



***Dartford's
Local Development Scheme***

Updated May 2011

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Welcome

... to the Council's updated Local Development Scheme (2010), prepared under the provisions of the Planning & Compulsory Purchase Act 2004. This document is Dartford's plan for developing its Local Development Framework (LDF). The document is organised into four sections:

Section 1 gives an overview of the Dartford context and what the LDF system means for the borough's planning policies

Section 2 illustrates the LDF components for Dartford and their production timetables

Section 3 deals with the operational arrangements for completing the LDF; and

Section 4 gives an overview of the evidence base and main linkages with other policies

There are many terms to deal with in the LDF system and readers may wish to familiarise themselves with the following glossary of terms that are used throughout this document – together with their relevant abbreviations.

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The Local Plan pages are available on the Council's website. Go to the Council's homepage, www.dartford.gov.uk, select 'Services', 'Planning' and then 'Local Development Framework' or 'Adopted Local Plan'.

Glossary of Terms

AMR	Annual Monitoring Report	An annual report which assesses progress of Local Development Framework (LDF) components against the published Local Development Scheme, as well as the monitoring the overall performance of LDF policies and objectives.
	Community Strategy	A strategy designed to promote the economic, social and environmental well-being of communities. Prepared in Dartford's case by the Dartford & Gravesham Local Strategic Partnership – a grouping of major public, business and voluntary communities representing the various aspects of community life in both Dartford & Gravesham.
D&GLSP	Dartford and Gravesham Local Strategic Partnership	A collection of organisations charged with producing a Community Strategy to cover the Boroughs of Dartford and Gravesham.
DBC	Dartford Borough Council	The district authority for the Dartford area. It has responsibility for statutory planning functions, including production of Dartford's Local Development Framework.
DCLG	Department for Communities and Local Government	The government department with responsibility for all planning matters. More information can be found at: www.communities.gov.uk .
	Development Plan	The statutory plan for the area containing planning policies and land use proposals. Dartford's Development Plan currently comprises saved policies from the adopted Local Plan (1995) and the South East Plan. The adopted Local Plan is to be replaced by the Local Development Framework.
DPD	Development Plan Documents	The main elements of the Local Development Framework comprising the Core Strategy, Site Specific Allocations, the Proposals Map, Area Action Plans and any other documents containing site specific proposals or land use policies. DPD's are subject to strict preparation and consultation rules and subject to independent testing.
GBC	Gravesham Borough Council	The local authority responsible for producing Gravesham's Local Development Framework.
GOSE	Government Office for the South East	The Government Office for the South East is one of nine Government Offices (GOs) which are the primary means by which a wide range of Government policies are delivered in the English

regions. Find out more at

www.go-se.gsi.gov.uk.

LDD	Local Development Documents	Comprises the suite of documents which together form a Council's Local Development Framework.
LDF	Local Development Framework	The system of local plan-making introduced by the 2004 Planning and Compulsory Purchase Act. The LDF comprises a number of documents, in order to make plan preparation faster and more flexible. The Core Strategy is the principal document. Other documents may include Site Specific Allocations, Area Action Plans, Development Management Documents and Supplementary Planning Documents. The Local Development Framework must also contain a Statement of Community Involvement, a Local Development Scheme and an Annual Monitoring Report.
LDS	Local Development Scheme	A document which sets out a rolling three year programme for preparing a Council's Local Development Framework.
P&CPA	Planning and Compulsory Purchase Act 2004	The legislative basis for the system of Local Development Frameworks.
Reg 25	Regulation 25 of The Town and Country Planning (Local Development) Regulations 2008	The early stages of Development Plan Document preparation, during which public participation with consultation bodies takes place.
Reg 27	Regulation 27 of The Town and Country Planning (Local Development) Regulations 2008	'Publication' of a Development Plan Document for public consultation, in advance of Submission to the Secretary of State.
RSS	Regional Spatial Strategy / South East Plan	The Regional Spatial Strategy provides the overall spatial vision for the entire region, identifying the broad locations for growth, major infrastructure requirements and housing number to be provided for. The South East Plan is the RSS for the Dartford area. At the time of writing, Central Government has proposed its intention to abolish Regional Strategies. More details can be found at: www.se-partnershipboard.org.uk
	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.
	Spatial Planning	A process whereby full account of the land-use consequences of other policies and programmes relevant to the Community Strategy (including education, health, waste, recycling and

		environmental protection) is taken together with explicit consideration of how it can assist in the delivery of these and other economic, environmental and social objectives. Local Development Frameworks are to embody this principle.
SCI	Statement of Community Involvement	A type of service level agreement or charter which defines how the local planning authority will engage with stakeholders in the preparation and production process of its Local Development Framework.
SPD	Supplementary Planning Documents	These will elaborate on policies and proposals in Development Plan Documents. They are not part of the Development Plan but are an additional consideration to be taken into account in taking planning decisions.
SPG	Supplementary Planning Guidance	Documents which elaborated on adopted policies under the previous Local Plan system. In Dartford's case, some of these have been 'saved'. They are a material consideration in making planning decisions but do not carry as much weight as Supplementary Planning Documents produced under the new system.
SA / SEA	Sustainability Appraisal and Strategic Environmental Assessment	Sustainability Appraisal is a tool used in appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Strategic Environment Assessment is incorporated into the Sustainability Appraisal and is a tool used to ensure an environmental assessment is applied to policies. They are required to be carried out on all Development Plan Documents by the Act and the European 'SEA Directive' (2001/42/EC) respectively.

For general information about the planning system, please consult the websites listed above or www.planningportal.gov.uk.

1.0 Introduction

The Dartford Context

- 1.1 Dartford Borough lies 25 km south east of Central London between the North Downs and the River Thames. The smallest of the Kent districts, it covers an area of about 7,000 hectares and has a population of 92,000 at 2008. The Borough occupies an important strategic location within the South East, bordering Greater London to the west, the River Thames and Essex to the north and the remainder of Kent to the south and east.
- 1.2 The northern part of the borough, between the A2 and the River Thames, is primarily urban in nature and includes the communities of Dartford, Stone, Swanscombe and Greenhithe, together with a number of smaller settlements. Approximately two thirds of the borough's population reside in this part of the borough. A significant proportion of this northern area consists of former industrial and quarrying land, which now provides an opportunity to restructure the local economy and regenerate the area. The southern part of the borough is generally semi-rural in character. It comprises a mix of open, gently undulating countryside, covered by Green Belt designation, and a number of small villages and settlements. These are closely linked to the urban area in terms of employment and access to shopping and other facilities.
- 1.3 The northern part of the borough, together with the land north of the A2 in neighbouring Gravesham Borough, forms the "Kent Thameside" area of the Thames Gateway, identified by the Government as an area with potential for significant growth. Major development opportunities at Ingress Park and Waterstone Park are nearing completion, work is underway at The Bridge and work is in progress to commence development on the Eastern Quarry and Ebbsfleet sites.
- 1.4 Dartford Borough Council has adopted the following vision for the borough:

The Council's Vision

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

The Council has various documents and policies which seek to translate this vision into everyday life in the borough – physically, environmentally, socially and economically. Stemming from this overall vision, the Council has developed several priority themes that form Dartford and Gravesham's Sustainable Community Strategy – these are described in more detail in Section 4. These themes provide a focus for the work of the Council in 2009/10, taking account of Dartford's key role in the Thames Gateway regeneration and

its primary role in delivering high quality services to local residents and businesses. In planning terms, the Council's vision will be secured by ensuring that development provides jobs, homes, environments and facilities which people want, that standards of excellence in design are achieved, and that environmental assets are protected.

What is the Local Development Scheme?

1.5 The Council is required to produce and publish a **Local Development Scheme** (LDS) which sets out the intended programme for the preparation of its **Local Development Framework** (LDF) over the next three years. A three-year rolling programme of work on the LDF is to be maintained, with submission of a revised LDS as required. This document has three main purposes:

- To set the three year timetable for the preparation of Dartford's Local Development Framework
- To establish the components that will comprise Dartford's Local Development Framework in accordance with the Council's vision
- To set clear procedures for preparation and review of its component parts

1.6 This updated version of the Local Development Scheme (prepared under the provisions of the Planning & Compulsory Purchase Act 2004) covers the period from 2010 to 2013. It updates the June 2007 document with particular regard to:

- Dartford's Local Development Framework Components and Production Timetable (section 2)
- Operational Working Arrangements & Resources (section 3) – explains the resources that will be used to complete the work, the risks attached and proposals for minimising risk

Dartford's Current Development Plan

1.7 Dartford has an existing Local Plan, adopted in April 1995, which was under review when the Local Development Framework system came into being: The Local Plan Review (LPR) Deposit Draft was published in March 2000 and the Second Deposit Draft in October 2002 – this was further amended in January and April 2004. The content of the amended Second Deposit therefore comprises the Council's latest position in terms of land use policies for the borough. In January 2004, however, the Council resolved that following the amendments stage, work on the Review would not progress further – instead, work was transferred to the production of Dartford's Local Development Framework.

Transitional Arrangements

Saved Policies

- 1.8 Arrangements were made for authorities to transfer from the old system to the new one without leaving a “policy vacuum”. These transitional arrangements provide for local authorities to “save” current adopted policies of the “**Development Plan**”. The ‘saved’ policies can be used as the statutory basis for determining planning applications until they are replaced by LDF policies. They are supplemented by existing Government planning policy guidance and the South East Plan (2009). The arrangements do not allow Dartford Council to save its Local Plan Review (LPR) policies since they have not been adopted. The status of the LPR is explained in paragraph 1.12.
- 1.9 In Dartford’s case, the adopted Local Plan policies were assessed individually in 2007, having regard to Government guidance and identifying those which were not superseded by more recent policy at regional or national level. Saved policies, as approved by the Secretary of State are detailed in Appendix 1.
- 1.10 The table below shows the various components of the Development Plan for the area and arrangements for their future replacement.

Development Plan Component	Replacement Arrangements
Adopted Dartford Local Plan 1995 see Appendix 1	Development Plan Documents as per Local Development Scheme programme
The South East Plan (Regional Spatial Strategy) 2009	Adopted. At the time of writing, the Government has announced its intention to abolish Regional Strategies.
Kent Minerals Local Plan (Construction Aggregates) 1993	Minerals and Waste Local Development Framework which will be prepared by Kent County Council in accordance with their Minerals and Waste LDS.
Kent Minerals Local Plan (Chalk and Clay) 1997	
Kent Minerals Local Plan (Oil & Gas) 1997	
Kent Waste Local Plan 1998	

Status of Emerging Policy and Supplementary Planning Guidance

- 1.12 Given the Council’s decision to switch resources to the preparation of a Local Development Framework, the Local Plan Review has not been progressed through the Inquiry stages to adoption. Therefore it does not have statutory

“Development Plan” status. In making its decision to switch to the new system, the Council was clear in its intention that the 2004 version of the Local Plan Review would continue to provide interim policy guidance until the Local Development Framework is in place. The Local Plan Review therefore, sits alongside the saved development plan policies as a material consideration. It is substantially more up-to-date than the Adopted Plan, reflects more current national planning policy guidance, and has the benefit of most up-to-date public consideration. The Council’s existing Supplementary Planning Guidance documents (see Appendix 2) have a similar status.

What is a Local Development Framework?

1.13 Local Development Frameworks (LDF’s) replace the former Local Plan system, but with two important differences. First, there will be a greater connection between the Council’s land use objectives and the spatial requirements of related strategies, for example by addressing health issues within the locality by identifying land for doctor’s surgeries and promoting development which encourages walking and cycling. Secondly the LDF will comprise a collection of documents which can be added to and amended as necessary without the need to review the entire LDF. The documents comprising an LDF are:

- Planning policy documents (Development Plan Documents and Supplementary Planning Documents)
- Documents which define and support the LDF process (Local Development Scheme and Statement of Community Involvement)
- Performance monitoring document (Annual Monitoring Report).

2.0 Dartford's Local Development Framework Components and Production Timetable

Dartford's Local Development Framework Components

2.1 It is proposed that Dartford's Local Development Framework (LDF) will comprise the following Development Plan Documents:

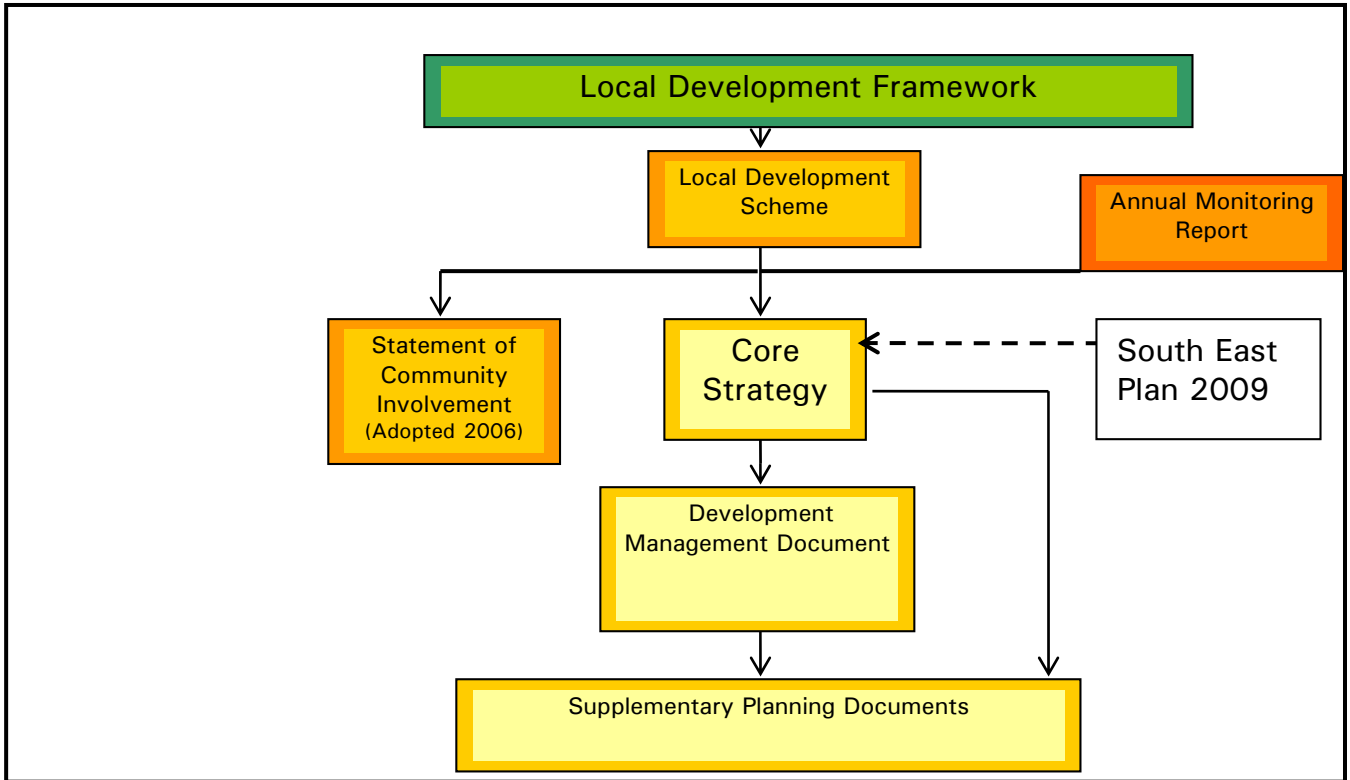
- Core Strategy
- Development Management Document

Document	What will be in it?
Core Strategy	Vision and overall strategy for the area and spatial policies to achieve these. It will identify how the area will change over the plan period and allocate strategic development sites which will achieve the objectives. The Core Strategy will act as a framework for subsequent more detailed plans and guidance.
Development Management Document	Policies that manage development in Dartford and guide development control decisions in a way that will help achieve the higher level objectives set out in the Core Strategy. It will set standards and criteria on matters such as the quality of the built and natural environment.

2.2 These proposals for the LDF are intended to ensure that an up-to-date statutory planning framework can be put in place as quickly as possible where major change is expected. Table 1 summarises the proposed content and programme of production for the documents. Tables 1a and 2a to 2e provide more detail for each of the documents.

2.2 The relationship between the documents is shown below:

Diagram 1 : Components of Dartford's Local Development Framework



Legend

- Local Development Framework (LDF comprises a suite of documents)
- Planning policy documents (Development Plan Documents which will include Proposals Maps and Supplementary Planning Documents)
- LDF Process documents (Local Development Scheme and Statement of Community Involvement)
- Performance monitoring document (Annual Monitoring Report)
- Plans outside of the LDF providing chain of conformity

2.4 It is not necessary for the LDS to identify a timetable for Supplementary Planning Documents (SPD's). However, it is proposed that early SPD's will be produced on the Kent Thameside Strategic Transport Infrastructure Programme, Affordable Housing and Dartford Town Centre.

Production Timetable

2.5 This Local Development Scheme contains a number of changes to the 2007 LDF content and timetable. The main changes and reasons for them are outlined in the table below:

Table 1: Changes to Local Development Scheme 2007

Change	Reason
1. Inclusion of new elements within the Core Strategy, including i) strategic site allocations; ii) Dartford Town Centre policies; iii) Northern Gateway policies	<ul style="list-style-type: none"> i) As a result of guidance contained within revised PPS12 ii) To speed up policy coverage for the town centre (see also 3. below) iii) To speed up policy coverage for the Northern Gateway (see also 3 below) and as a result of unexpected availability of larger site
2. Revised Core Strategy timetable	To take into account circumstances causing delay. These have included significant changes to the scale, phasing and location of development in the Borough arising from economic recession effects and increased South East Plan housing targets; a need to reassess the evidence for the Kent Thameside strategic transport infrastructure programme following a successful appeal; and changed circumstances at the Northern Gateway requiring additional option testing and consultation.
3. Dartford Town Centre Area Action Plan removed	Advice from the Planning Inspectorate that adoption of this Area Action Plan ahead of the Core Strategy may not be sound. This DPD is not, therefore, being progressed and instead relevant policies and proposals will be incorporated within the Core Strategy. This will minimise

	delay of policy coverage of this area.
4. Site Specific Allocations Document not currently programmed	A Site Specific Allocations Document is no currently programmed as strategic sites and broad locations for development are to be covered in the Core Strategy. Many of the non-strategic sites are likely to rely on policy guidance in the form of generic development management policies. Additionally, the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Employment Land Assessment (SELA) are able to give clear direction as to the suitability of sites for housing and employment uses.
5. Development Management Document brought forward	Deletion of the Site Specific Allocations Document provides an opportunity to bring forward the work on development management policies.
5. Supplementary Planning Documents (SPD's) not included in timetable.	Revised Regulations (2009 No 401) have removed the requirement to specify SPD's within the Local Development Scheme. SPD's identified for early production to support policies in the Core Strategy are the Kent Thameside Strategic Transport Infrastructure Programme, Affordable Housing and Dartford Town Centre. Supplementary planning documents providing site specific guidance will be produced as and when resources permit and will be prioritised according to development circumstances at the time.

2.5 The following tables set out the document production timetables – individual profiles show more details. The milestones included are those referred to in PPS12 Para 4.55:

Table 2 - Local Development Framework Components Showing Milestones

Document Title and Individual Profile Table	Status	Brief Description	Chain of Conformity	Consulting statutory bodies on scope of Sustainability Appraisal	DPD Publication and 6 week consultation commencing	DPD Submission	Anticipated Adoption Date
Statement of Community Involvement Table 4a	LDD	Sets out the overall approach for achieving community engagement with the process of preparing the borough's Local Development Framework – acts as a type of service level agreement or charter.	Must at least meet the requirements set out in the Regulations, and have regard to the Council's <i>"Communications and Consultation Strategy"</i> .	ADOPTED 20TH MARCH 2006			
Core Strategy Table 4b	DPD	Sets out the overall vision and spatial strategy for the development of the borough and provides the framework for development control. Includes key diagram and identifies key strategic development opportunities. It will include an updated Proposals Map.	In conformity with the Regional Spatial Strategy (the South East Plan).	Stage already undertaken (at each stage of Plan preparation)	Stage already undertaken (September 2010)	February 2011	September 2011
Proposals Map Table 4d	DPD	Map-based representation of spatial development strategy for the Borough.	This will be prepared and updated to accompany the Core Strategy and subsequent DPD's. It will conform with the Core Strategy and subsequent DPD's.	n.a	In parallel with Core Strategy and subsequent DPD's	In parallel with Core Strategy and subsequent DPD's	In parallel with Core Strategy and subsequent DPD's
Development Management Document Table 4c	DPD	Sets out development management policies designed to assist with the implementation of the Core Strategy.	In conformity with the Core Strategy	March 2011	July 2012	October 2012	June 2013

Individual Profiles

Table 4a - Statement of Community Involvement

Document Details	<ul style="list-style-type: none"> ➤ Brief Description & Purpose ➤ Status ➤ Chain of Conformity ➤ Geographic Coverage 	<p>Sets out the overall approach for achieving community engagement with the process of preparing the borough's Local Development Framework – acts as a type of service level agreement or charter.</p> <p>LDD</p> <p>Must at least meet the requirements set out in the Regulations, and have regard to the Council's <i>"Communications and Consultation Strategy"</i>.</p> <p>Borough wide</p>
Milestones	ADOPTED 20TH MARCH 2006	
Production Details	<ul style="list-style-type: none"> ➤ Lead Authority & Department ➤ Management Arrangements 	<p>DBC – Planning Policy Team Planning Policy Team, Communications Manager & LDF Members Working Group. Regeneration Manager. Cabinet</p> <p>Planning Policy Team; Communications Team. Regeneration Director and LDF Members Working Group. Decision by Cabinet and General Assembly of the Council.</p> <p>Close liaison with Gravesham Borough Council and the Dartford & Gravesham Local Strategic Partnership related to the review of the Dartford & Gravesham Community Strategy.</p>

Table 4b - Core Strategy

<p>Document Details</p>	<ul style="list-style-type: none"> ➤ Brief Description & Purpose ➤ Status ➤ Chain of Conformity ➤ Geographic Coverage ➤ Time Horizon 	<p>Sets out the overall vision and spatial strategy for the development of the borough and provides the framework for development control. Includes key diagram and identifies key strategic development opportunities. It will be supported by an updated Proposals Map.</p> <p>Development Plan Document</p> <p>In conformity with the Regional Spatial Strategy (the South East Plan)</p> <p>Borough wide</p> <p>To 2026</p>
<p>Milestones</p>	<ul style="list-style-type: none"> ○ Consultation on Issues + Options ○ Consultation on Preferred Options ○ Consultation on revised Preferred Options ➤ Core Strategy Publication ➤ Core Strategy Submission ➤ Examination* Starts ➤ Receipt of binding Inspector's Report ➤ Estimated Adoption ➤ Review 	<p>Aug 05 July 06 Jan – Feb 08 September 2010 February 2011 May 2011 July 2011 September 2011 As and when identified by triggers outlined in Core Strategy or indicated by Annual Monitoring Review.</p>
<p>Production Details</p>	<ul style="list-style-type: none"> ➤ Lead Authority & Department ➤ Management Arrangements ➤ Resources ➤ Community Involvement 	<p>DBC – Planning Policy Team.</p> <p>Planning Policy Team reporting to Regeneration Director and LDF Members Working Group. Decision by Cabinet and Council.</p> <p>In-house resources: primarily Planning Policy Team; officers from other departments as appropriate. Consultants engaged as appropriate on parts of the evidence base. Joint working with Gravesham Borough Council and Kent Thameside Regeneration Partnership on some elements of the evidence base.</p> <p>In compliance with the Council's Statement of Community Involvement.</p>

Table 4c – Development Management Document

<p>Document Details</p>	<ul style="list-style-type: none"> ➤ Brief Description & Purpose ➤ Status ➤ Chain of Conformity ➤ Geographic Coverage ➤ Time Horizon 	<p>Sets out development management policies designed to assist with the implementation of the Core Strategy.</p> <p>Development Plan Document</p> <p>In conformity with the Core Strategy</p> <p>Borough wide</p> <p>To 2026</p>
<p>Milestones</p>	<ul style="list-style-type: none"> ➤ Consultation with statutory bodies on scope of Sustainability Appraisal ➤ Regulation 25 consultation ➤ Publication of DPD and Reg 27 consultation ➤ Submission of DPD ➤ Pre-Examination Meeting ➤ Examination* Starts ➤ Receipt of binding Inspector's Report ➤ Estimated Adoption ➤ Review 	<p>March 2011</p> <p>Nov-Dec 2011</p> <p>July 2012</p> <p>Oct 2012</p> <p>Dec 2012</p> <p>Feb 2013</p> <p>May 2013</p> <p>June 2013</p> <p>As and when identified by triggers outlined in DPD or indicated by Annual Monitoring Review.</p>
<p>Production Details</p>	<ul style="list-style-type: none"> ➤ Lead Authority & Department ➤ Management Arrangements ➤ Resources ➤ Community Involvement 	<p>DBC – Planning Policy Team</p> <p>Planning Policy Team reporting to Regeneration Director and LDF Members Working Group. Decision by Cabinet and Council.</p> <p>In-house resources: primarily Planning Policy Team; officers from other departments as appropriate.</p> <p>In compliance with the Council's Statement of Community Involvement.</p>

Table 4d – Proposals Map

<p>Document Details</p>	<ul style="list-style-type: none"> ➤ Brief Description & Purpose ➤ Status ➤ Chain of Conformity ➤ Geographic Coverage ➤ Time Horizon 	<p>Map-based representation of spatial development strategy for the Borough.</p> <p>DPD</p> <p>In conformity with the content of adopted DPD's</p> <p>Borough wide</p> <p>To 2026</p>
<p>Milestones</p>	<ul style="list-style-type: none"> ➤ Adoption of Core Strategy ➤ Adoption of Development Management Document ➤ Adoption of Minerals and Waste Plan by Kent County Council 	<p>Nov 2011</p> <p>June 2013</p> <p>To be confirmed</p>
<p>Production Details</p>	<ul style="list-style-type: none"> ➤ Lead Authority & Department ➤ Management Arrangements ➤ Resources ➤ Community Involvement 	<p>DBC – Planning Policy Team</p> <p>Planning Policy Team in close liaison with Property Information Manager. Reporting to Regeneration Director and LDF Members Working Group. Decision by Cabinet and Council.</p> <p>In house : Planning Policy Team and IT/Property Information Management Officers.</p> <p>In compliance with the Council's Statement of Community Involvement.</p>

3.0 Operational Working Arrangements & Resources

Process

- 3.1 A cross party Local Development Framework Members' Working Group is established to provide early Member input into the preparation of Local Development Framework documents. This Group meets on an approximately monthly basis and considers and advises on the evidence base and policy formulation.
- 3.2 Responsibility for policy decision-making in respect of Local Development Documents rests with Cabinet at the early stages of document preparation and early consultation (Reg 25 of Local Development Regulations 2008 in case of DPD's and Reg 17 of Local Development Regulations 2004 in case of SPD's). From the Publication stage onwards in the case of DPD's (Reg 27 of Regulations 2008) and at adoption stage for SPD's ((Reg 19 of Regulations 2004) a resolution from the General Assembly of the Council is required.

Staff Resources

- 3.3 The Planning Policy Manager has specific responsibility for the preparation of the Local Development Framework (LDF). Preparation and production of the LDF is a core task identified for the Planning Policy Team which has 3 permanent Planners in addition to the Policy Manager and 1 Administrative Officer. A temporary planner has been employed to assist with the LDF since 2006 and it is intended that funding for this post continues at least until the Core Strategy is completed. Officers from other corporate teams also have involvement with various subject areas – for example, affordable housing and green spaces. There is close liaison with the Council's Corporate Policy Advisor, who is responsible for the Corporate Plan and the Community Strategy.
- 3.4 Where there is a lack of expertise or capacity 'in-house', consultants will be employed to undertake specific studies. To date, consultants have been engaged by the Council on the Sustainability Appraisal of the Core Strategy, Dartford Town Centre Strategic Flood Risk Assessment, a Financial Viability Study and a Retail and Leisure Study.
- 3.5 Some external studies will be carried out jointly with partners, particularly where there are common issues across boundaries, so as to make better use of financial resources and ensure consistency of policy at a sub-regional level. To date, these have included a Kent Thameside Strategic Flood Risk Assessment, a Water Cycle Study and an Eco-Assessment Study which is ongoing. Additionally, multi-agency work is being carried out on transport modelling of

proposed development in the Kent Thameside area and joint policy is being formulated to address the issue.

Financial Resources

3.6 A budget has been set aside for the Core Strategy and Development Management Document public examinations. Part of the Housing and Planning Delivery Grant monies for 2009/10 and 2010/11 will be used to fund a temporary member of staff to assist with the Core Strategy and to fund any external evidence base work required.

Risk Assessment

3.7 There are two essential risks in LDF preparation: firstly that adoption of a development plan document (DPD) will not be in line with the timetable; and secondly that the document will not achieve a sound verdict at public examination. The subsidiary areas of risk that may result in these consequences are outlined in a table in Appendix 4. In summary, these are:

- Loss of Staff resources
- Delayed/poor consultant's studies
- Insufficient capacity of key stakeholders
- Competing priorities for Planning Policy staff time
- Capacity of Planning Inspectorate
- New/changed requirements
- Volume/nature of consultation responses.

3.8 The areas of risk identified are based on experience to-date of Dartford Council and other authorities preparing LDF documents. Experience shows that the risks of delay are extremely high although the risk of unsound documents has reduced most recently.

3.9 The Risk Assessment Profile used to quantify the level of risk shown in the Appendix 4 table, is included in the Appendix. The level of risk is measured on a score of between 1 (lowest) and 9 (highest). The table shows that risks associated with staff resources are the highest (loss of staff resources; competing priorities for staff time). The extent to which the authority is able to manage or mitigate these risks will depend on the extent to which LDF delay impacts on wider corporate objectives and taking into account competing corporate priorities.

3.10 In the case of the Core Strategy, since it is at an advanced stage, the risk of delay to the timetable is less pronounced and there is a reasonable degree of confidence that the risks can be managed.

4.0 Evidence Base & Relationship to Other Policies

Evidence Base

- 4.1 Appendix 4 identifies the key studies being used to underpin the preparation of the Core Strategy. Some of these will also contribute to the preparation of the Development Standards and Site Specific Allocations DPD and further evidence base requirements will be identified as part of the scoping of this document.

Dartford's Corporate Plan and Community Strategy

The Dartford and Gravesham Sustainable Community Strategy 2008-11

- 4.2 The LDF needs to give spatial expression to the various elements of the Community Strategy. "*A Community Strategy for Kent Thameside*" was prepared by the Kent Thameside Local Strategic Partnership and first published in January 2003. This has been reviewed on an interim basis. The current 'Dartford and Gravesham Sustainable Community Strategy 2008-11' was agreed in principle in October 2008. The Sustainable Community Strategy sets out the areas of joint concern for both Dartford and Gravesham. It is supplemented by Dartford's Corporate Plan (see below) in those areas which are a particular priority for Dartford Council.
- 4.3 Dartford's "Issues and Options" consultation undertaken in the summer of 2005 identified the Community Strategy themes as useful headings for generating debate.

Dartford Borough Council's Corporate Plan

- 4.4 The Council's Corporate Plan is prepared as a 3 year rolling programme which is reviewed on an annual basis. The current Corporate Plan covers the period 2009-12. As work has been carried out simultaneously on the Core Strategy and reviews of the Corporate Plan, these documents have influenced each other. There is, therefore, a strong relationship between the two documents.
- 4.5 The Corporate Plan sets out the vision and priority themes for the Council for 2009/10 and beyond. For each priority theme a series of higher level objectives has been identified together with critical success factors. The Local Development Framework (LDF) is the identified delivery mechanism for a range of these factors and has a significant role to play in relation to many others. The vision remains:

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

Regional Planning Context

- 4.6 The Regional Spatial Strategy for the area, the South East Plan, was adopted in May 2009. It includes a Sub-Regional Policy Framework for Kent Thames Gateway. The final version of the South East Plan included an increased housing target for Dartford and amended advice in respect of Bluewater and Ebbsfleet retail centres. The preparation of the Core Strategy has responded to these higher level policy changes.
- 4.7 On 27 May 2010, the Secretary of State for Communities and Local Government announced the intention to rapidly abolish Regional Strategies. At the time of writing, there are no details of the proposed timing of this or any alternative arrangements to be put in place.

Index of Adopted Dartford Local Plan 1995 Policies Saved Beyond September 2007

Policy Numbers	Policy Description	LDD where policy will be merged or replaced	Proposed Adoption Date
S1	Provision of land for employment and housing growth	Core Strategy	Sept 2011
S2	Provision of community, leisure, tourist and retail facilities	Core Strategy	Sept 2011
S3	Priority for recycling of redundant sites, and restoration of derelict and despoiled land	Core Strategy	Sept 2011
S4	Presumption against development in the Metropolitan Green Belt; protection of the countryside, and enhancement of its amenity and recreational value	Core Strategy	Sept 2011
S5	Protection and enhancement of nature conservation resources	Core Strategy	Sept 2011
S6	Conservation and improvement of the built environment, and importance of the River Thames	Core Strategy	Sept 2011
S7	Provision of infrastructure and services	Core Strategy	Sept 2011
S8	Community, commercial and transport facilities within major development opportunities	Core Strategy	Sept 2011
E2	Development south of Dartford Northern Bypass	Core Strategy	Sept 2011
E3	Development at Stone Marshes	Core Strategy	Sept 2011
E4	Development at former Swanscombe Cement Works	Core Strategy	Sept 2011
E7	Office (B1) development within the Central Business Area of Dartford town centre	Core Strategy	Sept 2011
E8	Development in existing employment areas	Core Strategy	Sept 2011
E9	Development outside employment sites	Core Strategy	Sept 2011
E10	Extension or redevelopment of existing employment premises	Devt Management DPD	June 2013
E12	Provision of accommodation for small firms	Core Strategy	Sept 2011
E13	Environmental improvement of employment areas and design standards for new development	Devt Management DPD	June 2013
E14	Amenity criteria for employment development	Devt Management DPD	June 2013
H1	Land identified for housing development	Core Strategy	Sept 2011
H4	Development at Ingress Park	Core Strategy	Sept 2011

Policy Numbers	Policy Description	LDD where policy will be merged or replaced	Proposed Adoption Date
H6	Development at Swanscombe Marshes and Ebbsfleet	Core Strategy	Sept 2011
H7	Housing development within the urban area(provision of affordable housing)	Core Strategy	Sept 2011
H8	Density and dwelling mix of new housing development,	Core Strategy	Sept 2011
H9	Areas of Special Residential Character	Devt Management DPD	June 2013
H10	Layout and design standards for new housing development	Core Strategy	Sept 2011
H11	Safeguarding of existing residential accommodation	Core Strategy	Sept 2011
H12	Protection of amenity of existing housing areas	Devt Management DPD	June 2013
H13	Guidelines and design criteria for flats and flat conversions	Devt Management DPD	June 2013
H14	Guidelines for house extensions and loft conversions	Devt Management DPD	June 2013
H15	Accommodation for special needs groups	Devt Management DPD	June 2013
R2	Retail development within the Central Business Area of Dartford town centre	Core Strategy	Sept 2011
R3	Changes of use to non-retail uses	Devt Management DPD	June 2013
R6	Safeguarding of local shopping centres	Devt Management DPD	June 2013
R9	Criteria for hot food take-aways	Devt Management DPD	June 2013
GB1	Extent of the Green Belt in the Borough	Core Strategy	Sept 2011
GB2	Presumption against development in the Green Belt	Core Strategy	Sept 2011
T1	Integrated transport strategy for the Borough	Core Strategy	Sept 2011
T2	Funding and provision of coordinated transport infrastructure	Core Strategy	Sept 2011
T3	Provision of integrated public transport services	Core Strategy	Sept 2011
T5	Public transport facilities and infrastructure within new development	Core Strategy	Sept 2011
T9	Improvement of public transport, car parking and interchange facilities	Core Strategy	June 2013
T10	Support for introduction of river boat passenger services	Core Strategy	Sept 2011
T15	Safeguarding of road links SE of Dartford town centre	Core Strategy	Sept 2011

Policy Numbers	Policy Description	LDD where policy will be merged or replaced	Proposed Adoption Date
T16	Safeguarding of highway improvement schemes	Devt Management DPD	June 2013
T18	Traffic management measures	Devt Management DPD	June 2013
T19	Relationship of development to highway network and capacity	Core Strategy	Sept 2011
T20	Formation of new accesses onto distributor roads	Devt Management DPD	June 2013
T21	Agreements for highway improvements related to development proposals	Devt Management DPD	June 2013
T23	Provision of off-street parking and rear access arrangements	Devt Management DPD	June 2013
T24	Locations for additional public car parking at Dartford town centre (a)	Core Strategy	Sept 2011
T27	Provision for pedestrians in new development and highway schemes	Devt Management DPD	June 2013
T28	Environmental improvements and traffic management schemes	Devt Management DPD	June 2013
T29	Further pedestrianisation of Lowfield Street	Core Strategy	Sept 2011
T30	Pedestrian access to and within Dartford town centre	Core Strategy	Sept 2011
T31	Provision of pedestrian footways and verges alongside roads	Core Strategy	Sept 2011
T32	Cycle parking facilities and routes	Core Strategy	Sept 2011
T33	Highway and pedestrianisation schemes to make provision for disabled and less mobile people	Devt Management DPD	June 2013
T34	Public transport access to the town centre for the less mobile	Devt Management DPD	June 2013
DL1	Encouragement of restoration schemes	Devt Management DPD	June 2013
DL4	Development proposals at or near landfill sites	Devt Management DPD	June 2013
RT1	Recreational, leisure and associated development at Stone Lodge	Core Strategy	Sept 2011
RT3	Provision for sports pitches	Core Strategy	Sept 2011
RT4	Provision of golf courses	Core Strategy	Sept 2011
RT5	Recreational potential of the River Thames and enhancement of its accessibility	Core Strategy	Sept 2011
RT7	Consideration of proposals for additional marina facilities	Core Strategy	Sept 2011

Policy Numbers	Policy Description	LDD where policy will be merged or replaced	Proposed Adoption Date
RT8	Provision of tourist facilities and tourist-related development	Core Strategy	Sept 2011
RT9	Development of hotels and other tourist accommodation	Core Strategy	Sept 2011
RT10	Improvement of rights of way network	Core Strategy	Sept 2011
RT13	Safeguarding of local open spaces	Core Strategy	Sept 2011
RT14	Safeguarding of Dartford Heath, Central Park and Brooklands Lakes	Devt Management DPD	June 2013
RT15	Safeguarding of private and educational open space	Devt Management DPD	June 2013
RT16	Provision of new local open spaces - with specified sites	Devt Management DPD	June 2013
RT17	Safeguarding of land at Craylands Lane, Swanscombe for open space purposes and recreational development	Devt Management DPD	June 2013
RT18	Open space and play space provision in new housing development	Devt Management DPD	June 2013
RT19	Provision of local open space in association with development proposals	Core Strategy	Sept 2011
C1	Development in the countryside	Devt Management DPD	June 2013
C2	Design and Siting	Devt Management DPD	June 2013
C3	Change of use of countryside buildings	Devt Management DPD	June 2013
C4	Stables and related facilities	Devt Management DPD	June 2013
C5	Enhancement of the countryside	Devt Management DPD	June 2013
C7	Agricultural Buildings	Devt Management DPD	June 2013
C8	North Downs Special Landscape Area	Core Strategy	Sept 2011
C10	Darent Valley and Darent Valley Footpath	Core Strategy	Sept 2011
C11	Woodlands	Devt Management DPD	June 2013
C12	New areas of woodland and replacement trees	Devt Management DPD	June 2013
C13	SSSIs and NNRs	Devt Management DPD	June 2013
C14	SNCI's	Devt Management DPD	June 2013
C15	Local Nature Reserves	Devt Management DPD	June 2013
C16	Other sites and features of nature conservation value	Devt Management DPD	June 2013
C17	Management Agreements	Devt Management DPD	June 2013
V1	Appropriate settlements for new residential development	Core Strategy	Sept 2011
V2	Design of new housing in villages	Devt Management DPD	June 2013
V3	Housing development for local	Core Strategy	Sept 2011

Policy Numbers	Policy Description	LDD where policy will be merged or replaced	Proposed Adoption Date
V4	Small scale business uses in villages	Devt Management DPD	June 2013
V5	Village shopping and community facilities	Devt Management DPD	June 2013
B1	Design of new development	Devt Management DPD	June 2013
B2	Major Development Sites	Core Strategy	Sept 2011
B3	Landscaping	Devt Management DPD	June 2013
B4	Landscaped buffer zones	Core Strategy	Sept 2011
B5	Public art and crafts	Devt Management DPD	June 2013
B6	Alteration or extension of a Listed Building	Devt Management DPD	June 2013
B7	Demolition of Listed Buildings	Devt Management DPD	June 2013
B8	New development within a Conservation Area	Devt Management DPD	July 2013
B9	Demolition of unlisted buildings in a Conservation Area	Devt Management DPD	June 2013
B10	Areas of Special Character	Devt Management DPD	June 2013
B11	Scheduled Ancient Monuments	Devt Management DPD	June 2013
B12	Other site of archaeological importance	Devt Management DPD	June 2013
B13	Shop fronts and advertisements	Devt Management DPD	June 2013
B14	Access for people with disabilities	Devt Management DPD	June 2013
B15	Environmental improvements	Core Strategy	Sept 2011
B16	Overhead line removal	Devt Management DPD	June 2013
CF1	Coordinated delivery of infrastructure to support development	Core Strategy	Sept 2011
CF2	Service providers	Core Strategy	Sept 2011
CF3	Community Infrastructure	Core Strategy	Sept 2011
CF5	Former Mabledon Hospital site	Devt Management DPD	June 2013
CF6	Health care facilities	Devt Management DPD	June 2013
CF11	Crematorium	Devt Management DPD	June 2013
CF12	Loss of allotment land	Devt Management DPD	June 2013
TC1	Hotel and tourist-related development	Core Strategy	Sept 2011
CF12	Loss of allotment land	Devt Management DPD	June 2013
TC1	Hotel and tourist-related development	Core Strategy	Sept 2011
TC2	Rear servicing	Devt Management DPD	Sept 2011
TC3	Environment and design	Core Strategy	Sept 2011
TC4	Upper floors	Core Strategy	Sept 2011
TC5	Dartford Station	Core Strategy	Sept 2011
TC10	Lowfield Street	Core Strategy	Sept 2011
TC11	Glentworth / Lowfield Street	Core Strategy	Sept 2011

Index of Adopted Local Plan 1995 Appendices Saved Beyond September 2007

Appendix	Title	Policy Link	LDD where policy will be merged or replaced
8	Guidelines for development in Areas of Special Residential Character	H9	Devt Management DPD
9	Guidelines for the layout and design of new housing developments	H10	Devt Management DPD
10	Guidelines for flats and flat conversions	H13	Devt Management DPD
11	Guidelines for house extensions	H14	Devt Management DPD
12	Guidelines for loft conversions	H14	Devt Management DPD
13	Guidelines for sheltered housing, residential and nursing homes	H15	Devt Management DPD
14	Guidelines for extensions to dwellings in the Green Belt	GB2	Devt Management DPD
15	Guidelines for replacement dwellings in the Green Belt	GB2	Devt Management DPD
19	Guidelines for golf course provision	RT4	Devt Management DPD
20	Guidelines for horse-related development	C4	Devt Management DPD
21	Guidelines for shop fronts and advertisements	B13	Devt Management DPD

Index of Adopted Local Plan 1995 Policies Not Saved beyond September 2007

Policy Numbers	Policy Description
E1	Development at North Dartford (The Bridge)
E5	Development at Princes Road Lowfield Street
E6	Development of land at Darenth Road
E11	Development of major exhibition centre
H2	Housing development at Darenth Park Hospital
H3	Housing development at Bexley Hospital
H5	Development at Watling Street (Residential Home)
R1	Locations for new retail development
R4	Regional shopping centre at Western Quarry
R5	Development of local shopping facilities at Station Road, Greenhithe and at Knockhall Chase
R7	Retail warehousing development
R8	Food superstores
GB3	Basis for the development of hospital land at Joyce Green, Darenth Park, Mabledon and Bexley Hospitals
T4	Investigation of rapid passenger transport system, including park and ride facilities
T6	Investigation of out-of-town park and ride facilities
T7	Promotion of other railway stations in the Borough
T8	Investigation of the provision of parkway station at Stone Marshes
T11	Encouragement of the potential of Thames Europort
T12	Safeguarding of Dartford Northern Bypass and South Thames-side Development Route (Stone Marshes to Station Road, Greenhithe)
T13	Safeguarding of South Thames-side Development Route (Station Road, Greenhithe to Northfleet)
T14	Provision of new roads: between M25 and Princes Road; link to Hawley Road; free-flow links at junction 2, M25; connecting town centre with Princes Road
T17	Improvement of routes in the south-eastern part of the Borough
T22	Development proposals to include parking provision
T25	Long-stay parking provision
T26	Commuter parking to be kept under review
T35	Additional town centre parking for orange badgeholders
DL2	Restoration of St James Lane Pit
DL3	Sites requiring additional restoration treatment
RT2	Recreational development at Princes Road
RT6	Safeguarding of site for marina at Greenhithe
RT11	Recreational potential of former Southfleet railway
RT12	Provision of rural visitor centres at Hawley Rd and Bean Clay Pit
C6	Agricultural land
C9	Areas of Local Landscape Importance
CF4	Darenth Park
CF7	North Dartford major educational campus
CF8	Safeguarded school sites
CF9	Alamein Gardens
CF10	Longfield
CF13	Redundant sites
TC6	Overy Street
TC7	Overy Street / Fulwich Road
TC8	Westgate Road
TC9	Spital Street
TC12	Kent Road / Essex Road

Index of Adopted Local Plan 1995 Appendices Not Saved beyond September 2007

Appendix	Title	Policy Link
1	Kent Structure Plan Bibliography	N/A
2	Regional Policy Documents Bibliography	N/A
3A	Economic Development Provision for Dartford Borough for the period 1986-2001	N/A
3B	Structure Plan Guideline Equivalents for the period 1986-2001	N/A
3C	Local Plan Provision: Industry	N/A
3D	Local Plan Provision: Offices	N/A
4	Summary of Local Plan Housing Provision	N/A
5	Local Plan Housing Sites	H1
6	Sites with outstanding planning permission for housing not started as 30 June 1990	H1
7	Outstanding dwelling capacity of housing sites started	N/A
16	Modified Alignment of South Thames-side Development route	T13
17 (A-C)	Vehicle Parking Standards (October 1993)	T22
18	Kent Minerals (Construction Aggregates) Local Plan Proposals Map	N/A

List of Adopted Supplementary Planning Guidance

Existing Supplementary Planning Guidance will not lose its status and will continue to exist as non-statutory guidance whilst the relevant saved policies are in place. The Authority will regard these as being a material consideration in the determination of planning applications. The following table lists Dartford's current adopted SPG's together with the saved policy that they elaborate and an evaluation of whether they are redundant or subject to conversion to Supplementary Planning Documents within the Local Development Framework. Supplementary Planning Documents will be subject to set consultation procedures and therefore have more weight within the planning system – although they will not be independently tested.

Supplementary Planning Guidance	Saved Policy	Convert to SPD?	Redundant?
A Development Guide to Roof Extensions (Pre 1995)	H14	Evaluation will be undertaken as part of Devt Management DPD preparation	No
A Development Guide to Shop and Shop Front Alterations (Pre 1995)	N/A	Evaluation will be undertaken as part of Devt Management DPD preparation	Yes ¹
A Guide To Horse Policy (Pre 1995)	C4	Evaluation will be undertaken as part of Devt Management DPD preparation	No
Kent Design (July 2000) ²	B1	Evaluation will be undertaken as part of Devt Management DPD preparation	No
Ebbsfleet Development & Environment Framework (June 1996)	H6	Existing SPG will continue to be used until evaluation has been undertaken.	No
Ingress Park and Empire Mill Planning Brief (November 1998)	H4	No. Existing SPG will continue to be used until development is complete.	No
Land at North Dartford, Planning Brief (March 1999)	N/A	No. Existing SPG will continue to be used until development is complete.	No
South of Watling Street, Dartford (November 1999)	N/A	No	Yes
Land Bendigo Wharf, Greenhithe Development Brief (October 2000)	B8	No	Yes
The Everards Site, Planning	R5	No	Yes

¹ Replaced by Dartford Borough Council informal planning guidance "Shopfront Design Guide" September 2006

² Replaced by the Kent Design Guide – Supplementary Planning Guidance of the Kent and Medway Structure Plan 2006

Guidelines (June 2001)			
Eastern Quarry Planning Brief (July 2002)	H6	Existing SPG will continue to be used until evaluation has been undertaken.	No
Former West Hill Hospital Site – Planning & Design Brief (September 2003)	H1 – Site A11	No. Existing SPG will continue to be used until development is complete.	No
Swanscombe Peninsula West Planning Brief (February 2004)	H6	Existing SPG will continue to be used until evaluation has been undertaken.	No
Greenhithe Riverfront Urban Design Strategy (June 2004)	B8	Existing SPG will continue to be used until evaluation has been undertaken.	No
Conservation Area Appraisals			
Dartford Town Centre (June 1998) ³	B8 + B9	Existing Appraisal will continue to be used until evaluation has been undertaken.	No
Greenhithe (June 1998)	B8 + B9	Existing Appraisal will continue to be used until evaluation has been undertaken.	No
Hook Green (June 1998)	B8 + B9		
Southfleet (June 1998)	B8 + B9		
Church Hill, Wilmington (September 1998)	B8 + B9		
Red Street, Southfleet (September 1998)	B8 + B9		
Areas of Special Residential Character Appraisals			
Bean Road, Greenhithe (September 2000)	H9	Existing Appraisals will continue to be used until evaluation has been undertaken.	No
Betsham (September 2000)	H9		
Chaucer Park, Dartford (September 2000)	H9		
Darenth Road, Dartford (September 2000)	H9		
Green Street Green (September 2000)	H9		
Longfield Hill (September 2000)	H9		
New Barn (September 2000)	H9		
Shepherd's Lane, Dartford (September 2000)	H9		
Southfleet (September 2000)	H9		

³ Replaced by Dartford Borough Council informal planning guidance "Dartford Town Centre Conservation Area Appraisal and Management Plan" October 2006

Areas of Special Character Appraisals			
Broadditch Pond, Southfleet (September 2000)	B10	Existing Appraisals will continue to be used until evaluation has been undertaken.	No
Darenth Road, Darenth Hill (September 2000)	B10		
New Town, Dartford (September 2000)	B10		
St John's Jerusalem, Sutton-at-Hone (September 2000)	B10		
Westwood (September 2000)	B10		

Evidence Base – Main Studies

The following comprises a selective list of the main studies that will be used to inform the preparation and production of Dartford's LDF. Unless stated they are DBC publications.

Study	Status (as at May 2011)
Sustainability Appraisal/ Strategic Environmental Assessment, Enfusion	Finalised and available on DBC website. Appendices includes previous scoping, option testing and assessment of preferred options and submission policies. Additional Addendum (May 2011) identifies whether there is a need for sustainability appraisal of Council's Proposed Changes and provides a summary of the alternatives considered during the preparation of the Core Strategy.
Habitats Regulation Assessment (HRA) / Appropriate Assessment (AA), Enfusion	Dartford Town Centre assessment completed and available on website. Work on Core Strategy HRA/AA finalised and published.
Strategic Housing Land Availability Assessment (SHLAA)(2010)	Available on DBC website
Housing Needs Survey and Market Assessment, DCA, (2006)	Available on DBC website
Strategic Housing Market Assessment (SHMAA)(2010)	Available on DBC website
Affordable Housing Financial Viability Assessment, Chris Marsh Associates, (2010)	Available on DBC website
North Kent Gypsy and Traveller Needs Assessment (GTAA), DCA, (2006)	Available on DBC website
North Kent Travelling Showpeople's Assessment (2007)	Available on DBC website
Strategic Employment Land Availability Assessment (SELAA) (2010)	Available on DBC website
Employment Technical Paper (incorporating Strategic Employment Land Assessment) (2010)	Available on DBC website
The Potential of Ebbsfleet, Kent Thameside, as a future office location, Knight Frank, 2006	Available on DBC website
Dartford Retail and Leisure Study, Donaldsons, 2006	Available on DBC website

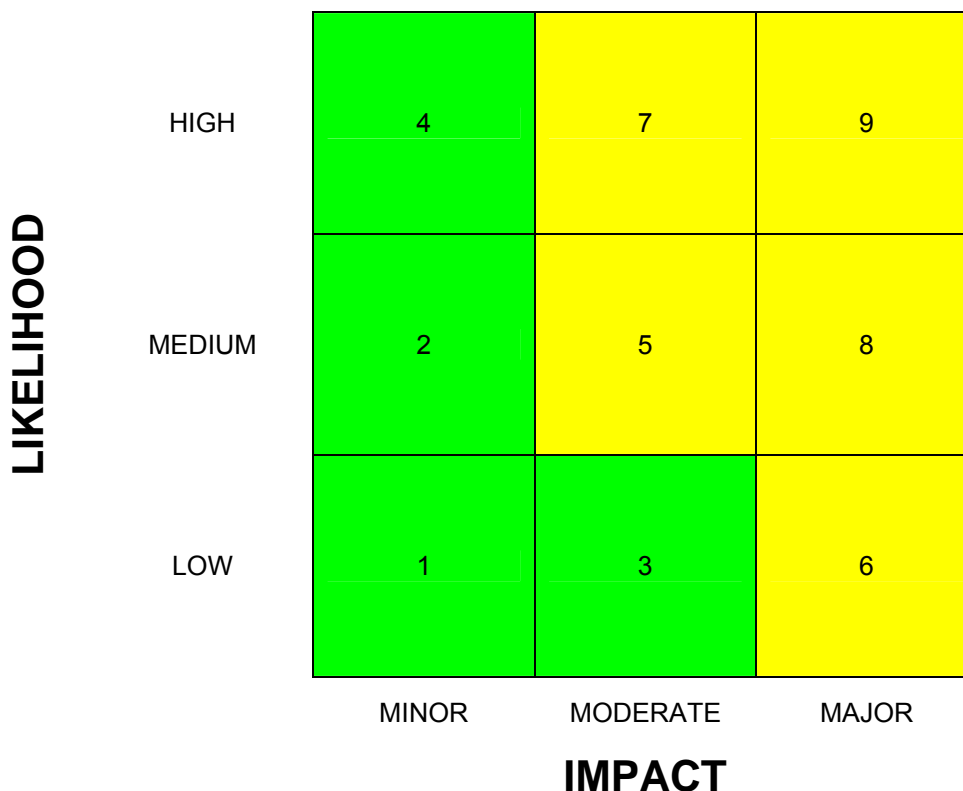
Dartford Retail and Commercial Leisure Study, GVA Grimley, 2010	Available on DBC website
Built Sports Facilities Technical Paper 2010	Available on DBC website
Playing Pitch Study 2006	Available on DBC website
Open Space Technical Paper(2010)	Available on DBC website
Rural Areas Technical Paper (2010)	Available on DBC website
Dartford Town Centre Strategic Flood Risk Assessment, Entec, 2008	Available on DBC website.
Kent Thameside Strategic Flood Risk Assessment, Entec, 2007 and update 2009	Available on DBC website
PPS25 Flood Risk Sequential Test Dartford Borough-wide Assessment (2010)	Available on DBC website
Kent Thameside Water Cycle Study, Entec, (2009)	Available on DBC website
Kent Thameside Eco-Assessment Study (2010). Scoping Study _ Parsons Brinkerhoff. Main Study AEA/Savills	Available on DBC website
Kent Thameside Strategic Transport Modelling, Jacobs	Available on DBC website
Northern Gateway Strategic Site Allocation Background Paper(2010)	Available on DBC website
Infrastructure Delivery Study(2010)	Available on DBC website
Biodiversity and Landscape Background Paper(2010)	Available on DBC website
Heritage and Historic Environment Background Paper(2010)	Available on DBC website

Risk Management Assessment

Area of Risk	Risk Management Actions	Risk Profile*	
		Initial	Managed (If changed)
<p>1 Loss of staff resources, either as a result of staff absence through sickness, maternity leave or leaving the authority.</p>	<p>This risk cannot be avoided but mitigation measures can be employed to minimise effects, such as maternity cover and rapid recruitment of vacated posts. In practice, this mitigation can only be partial as a result of long lead-in time with getting new team members up to-speed.</p>	<p>Likelihood : High Impact:Major Risk Rating: 9</p>	<p>Likelihood: Medium Impact: Moderate Risk Rating:5</p>
<p>2 Delayed or poorly completed consultant's studies.</p>	<p>Can be mitigated to some extent by careful selection procedures and good project management of consultants.</p>	<p>Likelihood: Medium Impact: Moderate Risk Rating: 5</p>	<p>Likelihood: Low Impact: Moderate Risk Rating:3</p>
<p>3 Insufficient capacity of key stakeholders in making input to LDF process, such as Environment Agency, water companies and education and health authorities.</p>	<p>Ensure that stakeholders are engaged in process and required inputs identified as early as possible. Ensure ongoing close liaison with agencies whose input is required.</p>	<p>Likelihood: Medium Impact: Major Risk Rating: 8</p>	<p>Likelihood : Low Impact: Moderate Risk Rating:3</p>
<p>4 Additional or changing demands on planning policy staff from a number of sources, including corporate, sub-regional, regional, national levels.</p>	<p>Strict prioritisation of competing work demands is already employed to minimise the effects of this. There are, however, circumstances where other key corporate as well as government priorities, such as Single Conversation, will take precedence over LDF preparation.</p>	<p>Likelihood: High Impact: Major Risk Rating: 9</p>	<p>Likelihood: Medium Impact: Moderate Risk Rating:5</p>
<p>5 Capacity of the Planning Inspectorate to accommodate examinations and produce report to agreed time-table. Unexpected workload peaks could lead to delays.</p>	<p>Planning Inspectorate to be consulted on proposed work programme. A Service Level Agreement will be signed when programme agreed. If Planning Inspectorate is unable to respond to the work programme, this is outside the Council's control.</p>	<p>Likelihood: Medium Impact: Moderate Risk rating: 5</p>	<p>Likelihood: Low Impact: Minor Risk rating:1</p>
<p>6 New evidence base or a change of approach required</p>	<p>New requirements resulting from changed political priorities minimised by having a cross-party Members Working Group and seeking cross-party</p>	<p>Likelihood: High Impact:</p>	<p>Likelihood: Medium Impact:</p>

Area of Risk	Risk Management Actions	Risk Profile*	
		Initial	Managed (If changed)
as a result of government guidance, appeal decisions, changing economic or political circumstances etc.	consensus. New government guidance to be assessed immediately to ascertain impact on LDF documents. This can address soundness of the document but delays may occur as a result of further work.	Moderate Risk rating: 7	Moderate Risk rating: 5
7 Scale and nature of responses to consultation at Publication stage, requiring additional work to be carried out prior to Submission.	Ensure ongoing liaison with key stakeholders to minimise the risk of 'showstopping' objections.	Likelihood: Medium Impact: Moderate Risk rating: 5	Likelihood: Low Impact: Moderate Risk rating: 3

RISK PROFILE TEMPLATE



The area shaded green is generally within an acceptable level of risk.

If you or anybody you know requires this or any other Council information in another language, please contact us and we will do our best to provide this for you. Braille, audio tape and large print versions of this document are available upon request.



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