

Appropriate Assessment- Screening of Preferred Policy Approaches from the assessment- Dartford Core Strategy

Policy	Potential Effect	Potential effect
<p>Selection of Development Sites : Preferred Approach 1 The Council's preferred approach is to give preference to development on large strategic previously-developed sites north of the A2 over infill sites and rural sites. This allows new communities to be sustainably planned with the necessary supporting infrastructure. It also provides opportunities to deliver jobs and training , transport infrastructure, community facilities and green spaces from which the existing as well as new communities can benefit.</p> <p>A masterplan to be agreed with the Council, for major sites or groups of sites, will ensure that these developments maximise opportunities to provide a high quality of life for existing and new residents and develop as sustainable communities.</p> <p>Infill sites are considered to offer fewer opportunities to plan strategically for sustainable development, and they can in some cases, place undue pressure on established communities.</p> <p>Development within the Green Belt, other than limited development within village boundaries, is not considered an appropriate option in the Dartford context.</p>	<p>Preferred Policy Approach (PPA) focuses development on Previously developed land close to the Thames Riverfront. May result in increased water-based recreation, particularly if marina development is proposed.</p>	<p>Yes</p>
<p>Spatial Pattern of Development : Preferred Approach 2 The Council's preferred approach is to promote a pattern of development focussing on three key areas:</p> <ul style="list-style-type: none"> ▪ Dartford Town Centre - revitalisation of its role as a shopping, entertainment and service centre for the surrounding communities, ▪ The east-west corridor from Ebbsfleet through to Stone - bringing back into productive use former chalk quarries and integrating existing communities with the new facilities these developments can provide ▪ The Thames waterfront – bringing life and activity to the riverside through the replacement of underutilised and degraded sites with attractive mixed use development that provides public access to the river. 	<p>Preferred Policy Approach (PPA) focuses development along Thames Riverfront. May result in increased water-based recreation, particularly if marina development is proposed.</p>	<p>Yes</p>
<p>Network of Key Centres : Preferred Option 3 The Council's preferred approach is to encourage the complementary roles of the three key centres, Dartford, Bluewater and Ebbsfleet, as shown in Table 1. Development that will encourage these respective roles will be supported.</p> <p>The Council recognises that the nature of the development at Bluewater and Ebbsfleet will mean it competes with other facilities at a regional, national and international level. As such, these centres will continuously need to reposition their product to respond to market expectations. Changes to these centres will be supported providing that it can be demonstrated that additional retail and leisure development will not impact on spending and investment in the lower order centres; and providing that the travel impacts can be reasonably managed.</p> <p>Dartford Town Centre requires particular support to retain and build on its role in the hierarchy as a secondary regional centre. The Dartford Town Centre Area Action Plan sets out a strategy for its regeneration. Development at Bluewater or Ebbsfleet or in other parts of the Borough that would undermine that strategy will not be allowed. The Council will seek the implementation of</p>	<p>'No effect' policy. This PPA steers development towards urban areas at Dartford Town Centre and Bluewater, and at Ebbsfleet, and therefore away from European sites.</p>	<p>No</p>

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significant retail and leisure proposals in Dartford before further permissions for development are granted at the other two centres.		
<p>Green Belt and Green Spaces : Preferred Approach 4 To counterbalance the large areas of development in the north of the Borough, and to provide access to countryside for the urban residents, the Council's preferred approach is to protect the openness of the Green Belt in the south of the Borough. The Green Belt, largely in the south and at Dartford Marshes, will continue to be maintained.</p> <p>A linked network of green spaces will be developed in tandem with new developments, providing a landscaped structure to the urban area, integrated with the built development.</p>	'No effect policy'. This PPA will enhance the natural environment. The linked network of green spaces may assist in mitigating any adverse effects on European sites through providing additional recreational space in the sub-region.	No
<p>Sustainable Transport and Land-use : Preferred Approach 5 The Council's preferred approach is to promote a pattern of development which results in a close interrelationship between complementary land- uses, in particular homes and jobs, and homes and community facilities. This will reduce the length of journeys and encourage sustainable forms of travel.</p> <p>Fastrack will be promoted as the centrepiece of an integrated high quality local public transport network, linking residential areas with the key centres and employment nodes in the Borough. As development is brought forward, Fastrack will be extended and improved.</p> <p>The strategic road and rail network linking Dartford with Central London, the rest of the UK and Europe plays a vital part in Dartford's economic success. Enhancements to the network will be sought in order to maintain the efficiency of these routes in line with growth and to maintain Dartford's competitive advantage.</p>	'No effect' policy. Whilst the PPA promotes development, including road and rail, it does not specify locations for this development.	No
<p>Employment Land : Preferred Approach 6 The Council's preferred approach is to use the Draft South East Plan figure as a guide in allocating land for business uses. The main focus of new employment development will be at Ebbsfleet, The Bridge, sites within or close to Dartford Town Centre, as well as part of large mixed use schemes, including Eastern Quarry and Waterstone Park. Major sites identified solely for employment use or as part of a mixed development are:</p> <ul style="list-style-type: none"> ▪ Ebbsfleet ▪ The Bridge ▪ Eastern Quarry ▪ Dartford Fresh Marshes ▪ Littlebrook ▪ St Clement's Valley ▪ Crossways ▪ Northern Gateway 	'No effect' policy. This PPA steers development towards urban areas and away from European sites.	No

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<p>Economic Change : Preferred Approach 7 The Council's preferred approach is to seek a transformation of the economy by focussing on key growth sectors, in particular:</p> <ul style="list-style-type: none"> ▪ Financial and business services and ICT related activity ▪ High technology, specialist manufacturing and engineering (advanced manufacturing) ▪ Logistics, transport and distribution ▪ Environmental technologies ▪ Creative industries, hospitality and leisure <p>A higher educational establishment in the Borough which can develop synergies with the growth sectors will be encouraged. (See also Preferred Approach 23)</p> <p>The development of a knowledge-based economy will be actively promoted by the Council through implementation of the Science Park at the Bridge and exploring the potential of an environmental technology park on the Swanscombe Peninsula. Actions to ensure that the area is attractive to these industries which will be pursued as part of development applications in the Borough include:</p> <ul style="list-style-type: none"> ▪ a good local and appropriately skilled labour supply; ▪ an efficient and convenient transport network; ▪ adequate utilities provision to service the developments; ▪ a state-of-the-art fibre optic cabling network; ▪ a high quality of life; and ▪ an attractive environment. 	<p>Generally a positive effect through promoting cleaner industries, however there is potential for impacts on Thames Estuary and Marshes SPA (depending on scale location and nature of any environmental technology park on Swanscombe Peninsula.</p>	<p>Yes</p>
<p>Employment Growth : Preferred Approach 8 The Council's preferred approach is to aim for sufficient new jobs to at least match the number of new economically active residents over the Plan period, as well as some allowance to reduce current commuting levels out of the Borough and for jobs that may be taken up by those outside the borough. Two jobs for every home, or approximately 32,000 jobs, is considered to be an appropriate target. With the land supply and mix of jobs identified above, at least this figure is achievable. The likelihood that acceleration of job creation takes place in the later phases of the Plan requires, however, that existing employment sites are protected in the early phases of the Plan.</p> <p>It is critical that the phasing of jobs and homes is aligned, so that sufficient jobs are available at the time that new residents move into the area and that sustainable travel patterns are embedded from the outset.</p>	<p>Preferred Policy Approach (PPA) allows for significant levels of new employment in the Borough. May lead to in-combination effects through cumulative effects (e.g. Air quality).</p>	<p>Yes</p>
<p>Ensuring the Success of Ebbsfleet : Preferred Approach 9 The Council's preferred approach is to encourage the development of Ebbsfleet as a top class business district, incorporating the most recent technology to provide state-of-the art office buildings in terms of built design, IT infrastructure and environmental sustainability. The lifestyle benefits to potential employees of living close to work as well as the benefits to potential employers of a locally-based skilled workforce will form a key part of the strategy in promoting employment development.</p>	<p>Preferred Policy Approach (PPA) provides for significant level of development at Ebbsfleet. Potential alone and in-combination effect on Thames Estuary and Marshes SPA/Ramsar site due to</p>	<p>Yes</p>

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<p>The strategic nature of the site and the high quality of public transport links available can best be maximised through a core area which delivers a high density of employment. The value arising from this higher density will help facilitate a high quality environment as well as encouraging a mix of facilities to support the business district. However, the Council recognises that demand for commercial floorspace is most likely to increase over time, with lower levels of demand in the early phases. The master-plan for the area and any early development proposals should, therefore, be designed in a way that does not preclude a more intensive form of development as the scheme matures.</p> <p>Hotel and conferencing facilities will be strongly encouraged to come forward at an early stage so as to provide an impetus for office development. Additionally, leisure and cultural facilities and shopping provision will be encouraged. Housing is also to form a key part of the development.</p> <p>Top class facilities in the Borough as a whole that will support the role of Ebbsfleet as a major business district and with sustainable transport links to Ebbsfleet will be encouraged.</p> <p>Any proposals would be expected to demonstrate:</p> <ul style="list-style-type: none"> ▪ that they will not draw trade or investment from Dartford Town Centre; ▪ that the facilities are aimed at the demands generated by business and recreational travellers using Ebbsfleet station and do not undermine the nature of provision in the town centre; ▪ strong connections with Ebbsfleet station by sustainable modes of transport 	increased recreational disturbance and air quality impacts.	
<p>Balanced Housing Development : Preferred Approach 10</p> <p>The Council's preferred approach to the delivery of housing is to take the Draft South East Plan housing target of 15,700 homes as a starting point and test whether this allows for a satisfactory relationship between infrastructure requirements, phasing and delivery. The homes should be delivered in such a way that provides for balanced growth and leads to patterns of development that are sustainable in the long term. The issues that are critical in these respects are:</p> <ul style="list-style-type: none"> ▪ The capacity of the transport network to cope with the growth ▪ Phasing of water supply and waste water treatment ▪ Delivery of jobs in tandem with the housing growth <p>These have been tested against the Draft South East Plan target and demonstrate that it is possible to achieve the target of 15,700 homes by 2026. Beyond this target number, capacity and phasing constraints may result in unbalanced growth, resulting in a negative impact on residents, businesses in the area and the environment.</p> <p>In order to give some flexibility to deal with unexpected delays, a housing supply which can deliver approximately 10% more housing than is required to meet the Draft South East Plan target has been identified. This will help guard against under-supply if one or more sites cannot be brought forward.</p>	PPA (in accordance with draft South East Plan) provides target of 15,700 homes in the Borough. Potential for alone and in-combination effects due to overall level of development. Potential impacts include recreational disturbance and air quality impacts.	Yes
<p>Housing Delivery: Preferred Approach 11</p> <p>The Council will carefully manage and monitor the housing supply to ensure that delivery is being achieved in line with proposed phasing. A 5, 10 and 20 year land supply will be identified. The strategic sites which form part of this supply are identified below. (See Preferred Approach 12)</p>	'No effect' policy. PPA will not, in itself lead to development.	No

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<p>The 5 year housing trajectory is largely based on sites with planning consent. These include strategic sites which are necessary to meet the objectives of this Plan. The capacity of the identified site for the first 5 year period exceeds the target for that period by about 10%.</p> <p>The housing trajectory and planning pipeline will be monitored and reviewed annually through the Annual Monitoring Report. In carrying out this review, the Council will consider whether housing delivery is on track and whether housing sites not already forming part of the identified supply have a role to play in future phases of housing delivery. Supply and demand of key elements of infrastructure provision will also be monitored to assess whether these are broadly in line with projections or whether a reappraisal of the development they can support is required.</p>		
<p>Priority Sites for Housing : Preferred Approach 12 In allocating housing sites, in accordance with its vision for the area, the Council's preferred approach is to give priority to:</p> <ul style="list-style-type: none"> ▪ Dartford town centre sites – it is critical to the success of the town centre that new housing development moves forward apace with new retail and leisure developments, so that an expanded customer base is bedded in from the outset and helps support the expanded shopping offer in the town centre. ▪ Major sites north of the A2 –housing on these sites will allow for provision of new facilities of all kinds for the adjoining communities. ▪ Thames waterfront sites – recreational use and a complementing mix of development including housing, of the riverfront, will bring activity and destination uses to the river. (See also Preferred Approach 2 and paragraphs 2.12 -2.13) <p>On the basis of these priorities and the sites with existing planning consent, the strategic sites and combination of sites for housing development (500 units or more) to 2026 are:</p> <ul style="list-style-type: none"> ▪ Ebbsfleet 1,600 units ▪ The Bridge 1,500 units ▪ Eastern Quarry 5,800 units (further capacity post 2026) ▪ Dartford town centre sites 2,000 units ▪ Cotton Lane (Fantaseas and Stone House Hospital) 500 units ▪ St James lane Pit 750 units ▪ Northfleet West Sub-station 1,500 units ▪ Swanscombe Peninsula (part) 600 units ▪ Thames Europort/Johnsons Wharf 850 units 	<p>Preferred Policy Approach (PPA) focuses development along Thames Riverfront. Likely to result in increased water-based recreation, therefore possible disturbances to Thames Estuary and Marshes SPA and Medway Estuary and Marshes SPA.</p>	<p>Yes</p>
<p>Windfall Housing Sites : Preferred Approach 13 Given the oversupply of sites to provide flexibility and mindful of the need that housing delivery should be supported by adequate infrastructure, the Council will consider whether granting of permission on sites that are not identified as part of the housing supply would undermine the objectives of this Plan.</p>	<p>'No effect' policy. Unknown location of development.</p>	<p>No</p>

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<p>Where windfall sites come forward for development, the Council's preferred approach is to test these sites against the Plan objectives and the benefits they can deliver, the extent to which they would result in sustainable development and their impacts on the adjoining community. They will also be carefully assessed in terms of the demand arising from the development for transport infrastructure, water supply or waste water treatment. In the case of small sites, potential cumulative increases will be a relevant consideration.</p>		
<p>Integrated Transport and Land-use : Preferred Approach 14 The level of growth proposed in this Plan will only be possible if car use is minimised for those journeys that can be made on foot, by bicycle or on public transport. The Council's preferred approach is to:</p> <ul style="list-style-type: none"> ▪ minimise car use to keep rates of traffic generation as low as possible; ▪ maximise the use of non-car modes, including walking, cycling and public transport; ▪ promote land use patterns that reduce the need to travel and maximise the potential for non-car journeys ▪ ensure that transport capacity keeps pace with new development. <p>To enable this, the Council's preferred approach is for the design of major development schemes to be based on the following principles:</p> <ul style="list-style-type: none"> ▪ mixed use development ▪ a reasonably close-knit urban built form, with walkable neighbourhoods; ▪ conveniently located community facilities within easy walking distance of residents; ▪ dedicated walking and cycle paths across the development, linking with paths to the wider area; ▪ provision of easily accessible and efficient public transport services on-site to link with the wider transport network. <p>A range of measures will be used to encourage the use of sustainable forms of transport and will include:</p> <ul style="list-style-type: none"> ▪ A requirement for major developments to include green travel plans ensuring sustainable modes of travel; ▪ Measures which encourage sustainable patterns of travel behaviour; ▪ Urban traffic management, such as computer-controlled linked traffic signals, to manage the flow of traffic <p>Other innovative forms of promoting the use of sustainable transport will be encouraged.</p>	<p>'No effect' policy. PPA seeks to improve air quality in the Borough.</p>	<p>No</p>
<p>Strategic Transport Investment : Preferred Approach 15 The Council's preferred approach is to ensure that sufficient transport capacity exists to support proposed development in the area and that the transport infrastructure is in place at the time new development is brought into use. The proposals identified in the Kent Thameside Strategic Transport Programme are considered to meet this requirement.</p> <p>Funding for the Strategic Transport Investment Programme will in part be met by Central Government and in part through contributions from development, paid into a pooled fund. Proposals for the implementation and operation of this fund are already well-progressed and the Council will continue to involve key stakeholders on the operating details of the scheme. Further consultation on revised proposals will take place shortly. The scheme proposals include:</p>	<p>'No effect' policy. Refers to proposals in the Kent Thameside Strategic Transport Programme.</p>	<p>No</p>

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<ul style="list-style-type: none"> ▪ a standard tariff of £5,000 per new dwelling (net) for developments of 2 or more homes; ▪ a tariff for commercial development based on a formula for trip generation of the development ▪ phased payment of the tariff, with significant payment at the start of development, to ensure that the transport schemes are available at the time they are needed to serve the development; ▪ an operating framework which seeks to implement the transport schemes when they are needed and which involves key stakeholders throughout the operation of the scheme. <p>The tariff will cover contributions to the strategic transport programme only. The Council expects that developments will continue to contribute to transport improvements relating directly to site access through S106 and S278 agreements.</p> <p>The strategic transport programme and its outcomes will be monitored and kept under continuous review to ensure that transport capacity and delivery of development proposals remain broadly balanced and that the Council's objective of achieving a shift in favour of sustainable travel modes is being achieved.</p>		
<p>Water Supply and Treatment Capacity : Preferred Approach 16</p> <p>The Council will work with the water supply and treatment providers to ensure that new development and water services are co-ordinated. Housing and commercial development will be monitored to ensure that the pace of development does not outstrip the water supply and treatment capacity at any time.</p> <p>A site for a new water reservoir on land to the west of Bean will be allocated in the Plan. The Council will work with Thames Water to ensure that a suitable design for the scheme is agreed and implemented.</p>	<p>'No effect' policy. This PPA steers development away from European sites.</p>	<p>No.</p>
<p>Design of Homes : Preferred Approach 17</p> <p>The Council's preferred approach in achieving good quality living environments, is to work with landowners and developers to ensure that housing proposals meet the principles outlined in the Kent Design guide. A design led approach should be demonstrated through a Design and Access Statement.</p> <p>Experience in the Borough demonstrates that the following criteria are particularly important to residents and the Council would wish housing development in the Borough to address these:</p> <ul style="list-style-type: none"> ▪ Design that is individual but responds to its context ▪ Homes designed so that internal spaces are appropriate and fit for purpose; ▪ Adequate internal storage and recycling storage space provided ▪ Useable parking space provided in a way that does not dominate the street scene ▪ Secure arrangements for management and maintenance of communal areas ▪ Useable private amenity space, usually provided as a garden in family houses and a balcony, patio or roof garden in flats ▪ High quality communal open space ▪ Priority for those on foot or bicycle in any internal estate roads 	<p>'No effect' policy. PPA provides design criteria for development.</p>	<p>No.</p>

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<p>The Council will continue to monitor the quality of housing development and seek the views of residents. The outcomes will be used to review the Council's advice on design of housing. Further guidance will be produced to assist developers on this issue.</p>		
<p>Form of Development : Preferred Approach 18 The Council's preferred approach is to determine the form of development on each site with reference to design criteria which are intended to secure a quality of environment demonstrating design excellence and within which communities can flourish.</p> <p>Sites will be developed at a variety of densities, depending on their location and accessibility to public transport. The form and density of housing is likely to vary across the larger sites.</p> <p>In order to use land efficiently, a reasonably close-knit urban form will normally be appropriate. The requirement for a generous green setting will impact on the density that can be achieved.</p> <p>With these provisos, Diagram 4 provides broad indications of appropriate densities.</p>	<p>'No effect' policy. PPA likely to enhance the natural environment, and allows for a generous green setting, therefore likely to minimise impacts from recreational disturbance or air quality.</p>	<p>No</p>
<p>Housing Mix : Preferred Approach 19 The Council's preferred approach is to provide a mix of housing sizes in a way which allows Dartford's residents to meet their needs over the long term. The Council considers that provision of primarily family houses with gardens, as at present, is the best way to achieve this. An element of these should be provided as larger aspirational family homes to meet the anticipated demand from new businesses in the area.</p> <p>In those locations where flatted development is more appropriate, such as town centre and riverside sites, the accommodation should be designed to a high quality, with generous internal space standards; the provision of private amenity space, such as balconies or roof gardens, wherever possible; and provision of outdoor communal space, with an additional indoor communal space being advantageous.</p>	<p>'No effect' policy. PPA likely to enhance the natural environment, allowing for outdoor communal space. Therefore likely to minimise impacts from recreational disturbance.</p>	<p>No</p>
<p>Affordable Housing : Preferred Approach 20 The Council considers that the affordable housing needs of the Borough can be addressed by seeking 30% of housing on private development sites to be provided as affordable housing. The current policy has a site threshold of 15 units or site size of 0.5ha. It is proposed to retain this policy.</p> <p>Taking into account the annual need for affordable housing of 356 homes a year and the housing supply trajectory, this proportion would address newly arising housing need, as well as clear the existing backlog of need within 5 years. A 30% affordable housing target is proposed for the Kent Thames Gateway in the Draft South East Plan.</p> <p>The Council's preference is for affordable housing products which provide a route towards eventual independence in the housing market. These include shared ownerships schemes, discounted sale and other intermediate forms of housing. Between 50% and 80% of the affordable housing total could be provided as intermediate housing. The Council will work with its partners, including Registered Social Landlords, private developers and the Housing Corporation (or Communities England as its</p>	<p>'No effect' policy. PPA does not lead to development itself.</p>	<p>No</p>

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<p>successor) to ensure that the intermediate homes provided are at a cost which is low enough to enable those households who wish to and are able to support their own housing needs in the long term, to do so. This would require shared ownership levels predominantly at 25% to 50% share.</p> <p>In the rural parts of the Borough, the opportunities for new housing are limited. In order to help address the demand for affordable housing in this area the Council's preferred approach is to require 50% affordable housing on all developments where 2 or more housing units are provided.</p>		
<p>Gypsies and Travellers : Preferred Approach 21 In identifying the means by which to address the needs for further gypsy and traveller pitches, the Council will take into account:</p> <ul style="list-style-type: none"> ▪ Impact of proposed pitch provision on adjacent residential communities; ▪ Accessibility of a proposed location to educational, health, community facilities and public transport; ▪ Protection of the openness of the Green Belt; ▪ Other planning constraints. <p>Potential for additional pitches will be explored on existing sites and as extensions to existing sites, providing these locations meet the criteria above, address the needs of the gypsy community and are suitable in other respects.</p>	<p>'No effect' policy. Policy does not specify location for development.</p>	<p>No</p>
<p>Community Services : Preferred Approach 22 The Council's preferred approach is that community services are provided as part of major development sites, where these are required to meet demand in the area. Wherever possible, the new facilities should be provided in such a way that the benefits can be shared by existing and new communities.</p> <p>In addition to new school provision already agreed as part of major developments, additional schools are likely to be required at the Northern Gateway (Dartford Town Centre) and at the combination of development sites at Stone. The Council will continue to work with Kent County Council and site developers to agree appropriate provision at these locations.</p> <p>New services should be located close to the population they will serve, with reference to natural community boundaries and access routes.</p> <p>The Council recognises the need for economic efficiency in the provision of services. Options for this may include co-location of services, multi-purpose spaces, or enhancement and expansion of existing services. Where efficiencies provide additional benefits, such as the creation of a strong community hub or the improvement of services for existing communities, they will be welcomed.</p>	<p>'No effect' policy. Policy promotes concentration of development in urban areas, away from European sites.</p>	<p>No</p>
<p>Skills and Training : Preferred Approach 23 The Council will continue to work with its partners to provide training in the skills required for future growth sectors, including</p>	<p>'No effect' policy. Policy promotes concentration of</p>	

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<p>construction, hospitality, retailing and IT.</p> <p>Larger developments will be expected to contribute to this through training programmes for local residents to acquire the skills needed for prospective jobs in new development. This will be sought through S106 agreements. The Local Employment Scheme will provide a vehicle for this training.</p> <p>The Council considers that a tertiary education presence in the Borough is a vital component in its regeneration plans. (See also Preferred Approach 7) There are a number of current proposals for Higher Education and Research and Development establishments in the Thames Estuary. The Council will work with its regeneration partners to seek to secure a tertiary education presence in the Borough, possibly linked to Dartford Science Park at the Bridge and/ or the Suscom project at Ebbsfleet.</p>	<p>development in urban areas, away from European sites.</p>	
<p>Green Spaces : Preferred Approach 24</p> <p>The Council will continue to work with its partners in securing a high quality, varied and well-managed network of linked green spaces. Diagram 5 identifies the key green corridors and spaces that will be pursued.</p> <p>Public funding will be sought to implement green space projects. The Council has been active and successful in achieving funding for key projects. Implementation of these will be progressed and further funding avenues explored.</p> <p>The Council expects that new development will make a significant contribution to green space provision as identified in Diagram 5 and improvement of existing spaces. An approach which secures a sufficient amount of open space, whilst also ensuring that the space provided is of a high quality, serves the function required and is accessible to both existing and new residents, is preferred.</p> <p>Recent planning consents on large sites (over 20ha) have secured 30% or more of the site size as open space, whilst smaller sites have secured in the region of 20%. The Council will develop proposals based on this experience, requiring a proportion of development sites to be provided as open space, so as to ensure that the future needs of existing and new communities are met whilst also being appropriate to the scale of development. An important consideration will be the quality and utility of the space provided.</p> <p>The Council with its partners has identified the following strategic projects for implementation, some of which will form part of the wider Thames Gateway Parklands initiative:</p> <ul style="list-style-type: none"> ▪ Darent Valley corridor – an enhanced path and landscape from the River Thames through Dartford Town Centre to the open countryside ▪ Central Park – expanding its facilities and restoring its traditional character ▪ Thames riverside path- joining together the existing sections to create a continuous high quality path, with links to the south and forming part of the national Thames Estuary Path ▪ Dartford Marshes – delivery of the ‘Managing the Marshes’ project which aims to conserve, manage and enhance this scarce and valuable area of grazing marsh ▪ Ebbsfleet Valley – a significant network of open spaces and water corridors as part of development on the Ebbsfleet, 	<p>Policy has generally positive effects, through providing significant green space and green networks in the Borough, which may help to mitigate impacts on European sites. However, it encourages the joining together of existing sections of the Thames Riverside path (as part of national Thames Estuary Path). This may lead to increased recreational disturbance. Potential for recreational and physical disturbance on contributory habitats at Swanscombe Peninsula.</p>	<p>Yes</p>

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<p>Eastern Quarry and Northfleet sub-station sites</p> <ul style="list-style-type: none"> ▪ Swanscombe Peninsula – any proposal for the area to be set in significant open space that respects the biodiversity of Black Duck Marsh and maximises the potential of the riverside ▪ Stone Lodge – any further built leisure facilities on the site to be complemented by managed green space and outdoor recreational facilities which maximise the view both from the site across the river and to the site from the QEII bridge, creating a gateway to Kent Thameside. The Stone Discovery Project, a publicly accessible nature conservation area will be pursued at the eastern part of the site. <p>A number of smaller projects have also been identified. These will be set out in further plans and guidance.</p>		
<p>Sports, Cultural and Recreational Facilities : Preferred Approach 25</p> <p>The Council's preferred approach is to extend sports, cultural and recreational facilities in the Borough and to nurture and develop community-based sports and cultural organisations and projects.</p> <p>New community sport and cultural facilities will be encouraged at major development sites, in scale with the needs of the community.</p> <p>The Council will work with its partners to deliver an enhanced sporting and recreational offer at the Acacia Hall Complex. This may include a replacement swimming pool for the Fairfield Pool.</p> <p>The Council will look for further opportunities to develop centres of excellence for sport, cultural and recreational facilities. Potential sites include Stone Lodge and the Swanscombe Peninsula. Any development should include proposals for access to the facilities by community-based organisations, so as to encourage an increase in local participation rates.</p>	<p>Swanscombe Peninsula as a potential location for further sporting development. Uncertain impact, dependent on type of development. Eg. Water-based recreational sport facilities may cause recreational disturbance.</p>	<p>Yes</p>
<p>Energy : Preferred Approach 26</p> <p>The Council will continue to work with developers to reduce energy use through site design and layout of schemes. Site design which reduces the need to travel and integrates sustainable forms of transport will be encouraged.</p> <p>Major sites in the Borough have the potential to act as exemplars of sustainable development. They have a role to play as pathfinders for new technologies and identifying the most efficient and effective ways of reducing carbon emissions. The Council will work with developers of these sites to achieve reductions in carbon emissions and work towards zero carbon homes ahead of the programme identified in the Code for Sustainable Homes. Commercial sites will equally be expected to act as exemplars of sustainable development.</p> <p>As recommended by the Draft South East Plan, at least 10% of the developments energy demand should be provided from renewable sources, although for larger developments a higher percentage will be expected.</p> <p>The Council will encourage both on and off-site Combined Heat and Power schemes, particularly where the energy is derived from low or zero carbon sources. A study exploring the potential for decentralised low/ zero carbon energy to supply heat and power to new and existing homes and commercial premises will inform the planning of future energy infrastructure. Synergies to be gained through the supply of land uses which have different but complimentary energy demand profiles, will be</p>	<p>Uncertain impacts, dependent on location of combined Heat and Power Plant on Swanscombe Peninsula. Potential impacts on contributory habitats.</p>	<p>Yes</p>

Policy	Potential Effect	Potential effect
<p>encouraged; for example, heating generated as a by-product of cooling and refrigeration units used to heat homes or commercial premises. Retrofitting of existing homes into such sustainable energy networks will also be explored.</p> <p>The Swanscombe Peninsula is a potential location for a Combined Heat and Power Plant, possibly as part of an environmental technology park.</p>		
<p>Flood Risk : Preferred Approach 27 In identifying land for development, the Council will aim to ensure that the risk from flooding is acceptable in relation to the type of development proposed and that residual risk can be adequately managed. This will be achieved through Flood Risk Assessments (FRA) of individual sites.</p> <p>The Council recognises that the key actions in keeping flood risk at an acceptable level will come through the implementation of the findings of the Thames Estuary 2100 Project (TE 2100). The Council will engage in the further stages of the study and seek not to foreclose any options through proposals in this Plan. In particular, the Council will safeguard the Dartford Marshes and the Black Duck Marshes from development, in the event that these areas are required to act as water storage areas in extreme flooding events; and ensure that new development does not constrain potential improvements to flood defences which may be recommended by TE 2100.</p> <p>Development itself, can increase the risk of flooding as a result of the loss of permeable surfaces and resulting surface water run off. Sustainable development of the Borough requires that new development does not add further to the risk of flooding. Sustainable Urban Drainage Systems (SUDS) will be a requirement in new developments. The Council requires a generous provision of green space and water in new development (see Preferred Approach 24) in part to ensure that the provision of permeable surfaces and water storage areas can mitigate against the risk of flooding.</p>	<p>‘No effect’ policy. Policy will help to enhance the natural environment through safeguarding of Dartford Marshes and Black Duck Marshes from development, requirement for Sustainable Drainage systems and generous green space provision.</p>	<p>No</p>
<p>Water Efficiency : Preferred Approach 28 The Council’s preferred approach is to seek a higher standard for water efficiency than required under the proposed amendments to Building Regulations, where the costs of efficiency measures are proportionate to the benefits achieved.</p> <p>Major sites will be expected to act as exemplars, with highest possible standards of water efficiency achieved. High standards of water efficiency in commercial developments will also be sought.</p> <p>To assist in moving towards ‘water neutrality’ in the Thames Gateway, the Council will seek opportunities and funding to offset new demand through fitting existing homes and other buildings with more efficient devices and appliances.</p> <p>The second phase of a Water Cycle Study for the Kent Thameside area will identify water conservation measures which also provide positive benefits for flood mitigation, such as rainwater harvesting. The Council will draw on the results of this study in preparing its final policies.</p>	<p>‘No effect’ policy. Policy will help to enhance the natural environment and reduce overall impacts of water abstraction on European sites.</p>	<p>No</p>