 sq m. This is a sharp increase over previous years.
- An annual average employment floorspace gain of 70,487 sq m is expected to be provided during 2007 - 2011 based on current planning commitments and allocations. A number of employment allocations in the Local Pan Review and emerging LDF, including The Bridge, Ebbsfleet and Littlebrook, are expected to provide substantial employment floorspace from 2009 onwards. This will take average annual net floorspace completions for the period 2001 to 2011 above the Kent and Medway Structure Plan target of 44,500sq m per annum.

- 3.1.6 Planning policies will need to ensure that local job growth exceeds housing development in Dartford. The AMR will need to assess the amount and types of jobs that are being provided.
- 3.1.7 The development of local employment opportunities, with good public transport connections between residential and employment areas is crucial to reduce the length of the journey to work and to address the current pressure on roads and public transport services due to the dependence on London for jobs. Emerging policy approaches in the LDF are looking to integrate employment planning with other initiatives to ensure site development is accompanied by start up units, education and skills developments, so that local people are able to take up the new jobs. This will help to ensure that Dartford becomes more self-reliant economically and promotes a strong, thriving locally based community.
- 3.1.8 It is envisaged that there will be other mixed use developments, incorporating employment floorspace, particularly at Eastern Quarry. The Council needs to work closely with its partners to ensure that commercial development at Ebbsfleet and other strategic employment sites are not delayed.

### 3.2 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 and plays a role in both the social and cultural life of the community. The Council's aim through its Corporate Plan is to "restore the vitality and viability" of Dartford Town Centre and to achieve this through redevelopment and the provision of environmental schemes to enhance the town centre as a place to shop, work and live.

3.2.2 *Key Monitoring Question*

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

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

- 3.2.3 During the monitoring year 2006 – 07, 107sq m of retail, office and leisure floorspace has been completed in Dartford town centre. At present, 1, 468sq m is under construction and a further 2, 243sq m of floorspace has been approved. A number of applications are also in the pipeline, and if approved, will contribute 1, 535sq m of floorspace.
- 3.2.4 The South East England Development Agency (SEEDA) commissioned a retail study of Dartford Town Centre in the Summer of 2005. The study's purpose is to guide decisions on the amount and location of future retail floorspace and leisure development to be identified in the LDF. The study also involved a health check of the town centre including residents views, behaviour and perceptions of safety and crime and a study to examine potential retail growth over the coming years. The study was published in the Summer of 2006. These were some of the findings:
- DTC appears to be well catered for in terms of leisure provision. However, future provision should be planned for considering the numerous residential developments in the pipeline.

- Existing food stores are operating at well above the level based on retrospective company averages. It is also envisaged that there will be a further need for convenience goods floorspace.
- Qualitatively there is a need for larger shops to attract a wider range of retailers and retailers selling higher quality goods and brands in order to attract higher income shoppers.
- Improvement is required in terms of the vitality and viability of the town centre.
- Dartford Town Centre is also shown to be weaker than the surrounding centres at the same level in the retail hierarchy.

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

Figure 3.2

Town Centre Health Checks	
Evening Economy	Evening economy facilities are evenly distributed within the Dartford Town Centre. These facilities occupied approximately 15,656sqm which accounted for 15% of the total retail floorspace.
Footfall	In 2005 it was calculated that footfall was 25, 990 in the town centre over a week. This represented a slight increase in the previous year's calculations and represents an approximate increase of 23% since 2004. This placed it 6 <sup>th</sup> out of 17 town centres surveyed in Kent.
Yields – ratio of rental income to capital value	The most favourable condition for retailers and investors is indicated by the lowest yield, the higher the level of yield, the greater the concern that rental income might grow less rapidly in future. The retail yields in Dartford (7.75) remain higher than the mean yield in Kent (6.58), but have remained fairly static for the last three years.
Retail Rents	Increased rents indicate improved economic health. Dartford Town Centre follows Margate and Folkestone with the third highest percentage change compared to the other Town Centres. An increase in retail rents can be seen since 2002 and rents continue to rise. The average rent was £484 per square metre in 2006 which shows an 11% change since 2005. Dartford TC is expected to have a 10% increase in 2007, still maintaining the third highest percentage change.

Vacant retail Floorspace	From a total of 271 retail properties within Dartford TC, 43 were vacant (16% vacancy rate). The vacancy rate is just above the average of all Town Centres.
Employment	It is estimated that there were 1,830 people employed in the retail sector in the town centre in 2005, an increase of 355 (24%) employees since 2001.

*Dartford Town Centre Health Indicators 2006 Analysis and Information KCC<sup>3</sup>*

3.2.5 Regeneration plans for the town centre have continued during the monitoring year. A number of meetings have been held, involving interested parties, the Council and the developers to discuss future plans for Lowfield Street, a site identified in the Local Plan Review to assist in the regeneration of the town centre. Public consultation on development proposals for the site are expected in the near future. Pre-application discussions have also been held between the Council, landowners, developers and SEEDA on other development opportunities in the town centre identified in the emerging Dartford Town Centre Area Action Plan. These include the former Co-op site and the Northern Gateway sites. The Council has worked alongside SEEDA to bring forward sites for development, including at the Northern Gateway, the Station Approach site and the Overy Street site. SEEDA have continued to acquire land for site assembly in part of the Northern Gateway.

3.2.6 Funding for improvements to the town centre from the Department of Communities and Local Government (DCLG) has been and will be used in the future for land acquisition by SEEDA, in the development of a Conservation Area Appraisal and Management Plan, heritage initiatives and on environmental improvement projects, including land acquisition. The aim of these initiatives is to revitalise Dartford Town Centre and the surrounding area.

3.2.7 Initiatives and projects that have been undertaken during 2006/07 are;

- Plans for Acacia Hall, a Council owned site in the town centre identified to create an enhanced leisure and sports offer, were being progressed during the monitoring year. A £5 million Council funded programme of refurbishment works were started and due for completion in late 2007. These include the installation of a lift for mobility impaired people, refurbishment of the fitness centre and other social facilities. A further part of the site, The Marquee, was completed during the monitoring year. The facility has been in high demand since then.
- Environmental works were carried out to improve the major access route from the station to the High Street. It was the major part of a £1.4m scheme that also included works to the footpath from Lower Hythe St across the river at the lifting bridge and northwards towards the marshes.
- 2006/07 saw the commencement of the Townscape Heritage Initiative, a £1.4m project, to improve 47 targeted historic buildings in the town centre Conservation Area which has been part funded by the Heritage Lottery Fund and Dartford Borough Council. It is a 5 year project with extra funding of £203k from DCLG for this financial year (2007/08).
- Proposals for a £1m scheme were being progressed by the Council, for improvements to Darent Valley Path, to open up new access to the town centre including a new walkway under Princes Road using one of the river bores and a new footbridge under the railway by Wickes to link with Millpond Road.
- The "Dartford Town Centre Conservation Area Appraisal and Management Plan" was approved by the Council in October 2006

<sup>3</sup> Comparisons do not include town centres in the Medway Unitary Area

- A shop front design guide was approved in September 2006
- A "Parks for People" proposal for lottery funding, for improvements to Central Park, was progressed by the Council and submitted in September 2007. This included a successful public consultation exercise.

### Summary

3.2.8 The main findings are;

- Land assembly in preparation for development on the north and south margins of the town continued during 2006. Schemes are in the course of preparation to bring forward developments on all the sites identified in the Dartford Town Centre Area Action Plan.
- Health check indicators indicate a slightly improved economic performance for the town centre but many indicators still remain low compared with similar centres in the rest of Kent
- Several initiatives have been undertaken to improve the town centre. These include the formulation of the Town Centre Conservation Area Appraisal and Management Action Plan approved by the Council in October 2006, environmental enhancements and the commencement of the Townscape Heritage Initiative.

### In the Future

- 3.2.9 Although there have been some new developments and improvements the town centre still faces a number of challenges in the future to address the current relatively narrow range of shops, establish an evening economy and enhance its economic performance. Policies in the LDF will play a key role in ensuring the revitalisation and regeneration of Dartford town centre.
- 3.2.10 The LDS proposes the preparation of an Area Action Plan for the town centre. A number of studies have been and are being carried out to identify current and future requirements. A study into the transport needs of the town centre is expected in late 2007.
- 3.2.11 Emerging planning policy approaches in the LDF will seek to bring together private and public sectors in partnership to ensure that regeneration takes place within the centre. Emerging strategic approaches will include a focus on a major retail development to improve Dartford's trading levels, improvements to the public realm, improvements to the accessibility of public transport, an expanded evening economy, the enhancement of sporting, leisure and cultural facilities and an increase in residential development.
- 3.2.12 Appropriate monitoring data will continue to be needed to assess the impact of new initiatives and projects within the town centre. This includes assessment of types of retail offer, change of use and the creation of retail and business floorspace, the provision of homes, leisure facilities, footfall and retail capacity.

**3.3 New Housing**

Introduction

3.3.1 The emerging South East Regional Plan requires 15, 700 homes to be built between 2006 to 2026 with the greater part of these, 8, 300 built in the ten years to 2016.

3.3.2

*Key Monitoring Question*

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

Findings

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

3.3.3 Last year, 659 net new homes were built in the Borough; see Fig 3.3(i).

Figure 3.3(i)

New Homes Built	Number
New Homes on <b>large allocated sites</b>	596
New Homes built on <b>windfall sites</b>	70
Homes <b>lost</b>	-7
<b>Total</b> net homes built	659

- 3.3.5 In absolute terms there is sufficient land to meet the requirements of the emerging South East Plan but there is considerable uncertainty surrounding the rate at which sites might become available. Issues affecting the rate of housing delivery are:
- The Highways Agency has concerns about the capacity of the trunk road network to cater for the scale of growth envisaged and have opposed the granting of permission on several major sites. As a result, the Council has worked closely with key partners to devise a programme of projects and funding and implementation proposals to deal with future strategic transport infrastructure requirements in the Kent Thameside area. The proposals include a Strategic Transport Investment Programme funded through a tariff on new development, introduced in September 2007, and supplemented by Central Government funding. It is hoped the proposals will alleviate Highways Agency concerns and allow major sites to be given planning consent.
  - Risk of flooding on some of the major sites and whether the risks can be adequately addressed.
  - Uncertainty about infrastructure needs and prolonged negotiation regarding their provision, final site layouts and Section 106 agreements to secure commitments for funding, can take a considerable amount of time on the large developments proposed in the Borough. It is envisaged that the implementation of a strategic transport investment programme will help to reduce these delays.
  - Concerns from water utility companies regarding the supply of water to sites and waste water infrastructure in relation to the phasing of housing development.
  - The ability of housing developers to deliver the step-change in housing requires a 3 fold annual increase within 5 years. It is expected that a number of large sites now coming forward such as The Bridge and Eastern Quarry, will provide the opportunity for an acceleration in housing delivery to be achieved. Although other factors such as a downturn in the housing market or shortages of construction labour, could affect increased delivery in the future.

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

- 3.3.6 The emerging LDF will identify sites and phasing to meet the requirements of the emerging South East Plan. The Preferred Options Site Specific Allocations document was consulted on in September 2006 and identified potential sites for housing. This work is currently being refined to firm up the potential sites and land for new homes up to 2026. See Figure 3.3(ii) (page 27)

*Core indicator 1-Percentage of new dwellings built at different densities*

During 2006/07 21% of the completions were built at a density of less than 30 dwellings per hectare and 26% between 30 to 50 dwellings per hectare. Developments within these ranges were mainly family houses. 21% of developments were built above 50 dwellings per hectare. These tended to be developments with a high proportion of flats. Developments built at higher densities have mainly been at strategic sites and near to Dartford Town Centre.

Summary

- 3.3.9 The main facts are:

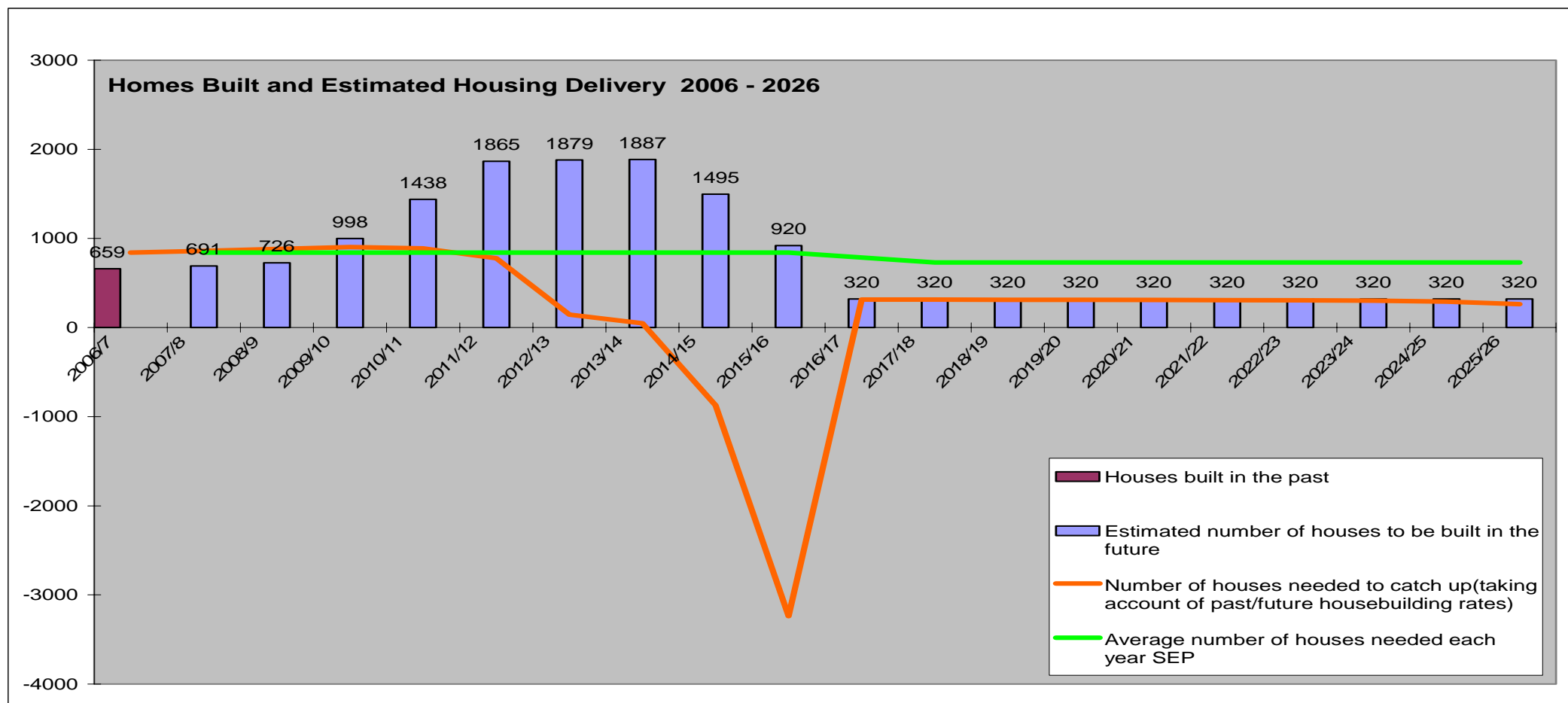
- The emerging South East Plan requires Dartford Borough to provide 15,700 homes between 2006 and 2026
- 659 homes were provided during the monitoring year
- Since 2001, 3, 058 new homes have been built in the Borough, 600 p.a. on average.
- The annual average number of homes required between 2006 and 2016 is 830 homes.
- The annual number of homes projected to be built each year is expected to increase annually reaching a peak between 2011 and 2014 before tailing off. The current shortfall as measured against the annual average, is expected to be reversed by 2011/12.
- The Council is working with other strategic partners and developers to ensure that strategic transport issues and Section 106 negotiations do not result in delays in meeting housing delivery targets.
- Planning permissions have been secured for over 70% of the South East Plan housing target to 2026.
- By 2026 it is projected that Dartford will meet the housing delivery requirements of the emerging South East Plan
- Construction of housing on a number of large sites, such as The Bridge and Eastern Quarry, has recently commenced or will do so shortly.

- 3.3.10 The Council will need to review from time to time the capacity and phasing of housing sites to ensure the timely delivery of housing. The Site Specific Allocations Preferred Options document September 2006 identified sufficient land to meet housing policy requirements for homes although the obstacles to achieve their timely delivery will still need to be kept under review. Further assessment of potential sites and likely phasing is being undertaken in the light of new Government Planning Policy Statements 3 and 25.
- 3.3.11 The emerging LDF will contain policies on housing density and other design criteria. These will also have a bearing on site capacity.

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

Figure 3.3(ii) Housing Trajectory

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



- With a high number of planning permissions in place it is estimated that housing completions will peak in the three year period 2011 to 2014 before beginning to tail off
- It is estimated 12,558 homes will have been built between 2006 and 2016
- After 2016 housing completions will be significantly reduced, as the large opportunity sites will have been built out.
- The current deficit over the 20 year average South East Plan requirement will be reversed by 2012

### 3.4 Local Housing Need

#### Introduction

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

3.4.2

#### Key Monitoring Question

Is housing development meeting local needs?

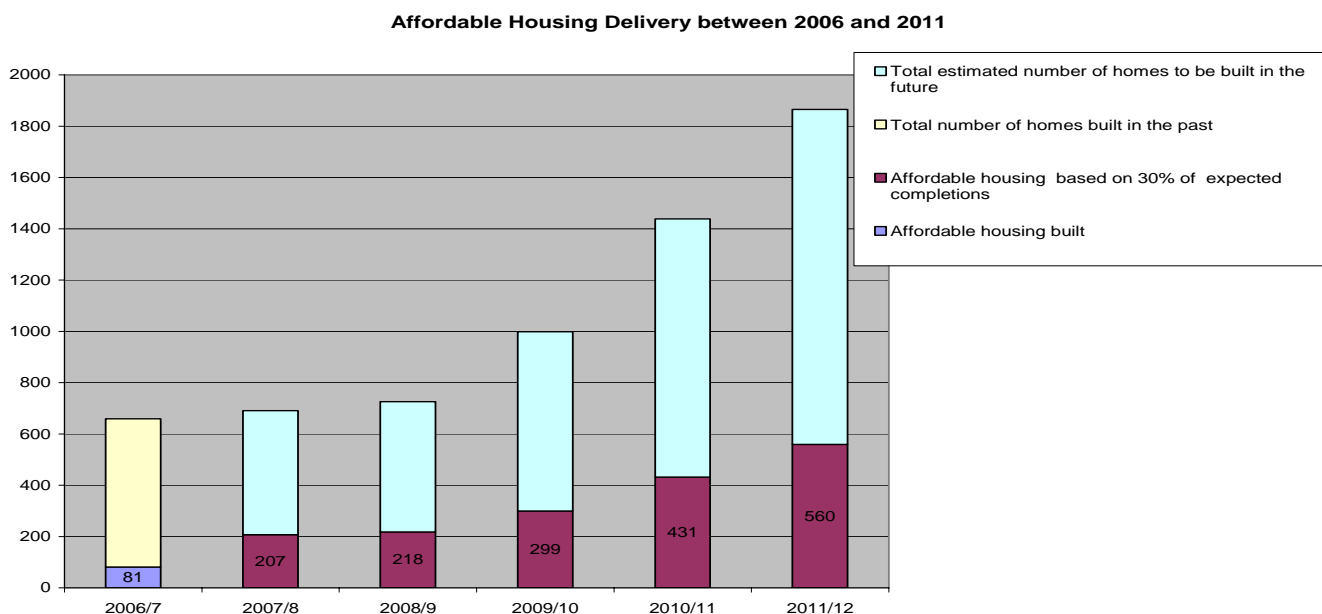
#### Findings

3.4.3 The LPR seeks to achieve 30% affordable housing on allocated housing sites and on some urban windfall sites. Since 2004 the majority of qualifying sites have achieved 30% affordable housing as part of the planning permission and funding has been attained through a mixture of public subsidy and developer contributions. One site, granted permission after the policy was introduced, achieved just below 30% as it was agreed that other community facilities should be provided in lieu. Continued monitoring will seek to ensure that 30% affordable housing is achieved on qualifying developments.

3.4.4 81 affordable homes (where housing is available to rent or buy and where the price is reduced through subsidy) were built last year and were all provided through Section 106 agreements together with funding from the Housing Corporation's Approved Development Programme. – see Figure 3.4(i).

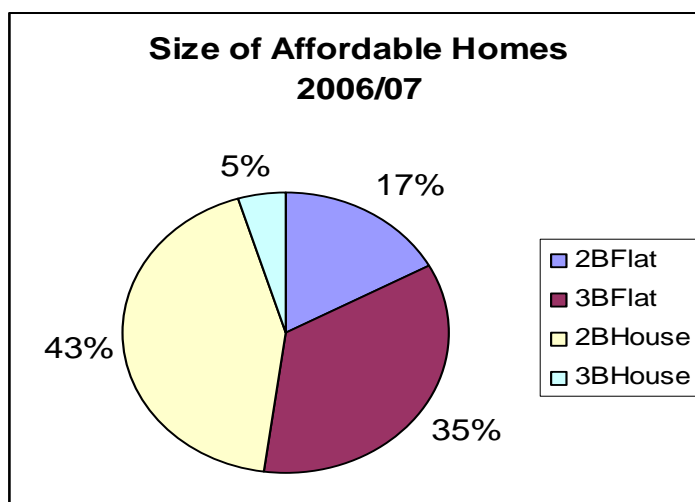
Figure 3.4(i)

#### Core Indicator 1 – Affordable housing completions



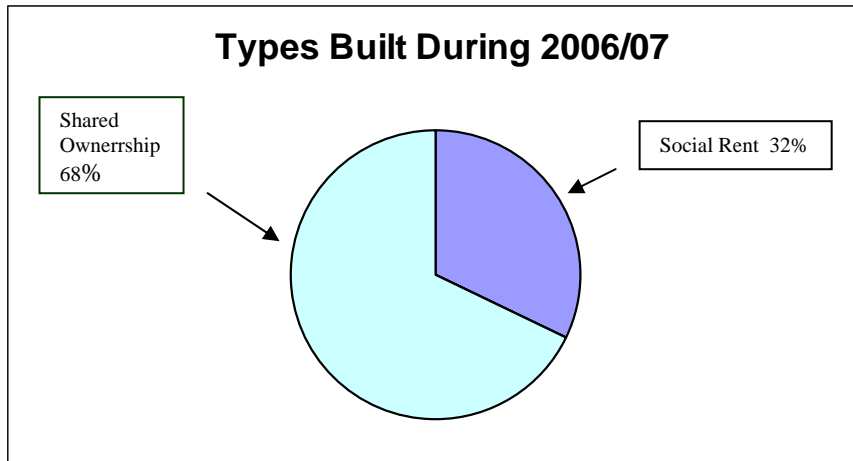
- 3.4.5 The number of affordable units completed this monitoring year does not reflect 30% of the total housing completions (see Figure (3.4(i)). Three reasons have been identified for this. Firstly, sites where the permission was granted before the policy was introduced in 2004 and where the affordable housing element was therefore lower than 30%, are still being built out. Secondly, affordable housing units on some of the housing sites being built out in the year are to be provided in later phases of the development. Thirdly, there appears to be some time delay in the provision of affordable housing data provided by the Housing Corporation as compared to the Council's housing completion monitoring systems. More accurate and up-to-date information on affordable housing will be sought for next year's AMR, so that the information on affordable housing is comparable with that for general housing completions.
- 3.4.6 In future years as several larger sites come forward resulting in a considerable increase in housing delivery it is expected that the number of affordable units completed each year will also increase proportionately. Figure 3.4(ii) shows the anticipated number of affordable homes that will be provided based on 30% of the total number of homes in the next five years.
- 3.4.7 A housing needs and market assessment was carried out on behalf of the Council in 2006. One of the main purposes of the report is to assess affordable housing need to enable the Council to develop appropriate affordable housing policies in its Local Development Framework.
- 3.4.8 Figure 3.4(ii) shows that last year there was a mix of affordable housing sizes built to meet a variety of housing needs. The split between flats and houses was almost equal, with flats contributing 52% of the total affordable housing built during 2006/07. It also shows there were no 1 and 4 bed properties built and this may need to be addressed in the future.

Figure 3.4(ii)



- 3.4.7 Social Rented and Shared Ownership were the only types of affordable home tenures built last year - see Figure 3.4.(iii). The majority of affordable homes built in 2006/07 were for shared ownership. Evidence in the emerging LDF will assist in understanding the future tenure requirements of affordable homes for residents.

Figure 3.4(iii)



3.4.8 An assessment of gypsy and traveller accommodation needs in North Kent was carried out during the Summer of 2006. Emerging Local Development Framework planning policies will reflect the issues and requirements that have been identified for gypsy and traveller accommodation

Summary

3.4.9 The main facts are:

- The majority of qualifying sites since the affordable housing policy was introduced in 2004 have achieved 30% affordable housing as part of the planning permission.
- There is a fairly good mix of affordable homes being built to meet a variety of needs. 48% of the affordable housing built last year was a mixture of two and three bedroom houses and a further 52% was one and two bedroom flats.
- Delivery of affordable housing is anticipated to increase in line with the expected increase in housing completions in the future

In the Future

3.4.10 Planning policies will need to provide homes which are appropriate to local housing needs. Flexibility will be important in both providing the right type of housing to meet local needs and also to provide the opportunity for residents to move to home ownership

3.4.11 The policies within the emerging LDF will ensure that affordable housing is built in line with the needs and requirements identified in the 2006-07 Housing Needs Survey.

**3.5 Urban Residential Quality**

Introduction

3.5.1 One of the Council's aims in its Corporate Plan is to ensure design excellence in all new developments and to ensure that new developments provide the right conditions and infrastructure for community life to flourish. The Council also wants to see an increase in the number of people who feel safe in the community. Emerging policies in the LDF identify the need for good design for buildings, spaces and the public realm, the provision of community infrastructure and the provision of a range of housing types – primarily family houses with gardens and with comfortable space standards

Key Question

3.5.2 *Key Monitoring Question*

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

Findings

- 3.5.3 All large residential developments built out during 2006/07 had access to "Fastrack" or other public transport services (see 3.9 Transport).
- 3.5.4 The Council continued to negotiate Section 106 agreements with developers to secure community uses and other community provisions for sites given planning permission during 2006. Through the implementation of Section 106 agreements highways works, restoration of historic buildings and the provision of community facilities on and off site have been agreed with developers at residential sites, such as West Hill, and Korsnas. There have been some delays to the full provision of the facilities for a number of reasons, particularly in relation to the operational arrangements. Implementation of Section 106 agreements for large developments such as Ebsfleet and The Bridge will begin in due course.
- 3.5.5 The Ebbsfleet consent provides for good quality design by requiring a strong relationship between built development and squares, parks and other public open spaces; provision of high quality public realm; and provision of social, community and educational facilities, etc. At The Bridge it has been agreed that the development must address issues such as nature conservation, noise and air quality mitigation; and sustainability and energy efficiency together with the provision of grid green links, open space and play areas. The development will also give full consideration to the detailed aspects of urban design. Further details of these considerations, mitigation measures and provisions for residential quality will become clearer as the developers bring forward detailed proposals. These agreements meet the aspirations of several Local Plan Review policies which encourage developments to be designed to incorporate facilities (on larger sites), to ensure the provision of open spaces, green gird links, maximise public transport links and walkable neighbourhoods together with design to enhance security.
- 3.5.6 Residents' perceptions are often useful to ascertain the 'liveability' issues and concerns arising in new residential developments. As reported in last year's AMR a Residents' Satisfaction Survey was carried out on five selected developments across the Borough to determine how successful these new developments have been. Respondents were initially attracted to the developments for a variety of reasons, the main being; modern properties, good location, quality of property/internal design and proximity to the station were the four most important. The large majority of residents felt that their residential area was a good

neighbourhood to live in. Other things that they liked were; proximity to amenities and local shops, space between buildings, views, individuality of homes, and spacious properties. Respondents also had concerns about issues such as parking congestion, lack of parking, use of garages, overlooking, lack of storage, small private gardens and poor landscape and maintenance. 71% of respondents felt that there was a general lack of community spirit. These issues are to be addressed through the emerging LDF.

#### Summary

#### 3.5.7 The main facts are:

- Permitted residential developments are expected to continue to provide improving design in housing and neighbourhoods that will have the foundations for locally based sustainable communities.
- All large residential development sites that had dwellings built during the monitoring year have access to "Fastrack" or other bus services for residents to travel to employment, retail and other public services within 30 minutes.
- The most recently available evidence suggests that residents of new developments are generally satisfied with the quality of their residential environments, but there are specific areas of concern including parking problems and issues arising from cramped layouts

#### In the Future

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

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

#### 3.5.9 Monitoring will need to continue to assess design quality on residential sites. The perceptions of residents on new sites are useful in understanding "liveability" issues that may arise in new developments and whether planning policies are successful in creating attractive neighbourhoods and comfortable homes for people to live in.

### **3.6 Previously Developed Land**

#### Introduction

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

3.6.2

*Key Monitoring Question*

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

Findings

3.6.3 The Borough has 299 hectares of previously developed land. 55% of this land has been identified for reuse, more than half of which is for housing development.

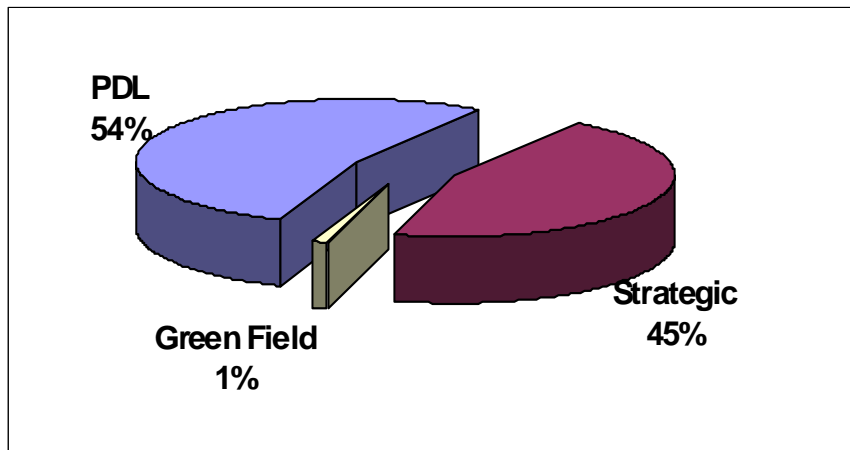
***Core Indicator 1-Percentage of new and converted dwellings on PDL***

3.6.3 98% of homes that were built in the Borough during 2006 – 07 were built on previously developed land.

3.6.4 A further 15, 041 homes are planned up to 2026. Based on housing allocations in the emerging SSA Preferred Policy Approaches Document September 06, 54% of new housing will be built on previously developed land (PPS3 definition) <sup>4</sup> – see figure 3.6. The remainder are almost entirely built on identified strategic sites which have been previously used for quarrying but do not meet the technical definition in PPS3. Ebbsfleet, Eastern Quarry and Swanscombe Peninsula are identified as strategic sites in sub-regional guidance (RPG9), the Kent and Medway Structure Plan and the emerging LDF but are on land that has been degraded and despoiled through quarrying and industrial activity.

Figure 3.6

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



Summary

3.6.6 The main facts are:

<sup>4</sup> It is likely that there will be more new homes on previously developed land than the predicted 54%, due to windfall sites on PDL coming forward

- Last year 98% of homes built were on previously developed land, which exceeded the national annual target of 60%
- 55% of previously developed land identified in the National Land Use Database is allocated for re-use.
- 54% of housing planned in the future is to be built on previously developed land. The remaining development will be on land that has been utilised and quarried but does not meet the PPS3 definition of Previously Developed Land.

#### In the future

- 3.6.7 It is unlikely in the future that the new homes built will meet the 60% national target, as many are to be built on strategic sites that do not comply with PPS3's definition of Previously Developed Land. Some strategic sites, such as The Bridge, are being built on a mixture of PDL and greenfield land and a number of other strategic sites are on land that does not meet the PPS3 definition of PDL.
- 3.6.8 Continued monitoring will be required to keep the situation under review. The 60% target is a regional one. Specific circumstances applying to Dartford mean that this target is unlikely to be achieved in the borough but this should be offset by higher level of PDL build elsewhere. An appropriate target to reflect this will be developed in the LDF.

### **Green Belt**

#### Introduction

- 3.7.1 Local Plan Green Belt policies are designed to protect the Green Belt from inappropriate development.
- 3.7.2 53% of Dartford Borough is covered by Green Belt and there has been pressure to develop within it. 162 applications for developments in the Green Belt were determined during the monitoring year. Most of Dartford's countryside lies within the Green Belt and therefore there is a close relationship between development pressures and rural life.

#### *Key Monitoring Question*

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

#### Findings

- 3.7.3 Local Plan policies have been upheld so that the openness of the Green Belt has been maintained, and the use and re-use of land and buildings has been limited to those which are compatible with Green Belt policies. A few minor extensions were permitted due to the fact that they were small and unobtrusive. A change of use from day centre to offices was allowed since it was considered to result in no material change in the buildings or additional impacts from traffic and parking. A community building was also permitted because the site was identified in the Local Plan for community facilities. Another planning permission was granted for the conversion of a barn to office units. In this case the office building footprint was less than the previous use. An application for change of use of land to a private caravan site for a gypsy family was refused, but an appeal was lodged in March 07.

### 3.7.4 Summary

The main findings are;

- There has been no inappropriate development within the Green Belt during 2006-07

#### In the Future

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

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

## 3.8 Environmental Resources

### Introduction

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

3.8.2 *Key Monitoring Question*

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

### Findings

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

3.8.3 Designated sites of conservation importance cover 1023 hectares of land. There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development pressure during 2006 –07. Thames Water has installed two Water Pumping Stations on or nearby designated environmental sites but these have had no or very little impact on habitats or species.

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

- Playgrounds -Completion of phase 4 of Dartford Borough Councils playground refurbishment
- Dartford Heath creation of a circular walk.
- River Darent de-silting at Central Park - works completed and land restored.
- Conservation work at countryside sites by volunteers.
- Use of Community Service teams for landscape restoration and conservation works.
- Guided Walks within countryside sites.
- Darenth Woods coppicing.
- Darenth Woods creation of volunteer group.

- The production of the "Dartford Heath Management and Restoration Plan" by Groundwork Kent Thames-side and the Council. The report will be used to guide site management and as a basis for restoring heathland habitats over the next 10 years and will also assist with future funding.
- SITA Grant of £78K has been received for the heathland restoration.
- The production of a "Management Plan for Darenth Country Park" by Groundwork Kent Thames-side and the Council. The report highlights the management issues facing the country park such as the protection and enhancement of features of conservation value and also issues of access and community involvement. The report sets out broad management solutions and proposals for future enhancements.

3.8.5 The Department of Agriculture, Fisheries and Food (Defra) have produced an experimental nationally consistent set of CO2 emission estimates down to local authority level taken from various sources of emission and energy consumption data. Due to changes in methodology the 2005 data cannot be compared with earlier years, but the AMR will report on change in future editions. The data indicates that Dartford's per capita CO2 emissions are higher than Medway's, due to proportionately high non domestic emissions and particularly CO2 emissions derived from road transport. The second table has analysed change between 2003 and 2004. Although there were reductions in industrial and domestic emissions, road transport emissions increased therefore the per capita CO2 emissions remained unchanged.

Figure 3.8.1 2005 Experimental Statistics on Carbon Dioxide emissions at Local Authority and Regional Level - Defra

				Total emissions				Domestic per capita CO2 (tonnes)
	Industrial, commercial	Domestic	Road transport	LULUCF <sup>5</sup>	Total 000's tonnes	Population (thousands)	Per capita Total CO2 (tonnes)	
Dartford	346	214	403	3	965	86	11.2	2.5
Medway	439	550	336	0	1325	249	5.3	2.2
South East							8.4	2.5
UK							9.2	2.5

	Total emissions				Total	Population (thousands)	Per capita Total CO2 (tonnes)	Domestic per capita CO2 (tonnes)
	Industrial, commercial	Domestic	Road transport	LULUCF <sup>5</sup>				
Dartford	-50	-2	95	-1	43	86		0
Medway	-166	-48	0	-11	-225	149		-0.2

Change between 2003 and 2004

3.8.6 Numerous initiatives were undertaken including the British Gas Council Tax rebates scheme for private sector housing, Warm Front Grant benefit mail shot (targeted), British Gas Here to Help Scheme focussed at the Council housing stock, targeted properties with low SAP ratings with specific survey forms and addressed individual problems i.e. if on benefit etc., living alone etc., All data received from the Home Energy Conservation Act (HECA) survey plotted along with building control data to build a picture of areas to target with campaigns i.e. cavity and loft insulation information etc,

<sup>5</sup> LULUCF- Land Use land Use Change and Forestry

**Core Indicator 3 and 4- Renewable energy capacity installed**

- 3.8.5 There were two planning approvals given for the erection of renewable energy installations in the Borough during 2006 -07. Permission for incorporation of solar panels was granted as part of the Princes Park stadium scheme as well as for a private residence.
- 3.8.6 New developments such as The Bridge and North West Kent College have requirements within their planning approvals to include sustainable solutions within developments. The Bridge includes sustainable solutions such as the incorporation of Sustainable Urban Drainage Systems (SUDS), building design and layout with regard to energy conservation and the construction of homes to meet the BREEAM Eco homes "good" standard. North West Kent College incorporates water attenuation through SUDS, provision of heat and hot water via a centralised community based plant with two options (biofuel boilers in combination with gas fired combined heat and power (CHP) plant, or aquifer Thermal Energy Storage (ATES); energy efficient strategies are incorporated into built form and building service systems; two buildings have been installed with TermoDeck systems of ventilation, heating and night time pre-cooling; green roof installed for the swimming pool and is considered elsewhere in the project. Princes Park Stadium has also incorporated advanced ecological features such as a water recycling system and energy saving features.

Summary

3.8.7 The main facts are:

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development during 2006 -07
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species including the production of the "Dartford Heath Management and Restoration Plan"
- There were two items renewable energy installed during the monitoring year. Solar panels were incorporated in the scheme at Princes Park stadium as well as at a private residence.
- Recent planning approvals are increasingly including elements of sustainable design, as required by the Council's emerging guidance, which will result in higher level of sustainability in the future as these schemes are built out.
- The Borough annual energy survey to residents will include questions about renewable energy usage and installation from next year

In the Future

- 3.8.8 Continued protection will need to be given to the natural environment despite pressure for development and the requirement for access to areas of environmental value from an increasing population. Policies emerging in the LDF will protect existing biodiversity areas, provide opportunity for the identification of new areas of ecological value and will seek to require major developers to contribute to the protection and enhancement of the local environment and to incorporate renewable energy technology within developments
- 3.8.9 Monitoring to assess the impact of decisions on areas of biodiversity and habitats will need to be continued and enhanced.
- 3.8.10 Although there was a Kent Habitat Survey carried out in 2003, it is not possible at this

time to identify habitat change. Further work with partners has begun to improve monitoring of habitat change due to development.

### 3.9 Transport

#### Introduction

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

3.9.2

#### *Key Monitoring Question*

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

#### Findings

3.9.3 The Fastrack public transport system is a key element of the transport strategy within Kent Thameside and is funded with Government assistance. It provides a dedicated "track" segregated, for the most part, from general traffic providing fast and reliable transport journeys between the major housing and employment sites within the area and the town centres of Dartford and Gravesend. Passenger numbers are growing to exceed forecasts by over 50%. It has also achieved an overall 95% customer satisfaction rating and results show 19% have switched from car use. Toward the end of 2006 work also began on the construction of a new bridge for bus passengers across the M25 at the Dartford crossing. Twelve more buses started running in April 2007. It is also envisaged that from November 2007, Fastrack buses will also run to Ebbsfleet station to provide connections with High Speed One (HS1) - the renamed Channel Tunnel train service. The next stage of the priority bus route was given the go-ahead in January 2007 - route through Ingress Park, to Greenhithe.

3.9.4 During the monitoring year, three travel plans have been requested, two of which have been completed.

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

3.9.5 81% (17 sites) of non-residential development completed during the 2006 – 07 complied with the "maxima" vehicle parking standards as set out in the LP. 91% of new residential developments sites were within 30 minutes public transport time. 9% (4 sites) of sites met the standards partially since these sites were found to the south of the Borough where indirect routes would have to be sought to get to the closest hospital. These 4 sites cater for 20 residential units.

Summary

3.9.6 The main facts are;

- The first section of Fastrack, a dedicated public transport system serving town centres and developments in the Kent Thameside area, began operating in March 2006 and is attracting greater passenger numbers than forecast. It has achieved a 95% customer satisfaction rating and 19% of customers have switched from car use.
- 91% of all residential developments built during 2006-07 meet the national indicator of having access to employment and retail areas, and other community facilities and services via public transport with a journey time of no more than 30 minutes

In the Future

3.9.7 Emerging LDF policies will seek to ensure that development is designed to minimise the demand for additional car travel. This will be accomplished by providing more jobs near to new and existing homes, attractive walking and cycling routes and the co-location of community facilities, thus ensuring development has good accessibility to employment, shopping and other facilities. The provision of a well developed public transport network to ensure sustainable communities is also key in new developments and existing communities.

3.9.8 Monitoring of travel patterns and modes will need to continue and be enhanced to give an accurate picture of whether new developments are functioning within a sustainable transport framework.

**3.10 Flood Protection and Water Quality**

Introduction

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

3.10.2 *Key Monitoring Question*

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

Findings

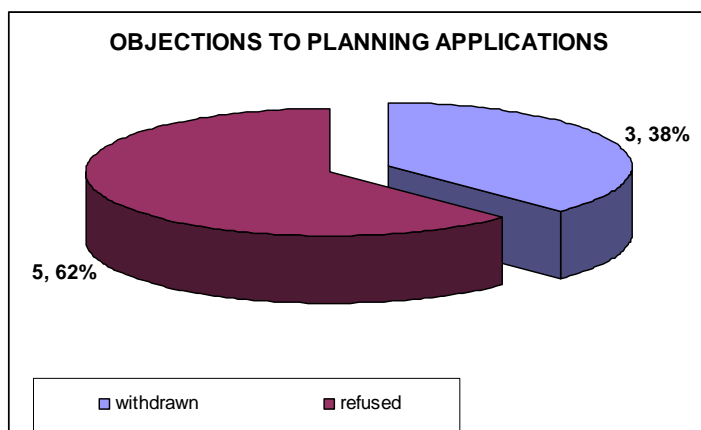
3.10.3 The Strategic Flood Risk Assessment of Kent Thameside (SFRA), covering the Boroughs of Dartford and Gravesham, was published in December 2005. One of the purposes of the SFRA is to enable both Borough Councils to undertake the PPS25 sequential test and therefore be able to analyse the consequence of existing and proposed development in

high flood risk areas. The updated SFRA is being prepared in light of PPS25 and updated sea level rises.

**Core Indicator 1-planning permissions contrary to Environment Agency Advice**

3.10.4 The Environment Agency objected to 9 planning applications on water quality and flood defence grounds during 2006 -07. 8 planning applications were either withdrawn or were refused based on the provision of insufficient information for the Environment Agency to make a decision or the proposed development would have been at risk. The Agency subsequently withdrew their objection to one application. There were no applications in areas of Flood Risk approved against the advice of the Environment agency.

Figure 3.10 Proportion of Environment Agency responses regarding water quality (WQ) and Flood Defence Grounds (FDG) that have been withdrawn or refused.



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

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

North West Kent College incorporates:

- water attenuation through SUDS;

Summary

- Water quality is being adequately protected and flood risk within new developments is being addressed. There were no applications in areas of flood risk approved against the advice of the Environment Agency.
- A Strategic Flood Risk Assessment (SFRA) has been published for the Kent Thameside area. An updated SFRA is being produced.

In the Future

3.10.6 Continued monitoring of planning approvals, flood risk assessments and proposed sustainable solutions coming forward in developments must be undertaken to keep the situation under review.

- 3.10.7 The emerging LDF will incorporate specific policies to address Dartford's local requirements concerning flooding and water quality which will be used alongside national planning guidance.

### 3.11 Community Facilities

#### Introduction

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

3.11.2

#### *Key Monitoring Question*

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

#### Findings

3.11.3 During 2006/07:

- A skate park was built in Dartford's Central Park. Work on the £120,000 skate park started in mid November 2006 and includes state of the art features including a skate bowl and plaza. The skate park is co-funded by Dartford Borough Council, Kent Thames-side and Barclays Spaces for Sport.
- Proposals for the revamping of Central Park to include traditional park facilities and other measures were consulted on through a public exhibition. The proposal included the return of the bandstand, tea room and pleasure boats. It will also include major restoration of the River Darent with new bridges, riverside walks and facilities for boating and paddling. The response were used in formulating a "Parks for People" bid for lottery funding which was submitted in September 2007.
- Plans for a new primary school at the Bridge are being developed. The proposal was publically advertised and put forward for public comment. Since this time the plans have been progressed and it is expected that a "community hub" featuring the school, community meeting facilities, health services etc will be established.
- Dartford and District Angling and Preservation Society were awarded a grant of £15,000 to clean up Brooklands Lakes and the club's additional waters at Sutton-at-hone and Horton Kirby.
- Princes Park Stadium was officially opened in November 2006 and is now the new home of Dartford Football Club. It has proven to be a success, attracting on average crowds of 1,500 people. The Stadium also has facilities that are available for other community uses such as conference and meeting facilities. Construction works for a golf course situated close to the Stadium were also started.
- Refurbishment works were being planned and progressed at Acacia Hall in Dartford Town Centre, to upgrade the sports and social facilities at the site. (see Dartford Town Centre)

- In terms of initiatives carried out, a leisure survey was conducted to determine what activities are predominant amongst young people.
- A play strategy (2007-2010) was also prepared for consultation.
- After the refurbishment of a former library in Swanscombe a community project "Spark It" was started to train local people with low educational attainment in IT skills to reach ICQ level 3. The scheme is run by DBC and other partners with funding from Section 106 agreements at Korsnas and DCLG. The scheme is being further developed to train people for future job requirements in the Borough ,such as construction skills.
- Bluewater Regional Shopping Centre plan to build a new exhibition and events venue (5,200sqm).

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

- 3.11.4 16,549sq m of gross additional retail, office and leisure floorspace was provided in the Borough during the monitoring year.
- 3.11.5 17 section 106 agreements were established during the monitoring year with 29% accounting for the provision of libraries, 24% for education and 12% for youth and community facilities. At the Everards site, a section 106 agreement was made for a large financial contribution for the provision of educational facilities. Other Section 106 Agreements have been secured on sites with planning permission and those under construction to achieve funding for transport, residential parking, medical facilities and highway waiting restrictions.

Summary

- A number of new community facilities have been completed during the monitoring year including a skatepark, the official opening of Princes Park Community Stadium as a sports and community venue, refurbishment at Acacia Hall and the development of an employment training facility and programme in Swanscombe.
- Proposals have been developed to revamp Central Park and to build a new community hub at The Bridge development,

In the Future

- 3.11.7 The scale of growth envisaged in the Borough will generate the requirement for a comprehensive range of community services and infrastructure. Policies in the emerging LDF will seek to ensure new developments are assessed in terms of their community infrastructure needs and that a delivery programme is agreed with developers. Policies will also encourage the location and use of facilities to be shared by existing residents and new communities.
- 3.11.8 The provision of community facilities within the town centre, neighbourhood centres and major developments will need to be monitored to ensure adequate and suitable provision is made.

**4 PREPARING THE LOCAL DEVELOPMENT FRAMEWORK**

4.1 A revised Local Development Scheme (LDS) was submitted to Government in March 2007 and all revised milestones since this time have been met. Work on the preparation of the Dartford LDF is on track to meet the milestones for the monitoring year 2007-08.

The original LDS was submitted to the Government Office in April 2005. Following the uncertainty generated by the Lichfield and Stafford Core Strategies being found unsound at Examination, the milestones in the 2005 LDS were reviewed. The revised milestones took into account; the need to expand the plan's evidence base, the requirement to reassess the transport capacity of Kent Thameside and the requirement to incorporate new guidance on climate change (PPS25) and housing (PPS3).

4.2 Assessment of milestones met against March 2007 LDS

Stage	Milestones	Completed
<b>Statement of Community Involvement</b> Adopted March 2005		
<b>Core Strategy DPD</b>		
<ul style="list-style-type: none"> <li>• Issues and Options</li> <li>• Preferred Options (1<sup>st</sup> Consultation)</li> <li>• Preferred Options (2<sup>nd</sup> Consultation)</li> <li>• Submission to Secretary of State</li> </ul>	<ul style="list-style-type: none"> <li>• No milestone identified</li> <li>• Not Identified</li> <li>• January 2008</li> <li>• September 2008</li> </ul>	<ul style="list-style-type: none"> <li>• August 2005 (6 weeks public consultation)</li> <li>• July 2006 (6 weeks public consultation)</li> <li>• <i>On target</i></li> <li>• <i>On target</i></li> </ul>
<b>Site Specific Allocations DPD</b>		
<ul style="list-style-type: none"> <li>• Issues and Options</li> <li>• Preferred Options (1<sup>st</sup> Consultation)</li> <li>• Preferred Options (2<sup>nd</sup> Consultation)</li> <li>• Submission to Secretary of State</li> </ul>	<ul style="list-style-type: none"> <li>• No milestone identified</li> <li>• Not Identified</li> <li>• January 2009</li> <li>• May 2010</li> </ul>	<ul style="list-style-type: none"> <li>• August 2005 (6 weeks public consultation)</li> <li>• July 2006 (6 weeks public consultation)</li> <li>• <i>On target</i></li> <li>• <i>On target</i></li> </ul>

Dartford Town Centre Area Action Plan		
<ul style="list-style-type: none"> <li>• Issues and Options</li> <li>• Preferred Options</li> <li>• Submission to Secretary of State</li> </ul>	<ul style="list-style-type: none"> <li>• No milestone identified</li> <li>• September 2007</li> <li>• May 2008</li> </ul>	<ul style="list-style-type: none"> <li>• October 2005 (6 weeks public consultation)</li> <li>• September 2007 (6 weeks public consultation)</li> <li>• <i>On target</i></li> </ul>

#### 4.4 SAVED POLICIES

4.4.1 During the period, of production of the LDF which began in 2004 , “old” policies contained in Dartford’s adopted Local Plan have been saved until September 2007<sup>7</sup>, with the relevant policies being identified in the April 2005 LDS. In the Summer of 2006 the Department for Communities and Local Government issued guidance on arrangements for updating Local Development Schemes and specifically set out the procedure to allow existing adopted development plan policies to be extended beyond September 2007. A schedule of Adopted Local Plan 1996 policies that the Council wished to be “saved” beyond September 2007 was included as part of the revised LDS submitted in March 2007.

#### 4.5 COMMUNITY INVOLVEMENT

4.5.1 The Council has set out how it proposes to make available all draft LDF documents in the SCI. Figure 4.5 shows how consultations undertaken during the monitoring year have met the aspirations of the SCI.

Figure 4.5 Availability of the LDF to the Community

SCI – consultation method	Comment
On the Council’s website and a facility to comment online	The Preferred Options Core Strategy and Site Specific Allocations Documents were made available on the Council’s web site together with representation forms and background information throughout the consultation period in July/August 2006. An email postbox for LDF consultations has also be set up. Provision of online facility to comment is in progress
In specified public buildings together with comment forms	Documents and comment forms were made available at the specified locations detailed in the SCI, during Preferred Options Consultation of the Core Strategy and Site Specific Allocations Documents July/August 2006
Additional venues used for publicity	No additional venues were used for publicity during the monitoring year
Production of articles in the Council’s “Borough News” newspaper	The Council’s “Borough News” newspaper ceased publication at the end of 2005. Details of the Summer 2006 consultation exercise was published in the Dartford Messenger newspaper

<sup>7</sup> Under the Planning and Compulsory Purchase Act 2004.

4.5.2 An Equality Impact Assessment on Community Involvement in the Preparation of the Local Development Framework was completed in April 2007. This found that due to the quantity and quality of data available, it was not possible to judge whether consultation methods used had an adverse impact on particular groups or communities. A number of recommendations and targets have been made and incorporated into the LDF consultation process to ensure that monitoring and methods are enhanced in the future.

4.5.3 The draft Revised LDS, submitted in March 2007, proposes that a number of consultation exercises will take place during the monitoring year 2007-08, These include;

- Preferred Options Dartford Town Centre Area Action Plan DPD public consultation exercise – September 2007
- A second Preferred Options Core Strategy DPD public consultation exercise – Jan 08

In future the experience gained from consultation exercises will be used in reviewing and improving the Council's communication methods and community involvement. Work has continued on the project and it is envisaged that an online facility will be available during the next monitoring year.

**5 In the Future**

**5.1 Sustainable Development**

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

- Continue to take account of the Sustainability Objectives and the Sustainability Appraisal findings, by amending emerging policies in line with Enfusion's SA Report recommendations.
- Continue to bring forward relevant themes from the Community Strategy for Dartford and Gravesham e.g. integrating new communities, investing in existing communities and supporting communities.
- Take account of emerging Government guidance such as PPS25 on Flood Risk.


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

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

**Figure 5.1 Examples of potential Sustainability Appraisal targets and indicators**

SA Objective	Potential Target	Potential Indicators
Balanced Communities		
Integrated Communities		
Accessibility		<ul style="list-style-type: none"> <li>• Car ownership</li> <li>• Number of houses within a specified radius of services</li> </ul>
Public Health		<ul style="list-style-type: none"> <li>• Access to open space</li> </ul>
Phasing of supporting infrastructure		
Housing		<ul style="list-style-type: none"> <li>• No of housing completions</li> <li>• Supply of affordable housing</li> </ul>
Sustainable New Development		<ul style="list-style-type: none"> <li>• Percentage of developments and buildings meeting BREEAM Very Good Standard</li> <li>• Development Density</li> </ul>
Environmental Health	40% reduction in the number of people killed or seriously injured in road accidents	<ul style="list-style-type: none"> <li>• Notable offences/types of crime</li> </ul>
Employment		<ul style="list-style-type: none"> <li>• % of resident population employed (16-74 years)</li> </ul>
Landscape		<ul style="list-style-type: none"> <li>• Area of/change in landscape designations</li> <li>• % of development on PDL</li> </ul>
Land and soil quality		
Biodiversity		<ul style="list-style-type: none"> <li>• % of SSSI's in a favourable condition</li> <li>• Area of ancient woodland in borough</li> </ul>

Cultural Heritage		• Number of listed buildings
Minerals		
Energy		• Energy generated from renewable sources
Air Quality		• Number of Air Quality Management Areas • Type of travel mode to work
Waste		
Water		• % of developments with SUDs
Flooding		

 Indicates indicator already included in AMR

**5.2 Action Plan for Enhancing Monitoring Work**

5.2.1 An action plan for enhancing monitoring work associated with the LDF was included in the 2005 -06 AMR. Details of the actions achieved during the monitoring year 2006 -07 are shown in Figure 6.2(i)

Figure 5.2(i) Progress on Targets

Actions	Comment
Extend contract of Monitoring Officer for a further year	Achieved until August 08
Developing the next Annual Monitoring Report, making it more comprehensive by: <ul style="list-style-type: none"> <li>• Filling any outstanding data gaps</li> <li>• Introducing Significant Effects Indicators</li> </ul>	Achieved All data gaps have been filled other than Core Indicator "Changes in Biodiversity Habitats" where data is not available at this time. The monitoring officer has met the Kent Biological Records Centre to discuss how this may be progressed and some progress has been achieved. Significant Effects Indicators will be introduced at a later stage of production of the LDF. Sustainability Appraisal indicators will also be incorporated into the AMR in the latter stages of the Sustainability Appraisal
Develop improved and more comprehensive development monitoring systems in the Council and with KCC (this will include a development monitoring database)	Achieved Enhanced internal development monitoring systems have been set up to provide improved coverage and comprehensiveness of data The monitoring officer attended KCC's housing and employment, and retail meetings to discuss ongoing monitoring issues.
Carry out additional survey information to inform indicators, including; <ul style="list-style-type: none"> <li>• Footfall in Dartford Town Centre</li> <li>• Residents Satisfaction Survey on selected new residential sites</li> <li>•</li> </ul>	Achieved A bi-yearly survey of footfall at identified nodes in Dartford Town Centre was started in September 2006 A Residents Satisfaction Survey was carried out in May 2005. A follow up survey will be carried out in the future when resources permit..

Increase co-operation between the Council, stakeholders and the general public.	Achieved On-going liaison has taken place with stakeholders. Further liaison with stakeholders and the general public is planned in connection with planned work proposed in the revised LDS 2007
<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>	To be Achieved at later stages of LDF production

5.2.2 An action plan for further work to enhance the monitoring function of the LDF and the production of the AMR in the future has been produced – see Figure 5.2(ii)

**Figure 5.2(ii) Future 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>
Extend contract of Monitoring Officer for a further year	Planning Policy Manager	June 2007	To be determined
Develop and improve development monitoring systems in the Council and with KCC, including “planning pipelines” (this will include a development monitoring database)	Monitoring Officer	July 2008	N/A
Increase co-operation between the Council, stakeholders and the general public.	Monitoring Officer, Planning Policy Team, Cross Departmental Teams, External Stakeholders.	July 2008	To be determined
Report on the outcome of the Appropriate Assessment scoping reports for the Core Strategy and Dartford Town Centre Area Action Plan Documents and present recommendations	Monitoring Officer	March 2008	N/A
<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

Monitoring Theme	Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
<b>Employment</b>	<p>1. Amount of floorspace developed for employment by type  <b>B1 16, 156sq m (includes 651 sq m B1(a) see Community facilities core output indicator 1)</b>  <b>B2 245sq m</b>  <b>B8 759, 981sq m</b></p> <p>2. Amount of floorspace developed for employment by type, in employment or regeneration areas  <b>13,650 sq m B1, 245sq m B2, 75, 621sq m B8</b></p> <p>3. Amount of floorspace by employment type, which is on previously developed land  <b>100% on PDL</b></p> <p>4. Employment land available by type  <b>Land available on sites identified in LPR without current consents 108.94 Ha</b></p> <p>5. Losses of employment land in:  a employment/regeneration areas  <b>4,899 sq m employment lost</b></p> <p>b authority area  <b>5,854 sq m employment land lost</b></p> <p>5. Amount of employment land lost to residential development  <b>None)</b></p>	<ul style="list-style-type: none"> <li>Net gain/loss In employment floorspace  <b>86, 123 loss net loss in floorspace</b>  <b>During 2006/07</b></li> </ul>	<ul style="list-style-type: none"> <li>% of population employed (16-74 year olds)  <b>76%</b></li> <li>Mean average monthly unemployment rate  <b>2.1 for Dartford compared to 2.3 for Kent</b></li> <li>Number of jobs created in the Borough  <b>18,200 (55%) increase since 1995</b></li> <li>Jobs density (proportion of jobs to working age population)  <b>1.0 in 2005</b></li> <li>Proportion of residents who live and work in Dartford  <b>38% in 2001</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 sq m between 2001 and 2021)</li> <li><b>In order to meet the target, the annual rate of employment development will need to increase significantly</b></li> </ul>
<b>Dartford Town Centre</b>	<p>1. Amount of completed retail, office and leisure development in town centres  <b>107 sq m of gross floorspace completed</b></p>	<ul style="list-style-type: none"> <li>Total floorspace in town centre  <b>Gross: 106,520sq m, Net: 101,114sq m</b></li> <li>Total A1 floorspace in town centre  <b>85, 807sq m</b></li> <li>Vacant shop floorspace  <b>13, 729sq m</b></li> <li>Evening Economy facilities  <b>15,656sq m (15% of total retail flrsp)</b></li> </ul>		<ul style="list-style-type: none"> <li>Retail development has been built in accordance with the sequential approach</li> <li><b>No new built development during the monitoring year</b> Health check indicators show some improvement but. <b>Dartford is not performing as well as other town centres in</b></li> </ul>

		<ul style="list-style-type: none"> <li>• Footfall in the town centre <b>25 990 footfall in the town centre over a week</b></li> <li>• Retail Yield <b>7.75 in 2006</b></li> </ul>		<p><b>Kent; the Council is bringing forward planning proposals to redress these shortcomings</b></p>
<p><b>Housing</b></p>	<p>1. Housing Trajectory showing:</p> <p>(i) net additional dwellings over the previous five year period or since the start of the relevant Development Plan Document period, whichever is the longer, <b>3, 058 completions since 2001</b></p> <p>(ii) net additional dwellings for the current year, <b>659 net completions this year (666 gross)</b></p> <p>(iii) projected net additional dwellings up to the end of the relevant development plan period or over a ten year period from its adoption, whichever is the longer, <b>15,102 dwellings to be built by 2026</b></p> <p>(iv) the annual net additional dwelling requirement, <b>785 units required per annum</b></p> <p>(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances <b>792 dwellings required annually</b></p> <p>1. Percentage of new dwellings completed at:</p> <p>(i) less than 30 dwellings per hectare <b>21% of new dwellings</b></p> <p>(ii) between 30 and 50 dwellings per hectare; <b>26% of new dwellings</b></p> <p>And</p> <p>(iii) between 50 and 100 dwellings per hectare <b>37% of new dwellings</b></p>	<ul style="list-style-type: none"> <li>• Total number of housing units completed compared to the Structure Plan requirement <b>3, 058 completed compared to 15,500 units required during 2001-2021 = 20% of requirement</b></li> <li>• % of completions on windfall sites <b>10%</b></li> <li>• % of completions on large sites <b>90%</b></li> <li>• New homes built on large sites allocated for housing <b>Korsnas (223), NW Kent Coll (130), Ingress Park (74), West Hill Hospital (25), East Hill ATC (25), Wilmington House (24), West Hill (22).</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>• Number of Households <b>38,000</b></li> <li>• Vacant homes <b>1.27% of private properties in 2005</b></li> <li>• Average house price <b>£196, 855 in 2005</b></li> </ul>	<p>There is sufficient housing land to meet the emerging SE Plan requirement (15,700 new homes between 2006-2026)</p> <p><b>In 2006 there were less homes built than the annual average required of 840 homes between 2006 and 2016. Although the target should be met by the end of the SE Plan Plan period to 2026, uncertainties over delivery rates remain a significant threat.</b></p>

	(iv) <b>Above 100 dwellings per hectare 16% of new dwellings</b> <i>(based on gross residential completions 2006/07)</i>			
<b>Local Housing Needs</b>	1. Affordable housing completions <b>81 housing completions where housing is available to rent or buy and where the price is reduced through subsidy.</b>	<ul style="list-style-type: none"> <li>• % of residential completions on qualified sites as affordable housing <b>12%</b></li> <li>• Affordable housing completions 2006/07 distinguishing between rented over other forms of tenure <b>shared ownership: 55 discounted sale units: 0, social rented units: 26, intermediate rented units: 0</b></li> <li>• New affordable homes built on allocated sites East Hill (9), Waterstone (22), West Hill (8), Ingress Park (21), Korsnas (21)</li> <li>• New affordable homes built on windfall sites <b>0</b></li> <li>• Percentage of new homes built that are flats <b>52%</b></li> </ul>	<ul style="list-style-type: none"> <li>• Average rental price <b>House (2 bed: £842; 3 bed: £942; 4 bed: £1,262; 5 bed: £2,975), Flats (1 bed: £511; 2 bed: £669; 3 bed: £760)</b></li> <li>• Median annual income (in 2005) <b>Women - £11, 694 Men - £30, 690</b></li> <li>• Households on the Council's "ChoiceBase Letting List" (people seeking alternative council housing or seeking a first council home) <b>3, 395</b></li> <li>• House price to income ratio <b>9.1 ( ie. Average house price equals 9.1 times the annual average salary)</b></li> </ul>	<b>The 30% urban target is currently being met on the majority of sites</b>
<b>Urban Residential Quality</b>		<ul style="list-style-type: none"> <li>• % of residents surveyed: (i) satisfied with their neighbourhoods as a place to live, <i>81% would recommend their neighbourhood as a place for others to live</i></li> <li>(ii) feel they belong to the neighbourhood, <i>29% feel that there is a strong community spirit</i></li> </ul>	<ul style="list-style-type: none"> <li>• Crime rates and types <b>142 reported crimes per 1,000 population</b> <b>Burglary 13.5 (-6.7% change)</b> <b>Criminal Damage 28.2 (-3.9%)</b> <b>Drug Offences 2.6 (+ 73.7%)</b> <b>Robbery 1.8 (+ 13.5%)</b> <b>Violent Offences 22.8 (+ 14.2%)</b> <b>all per 1,000 of the population</b> (% change in brackets represents the change from 2005-06 reported crime figures per 1,000 population)</li> </ul>	<ul style="list-style-type: none"> <li>• Residents are satisfied with their communities and quality of life</li> <li>• <b>81% of respondents are satisfied</b></li> </ul>

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<p><b>Previously Developed Land</b></p>	<p>1. Percentage of new and converted dwellings on previously developed land</p> <p><b>98% of completed dwellings and conversions On previously developed land</b></p>	<ul style="list-style-type: none"> <li>• % of planned residential development to be on previously developed land <b>54%</b></li> </ul>	<ul style="list-style-type: none"> <li>• Previously developed land that is unused and is available for redevelopment <b>299ha is available on 13 sites 21% allocated for housing, 34% allocated for mixed use development.</b></li> <li>• Amount of derelict, vacant land, contaminated, damaged and land-filled land <b>386 hectares on 3 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>98% of homes were built on previously developed land in 2006/7.</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>0</b></li> <li>• Number of planning applications determined within the Green Belt <b>162</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>There have been no developments in the Green Belt that conflicts with Local Plan Green Belt policies</b></li> </ul>
<p><b>Environmental Resources</b></p>	<p>1. Change in areas and populations of biodiversity importance, including:</p> <p>(i) change in priority habitats and species (by type)</p> <p><b>Data Gap – monitoring information is unavailable at the present time</b></p> <p>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</p> <p><b>No Change</b></p> <p>2. Proportion of nationally important wildlife sites which are in favourable condition</p> <p><b>3 out of 5 NNR and SSSI sites were in a favourable condition when last assessed. 14% of land on nationally important sites was found to be in a favourable condition</b></p> <p>3. Renewable energy capacity installed by type</p> <p><b>One planning application, i.e. Princes Park stadium incorporates a green element with solar panels and a sedum covered roof.</b></p> <p>4. Proportion of energy used in new development which comes from on site renewables.</p> <p><b>None</b></p>		<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>1023 hectares.</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>There has been no damage or loss to Sites of nature conservation interests whilst other sites have been improved</b></li> </ul>

<p><b>Transport</b></p>	<p>1. Amount of completed non-residential development within Use Class Order A,B and D complying with car-parking standards set out in the local development framework <b>of 21 planning approvals, 17 (81%) of non-residential developments complied with car parking standards as set out in the Local Plan Review</b></p> <p>2. Amount of new residential development within 30 minutes public transport time; a GP, hospital, a primary school, a secondary school, areas of employment and a major retail centre(s). <b>91% of all new residential developments within 30 minutes public transport time</b></p>		<ul style="list-style-type: none"> <li>• Proportion of residents who travel to work by car/van <b>56% in 2001</b></li> </ul> <p>Proportion of residents travelling under 10km to work <b>50% of residents in 2001</b></p>	<p>All completed residential developments to have "good" access to employment, retail and other services via the public transport services</p> <p><b>All residential have "good" access to employment and services via the public transport network</b></p>
<p><b>Flood Protection and Water Quality</b></p>	<p>1. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. <b>Environment Agency sustained objections to 8 applications none of which were approved</b></p>			<ul style="list-style-type: none"> <li>• Developments do not have a negative impact on water quality and flood defences</li> <li>• <b>Water quality is being adequately protected and flood risk within new developments is being addressed</b></li> </ul>
<p><b>Community Facilities</b></p>	<p>1. Amount of completed retail, office and leisure development. <b>16, 549sq m (gross) floorspace</b></p> <p>2 Amount of eligible open spaces managed to Green Flag Award standard. <b>None</b></p>			<ul style="list-style-type: none"> <li>• New developments provide adequate social, recreational and community facilities for residents</li> <li>• <b>New developments are incorporating and are being planned to incorporate adequate community facilities</b></li> </ul>

## APPENDIX 2 Linkage of Community Strategy, Dartford Borough's Corporate Plan, Local Plan Review and Emerging LDF

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

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

			GB2-GB11 policies dealing with specific types of development and site allocations	
Environmental Resources	The Environment – the Green Grid, Countryside conservation, energy conservation and emissions, utilisation of resources		E2 and 3 protection of nature conservation in areas identified for employment C12 and C13 protection of species and sites of conservation importance DD5 and DD6 safeguarding and development of the Green Grid	Promotion and development of the Green Grid . The requirement for development to, wherever possible contribute to the aim of the Green Grid. Protection of biodiversity areas. Developments to contribute to the protection and enhancement of the natural environment and contribute to sustainable development
Flooding and Water Quality	The Environment – Flood Prevention		Water management measures should be incorporated into new developments to minimise the demand for water where possible. NR4 Groundwater resources will be protected. NR6 and NR7 Criteria for developments built in the fluvial and tidal flood zones	Emerging policy approach will be based on national guidance and the Strategic Flood Risk Assessment
Transport	Regeneration and transport – major regeneration site, public and road transport	Ensure development in Dartford is sustainable – Development of specific targets relating to sustainable use of resources	T3 Identifies safeguarded transport schemes T7 Requirement for transport infrastructure In new developments T4 implementation of a cycle network T16 Requires developments promote alternative modes to the car	Development in the Borough must be based on the premise of minimising car use for journeys where there are alternative modes available. New developments required to provide “on-site” facilities. SSA will identify specific land required for transport projects Safeguarding of land set

				aside for the development of "Fastrack", Channel Tunnel Rail Link and other road schemes
Community Facilities	Leisure and Culture Strong and Sustainable Communities	To work with key partners to ensure that the benefits of regeneration are shared by existing and new communities. Ensure the availability of and high quality opportunities for leisure and recreational uses	CF1 Community facilities to be sited in or near Dartford Town Centre, within neighbourhood centres or major development sites CF5 Criteria for change of use of community facility DD9 Facilities in existing neighbourhood centres	Scale of growth – there will be a requirement for a comprehensive range of community services and infrastructure. New developments will be assessed in terms of their community infrastructure needs and suitable delivery programmes agreed with developers

**APPENDIX 3 Sources of Data**

Monitoring Themes	
General	<ul style="list-style-type: none"> <li>• Dartford Borough Council Corporate Plan 2006 -2007</li> <li>• Dartford's Core Strategy – Preferred Policy Approaches Document and Site Specific Allocations (July 2006 Editions)</li> <li>• Dartford Local Plan Review (Amended Second Deposit Draft) April 2004</li> <li>• A Community Strategy for Kent Thameside (KTLSP)</li> </ul>
Borough Characteristics	<ul style="list-style-type: none"> <li>• ONS – Neighbourhood Statistics</li> <li>• ONS – Population Estimates</li> <li>• Census</li> <li>• Kent and Medway Structure Plan Working Papers 1 (July 2004) and 2 (September 2003)</li> <li>• Dartford Comprehensive Equalities Policy 2006</li> <li>• Nomis – District Statistics</li> <li>• Kent County Council Analysis and Information District Profiles</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• Data from Uniform system</li> <li>• Kent County Council Draft Commercial and Leisure Land Supply Survey Report 2006/7</li> <li>• Internal Monitoring Data - Planning Policy Team</li> <li>• Census</li> </ul>
Dartford Town Centre	<ul style="list-style-type: none"> <li>• KCC Dartford Town Centre Health Indicators 2007</li> <li>• Project Delivery</li> <li>• Dartford Retail and Leisure Study 2005(draft) Donaldsons</li> <li>• Internal Monitoring Data – Planning Policy Team</li> </ul>
New Housing	<ul style="list-style-type: none"> <li>• Planning Policy Team</li> <li>• Dartford's LDF: Annual Monitoring Report 2004 through to 2006</li> </ul>
Local Housing Needs	<ul style="list-style-type: none"> <li>• Internal Monitoring Data - Housing Policy and Development Team</li> <li>• Planning Policy Team</li> </ul>
Urban Residential Quality	<ul style="list-style-type: none"> <li>• Cabinet Report (July 2005)</li> <li>• Kent County Council Housing Land Survey 2006 -2007</li> <li>• Internal Monitoring Team – Planning Policy Team</li> </ul>
Previously Developed Land	<ul style="list-style-type: none"> <li>• National Land Use Database Records (July 2006)</li> <li>• Kent County Council Housing Land Supply 2006/7</li> <li>• Planning Policy Team</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> <li>• Kent and Medway Biological Records Centre</li> <li>• Final Report – North Kent Environmental Programme –Kent County Council</li> <li>• Condition of NNI/SSI Sites – English Nature web site</li> </ul>
Flooding and Water Quality	<ul style="list-style-type: none"> <li>• Data from Uniform System</li> <li>• Development Control Team</li> <li>• Environment Agency website</li> </ul>
Transport	<ul style="list-style-type: none"> <li>• KCC Dartford Town Centre Health Indicators 2007</li> <li>• GIS data –Property Management Team</li> <li>• Data from Uniform system</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Internal Monitoring Data – Planning Policy Team</li> <li>• Property Information Team</li> <li>• Project Delivery Team</li> </ul>
Community Involvement	<ul style="list-style-type: none"> <li>• Equality Impact Assessment for Planning Policy – Community Involvement in the Preparation of the Local Development Framework- April 2007</li> </ul>

## APPENDIX 4 Glossary

Term	Explanation
<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.
Significant Effects Indicators	An indicator that measures the significant effects of the plan or programme
Targets	Thresholds which identify the scale of change to be derived from policies over a specific time period, e.g. number of affordable homes to be built by a set date.

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