

# **DARTFORD**

## **BOROUGH COUNCIL**

### **LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT FOR THE PERIOD 01 APRIL 2007 TO 31 MARCH 2008**

**December 2008**

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.



Tel: 01322 343434  
Fax: 01322 343432  
Email: [customer.services@dartford.gov.uk](mailto:customer.services@dartford.gov.uk)



**Calls are welcome via typetalk**

## CONTENTS

		<b>Page Number</b>
EXECUTIVE SUMMARY		<b>3</b>
Chapter 1	INTRODUCTION	<b>12</b>
Chapter 2	CHARACTERISTICS OF THE BOROUGH	<b>14</b>
Chapter 3	POLICY PERFORMANCE FINDINGS	
	Theme 1 Housing	<b>24</b>
	Theme 2 Housing for Local Needs	<b>30</b>
	Theme 3 Dartford Town Centre	<b>35</b>
	Theme 4 Transport	<b>41</b>
	Theme 5 Employment	<b>44</b>
	Theme 6 Urban Residential Quality	<b>48</b>
	Theme 7 Community Facilities	<b>51</b>
	Theme 8 Green Belt	<b>55</b>
	Theme 9 Previously Developed Land	<b>56</b>
	Theme 10 Environmental Resources	<b>58</b>
	Theme 11 Flood and Water	<b>63</b>
Chapter 4	PREPARING THE LOCAL DEVELOPMENT FRAMEWORK	
	Section 4.2 Assessment of milestones	<b>67</b>
	Section 4.3 Community Involvement	<b>69</b>
Chapter 5	IN THE FUTURE	
	Section 5.1 Sustainable Development	<b>72</b>
	Section 5.2 Action Plan for Enhancing Monitoring Work	<b>77</b>
APPENDIX		
	1 Indicators, targets and data gaps	<b>78</b>
	2 Sources of Data	<b>90</b>
	3 Glossary	<b>91</b>
	4/5 Expanded view Housing Trajectory a) and b)	<b>94</b>

LIST OF FIGURES

1	Dartford District	13
2	Dartford Population 2001 and mid year 2007	17
3	Employment Structure 1995 and 2006	18
4	Percentage Composition of housing in tax bands 2006 to 2007	20
5	Distance travelled to work 2001	22
6	Qualification levels in Dartford and Kent 2001	23
7	New Homes Built	24
8	Residential Planning Commitments and Applications for sites over 100 Units	25
9	Housing Trajectory	29
10	Affordable Housing Delivery 2006-2026	31
11	Sizes of affordable Homes	32
12	Types of Affordable Homes Tenures Built	33
13	Town Centre Health Checks	36
14	Employment Floorspace 2007 - 08	44
15	Net Employment Floorspace	46
16	Proportion of Housing planned on Previously Developed Land	57
17	DEFRA Statistics on Carbon Dioxide emissions	61
18	Objections to planning applications	64
19	LDS –Progress up to March 2007	69
20	Availability of the LDF to the Community	70
21	Examples of potential Sustainability Appraisal Indicators	74
22	Details of Targets achieved during 2007	76
23	Action Plan for Enhancing Monitoring Work	77

## EXECUTIVE SUMMARY

An overview of each Chapter contained within the Annual Monitoring Report follows:

---

### CHAPTER ONE : INTRODUCTION

---

Monitoring is an essential and continuous part of plan-making in the new planning system. It assesses the progress of Local Development Framework preparation and how well planning strategies and policies are performing. It identifies where review of policies is required or corrective action is needed to achieve objectives.

This report assesses performance for the period 1 April 2007 to 31 March 2008.

---

### CHAPTER TWO : CHARACTERISTICS OF THE BOROUGH

---

- Forecasts indicate that the population, employment opportunities and housing stock will rise considerably in the next twenty years.
- Large scale regeneration and growth is planned within the Borough and this will provide both opportunities and challenges

---

### CHAPTER THREE : POLICY PERFORMANCE FINDINGS

---

The overall performance in meeting the objectives of the Corporate Plan, relevant policies in the adopted Local Plan and targets set in the Kent and Medway Structure Plan, the draft South East Plan and nationally, has been assessed by looking at eleven themes :

1	Housing	7	Community Facilities
2	Housing for Local Needs	8	Green Belt
3	Dartford Town Centre	9	Previously Developed Land
4	Transport	10	Environmental Resources
5	Employment	11	Flood and Water
6	Urban Residential Quality		

A summary of the main findings for each theme follows :

## Theme One : Housing

- The emerging South East Plan requires Dartford Borough to provide 15,700 homes between 2006 and 2026. The Government's Proposed Changes to the South East Plan of July 2008 advise a housing target of 17,340.
- 603 homes were provided during the reporting year. This is 90 homes less than the forecast for the year provided in last year's Report and is a result of the economic downturn.
- This shortfall will need to be met in future years. A provisional revised trajectory has been prepared showing that there is likely to be a significant reduction in housing delivery in the early part of the Plan period, as compared to the trajectory shown in last year's Report.
- The latest trajectory predicts a peak of 1,500 homes being delivered in 2013/14. Slow housing delivery in the early part of the period will be compensated for by a higher rate of completions at the end of the Plan period enabling the Draft South East Plan target of 15,700 to be met. The potential to meet the higher target in the Government's proposed changes to the South East Plan is currently under review.
- The Council is working with other strategic partners and developers to ensure that strategic transport infrastructure, other infrastructure delivery and flood risk issues do not result in delays in meeting housing delivery targets.
- The interim Strategic Housing Land Availability Assessment, January 08 is being updated to take into account deliverability of sites. It is envisaged that the current economic downturn will impact on delivery and phasing of sites currently in progress as well as those coming forward in the future.
- Planning permissions have been secured to deliver over 55% of the lower and 50% of the higher South East Plan housing target to 2026.

## Theme Two : Housing for Local Needs

- More than 30% of housing delivered on qualifying housing sites was affordable housing during 2007-08
- Flatted accommodation comprised 85% of the total affordable housing delivered in the review year, split between 2 bedroom flats (52%) and 1 bedroom flats (33%).
- A range of tenure options have been provided with a predominance of intermediate housing (47%), as recommended by Dartford's Housing Needs Study(2006)
- Findings of the regional consultation North Kent Gypsy and Traveller Accommodation Assessment were agreed by Cabinet in September 2007.

## Theme Three : Dartford Town Centre

- Land assembly in preparation for development at Lowfield St and at the Northern Gateway continued during 2007. Progress is being made on bringing forward all the sites identified in the Preferred Options Document of the Dartford Town Centre Area Action Plan, with planning permission obtained on the former Co-op site.
- Health checks show a mixed picture of economic performance. Rents and retail yields indicate improving economic conditions. However, there has been an increased level of vacancies and fewer people employed in the town centre. Many indicators still remain low as compared to similar centres in the rest of Kent and there has been a loss of market share in the town centre's catchment area between 2001 and 2007.
- Other ongoing initiatives to improve the town centre include environmental enhancements, and commencement of the Townscape Heritage Initiative, funding was secured for a children's play initiative in Central Park and a parklands initiative.

## Theme Four : Transport

- The Council with partners has developed a strategic transport investment programme which will be funded through a public/private partnership. An interim tariff was introduced in July 2007 seeking financial contributions from residential and commercial developments. Up to November 2008, 15 schemes had committed to making contributions.
- The Fastrack service, a dedicated public transport system serving town centres and developments in the Kent Thameside area, received two bus operator awards during the monitoring year. A new route opened, incorporating a dedicated new bridge, to link Dartford Town Centre, The Bridge development, Crossways, Greenhithe and Bluewater.
- Ebbsfleet International Station was opened for passenger use in November 2007. The station provides access to the Eurostar service using the high-speed track linking London and Europe.
- Community Infrastructure Funding of £5m was awarded to replace the existing Dartford Station with an improved building, with ancillary buildings reconfigured.
- Dartford benefited from a share of £50m funding from the Connect2 project. £600,000 will be used to provide new cycling and pedestrian links within and through the town centre.

## Theme Five : Employment

- 1,468 sq m of new employment floorspace was created during 2007 – 2008
- There was a net loss of employment floorspace of -4,276 sq m during 2007 - 2008.
- 14,637 sq m of employment floorspace was under construction at Crossways during the monitoring year.
- Delivery of new employment floorspace will be slower than previously forecast as a result of the economic slowdown. Revised forecasts are being prepared.

## Theme Six : Urban Residential Quality

- Planning approvals for large housing developments are creating the foundations for improved quality of life for residents. For example, the planning permission granted at Eastern Quarry, included a comprehensive design for a new community with jobs, leisure and other community facilities provided on-site and connected to the wider area by green walking and cycle paths and the Fastrack bus service. At The Bridge, the scheme has been designed in a way that allows residents to enjoy their living environment in a sustainable way, with the layout of open spaces and community facilities promoting social cohesion.
- All residential developments built out during 2007/08 had access to “Fastrack” or other public transport services, allowing easy travel to jobs, shops and other community services.

## Theme Seven : Community Facilities

- A number of new community facilities have been completed during the review year at the Swancombe Heritage Park; The “Enchanted Woodland” at Temple Hill, Brooklands Lakes and Darenth Woods. The Spark-it Programme continued.
- Planning consent was granted for diverse community facilities including a specialist media and sports facility at the Wilmington Campus of North West Kent College for student and community use; an all weather floodlit sports pitch; and opening up of the Joyce Green Cemetery for public access and enjoyment.
- Contributions have been made to the future provision of education, health and other community facilities through S106 agreements at a number of new sites. This includes major new community facilities at Eastern Quarry.

## Theme Eight : Green Belt

- There has been no inappropriate development within the Green Belt during 2007-08

## Theme Nine : Previously Developed Land

- Last year 89% of homes built were on previously developed land, which exceeded the national annual target of 60%.
- 38.5% of housing planned in the future is to be built on previously developed land. The remaining development will predominantly be on identified strategic sites that have been utilised and quarried but do not meet the PPS3 definition of Previously Developed Land including Eastern Quarry and St James's Lane Pit

## Theme Ten : Environmental Resources

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development during 2007-08
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species in the Borough
- There were no planning consents for renewable energy installations during the monitoring year.
- There has been an overall reduction in carbon emissions of 3.3% between 2005 and 2006, with a 4.5% per capita reduction. This was mainly due to an estimated reduction of emissions from transport, industry and commercial sources. However, domestic emissions have gone up by 2.2%, largely resulting from an increase in the number of homes.

## Theme Eleven : Flood Protection and Water Quality

- Water quality is being adequately protected and flood risk within new developments is being addressed. All Environment Agency advice with regard to planning applications was either addressed through condition, change to the scheme or refusal of permission
- A Strategic Flood Risk Assessment (SFRA) has been published for the Kent Thameside area. An updated SFRA is being produced together with a detailed update for Dartford Town Centre.

---

## CHAPTER FOUR : PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

---

### **Milestones**

- The milestones, as set out in the revised Local Development Strategy March 2007, for the Monitoring Year 2007-2008 have been met

### **Community Involvement**

- The consultation methods proposed in the Statement of Community Involvement to make draft Local Development Framework documents available to the community, have been used during public consultation periods.

---

## CHAPTER FIVE : IN THE FUTURE

---

### **Sustainable Development**

- A number of emerging Sustainability Appraisal Indicators, to assess whether sustainability objectives are being achieved, have been reported in the Annual Monitoring Report these include housing tenure, provision of community facilities, supply of affordable housing and condition of Sites of Special Scientific Interest
- The Council will continue to enhance its monitoring of sustainability issues in future editions of the Annual Monitoring Report.

### **Action Plan for Enhancing Monitoring Work**

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

---

## ISSUES FOR THE FUTURE

---

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

- **Issue 1** - Assessing the potential impact of the economic downturn on the housing market and considering corrective action that could be taken to meet South East Plan targets while maintaining the Council's commitment to sustainable communities.
- **Issue 2** - Assessing the potential impact of the economic downturn on job creation and job losses. Ensuring that phasing of jobs keeps pace with housing delivery.
- **Issue 3** - Ensuring that progress on the regeneration of Dartford Town Centre continues, despite the economic downturn.
- **Issue 4** - Ensuring that the required infrastructure for proposed new communities, particularly water and transport, is planned and provided in line with housing growth.
- **Issue 5** - Consider site viability issues and the potential for planning gain in the context of reduced land values.
- **Issue 6** - Considering what corrective action can be taken to ensure that local people will have access to housing in spite of the credit crunch.
- **Issue 7** - Ensuring new homes and neighbourhoods are of the highest quality and are well designed
- **Issue 8** - Ensuring new developments are meeting sustainability objectives
- **Issue 9** - Ensuring that the benefits of regeneration are shared by existing and new communities

---

## CHAPTER ONE : INTRODUCTION

---

- 1.1** Dartford Borough Council's Annual Monitoring Report (AMR) 2007 – 2008 forms part of the suite of documents that make up the Local Development Framework (LDF). Its purpose is to annually assess whether the Council's aims and objectives in creating sustainable communities are being achieved through relevant planning strategies and policies contained in the LDF, and whether the milestones as set out in the Local Development Scheme (LDS) are being met. The AMR will also recommend future actions, by annually assessing the projected future needs of the Borough.
- 1.2** The AMR uses relevant data to review and assess:
- Key current planning policy progress and outcomes
  - The current position in reaching regional and national targets in particular the provision of housing
  - Policy performance in relation to the Council's relevant key objectives and targets contained in the Corporate Plan
  - The implementation of the LDS (the timetable for preparing the LDF).
- 1.3** The AMR has been prepared using monitoring data for the period April 2007 to March 2008. The report uses different types of indicators to aid performance assessment. These are:
- **Contextual Indicators** which give an understanding of the environmental , social and economic factors that affect the Borough, and
  - **Output indicators** which measure the direct effect of planning policies. Output indicators include :
    - **“Core” Indicators** which must be assessed by each Local Authority to assist Central Government in their monitoring of national policy objectives and have been set out in the Regional Spatial Strategy and Local Development Framework Core Output Indicators Update (February 2008). A number of Core Indicators have been used in the Policy Performance Findings section of the report and have been clearly identified.

- **Local Output Indicators** which are locally relevant indicators .

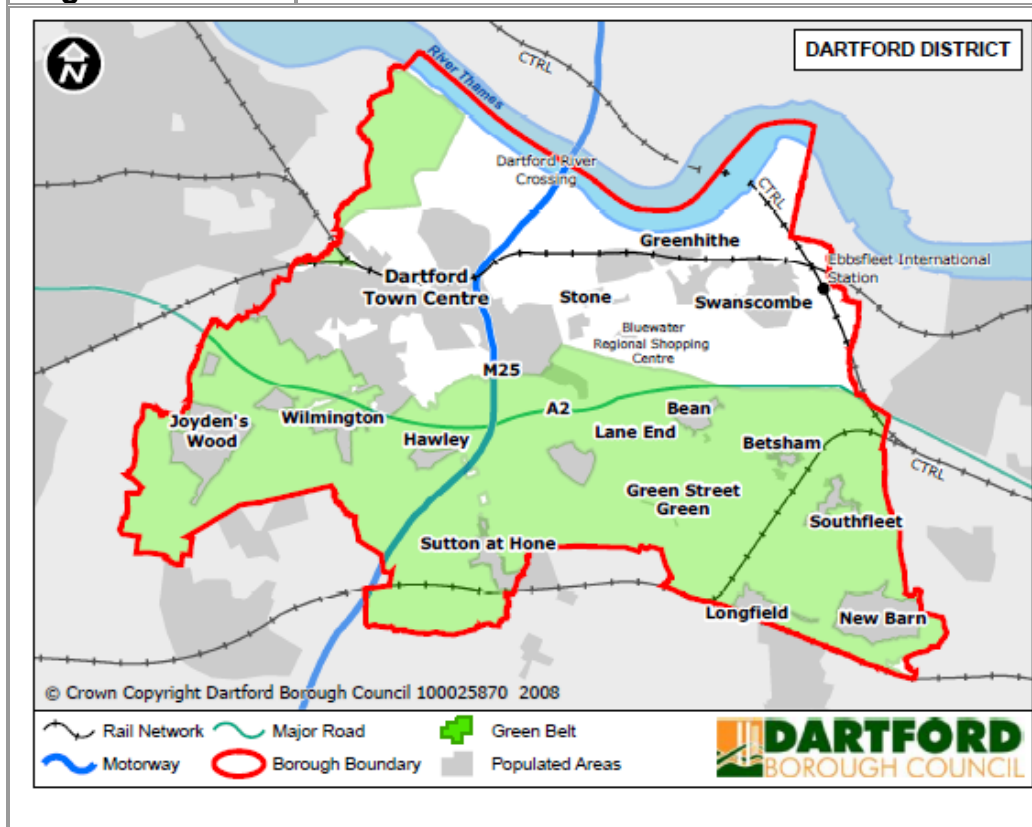
The findings for all indicators have been set out in Annex 1.

- 1.4** The report uses 11 themes to assess planning policy and target performance. They are fundamental to the overall LDF and reflect Corporate priorities. Each theme contains:
- **Introduction** - summarising the key policy outcomes and targets
  - **Findings** – a selection of indicators presented in textual and graphical formats for the period April 2007 to March 2008
  - **Summary** - an assessment of performance and key findings
  - **In the Future** – anticipated future outcomes and recommendations for future actions
- 1.5** The 2007-08 AMR has assessed performance against key policies from the 1995 Adopted Local Plan (referred in the report as “The Local Plan”) and the Local Plan Review Draft Amended Second Deposit Draft 2004 (referred to in the report as “The Local Plan Review”). The 1995 Adopted Local Plan is the statutory planning document whilst the Local Plan Review is the most up to-date formal expression of the Council’s planning strategy for the Borough. The Council has ‘saved’ 126 of the Adopted Local Plan policies. These are identified in the Council’s Local Development Scheme, June 2007.
- 1.6** Whilst the Local Plan Review Draft Second Amended Deposit has not been adopted, the Council has resolved to continue to use it as a “material consideration” for development control purposes. The AMR has also assessed performance in meeting the targets of the Adopted Kent and Medway Structure Plan 2006 and the emerging South East Plan where they represent more up to date policy targets, and has linked these to emerging policy approaches of the LDF.

**CHAPTER TWO : CHARACTERISTICS OF THE BOROUGH**

Dartford Borough the place of choice to live, work and enjoy  
 Dartford and Gravesham Sustainable Community strategy 2008 - 2011

**Figure : 1**



- 2.1 Dartford Borough occupies an important strategic location within South East England, at the pivotal point between Greater London and Kent, and at the heart of the Thames Gateway regeneration area.
- 2.2 In recent years, Dartford has seen a decline in traditional industries. In its place, a growing number of global and national offices and logistics operators have established at Crossways Business Park and a significant number of jobs have been created at the Bluewater Shopping Centre.
- 2.3 Dartford town centre has experienced a period of decline. The Council has worked with its partners to bring forward development sites that help rejuvenate the town centre and has been actively implementing environmental improvement schemes. There are sharp contrasts between the north and south of the borough, with the town of Dartford

and the other urban settlements of Stone, Greenhithe and Swanscombe in the northern part. To the south is mainly Green Belt land, incorporating 11 rural settlements, surrounded by land of high agricultural and landscape value— see Figure 1.

- 2.4** There are a number of developments of strategic significance within the Borough including Bluewater Regional Shopping Centre, Dartford River Crossing/M25, Crossways Business Park, Channel Tunnel Rail Link (CTRL) and Ebbsfleet International Station.
- 2.5** Since 1995 the Borough has been earmarked for large scale regeneration with 15,700 new homes anticipated in the period 2006 - 2026. A number of major residential developments have been built in recent years or are under construction, including The Bridge, Ingress Park, West Hill, Darenth Park, Bexley Park and Waterstone Park.
- 2.6** Some strategic developments planned for the future are:
- 1 Ebbsfleet** - mixed use development, containing the CTRL station and approximately 790,000 sq m of employment floorspace and up to 2,320 homes
  - 2 Eastern Quarry** - a mixed use development of several “urban” villages on one of the largest sites in the Thames Gateway region, providing 7,750 homes and 130,00 sq m of employment floorspace
  - 3 The Bridge** - A mixed use development including a business/technology park, 185,000 sq m of employment floorspace in total and 1,500 homes
- 2.7** These major developments provide both opportunities and challenges for the Borough and its residents. It is envisaged that this growth will bring jobs, prosperity, homes suited to the needs of local people, leisure and recreation facilities. New uses for derelict areas will attract further economic investment into the area, leading to a further improvement in the quality of life. However, development and growth, without adequate supporting infrastructure and environmental safeguards will put pressure on existing facilities and may result in negative impacts on existing communities, natural habitats and the environment.

**2.8** Planning policy must address both the opportunities and challenges arising from this projected growth and major new developments. The Council is addressing these issues in its emerging LDF through the following strategic objectives:<sup>1</sup>

- Planning for a well integrated community;
- A successful commercial hub at Ebbsfleet;
- A vibrant town centre with a flourishing day and evening economy and a strong cultural and leisure offer;
- An accessible Thames Waterfront with a stunning built and natural environment;
- A green borough with a widespread network of landscaped paths, cycle routes and open spaces;
- A full range of leisure and recreation opportunities;
- A realistic choice of travel options both locally and further afield;
- A sustainable borough leading the way with energy and water efficient buildings

## **2.9 THE BOROUGH TODAY**

In general, Dartford has experienced social changes in line with national trends, with increasing numbers of one and two person households and a growing elderly population. Growth in population has been the fifth largest in Kent in the last ten years and further increases are anticipated. This higher than average population increase is the result of large scale housing development taking place in the borough.

---

<sup>1</sup> Dartford's Core Strategy – Preferred Options (January 2008 Edition)

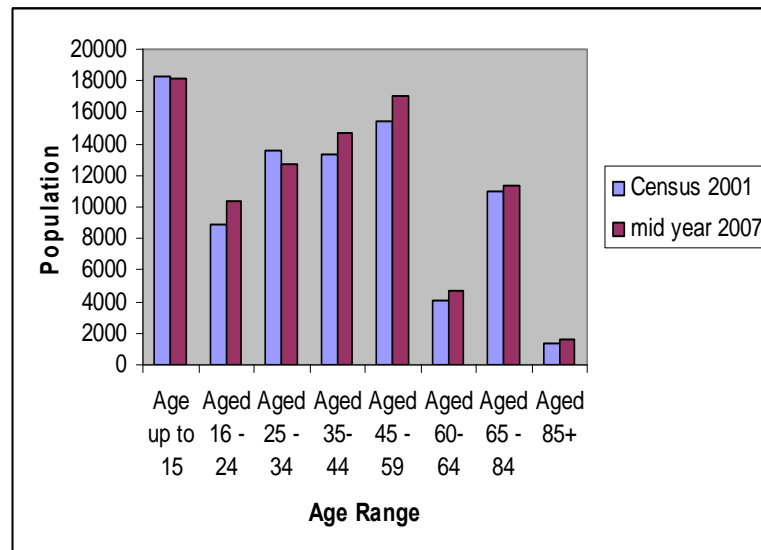
## 2.10 Population

Dartford had an estimated population growth rate of 6% between 2001 (86,00) and 2007 (90,700) compared with an average estimated growth rate of 5% in the County of Kent (excluding Medway)

- Based on the change from 2001 Census data and 2007 estimated figures, the largest increases have been in the 16-24 and 35-59 age groups. Numbers of 25-34 year olds have dropped and there has been a slight decrease in the under 15 age group.

**Figure : 2**

Dartford Population 2001 and mid year 2007



Source : Census 2001 and Mid-Year Population Estimates 2007 (ONS)

- 92% of the population classed themselves as “white” in the 2001 Census. Ethnic group population estimates for 2006 show a “white” population of 90.9%, showing a minor increase in BME communities in the last five years.

### Forecast

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

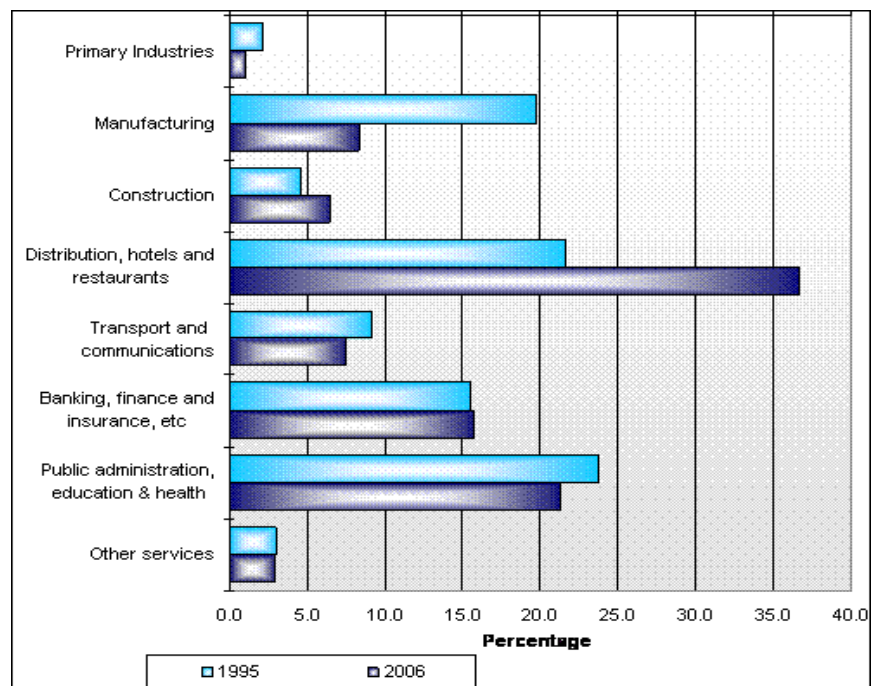
## 2.11 Employment

15,500 new jobs (net) have been created in the Borough since 1995

- There were estimated to be 48,300 jobs in the Borough in 2006, an increase of 47% since 1995
- The greatest change in the employment structure between 1995 and 2006 was the very steep growth in the distribution, hotel and restaurant sector. The proportion of jobs in manufacturing, primary industries and public administration, education and health has declined since 1995. These decreases are broadly consistent with national trends. (See Figure 3)

**Figure : 3**

Employment Structure 1995 and 2006



Information and Analysis District Profiles 2008

Source : KCC 2008

- In 2006 76% of residents of working age were economically active in both Dartford and the South East. The jobs density in 2004 was 1.0. This indicates that the number of jobs available to residents is equal to 1 job per person of working age. This is above the job density for Kent as a whole, which was 0.81 jobs for each person of working age.
- Unemployment has declined from 2.1% in 2006 to 1.8% in October 2008, which is just below the Kent average of 1.9%.
- 38% of residents lived and worked in Dartford in 2001. There was a slight decrease in the number of residents commuting to London from 43% in 1991 to 39.5% in 2001.

#### Forecast

The resident working population is expected to increase by 16,100 between 2006 and 2026, due to housing growth. The provision of over 850,000sq m of employment floorspace is envisaged during the same period with the potential to create 30,000 jobs. This would create the potential for an increased number of Dartford residents to work within the Borough.

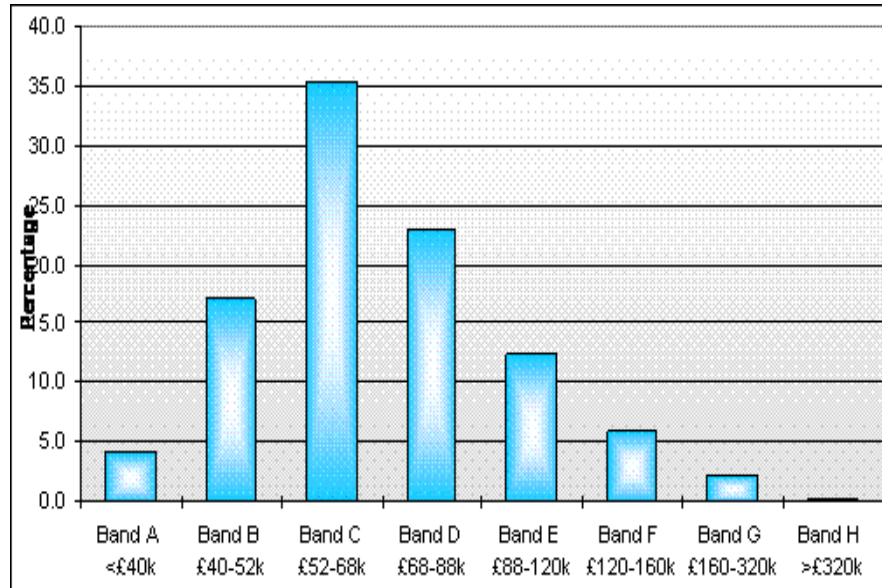
## 2.12 Housing

There were estimated to be 38,000 households in Dartford in 2007, an 8.5% increase in the number of households since 2001

- In 2001 74.2% of housing was owner occupied, 10% private rented, 16.3% social rented, 0.6% shared ownership and 2.0% other types of tenure.
- The average house price in 2007 was £213,443, lower than the average price in Kent of £223,382. Average house prices have risen by 78% between 2001 and 2006. This is lower than the national average price increase of 98% during the same period.

**Figure : 4**

**Percentage Composition of Housing in Tax Bands 2006-2007<sup>[1]</sup>**



Information and Analysis District Profiles 2008

Source : KCC 2008

<sup>[1]</sup> Band A is lowest priced homes and Band H is highest priced homes. These prices are based on the value of homes in April 1991

- Based on the median gross earnings of £27,357 the median house price to earnings ratio is 6.84 in 2007 as compared to 7.26 for England as a whole. This means for people in these income bands, housing is more affordable than on average in the UK. However, for those residents whose earnings were in the lower quartile, the lower quartile house price to earnings ratio is 7.79 compared to 7.25 in England
- In 2001 2.1% of private homes were unoccupied or vacant compared to a national average of 3.1%. Since 2001 there has been a steady decline in the level of vacant homes to 1.4% in 2005 and 1.27% in 2006.

- Nationally the average household size has been declining over the last 30 years, as more people are living alone. 2005 estimates indicate that 29% of households are comprised of one person in the UK. Based on the 2001 census data, 27% of households in Dartford comprised a single person, as compared to an average of 29% for the UK. 34% of Dartford's households consisted of two people.
- Dartford's household size was 2.35 in 2006, comparable to the national average household size of 2.4 in Great Britain (2006). It has decreased since 2001. Projections show the average household size will continue to decrease. The rate of household increase is higher than the rate of population increase.

#### Forecast

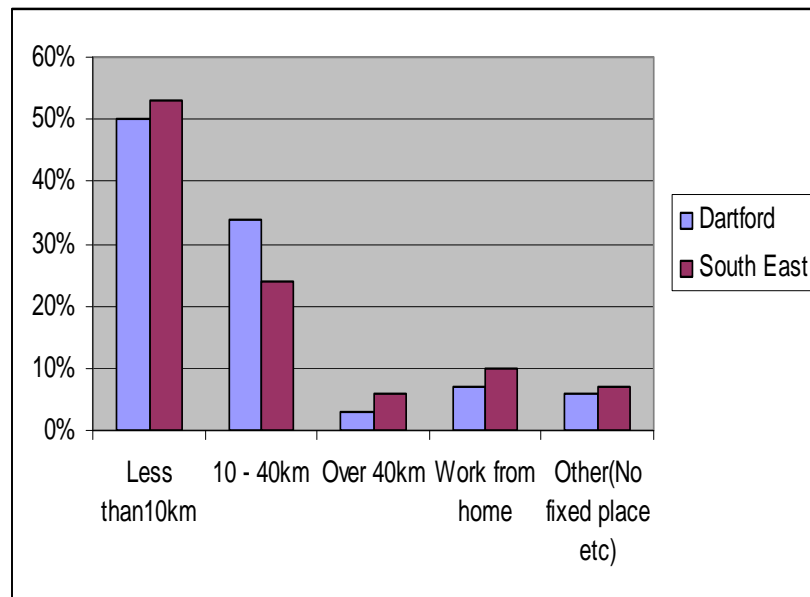
It is estimated that there will be a 50.6% increase in households between 2001 and 2026

### 2.13 Transport

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

**Figure : 5**

**Distance Travelled to Work 2001**



Source : 2001 National Statistics

- In 2001 the majority of residents travelled under 10km to their place of work – see figure 5. This follows the pattern in the South East although a higher proportion of residents travel 10 - 40km to work compared with the rest of the South East.
- National statistics show that between 1991 and 2005 household expenditure on transport increased by 30%.
- From 2001 there has been a 17% increase in bus patronage and 56% increase in cycling in Kent

**Forecast**

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

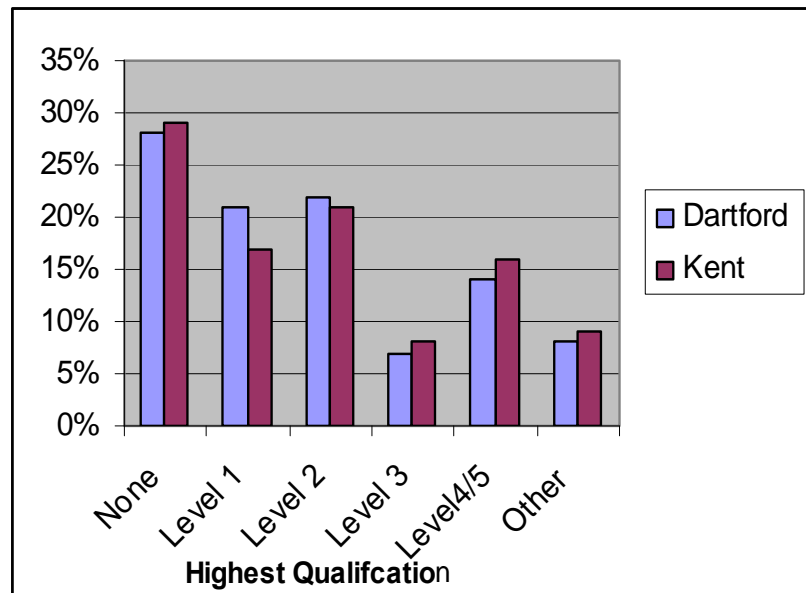
2.14 Education

In 2001 28% of residents had no qualifications. 14% had a professional or degree level qualification which was similar to Kent wide education attainment levels.

- Education attainment at GCSE level is higher than the Kent average. In 2007, 76% of pupils gained 5 A\* to C GCSE grades. This compares with the Kent average of 65% achieving 5 GCSE A to C Grades
- The 2001 Census found that 22% of residents had the equivalent of 5 GCSE A\* to C grade qualifications (NVQ Level 2). 21% of residents had higher level qualifications such as A levels, degree or professional qualifications (NVQ Level 3 and 4). This compares with 21% of Kent residents holding NVQ Level 2 qualifications and 24% NVQ Level 3 and 4. (See Figure 6)

**Figure : 6**

Qualification Levels amongst Population in Dartford and Kent 2001



Information and Analysis District Profiles 2006

Source : KCC 2006

Level 1 - equivalent to NVQ level 1

Level 2 - equivalent to 5 GCSE A\* to C grades

Level 3 – equivalent to 2 A levels

Level 4 –Equivalent to degree or professional qualification or higher

## CHAPTER THREE : POLICY PERFORMANCE FINDINGS

### 3.1 Theme One : Housing

#### Introduction

**3.1.1** The Draft South East Regional Plan requires 15, 700 homes to be built between 2006 to 2026 with the greater amount of these being built in the ten years to 2017. The Government's Proposed Changes (July 2008) propose an increase to 17,340. At the time of preparing this Report, the final South East Plan figures are not yet agreed.

**3.1.2**

*Key Monitoring Question*

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

#### **3.1.3** Findings

In the reporting year 603 net new homes were built in the Borough; (See Figure 7).

**Figure : 7**

#### **Core Indicator H2(b) Net Additional Dwellings for the reporting year**

Type of Site	Number of New Homes	
New homes built on allocated sites	557	
New homes built on windfall sites	57	
Homes lost		11
Total	614	11
<b>Total Net Homes</b>	<b>603</b>	

Source : Dartford Borough Council – Planning Policy Team

**3.1.4 Core Indicator H2(c) Net Additional dwellings – future years**

1,262 homes have been built since 2006 and a further 14,486 (lower South East Plan figure) or 16,126 (higher figure) homes will need to be provided by 2026 to meet the targets of the emerging South East Plan. In absolute terms, there is sufficient land to meet these requirements but the rate at which they come forward is dependent on timely provision of infrastructure and the ability of the house building industry to recover from the current downturn.

**3.1.5** There are currently planning commitments for approximately 11,000 homes. These, together with sites that are being progressed through the planning process, could bring forward 14,800 homes. Many of these had been programmed to commence construction over the next few years but the prospects in the current economic climate are uncertain. Outline consent has been secured on the major sites of Eastern Quarry and Ebbsfleet. However, due to the size and complexity of these sites, and the probability of a slower build out rate than previously anticipated, it is likely that they will not be fully built out within the Plan period. Planning permissions likely to be built out by 2026 account for 55% of the Draft South East Plan target and 55% of the target in the Proposed Government Changes to the South East Plan. There are a number of further large sites, currently at pre-application discussion stage, that are anticipated to come forward in the medium term.

**Figure : 8**

Residential Planning Commitments and Applications for Sites over 100 Units

Sites with over 100 Units with Planning Permission as at March 2007	
	Units
Co-op site	176
Ebbsfleet	Up to 2,320
The Bridge (balance)	1,346
Ingress Park (balance)	119
Waterstone Park (balance)	210
Eastern Quarry	6,250
Everards	211
Fantaseas	175
Axton Chase	149
<b>TOTAL</b>	<b>10,956</b>

**Figure : 8 continued**Residential Planning Commitments and Applications  
for Sites over 100 Units

Application Sites with over 100 Units		
	Units	
St James Lane Pit	1,000	
Northfleet West SS	1,500	
Craylands Lane	110	
<b>TOTAL</b>		<b>2,610</b>
Source : Dartford Borough Council – Planning Policy Team		

**3.1.6** A number of issues were identified as affecting the rate of housing delivery in previous AMR's. The Council with its partners, developers and site owners has made significant progress on all the issues identified. The resolution of these issues will enable the delivery of housing once the housing market has recovered. Actions that have taken place are:

- Agreement on a Kent Thameside Strategic Transport Investment Programme funded through a tariff on new development, and supplemented by Central Government funding. The transport tariff of £5,000 per dwelling was introduced for residential developments in July 2007 and extended to cover non-residential developments in January 2008 (See also Theme 4 Transport).
- The South East Plan housing figures (both lower and higher) require the development of sites which are at risk of flooding. The Council has worked closely with the Environment Agency on Strategic Flood Risk Assessments and Sequential Testing of potential housing sites to ensure that the housing targets can be achieved through development of sites that are capable of flood mitigation.
- The Council has continued discussions with its partners on the provision of education and health infrastructure in advance of planning applications, so as to reduce delays in resolving infrastructure requirements at the planning application stage.

- A water cycle study is being progressed in conjunction with the water authorities to ensure that their investment programmes are in place to meet the supply and waste water infrastructure needs of future developments. The Council has co-operated with Thames Water on their investment programme for the area for the 5 year period 2010-2015.

- 3.1.7** Progress made by the Council in resolving infrastructure constraints, and continuing discussion on these issues, will ensure that housing delivery can commence once the housing market has recovered. The major constraint is now the economic downturn. The ability of the housing industry to recover following the end of the recession is likely to be the most significant factor in determining the rate of future housing delivery.
- 3.1.8** The housing trajectory prepared in March 2008 is shown at Figure : 9. However, given the significant economic events of autumn 2008 which now make this trajectory undeliverable, a revised provisional estimate of the impact of the downturn on the housing delivery programme has been produced. This is shown alongside the March projection. The likely level of housing delivery over the next two years has been estimated on the basis of construction currently taking place. However, beyond this period, it is impossible to predict levels of house building. Further sensitivity testing is, therefore, being carried out to help understand the implications of different scenarios.
- 3.1.9** The earlier housing trajectory showed a marked peak of housing delivery at nearly 2,000 units in 2011/12. This was on the basis of a number of large sites simultaneously producing strong delivery. The ability of the housing market to sustain such a large number of homes coming forward at the same time is questionable for the foreseeable future, with the availability of credit unlikely to return to past levels.
- 3.1.10** The provisional revised trajectory shows that, whilst site delivery is delayed from that predicted in March 2008 and the peak is not so marked, a higher rate of delivery than previously predicted towards the end of the Plan period will enable the Draft South East Plan target of 15,700 homes to be met. The Council is reviewing the potential to meet the higher target set out in the Government's proposed changes to the South East Plan.
- 3.1.11** The Council published its Interim Strategic Housing Land Availability Assessment (SHLAA) in January 2008 alongside the Preferred Options Core Strategy Document. The interim SHLAA identified a five year land supply for housing and sufficient named sites to meet the Draft South East Plan requirements. This work is currently being updated with latest information on site deliverability, constraints, ownership and viability, as well as consideration of the increased housing target identified in the Government's proposed Changes to the South East Plan.

Further assessment will need to be undertaken to understand the impact of the economic downturn on housing delivery. The results of the interim SHLAA were used in determining future housing projections as shown in the Housing Trajectory, March 2008 (See Figure : 9).

### **Summary**

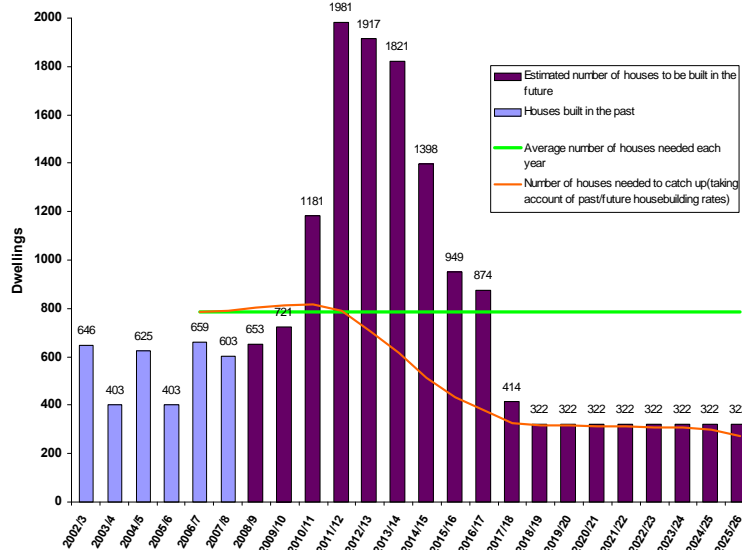
#### **3.1.12** The main findings are:

- The emerging South East Plan requires Dartford Borough to provide 15,700 homes between 2006 and 2026. The Government's Proposed Changes to the South East Plan of July 2008 advise a housing target of 17,340.
- 603 homes were provided during the reporting year. This is 90 homes less than the forecast for the year provided in last year's Report and is a result of the economic downturn.
- This shortfall will need to be met in future years. A provisional revised trajectory has been prepared showing that there is likely to be a significant reduction in housing delivery in the early part of the Plan period, as compared to the trajectory shown in last year's Report.
- The latest trajectory predicts a peak of 1,500 homes being delivered in 2013/14. Underperformance in the early part of the period will be compensated for by a higher rate of delivery at the end of the Plan period enabling the Draft South East Plan target of 15,700 to be met. The potential to meet the higher target in the Government's proposed changes to the South East Plan is currently under review.
- The Council is working with other strategic partners and developers to ensure that strategic transport infrastructure, other infrastructure delivery and flood risk issues do not result in delays in meeting housing delivery targets.
- The interim Strategic Housing Land Availability Assessment, January 08 is being updated to take into account deliverability of sites. It is envisaged that the current economic downturn will impact on delivery and phasing of sites currently in progress as well as those coming forward in the future.
- Planning permissions have been secured to deliver over 55% of the lower and 50% of the higher South East Plan housing target to 2026.

Figure : 9 Housing Trajectory

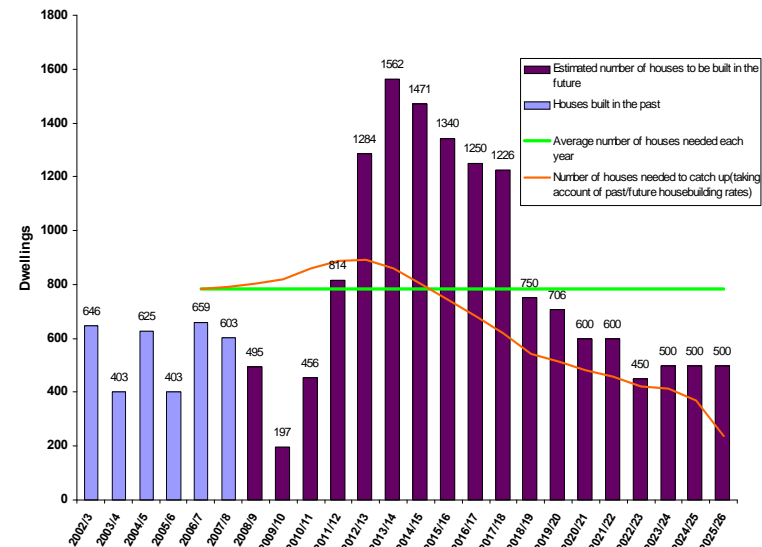
**Core Indicators H1 Plan period and housing targets, H2(a) Net additional dwellings in previous years, H2(d) Managed Delivery Target**

Estimate of Housing Delivery During 2006 -2026 as at March 2008



- H1 Plan period and target – 2006 to 2026. Twenty year period. Target 15,700 homes
- H2(a) Net additional dwellings in previous years – Over the past five years 2,736 homes have been delivered
- The current deficit on the twenty year average South East Plan requirement will be reversed by 2013

Updated Estimate based on provisional assessment of the impact of the 2008 housing downturn on housing delivery



- The reversal of the current deficit on the twenty year average South East Plan requirement is delayed until 2016 based on the provisional assessment of the impact of the housing downturn

### In the Future

**3.1.13** The economic downturn is likely to have a significant and currently unquantifiable impact on housing delivery. Assessment of different scenarios will need to be undertaken to understand the range of potential impacts. This will help the Council in determining the most appropriate corrective action that may need to be taken.

**3.1.14** Delivery of housing on some large sites where construction is underway, such as The Bridge and Ingress Park, is likely to continue, although at a slower rate than previously programmed. On the basis of current developer intentions, other large sites such as Eastern Quarry are expected to begin construction of new housing within the next year or two.

**3.1.15** The Council is required to review annually the capacity and phasing of housing sites to ensure the timely delivery of housing. Further assessment of potential sites and likely phasing will be undertaken in conjunction with updating of the Land Availability Assessment and in the light of Planning Policy Statements 3 and 25. Monitoring of the impact of the economic slowdown on the planning pipeline will also be important to understand and predict future housing delivery.

## **3.2 Theme Two : Housing for Local Needs**

### Introduction

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

#### *Key Monitoring Question:*

Is housing development meeting local needs?

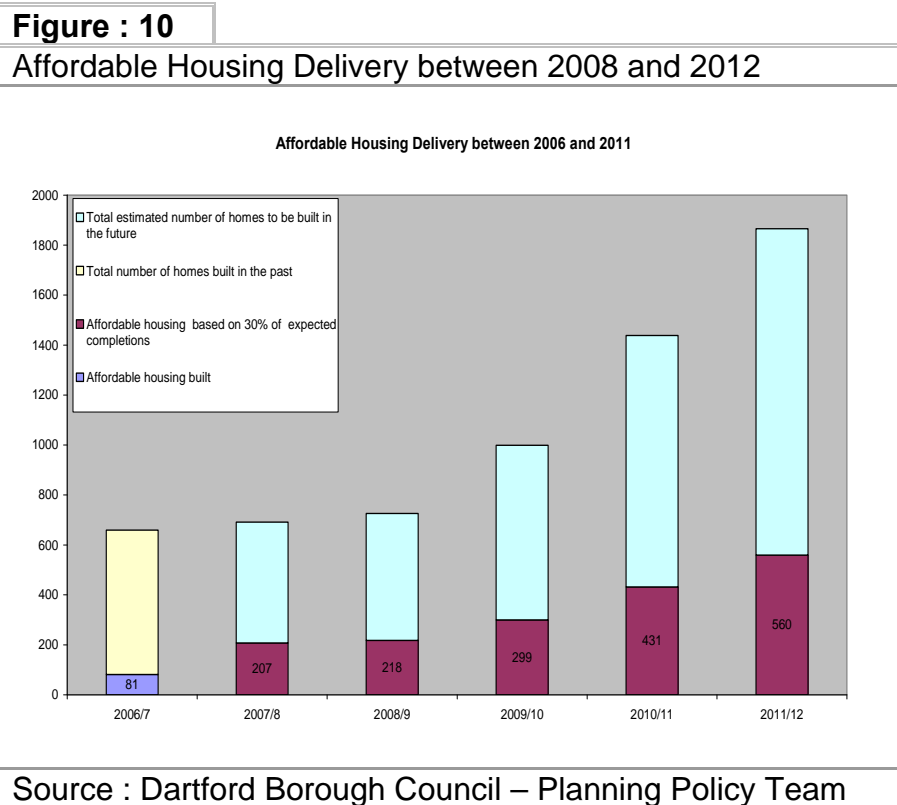
**Findings**

**3.2.2** The Local Plan Review seeks to achieve 30% affordable housing on allocated housing sites and on some urban windfall sites. Since 2004 the majority of qualifying sites have achieved 30% affordable housing as part of the planning permission. Funding has been attained through a mixture of public subsidy and developer contributions.

**3.2.3 *H5 Gross Affordable Housing Completions***

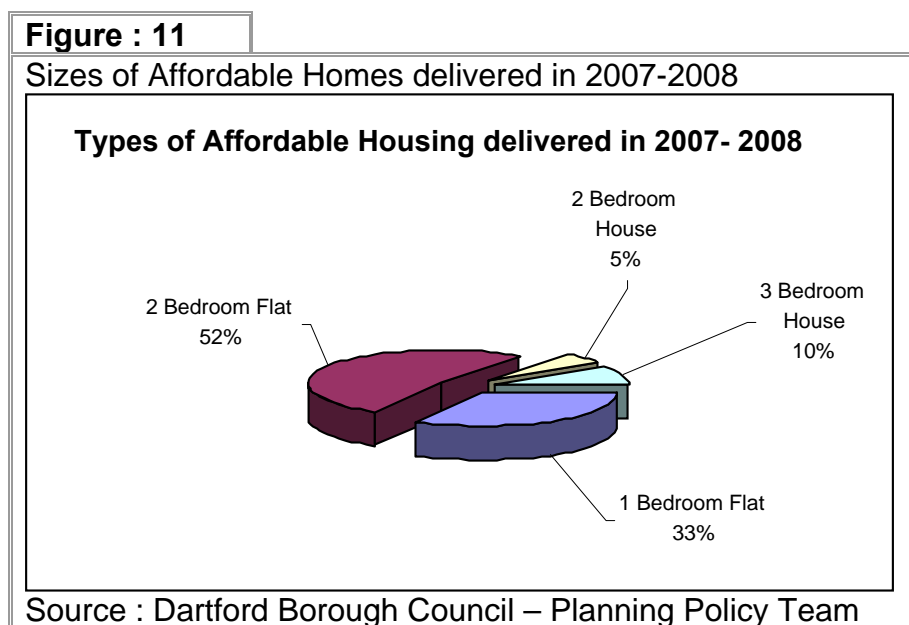
186 affordable homes (where housing is available to rent or buy at an affordable price and where the price is reduced through subsidy) were built last year. All were provided through Section 106 agreements supported by funding from the Housing Corporation's Approved Development Programme. This represents 30.8% of all housing units delivered during the monitoring year.

**3.2.4**



**3.2.5** In future years several larger sites will come forward resulting in a considerable increase in housing delivery, peaking in 2011/2012. It is expected that the number of affordable units completed each year will also increase proportionately with the greatest volume forecast to be delivered during 2011/12. Figure 10 above shows the anticipated number of affordable homes that will be provided based on 30% of the total number of homes in the next five years. (These figures are being reviewed in the light of the recession. See comments in Theme 3.1, Housing)

**3.2.6** A Housing Needs and Market Assessment study was carried out on behalf of the Council in 2006. This data together with other relevant data has been used to analyse future housing need and housing markets and will be used to support policies in the emerging Core Strategy.



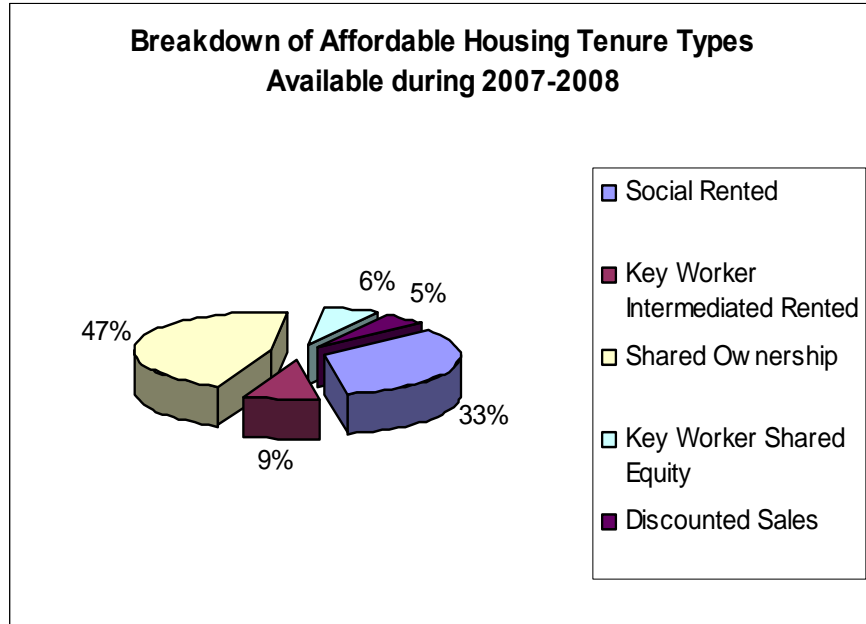
**3.2.7** Monitoring shows a skew towards flatted accommodation. The need for single bedroom properties identified in the previous year's Annual Monitoring Report has been addressed, with one third of the total affordable housing delivery being property of this size. Overall the predominant housing type was flatted accommodation comprising 85% of the total affordable housing delivered; split between 2 bedroom flats (52%) and 1 bedroom flats (33%).

**3.2.8** The remaining 15% comprised 2 and 3 bedroom houses. There were no 4 bedroom affordable houses built during the review year and this may need to be addressed in the future

**3.2.9** Whilst the Housing Needs Survey identified the greatest demand for 1 and 2 bedroom accommodation, further work is needed to understand the **urgency** of need for different sizes of housing.

**Figure :12**

Breakdown of Affordable Tenure Types available during 2007-2008



Source : Dartford Borough Council – Planning Policy Team

**3.2.10** Of the 186 units delivered this review year a wider variety of tenure types were offered than in the previous year. However, as in the previous year nearly half of all tenures available were for Shared Ownership. At 47%, this was an increase of 4% over last year. One third of units were socially rented and 5% were offered as a Discounted Sale. The remaining 11% provided opportunities for key workers (Key Worker Intermediate rented 5%; Shared Equity 6%). The affordable housing split of 70% intermediate housing to 30% social-rented, accords with the findings of the Housing Needs Study, which identified a particular shortage of intermediate accommodation in the Borough to cater for newly emerging households.

**3.2.11 *H4 Net additional Pitches (Gypsy and Traveller) Delivered***

No new Gypsy and Traveller pitches have been provided or been given planning permission during the monitoring year. In 2006 subsequent to publication of the Draft South East Plan, a new requirement for Regional Spatial Strategies to take account of the provision of pitches for Gypsies, travellers and travelling showpeople in the South East was introduced. Consequently a Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken at a sub-regional level in 2006. Following consultation on the document, the findings of the North Kent Gypsy and Traveller Assessment, were agreed by Cabinet in September 2007. A partial review of the draft South East Plan in respect of gypsies and travellers is to take place during 2008/9. Public consultation on the number of additional pitches required up to 2016 and their distribution will be undertaken during Autumn 2008 with the South East England Regional Assembly making final recommendations in the Spring of 2009.

**Summary**

**3.2.12** The main findings are :

- More than 30% of housing delivered on qualifying housing sites was affordable housing during 2007-08
- Flatted accommodation comprised 85% of the total affordable housing delivered in the review year, split between 2 bedroom flats (52%) and 1 bedroom flats (33%).
- A range of tenure options have been provided with a predominance of intermediate housing (47%), as recommended by Dartford's Housing Needs Study(2006)
- Findings of the regional consultation North Kent Gypsy and Traveller Accommodation Assessment were agreed by Cabinet in September 2007.

**In the Future**

**3.2.13** As almost all affordable housing currently provided in Dartford is through S106 Agreements as part of private development sites, the slowdown in housing delivery will have a large impact on the provision of affordable housing. The Council is exploring alternative methods of affordable housing provision to ensure that the credit crunch does not prevent households from meeting their housing needs.

- 3.2.14** Planning policies will need to provide homes which are appropriate to local housing needs. Flexibility will be important in both providing the right type of housing to meet local needs and also to provide the opportunity for residents to move to home ownership.
- 3.2.15** Findings of the North Kent Gypsy and Traveller Accommodation Assessment were agreed by Cabinet in September 2007.

### 3.3 Theme Three : Dartford Town Centre

#### Introduction

- 3.3.1** Local Plan retail and town centre policies are designed to secure a town centre which performs well economically and plays a role in both the social and cultural life of the community. The Council's aim through its Corporate Plan is to "restore the vitality and viability" of Dartford Town Centre through redevelopment and implementation of environmental schemes to enhance the town centre as a place to shop, work and live.

#### *Key Monitoring Question :*

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

#### Findings

- 3.3.2** ***Core Indicator BD4 (i) Total Amount of floorspace for "Town Centre Uses" within town centres***

During the monitoring year 2007-08, 1,232sq m of net retail, office and leisure floorspace was completed in Dartford town centre. At present, 577 sq m net is under construction. A further 2,218sq m of floorspace was approved in the monitoring year. In the immediate future, there is likely to be a net loss of -10,221 sq m of town centre uses (A1,A2,B1(a) and D2), predominantly as a result of the redevelopment at the Co-op in Hythe St/Spital Street, with the new development containing a smaller amount of shopping floorspace. However, over the medium to long term, this will be more than compensated by significant amounts of new floorspace, notably the proposed redevelopment at Lowfield Street.

**3.3.3 Core Indicator BD4 (ii) Total Amount of floorspace for “Town Centre Uses” within the Local Authority Area**

During the monitoring year, 2,302 sq m of new shop (A1), office (A2, B1a) and leisure (D2) floorspace was provided in the Borough of which 929 sq m was shops (A1). The net gain was only 585 sq m of floorspace since a significant amount of A1 floorspace was lost to other uses such as restaurants. At present the only town centre use floorspace being constructed in the district is within the town centre itself. Current permissions in the planning pipeline show that approximately 45,565 sq m net of A1,A2,B1(a) and D2 is expected. Much of this floorspace is likely to be provided at Ebbsfleet, Eastern Quarry and Dartford Town Centre.

**3.3.4** A selection of Town Centre indicators shows a mixed economic performance in Dartford during the monitoring year. There has been the highest increase in rents within Kent and a lower, and therefore improved, retail yield but a high level of vacancies and a decrease in retail employment. Kent County Council's Retail Studies show that Dartford has been losing draw from within its catchment area between 2001 and 2007. The land at Lowfield Street is likely to have affected some of the Health Check indicators during 2007-08, with shops lying vacant in advance of redevelopment. (See Figure 13).

<b>Figure : 13</b>	
<b>Dartford Town Centre Health Check</b>	
<b>Indicator</b>	<b>Performance</b>
Evening Economy	Evening economy facilities are evenly distributed within the Dartford Town Centre. These facilities occupy approximately 15,210sqm which account for 17% of the total retail floorspace. This is an increased proportion of evening economy facilities as compared to 2006
Footfall	In September 2006 the Council began a programme of pedestrian counts at specified locations in the town centre. The results show that in the main Thursday, (Market Day), has a higher footfall than Tuesday. The counts will continue to be undertaken on the same days and times of year. In December 2006 on Market Day 9,930 pedestrians per hour were recorded from 12:30 noon in the town centre. Footfall increased to 12,440 pedestrians per hour in December 2007

/continued

Dartford Town Centre Health checks continued	
Indicator	Performance
Yields – ratio of rental income to capital value	The most favourable condition for retailers and investors is indicated by lower yield values. A higher yield suggests low capital values and indicates a less economically buoyant town centre. The retail yields in Dartford (7.25) remain higher than the mean yield in Kent (6.00), although along with Kent, Dartford has experienced a slight decline in retail yield over the last two years
Retail Rents	Increased rents indicate improved economic health. Dartford Town Centre has experienced the highest percentage increase in rents since 2005 in Kent. Retail rents have continued to increase annually since 2002, although they are still low as compared to comparable centres in Kent. The average rent was £538 per square metre in 2007 which is a 23% increase since 2005
Vacant retail Floorspace	From a total of 264 retail properties within Dartford TC, 69 were vacant (26% vacancy rate). This is a very high level and represents an increased vacancy rate of 9% over last year. It is mainly due to plans for comprehensive re-development at Lowfield Street and continued land assembly associated with this, and the closure of the Co-op in preparation for redevelopment of the site.
Employment	It is estimated that there were approximately 8,100 jobs in the town centre in 2006 (Annual Employment Survey data). Of these, approximately 1,458 were in retail employment. This indicates that the town centre has experienced a decrease in retail employment of approximately 372 jobs (20%) since 2005, most likely as a result of a number of shop closures pending redevelopment.
Source : Dartford Town Centre Health Indicators 2007 Analysis and Information KCC <sup>2</sup>	

<sup>2</sup> Comparisons do not include town centres in the Medway Unitary Area

- 3.3.5** Regeneration plans for the town centre continued during the monitoring year. There was consultation on future plans for Lowfield Street, a site identified in the Local Plan Review and the emerging Dartford Town Centre Area Action Plan to assist in the regeneration of the town centre.
- 3.3.6** A public consultation exhibition on pre-application proposals for the site was held in February 2008 with over 2,000 people attending, in advance of proposed planning application submission in the Summer. Further workshops and meetings were held with local residents and community groups to focus on specific issues.
- 3.3.7** Pre-application discussions have been held between the Council, landowners, developers and SEEDA on development opportunities in the town centre identified in the emerging Dartford Town Centre Area Action Plan. These include the former Co-op site and the Northern Gateway sites. The Council has continued to work alongside SEEDA to bring forward sites for development, including at the Northern Gateway, the Station Approach site and the Overy Street site. SEEDA have continued to acquire land for site assembly in part of the Northern Gateway.
- 3.3.8** Funding for improvements to the town centre from the Department of Communities and Local Government (DCLG)) has been and will be used in the future for land acquisition by SEEDA, in the development of a Conservation Area Appraisal and Management Plan, heritage initiatives and on environmental improvement projects.
- 3.3.9** Initiatives and projects that were undertaken during 2007-2008 :
- The first phase of plans for Acacia Hall, a Council owned site in the town centre identified to create an enhanced leisure and sports offer was completed. A £5 million Council funded programme of refurbishment works was undertaken. This included the installation of a lift for mobility impaired people, refurbishment of the fitness centre and other social facilities.
  - The Townscape Heritage Initiative, a £2m project to improve 47 targeted historic buildings in the town centre Conservation Area ,part funded by CLG, Heritage Lottery Fund and Dartford Borough Council has continued. New town trail panels were installed during the monitoring year.

Initiatives and projects undertaken during 2007-2008 continued

- Proposals for a £1m scheme for improvements to Darent Valley Path was progressed by the Council. It aims to improve access to the town centre including a new walkway under Princes Road using one of the river bores and a new footbridge under the railway by Wickes to link with Millpond Road. Work on the two schemes is programmed to start in the Summer of 2008.
- A "Parks for People" proposal for lottery funding, for improvements to Central Park, was progressed by the Council and submitted in September 2007 but was unsuccessful. The Council is now developing funding proposals for a wider Thames Estuary Parklands initiative focussed on Central Park.
- A play initiative, funded by the National Lottery, of providing new facilities for children and young people, including water play, skate board extension and a youth shelter in Central Park is ongoing.
- Outline proposals to enhance Dartford Station were submitted by Dartford Council and discussed with Network Rail. An initial appraisal was prepared by Network Rail and Dartford Borough Council in support of a Community Infrastructure Funding bid to the Department of Transport.

**3.3.10** A number of consultation events with stakeholders, landowners, businesses and town centre residents on the preferred options for the Dartford Town Centre Area Action Plan were carried out over the Summer of 2007. (see Chapter 4). Responses from the consultation will be used in finalising the Submission Document, which is programmed for publication in the late Summer of 2008.

## Summary

### 3.3.11 The main findings are :

- Land assembly in preparation for development at Lowfield St and at the Northern Gateway continued during 2007. Progress is being made on bringing forward all the sites identified in the Preferred Options Document of the Dartford Town Centre Area Action Plan, with planning permission obtained on the former Co-op site.
- Health checks show a mixed picture of economic performance. Rents and retail yields indicate improving economic conditions. However, there has been an increased level of vacancies and fewer people employed in the town centre. Many indicators still remain low as compared to similar centres in the rest of Kent and there has been a loss of market share in the town centre's catchment area between 2001 and 2007.
- Other ongoing initiatives to improve the town centre include environmental enhancements, and commencement of the Townscape Heritage Initiative, funding was secured for a children's play initiative in Central Park and a parklands initiative.

## In the Future

- ### 3.3.12
- Although there have been some new developments and improvements, the town centre still faces a number of challenges in the future to: address the current relatively narrow range of shops; establish an evening economy; and enhance its economic performance. Policies in the LDF and in particular the Dartford Town Centre Area Action Plan will play a key role in ensuring the revitalisation and regeneration of Dartford town centre.
  - Emerging planning policy approaches in the LDF will seek to bring together private and public sectors in partnership to ensure that regeneration takes place within the centre. Emerging strategic approaches will include a focus on a major retail development to improve Dartford's trading levels, improvements to the public realm, improvements to the accessibility of public transport, an expanded evening economy, the enhancement of sporting, leisure and cultural facilities and an increase in residential development.

- A number of identified opportunity sites have been progressed through land assembly, scheme development and public consultation programmes during the year. It is anticipated that the progression of land assembly and ongoing discussions with landowners and developers on the identified opportunity sites, will yield dividends in future years. In particular, an application for a major mixed use development at Lowfield St is expected during the next monitoring year.
- In the changing town centre environment, the collection of appropriate monitoring data will be more critical than ever so as to assess the impact of new initiatives and projects. This includes assessment of types of retail offer, change of use and the creation of retail and business floorspace, the provision of homes, leisure facilities, footfall and retail capacity.

## 3.4 Theme Four : Transport

### Introduction

- 3.4.1** Policies in the Local Plan promote an integrated transport strategy for the Borough. They seek that the transport needs of residents, businesses, and new developments are met in a sustainable way, by promoting the development of public transport provision. The Local Transport Plan for Kent 2006 -11 seeks to stabilise and reverse the adverse effect of transport on communities by encouraging integration of sustainable modes and promoting development that reduces the need to travel.

#### *Key Monitoring Question*

**Are new developments being designed in a way that ensures there is less dependency on the car?**

### Findings

- 3.4.2** The strategic transport partners have agreed a private/public partnership approach to funding the programme, in part to be met by central Government and Kent County Council and in part through a pooled fund of development contributions through the Tariff Scheme. A flat-rate tariff of £5,000 for residential developments was introduced in July 2007 under an interim policy agreed by the Council. Following consultation, this policy was reviewed in January 2008 and a formula based tariff was extended to non-residential developments. Up to November 2008, 15 developments in Dartford had undertaken to

contribute to the strategic transport tariff, providing a total of over £3.5 million. The interim policy will be formalised through the Core Strategy and a Supplementary Planning Document.

- 3.4.3** The Fastrack public transport system is a key element of the transport strategy within Kent Thameside and is funded with Government assistance. It provides a dedicated “track”, segregated, for the most part, from general traffic providing fast and reliable transport journeys between the major housing and employment sites within the area and the town centres of Dartford and Gravesend. The Fastrack service was praised in the Annual Report of the Confederation of Passenger Transport.
- 3.4.4** The report cited a 50% rise in the number of passengers using the service. Nearly 60% of customers rated the service as “excellent” and 35% “good”. It was credited with having transformed the image of public transport. Fastrack was also awarded the Bus Award at the National Transport Awards in November 2007.
- 3.4.5** By the end of 2007 the service had carried over 3 million passengers since its launch in March 2006. Route A, opened in June 2007, provides a high frequency service which connects the new Bridge development with Crossways, Greenhithe, Bluewater and Dartford. The service began to use the dedicated Fastrack bridge connecting The Bridge and Crossways and crossing over the Dartford Crossing Toll Booth area later in the reporting year in September 2007. This new dedicated route has been provided by ProLogis, the developer of the Bridge.
- 3.4.6** The Eurostar service on the Hi Speed 1 railway line connecting London and Ebbsfleet to Brussels and Paris was launched for passenger use in November 2007. The official opening of Ebbsfleet International Station took place during the same period. Passengers will be able to travel to Paris in under two hours from the station. Domestic services, providing quicker journey times than existing services to central London, are due to commence from the station in 2009.

## Summary

### 3.4.7 The main findings are :

- The Council with partners has developed a strategic transport investment programme which will be funded through a public/private partnership. An interim tariff was introduced in July 2007 seeking financial contributions from residential and commercial developments. Up to November 2008, 15 schemes had committed to making contributions.
- The Fastrack service, a dedicated public transport system serving town centres and developments in the Kent Thameside area, received two bus operator awards during the monitoring year. A new route opened, incorporating a dedicated new bridge, to link Dartford Town Centre, The Bridge development, Crossways, Greenhithe and Bluewater.
- Ebbsfleet International Station was opened for passenger use in November 2007. The station provides access to the Eurostar service using the high-speed track linking London and Europe.
- Community Infrastructure Funding of £5m was awarded to replace the existing Dartford Station with an improved building, with ancillary buildings reconfigured.
- Dartford benefited from a share of £50m funding from the Connect2 project. £600,000 will be used to provide new cycling and pedestrian links within and through the town centre.

## In the Future

**3.4.8** Emerging LDF policies will seek to ensure that development is designed to minimise car use, reduce the need to travel and maximise the use of public transport, walking and cycling for journeys. This will be achieved by providing jobs near to new and existing homes, provision of attractive walking and cycling routes, community facilities conveniently located in relation to homes and provision of a well developed public transport network.

**3.4.9** The strategic transport programme and its outcomes will be monitored and kept under review to ensure transport capacity and delivery of development proposals are broadly balanced.

- 3.4.10** Monitoring of travel patterns and modes will continue and be enhanced to establish whether new developments are meeting sustainable transport objectives.

## 3.5 Theme Five : Employment

### Introduction

- 3.5.1** Local Plan and Local Plan Review employment policies are designed to encourage the growth and widening of the employment base and to realise the potential of the Borough's major development opportunities. In 2001 over 50% of residents commuted out of the Borough to work, mainly to London. The Council's objective is to avoid Dartford becoming a dormitory commuter town by attracting businesses from growth sectors and generating jobs.

*Key Monitoring Question :*

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

### Findings

- 3.5.2** 1,468 sq m of new employment floorspace was created in the Borough during the monitoring year. Overall there was a net loss of employment floorspace of -4,276 sq m see Figure : 14.

**Figure : 14**

Employment Floorspace 2007/8

***Core Indicator BD1-Total Amount of additional employment floorspace – by type***

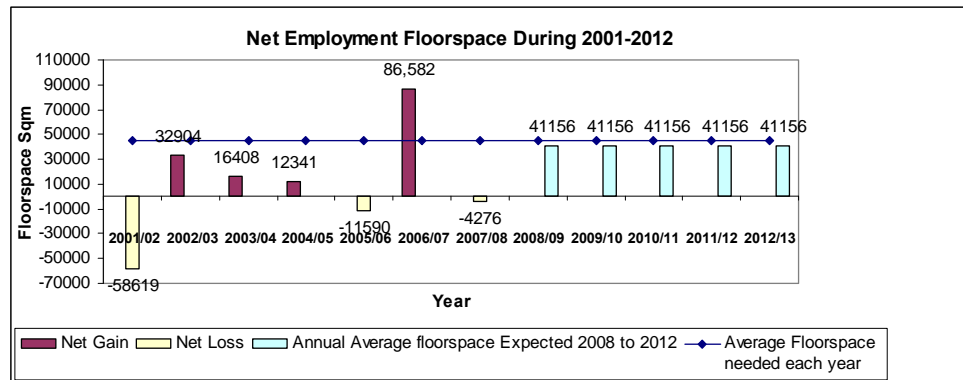
Use Type		Gains Sqm	Losses Sqm	
B1/A2	Business/Financial/Professional	1,062	-342	
B2	General Industrial	278	-450	
B8	Storage and Distribution	128	-4,952	
Total		1,468	-5,744	
Net Floorspace Gain/Loss				-4,276

Source: Dartford Borough Council – Planning Policy Team.

- 3.5.3** The net loss of -4,276 sq m was largely due to 4,568 sq m of B8 floorspace being lost at two sites which have been redeveloped for residential use.
- 3.5.4** There was no significant additional net floorspace provided at any one site during the monitoring year. Most of the net additional floorspace was provided as small increases at a number of sites.
- 3.5.5** Substantial employment floorspace of 14,637 sq m, was under construction at Crossways during the monitoring year. This development includes 9 units providing B1 (6681 sq m), B2 (3845 sq m) and B8 (3845 sq m).
- 3.5.6** The Kent and Medway Structure Plan (KMSP) July 2006 identifies a requirement for 892,000 sq m of employment floorspace between 2001 and 2016. This equates to an average requirement of 44,600 sq m of additional floorspace per year. Since 2001 there has been a net annual average increase in employment floorspace of 10,536 sq m. However based on planning commitments and new employment allocations, provision of employment floorspace, is forecast to rise in the five year period 2007 to 2013. See Figure : 15.
- 3.5.7** The 2006-7 Annual Monitoring Report forecast an annual average increase in employment floorspace of 70,487 over the next 5 years. However, these figures are currently being reviewed in the context of the economic downturn and factory closures
- 3.5.8** In spite of the recession, some major employment sites are expected to provide new employment floorspace over the next five years. These include Crossways, Questor and the Bridge. The construction of employment floorspace is also expected to begin at Littlebrook Power Station and Ebbsfleet. A number of these sites will continue to deliver employment floorspace over a long period. Other identified sites, such as Northern Gateway, will come forward at a later stage within the Plan period, with the overall Kent and Medway Structure Plan employment floorspace target projected to be met by 2016.

**Figure : 15**

**Net Employment Floorspace**



Source : Dartford Borough Council – Planning Policy Team Statistics

**3.5.9** During the monitoring year, planning consent was given to erect a temporary building at Littlebrook Business Park to train 25 students in construction skills. The facility will link to the adjacent Bridge development site, being funded through the Gateway Knowledge Alliance and facilitated by Mid Kent College.

**Summary**

**3.5.10** The main findings are :

- 1,468 sq m of new employment floorspace was created during 2007 – 2008
- There was a net loss of employment floorspace of -4,276 sq m during 2007 - 2008.
- 14,637 sq m of employment floorspace was under construction at Crossways during the monitoring year.
- Delivery of new employment floorspace will be slower than previously forecast as a result of the economic slowdown. Revised forecasts are being prepared.

### In the Future

- 3.5.11 • A review of future job creation in the light of the economic recession is required. Particular attention is needed to ensure that changes in economic circumstances, including an increases in job losses, does not lead to an imbalance between the delivery of homes and jobs.

The emerging Core Strategy policies seek that local job growth exceeds housing development in Dartford, so as to cater for the growth in an economically active population as well as contributing to the reduction of current commuting levels out of the Borough and the North Kent area. There is a need for the AMR to continue to assess the amount and types of jobs that are being created.

- The development of local employment opportunities, with good public transport connections between homes and jobs is crucial to reducing the length of the journey to work, pressure on roads and dependence on London for jobs.
- Emerging policy approaches in the LDF seek that major sites provide training and skills development in the future growth sectors, so that local people are able to take up the new jobs. This will help to ensure the formation of a strong, thriving and more economically self-sufficient community. Skills development is particularly critical at this time, given the increased rate of job losses in traditional industries.

## 3.6 Theme Six : Urban Residential Quality

### Introduction

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

#### *Key Monitoring Question*

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

### Findings

- 3.6.2** All large residential developments built out during 2007/08 had access to "Fastrack" or other public transport services.

**3.6.3** **Core Indicator H6 Housing Quality –Building for Life Assessments**

DCLG have updated the Core Output Indicators required in Annual Monitoring Reports. These now include an Indicator to measure design performance of sites of 10 units and over, using the CABE Building for Life Criteria. It covers construction; street design; access to facilities; architectural quality; and, environmental impact. The Council is organising for staff to be trained in Building for Life assessment, with assessment of schemes likely to commence in 2009. The AMR will report on the results of assessments as they become available.

- 3.6.4** A number of planning consents incorporate agreements and conditions regarding design quality. The Ebbsfleet consent requires a strong relationship between the built development and squares, parks and other public open spaces; provision of high quality public realm; and provision of social, community and educational facilities. A public consultation workshop was held for residents and interested parties to discuss community parkland provision at Ebbsfleet.
- 3.6.5** At The Bridge, the development has been designed in a way that allows residents to enjoy their living environment in a sustainable way, promotes community cohesion and with the quality of urban design given high priority. The scheme addresses issues such as nature conservation, noise and air quality mitigation; and sustainability and energy efficiency together with the provision of Green Grid links, open space and play areas.
- 3.6.6** The proposals at Eastern Quarry included a Public Art Strategy. A comprehensive design vision and framework is to be developed as part of master planning on the site. As the site will be built out in phases over a long period, review of the design framework will enable stylistic and technological innovations to be incorporated in late phases.
- 3.6.7** These agreements meet the requirements of several Local Plan Review policies which encourage incorporation of community facilities, open spaces, green grid links and public transport links on-site within large developments. Walkable neighbourhoods together with design to enhance security are encouraged.
- 3.6.8** The Core Strategy Preferred Options Document January 2008 encourages the achievement of good quality living environments. Requirements at the neighbourhood level reflect those of the Local Plan Review. More specifically for individual homes, the following factors were identified as important to residents:
- Design that is individual but that responds to context;
  - Homes that have appropriate internal spaces;
  - Adequate storage and recycling space;
  - Useable parking space that does not dominate the street scene;
  - Arrangements for the management and maintenance of communal areas;
  - Useable private amenity space;

- High quality communal open space;
- Priority for walking and cycling within developments

It is proposed that further guidance will be produced to advise developers on design.

### Summary

#### **3.6.9** The main facts are :

- Planning approvals for large housing developments are creating the foundations for improved quality of life for residents. For example, the planning permission granted at Eastern Quarry, included a comprehensive design for a new community with jobs, leisure and other community facilities provided on-site and connected to the wider area by green walking and cycle paths and the Fastrack bus service. At The Bridge, the scheme has been designed in a way that allows residents to enjoy their living environment in a sustainable way, with the layout of open spaces and community facilities promoting social cohesion.
- All residential developments built out during 2007/08 had access to "Fastrack" or other public transport services, allowing easy travel to jobs, shops and other community services.

### In the Future

**3.6.10** Planning policies in the LDF will seek to ensure new homes and neighbourhoods are of the highest quality and are well designed.

**3.6.11** Monitoring will assess design quality on residential sites and the Building for Life standard will be used for assessment purposes. The perceptions of residents on new sites are useful in understanding "liveability" issues that may arise in new developments and whether planning policies are successful in creating attractive neighbourhoods and comfortable homes for people to live in. The Council will continue to seek the views of residents on the design of new homes.

## 3.7 Theme Seven : Community Facilities

### Introduction

- 3.7.1** The Corporate Plan identifies the aim of working with key partners to ensure that the benefits of regeneration are shared by existing and new communities. The Council wishes to ensure that high quality opportunities for leisure and recreational uses, parks and open spaces are available and that new developments provide adequate social, recreational and community facilities for residents. Overall, the objective is to see an increase in the number of residents who are satisfied with Dartford Borough as a place to live. Local Plan policies seek to ensure that facilities are conveniently placed to serve the community. Dartford Town Centre, neighbourhood centres and major mixed-use development sites are identified as appropriate locations for new facilities. Policies also safeguard existing provision as far as possible.

#### *Key Monitoring Question*

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

### **3.7.2** Findings

During 2007/08:

- Various improvement projects were completed at **Swanscombe Heritage Park** including illumination of the statue of the flint axe head at the entrance of the park; new signs and repairs to the existing interpretation panels located throughout the park; security improvements including additional fencing and CCTV cameras; improved access and facilities via path renewal and additional picnic seating and tables.

A feasibility study on the ability to provide services to the adjacent sports pitches in the park was also undertaken

- A project to enhance the beauty of Temple Hill's "**Enchanted Woodland**", working in partnership with Moat and Hyde Housing Associations, was completed during the year. Boundaries of the site were secured through robust fencing and a substantial accumulation of rubbish was removed to reveal in-situ cultural

heritage, at the same time providing a clean, natural and safe environment for the local community to access and enjoy.

- The provision of funds from DCLG created fishing platforms at **Brooklands Lakes** improving disabled and able-bodied access. Paths were improved - opening up and improving access to the lakes.
- Funds from CLG were used to improve access to the Council-owned sections of **Darenth Woods**. A programme to improve and promote the route as a facility for use by the local community was completed. A project improving and promoting the route for use by the local community, including the provision of way marking and other signage and interpretation material, was completed. A programme of nature conservation management was also concluded. Negotiations commenced with other land owners to secure agreements for permissive access.
- Planning consent was granted to the Temple Hill Community Development Trust to access woodland area for community leisure purposes. The Cemetery had been out of use for 60 years and had "reverted to nature". Graves will be conserved within the cemetery. Anti-motorcycle barriers will be erected and paths with access rights created.
- Consent was granted for amenity land to be used as an enclosed, floodlit multi-use all weather sports pitch. The facility will provide practice and training sessions for the **Fleetdown United Football Club**, providing increased opportunities for the community to participate in sport. Fleetdown United FC will be seeking funding to develop their proposals.

- The community project “**Spark It**”, located in the Old Fire Station, Swanscombe, continued during the review year. It was initiated to train local people with low educational attainment in IT skills to reach ICQ level 3. The scheme is run by the Council and Leigh City Technology College and other partners with funding from Section 106 agreements at Korsnas and DCLG's URBAN programme.
- The **Wilmington Campus** of NW Kent College was granted outline planning permission to redevelop its site with a multi-million pound scheme. It is proposed to provide a range of specialist media and sports facilities primarily for student use. However, further funding will enable some facilities, such as the swimming pool, to be opened to community use. Other proposed facilities include replacement interlinked teaching, administration and sports areas. As part of the redevelopment, the Miskin Theatre will be rebuilt together with associated performing arts studios and classrooms. An existing building will be retained and refurbished.
- During the review year a major multi-million pound contribution to the development of community facilities was secured through a S106 Agreement at **Eastern Quarry**. Key benefits from the development include Fastrack route to be provided through the site; primary schools, a secondary school and maintained early years provision; a Life Long Learning Centre and library; sport facilities for adults and school children; a health and social care centre; and a “job shop” to ensure local residents can access employment opportunities. Additional benefits include community policing officers and accommodation for them; development and management of an ecological and nature reserve area; and the provision and maintenance of air monitoring equipment. Over a million pounds will be spent on Public Art. Of the 30% Affordable Housing Provision, 5% comprises a contribution to the upgrading of private housing stock off-site. A £40M contribution towards the strategic transport fund has been provided in lieu of the transport tariff.

- Other s106 agreements secured contributions for libraries, adult social services, youth facilities and community facilities via a County contribution reserved for use in Dartford.
- At Mount Nod, provision and maintenance of steps and a heritage path to Ingress Park was agreed, in addition to contributions for other community facilities.

### Summary

#### **3.7.3** The main findings are :

- A number of new community facilities have been completed during the review year at the Swancombe Heritage Park; The “Enchanted Woodland” at Temple Hill; Brooklands Lakes; and, Darenth Woods. The Spark-it Programme continued.
- Planning consent was granted for diverse community facilities including a specialist media and sports facility at the Wilmington Campus of North West Kent College for student and community use; an all weather floodlit sports pitch; and opening up of the Joyce Green Cemetery for public access and enjoyment.
- Contributions have been made to the future provision of education, health and other community facilities through S106 agreements at a number of new sites. This includes major new community facilities at Eastern Quarry.

### In the Future

- #### **3.7.4** The scale of growth envisaged in the Borough will generate the requirement for a comprehensive range of community services and infrastructure. Policies in the emerging LDF will seek to ensure new developments are assessed in terms of their community infrastructure needs and that a delivery programme is agreed with developers. Policies will also encourage the location and use of facilities to be shared by existing residents and new

communities

- 3.7.5** The provision of community facilities within the town centre, neighbourhood centres and major developments will need to be monitored to ensure adequate and suitable provision is made.

## **3.8 Theme Eight : Green Belt**

### **Introduction**

- 3.8.1** Local Plan Green Belt policies are designed to protect the Green Belt from inappropriate development.
- 3.8.2** 53% of Dartford Borough is covered by Green Belt, with most of the Borough's countryside falling within the Green Belt. 86 applications for developments in the Green Belt were determined during the monitoring year.

### *Key Monitoring Question*

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

### **Findings**

- 3.8.3** Local Plan policies have been upheld so that the openness of the Green Belt has been maintained, and the use and re-use of land and buildings has been limited to those which are compatible with Green Belt Policies. Of the 86 applications, 48 consents were granted. These were for minor extensions; replacement dwellings; office accommodation; change of employment use at existing employment sites; and, the erection of agricultural buildings. None of these were considered to be inappropriate development within the Green Belt.

### **Summary**

- 3.8.4** The main findings are:

- There has been no inappropriate development within the Green Belt during 2007-08

### In the Future

- 3.8.5** Continued protection will need to be given to the Green Belt, in response to pressure for development.
- 3.8.6** The emerging LDF Core Strategy proposes continued protection and maintenance of the Green Belt. In order to counterbalance the large areas of development proposed in the North of the Borough, improved access to the countryside for urban residents is promoted.

## 3.9 Theme Nine : Previously Developed Land

### Introduction

- 3.9.1** Local Plan Policies direct the majority of growth away from green field sites, unless land has been identified as strategic sites in sub-regional Guidance.

#### *Key Monitoring Question*

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

### Findings

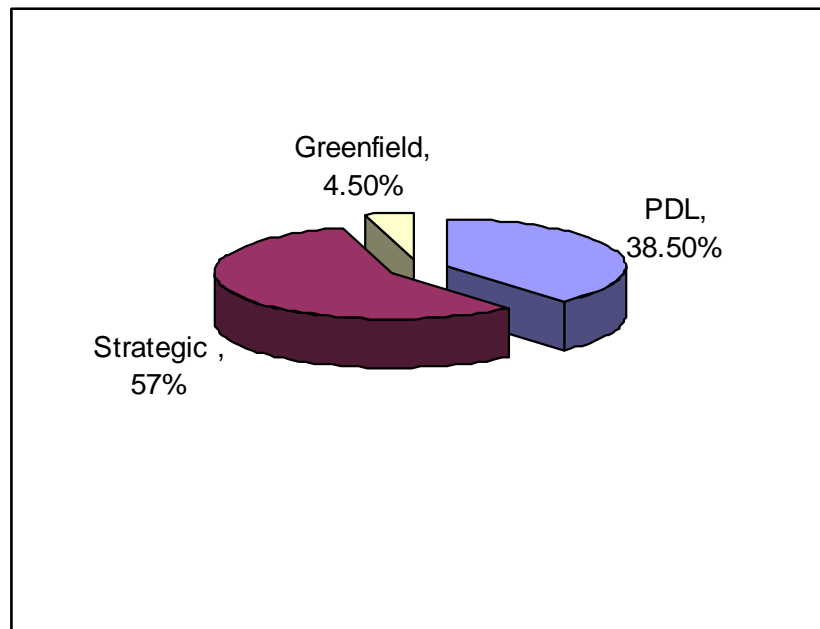
- 3.9.2** The Borough has 299 hectares of previously developed vacant land and 378 hectares of derelict land and buildings. 96% of this land is identified as suitable for housing.<sup>3</sup>
- 3.9.3** ***Core Indicator BD2 Total Amount of Employment Floorspace on developed land by type***
- 100% of new employment floorspace was built on previously developed land during 2007-08.
- 3.9.4** ***Core Indicator H3 New and converted dwellings – on previously developed land***
- 89% of homes that were built in the Borough during 2007-08 were built on previously developed land.

<sup>3</sup> NLUD Database – Previously-developed land that that may be available for development Engalnd 2006

**3.9.5** A further 14,486 homes are planned up to 2026. Based on housing sites identified in the Interim Strategic Housing Land Availability Assessment 38% of new housing will be built on previously developed land (PPS3 definition) <sup>4</sup> – see figure 16. The remainder are almost entirely built on identified strategic sites that do not meet the technical definition in PPS3 (Housing). This applies to Ebbsfleet, Eastern Quarry and Swanscombe Peninsula, which were first identified as strategic sites in sub-regional guidance (RPG9). Whilst not meeting the technical definition of previously developed land, they are sites that have been degraded and despoiled through quarrying and industrial activity.

**Figure : 16**

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



Source : Dartford Borough Council – Planning Policy Team

<sup>4</sup> It is likely that there will be more new homes on previously developed land than the predicted 38%, due to windfall sites on PDL coming forward

### 3.9.6 Summary

The main findings are:

- Last year 89% of homes built were on previously developed land, which exceeded the national annual target of 60%.
- 38.5% of housing planned in the future is to be built on previously developed land. The remaining development will predominantly be on identified strategic sites that have been utilised and quarried but do not meet the PPS3 definition of Previously Developed Land including Eastern Quarry and St James's Lane Pit

#### In the future

**3.9.7** It is unlikely in the future that the new homes built will meet the 60% national target, as many are to be built on strategic sites that do not comply with PPS3's definition of Previously Developed Land (PDL). Other strategic sites, such as The Bridge, are being built on a mixture of PDL and greenfield land.

**3.9.8** The 60% target is also set in the emerging South East Plan. Specific circumstances applying to Dartford mean that this target is unlikely to be achieved in the borough but this should be offset by higher level of PDL built elsewhere in the region.

## 3.10 Theme Ten : Environmental Resources

### Introduction

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

#### *Key Monitoring Question*

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

## Findings

### ***E2 : Changes in Areas of Biodiversity Importance***

**3.10.2** Designated sites of conservation importance cover 1,023 hectares of land. In the main there have been no changes to areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development pressure during 2007-08. An updated survey of the Swanscombe Skull (SSSI) site found that the area had improved.

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

- Public consultation undertaken by the Kent Wildlife Trust on an area of green space on a former quarry and landfill site in Stone. Results show that the local community would like to use the space for a park. A masterplan for a 99 acre wildlife accessible space has been produced, emphasising the natural environment and biodiversity of the site. Funding for the proposals is now being sought and is presently under consideration by CLG.
- Guided tours of Dartford Marshes by staff involved in the Managing the Marshes Project. The marshes together with Crayford Marshes represent a final fragment of the Thames Floodplain and grazing marsh within the M25. It also provides an important habitat for many species.
- Dartford Council and Groundwork obtained £80,000 funding to re-establish characteristic vegetation to 15 acres of Dartford Heath.
- £2.7 million has been earmarked for the Green Grid in Kent Thameside. Projects in Dartford that may benefit from this funding are Managing the Marshes and a planned footpath along the side of the River Thames. Further business cases are now being developed.

**3.10.4** The Department of Agriculture, Fisheries and Food (Defra) have produced an experimental nationally consistent set of CO2 emission estimates down to local authority level taken from various sources of emission and energy consumption data. Figure 16 below provides details of carbon dioxide emissions for Local Authority (NUTS4) and Government Office Region (NUTS2) areas for the year 2006, as published on 18th September 2008.

**3.10.5** The latest data indicates that Dartford's per capita CO2 emissions are well above the South East and national average. Dartford's per capita CO2 emission is also significantly higher than that of Medway, as a result of proportionately high non-domestic emissions and particularly CO2 emissions derived from road transport.

**3.10.6** Dartford Borough has, however, made good progress in reducing carbon emission levels, as compared to Medway, South East and the national average. Compared to the previous year, Dartford has seen an overall 3.3% carbon reduction and a 4.5% per capita emission. Whilst domestic carbon emissions increased slightly (2.1%), which could be explained by housing growth, the emission from industry and commercial (5.0%) and road transport (5.0%) was reduced.

**3.10.7** *E3 Renewable energy generation by installed capacity and type*

There were no planning permissions for renewable energy installations received during the monitoring year.

**3.10.8** The Bridge development has requirements to include sustainable solutions within the development. This includes:

- the incorporation of Sustainable Urban Drainage Systems (SUDS),
- building design and layout having regard to energy conservation; and
- construction of homes to meet the BREEAM Eco homes "good" standard.

**Figure : 17**

Full Local CO2 Emission Estimates by Sector at Local Authority and Regional Level – DEFRA

SECTORS	Dartford			Medway		
	2005 Kt CO2	2006 Kt C20	Change	2005 Kt CO2	2006 Kt C20	Change
Industry and Commercial	331	314	-5.0%	447	421	-5.60%
Domestic	214	219	2.1%	559	566	1.20%
Road Transport	369	351	-5.0%	306	309	1.00%
LULUCF(1) *	3	3		0	1	
<b>Total Emissions</b>	<b>917</b>	<b>887</b>	<b>-3.3%</b>	<b>1312</b>	<b>1297</b>	<b>-1.10%</b>
Population (mid-year estimate 0000's)	88.8	89.9		251.7	251.7	
<b>Per Capita</b>	<b>10.32</b>	<b>9.86</b>	<b>-4.5%</b>	<b>5.21</b>	<b>5.15</b>	<b>-1.1</b>

SECTORS	South East			UK		
	2005 Kt CO2	2006 Kt C20	Change	2005 Kt CO2	2006 Kt C20	Change
Industry and Commercial	24,868	24847	-0.10%	246,088	245,076	-0.40%
Domestic	20690	21044	1.70%	151,278	153,605	1.50%
Road Transport	20544	20173	-1.8	137,044	135,007	-1.50%
LULUCF(1) *	-173	-31		-2037	-1953	
<b>Total Emissions</b>	<b>65,929</b>	<b>66,033</b>	<b>0.20%</b>	<b>532,373</b>	<b>531,736</b>	<b>-0.10%</b>
Population (mid-year esimtate 0000's)	8,184.60	8,237.80		60,238.40	60,587.90	
<b>Per Capita</b>	<b>8.06</b>	<b>8.02</b>	<b>-0.50%</b>	<b>8.84</b>	<b>8.78</b>	<b>-0.70%</b>

Source: DEFRA: NUTS4 and NUTS2, 2008 \* **SECTORS**

LULUCF- Land Use Land Use Change and Forestry. The figures are the estimates of CO2 removals and emissions through activities in the LULUCF sector, such as forest management, cropland management, grazing land management and re-vegetation. The Centre for Ecology and Hydrology (CEH) in Edinburgh annually prepares estimates of the uptake (removal from a\* (emissions to or removals from the atmosphere) for inclusion in the UK GHG Inventory. atmosphere) of CO2 by afforestation and net loss or gain of CO2 from soils (kt) kilo tonnes (t) tonnes.

## Summary

### 3.10.9 The main findings are:

- There have been no changes in areas designated for their biodiversity and environmental value including sites of national, regional, sub-regional or local significance due to development during 2007-08
- A number of initiatives and studies have been carried out to protect and improve biodiversity habitats and species in the Borough
- There were no planning consents for renewable energy installations during the monitoring year.
- There has been an overall reduction in carbon emissions of 3.3% between 2005 and 2006, with a 4.5% per capita reduction. This was mainly due to an estimated reduction of emissions from transport, industry and commercial sources. However, domestic emissions have gone up by 2.2%, largely resulting from an increase in the number of homes.

## In the Future

**3.10.10** Continued protection will need to be given to the natural environment in the face of pressure for development and the recreational demands from an increasing population wishing to access areas of environmental value. Policies emerging in the LDF will protect existing biodiversity areas, and seek enhancement and extension of areas of ecological value as part of major developments.

**3.10.11** LDF policies will seek to maximise energy efficiency of new development and incorporate zero and low carbon sources of energy generation. Combined heating and power schemes at major new developments will be encouraged. The Council is working with its Kent Thameside partners to carry out a major study into low and zero carbon energy supply, as part of new development and through retro-fitting. This will help to reduce carbon emissions in the context of overall growth of housing and employment.

**3.10.12** Monitoring to assess the impact of decisions on areas of biodiversity and habitats will need to be continued and enhanced.

## Theme Eleven : Flood Protection and Water Quality

### Introduction

- 3.11.1** Policies within the Local Plan cover water quality, but not flood protection, and address the issues of new development creating substantial additional demands for water and drainage. Most of the Borough lies within a Groundwater Protection Zone. Planning Policy Guidance Planning Policy Statement 25 requires vulnerable developments to be directed to sites at the lowest risk of flooding.

#### *Key Monitoring Question*

**Is adequate protection being given to water resources and water quality arising from new developments?**

**Are the flood risks within new developments being adequately address?**

### Findings

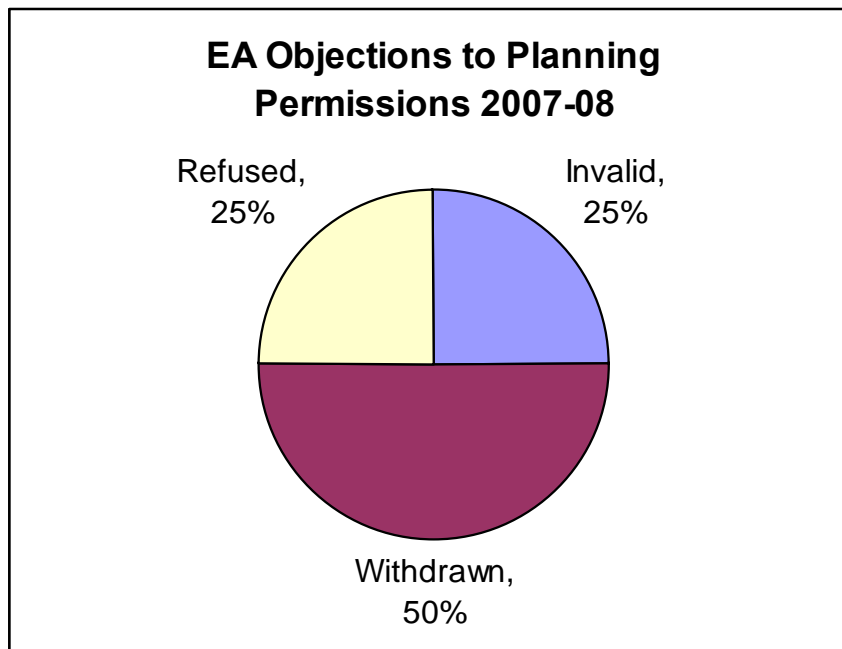
- 3.11.2** The Strategic Flood Risk Assessment of Kent Thameside (SFRA), covering the Boroughs of Dartford and Gravesham, was published in December 2005. One of the purposes of the SFRA is to enable vulnerable developments to be steered to sites at lowest risk of flooding. This is referred to as the Sequential Test. An updated SFRA is being prepared in the light of new guidance in PPS25 and updated sea level rises. It is expected to be published in late 2008. An SFRA covering Dartford Town Centre was undertaken in the Spring of 2008 to provide a flood risk assessment in support of the Dartford Town Centre Area Action Plan. A PPS25 Sequential Test was also carried out for the town centre.

- 3.11.3** ***Core Indicator E1-Planning Permissions contrary to Environment Agency Advice***

The Environment Agency objected to 17 planning applications on flood defence grounds during 2007-08. Eight planning applications were either withdrawn, invalidated or were refused on the basis of insufficient information for the Environment Agency to make a decision or that the proposed development would have been at risk. The Agency subsequently withdrew their objection to eight applications based on further sufficient information being provided and/or required conditions being made. One application against Environment Agency advice was granted on a temporary basis for provision of a training facility.

**Figure : 18**

Proportion of Environment Agency responses on Flood Defence Grounds (FDG) that have been withdrawn or refused.



Source : Dartford Borough Council – Planning Policy Team

**3.11.4** New development sites are required to provide a Flood Risk Assessment and to include initiatives to achieve sustainable solutions.

The Bridge development, which is currently under construction, will incorporate;

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

The Eastern Quarry development will incorporate

- Preparation of a water management strategy
- Groundwater monitoring, passive drainage systems and SUDs

### **Summary**

#### **3.11.5** The main findings are

- Water quality is being adequately protected and flood risk within new developments is being addressed. All Environment Agency advice with regard to planning applications was either addressed through condition, change to the scheme or refusal of permission
- A Strategic Flood Risk Assessment (SFRA) has been published for the Kent Thameside area. An updated SFRA is being produced together with a detailed update for Dartford Town Centre.

### **In the Future**

- 3.11.6** Continued monitoring of planning approvals, flood risk assessments and proposed sustainable solutions coming forward in developments must be undertaken.
- 3.11.7** The emerging LDF will incorporate specific Policies to address Dartford's local requirements concerning flooding and water quality which will be used alongside national planning guidance.
- 3.11.8** The emerging LDF will incorporate specific Policies to address Dartford's local requirements concerning flooding and water quality which will be used alongside national planning guidance.
- 3.11.9** PPS25 Sequential testing will be carried out to ensure that development for vulnerable uses is not at risk of flooding.

---

## CHAPTER FOUR : PREPARING THE LOCAL DEVELOPMENT FRAMEWORK

---

- 4.1 The milestones, as set out in the revised LDS June 2007, for the monitoring year 2007 -08 have been met. Work on the preparation of the Core Strategy and Dartford Town Centre Area Action Plan is continuing.
- 4.2 The milestones set out in the LDS for 2008-09, however, are unlikely to be met as a result of circumstances outside the Council's control. Shortly before the Area Action Plan was proposed to be submitted, the Environment Agency provided the Council with revised advice to the effect that there was a need for up-to-date hydrological modelling of the River Darent to be carried out to act as a basis for the flood risk assessment.
- 4.3 To address this issue, the Council, with the support of the Environment Agency, commissioned consultants in Spring 2008 to model the hydrology of the river and produce an updated Strategic Flood Risk Assessment (SFRA) of the town centre and its immediate surroundings. On completion of the study, a PPS25 Sequential test was carried out for the town centre and the Area Action Plan site allocations were reviewed to ensure they met the sequential and exceptions tests.
- 4.4 This additional work delayed submission of the AAP by three months, resulting in slippage of AAP Submission from May to August 2008. This study was carried out during the Spring of 2008 but will impact upon the production programme for the Town Centre AAP and Core Strategy during 2008 -09.
- 4.5 The postponement of this milestone is considered by the Council to amount to special circumstances (with reference to para 4.58 1) of PPS12), outside the Council's control. The Council had done all that was reasonably necessary at the time to satisfy the requirements of PPS 25, including involvement of the Environment Agency in the preparation of the SFRA and achieving the EA's endorsement.

- 4.6 This additional work has had a knock-on effect on the Core Strategy work programme. Further unexpected work is being carried out to support the Core Strategy as a result of the economic downturn. It has necessitated a review of the assumptions for housing and commercial development on which the Plan is based and assessment of the phasing and viability impacts resulting from this. The scale of the impacts of the recession is potentially so great that the flexibility required to deal with possible scenarios requires further consideration. The Core Strategy timetable is, consequently, being reviewed in response to this additional work.
- 4.7 The Council is following advice contained in the revised PPS12 (June 2008) that strategic sites can now be identified in the Core Strategy. The need for a Site Specific Allocations Document is, therefore, being reviewed. The need for further LDF documents is being considered as part of the review. In the light of this and the changes to the timetable outlined above, the Council is preparing a revised LDS. This will be submitted to the Secretary of State in early 2009.

**Figure : 19**

<b>Assessment of milestones met against June 2007 Local Development Scheme</b>		
<b>Statement of Community Involvement</b>		
<b>Stage</b>	<b>Milestones</b>	<b>Completed</b>
Adopted March 2005		
<b>Core Strategy DPD</b>		
<b>Stage</b>	<b>Milestones</b>	<b>Completed</b>
Issues and Options	No milestone identified	August 2005 (6 weeks public Consultation)
Preferred Options (1 <sup>st</sup> Consultation)	Not identified	July 2006 (6 weeks public Consultation)
Preferred Options (2 <sup>nd</sup> Consultation)	January 2008	January 2008 (6 weeks public Consultation)
Submission to Secretary of State	September 2008	6 week Consultation <i>(revised timetable under review)</i>

**Figure : 19** *continued*

<b>Site Specific Allocations DPD</b>		
<b>Stage</b>	<b>Milestones</b>	<b>Completed</b>
Issues and Options	No milestone identified	August 2005 (6 weeks public Consultation)
Preferred Options (1 <sup>st</sup> Consultation)	Not identified	July 2006 (6 weeks public Consultation)
Preferred Options (2 <sup>nd</sup> Consultation)	January 2008	No further progress – <i>need for document currently under review</i>
Submission to Secretary of State	May 2010	
<b>Dartford Town Centre Area Action Plan</b>		
<b>Stage</b>	<b>Milestones</b>	<b>Completed</b>
Issues and Options	No milestone identified	October 2005 (6 weeks public consultation) Further consultation meetings with key stakeholders June 2007)
Preferred Options)	September 2007	September 2007 (6 weeks public consultation)
Submission to Secretary of State	May 2008	August 2008
Indicative Examination Date	October 2008	Likely February 2009

**4.8 COMMUNITY INVOLVEMENT**

**4.8.1** The Council has set out how it proposes to make available all draft LDF documents in the Statement of Community Involvement (SCI) March 2005. Figure : 20 shows how consultations undertaken during the monitoring year have met the aspirations of the SCI.

**Figure : 20**

<b>Availability of the LDF to the Community</b>	
<b>SCI – consultation method</b>	<b>Comment</b>
Published on the Council's website and a facility to comment online	The Preferred Options Core Strategy and Dartford Town Centre Documents were made available on the Council's web site together with representation forms and background information throughout the consultation period in September 2007 and January 2008 respectively.
	An email post-box for LDF consultations has been successfully used by consultees. 61% of responses for the Core Strategy and Dartford Town Centre AAP preferred options documents were submitted through the LDF electronic mailbox.
	A CD Rom of all the documents and consultation papers together with the evidence documents was also made available.
	Provision of an online public access facility is awaiting further development by the commercial database provider. It is hoped that this facility will be available to the consultees to respond to the new DPDs programmed in the forthcoming revised LDS.

<b>Figure : 20</b> <i>continued</i>	
<b>Availability of the LDF to the Community</b>	
<b>SCI – consultation method</b>	<b>Comment</b>
In specified public buildings together with comment forms	Documents and comment forms were made available at the specified locations detailed in the SCI, during Preferred Options Consultation of the Core Strategy and Dartford Town Centre AAP.
Additional venues used for publicity	Three events were organised for key stakeholders, town centre businesses and stakeholders, residents and young peoples' representatives to further gauge views regarding the issues and options for the town centre in June 07. This included individual letters and accompanying leaflets which were widely distributed. The events took place at different venues and included a "drop-in" session for town centre residents at the Civic Centre.
	The preferred options consultation of the Dartford Town Centre AAP included a staffed exhibition held in the town centre over a number of days and presentations were given to a number of stakeholder and interest group meetings.
	A summary leaflet "Round Your Place - help shape the future of Dartford" on the preferred options of the Core Strategy was sent to stakeholders, community organisations schools and made available in doctors surgeries, dentists, community centres, shops and cafes. The leaflet contained a questionnaire with the chance to win a prize of a trip on Eurostar if it was returned.

Figure : 20 *continued*

Availability of the LDF to the Community	
SCI – consultation method	Comment
	Interactive workshops and presentations at a number of events including the Youth Forum, Elders Forum were organised on the Core Strategy Preferred Options Document.
Production of articles in the Council's "Borough News" newspaper	The Council's "Borough News" newspaper ceased publication at the end of 2005. Details of the consultation on the Dartford Town Centre AAP and Core Strategy Preferred Options Document were advertised in the Kentish Times, Dartford Times and Dartford Express Newspapers. A summary of the AAP with a questionnaire was distributed with the local paper to all households in the Borough. 3,000 registered users were notified through the Council's "Ezine" an electronic newsletter produced by the Council and distributed every two weeks.

**4.8.2** An Equality Impact Assessment on community involvement in the preparation of the Local Development Framework was completed in April 2007. A number of its recommendations and targets have been incorporated into the LDF consultation process during the monitoring year. A review of the LDF consultation database has been undertaken and updated to include a full range of general consultation bodies representing equalities groups that have an interest in the Borough. A number of consultation methods used during the two preferred option consultations and the update of the Issues and Options consultation in the Town Centre have included pro-active community involvement activities identified in the SCI. These activities have included borough wide letters and mail shots, holding specific focus groups and exhibition events, production and dissemination of publicity information through various community networks, "dovetailing" through presentations and feedback sessions at specific groups such as the Elders and Youth Forums and Interactive Planning exercises based upon "Planning for Real". Groups and individuals making formal representations and responding through questionnaires were invited to complete an equality monitoring form. These have been used to monitor the effectiveness of the consultation in reaching individuals and bodies within equalities groups.

**4.8.3** The LDS identifies a number of consultation exercises will take place during the monitoring year 2008-09, These include:

- Dartford Town Centre Area Action Plan Submission Document consultation now due September 2008
- Core Strategy pre-submission Document consultation now due January 08 (under review)

**4.8.4** The Council has employed a variety of methods to ensure that residents, stakeholders and agencies have been given the opportunity to comment on the preferred options proposals of the Core Strategy and Dartford Town Centre AAP. Feedback from the various workshops, interactive activities, publicity documentation and exhibition has on the whole been positive. However, return of questionnaires sent out to the general public has tended to be low. In the future the experience gained from consultation exercises will be used in reviewing and improving the Council's communication methods and community involvement.

---

## CHAPTER FIVE : IN THE FUTURE

---

### 5.1 Sustainable Development

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

- Continue to take account of the Sustainability Objectives and the Sustainability Appraisal findings, by amending emerging policies in line with Enfusion's SA Report recommendations.
- Carry out screening and any necessary assessments regarding potential impacts of DPD proposals on European Sites required by the Habitats Directive and where necessary will assess alternative solutions.
- Continue to bring forward relevant themes from the Community Strategy for Dartford and Gravesham e.g. integrating new communities, investing in existing communities and supporting communities.
- Continue to take account of new Government guidance on issues relating to sustainability, as it arises.

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

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

Figure : 21

<b>Examples of potential Sustainability Appraisal Indicators</b>	
<b>SA Objective</b>	<b>Potential Indicators</b>
Balanced Communities	<ul style="list-style-type: none"> <li>• Housing tenure*</li> <li>• Mix of uses*</li> <li>• Provision of community services*</li> </ul>
Integrated Communities	<ul style="list-style-type: none"> <li>• Provision of physical links with existing communities*</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Car ownership</li> <li>• Number of houses within a specified radius of services *</li> </ul>
Public Health	<ul style="list-style-type: none"> <li>• Access to open space</li> </ul>
Phasing of supporting infrastructure	<ul style="list-style-type: none"> <li>• Provision of green infrastructure/Open Space *</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• No of housing completions *</li> <li>• Supply of affordable housing *</li> </ul>
Sustainable New Development	<ul style="list-style-type: none"> <li>• Percentage of developments and buildings meeting BREEAM Very Good Standard</li> </ul>
Environmental Health	<ul style="list-style-type: none"> <li>• Notifiable offences/types of crime</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• % of resident population employed (16-74 years) *</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Area of/change in landscape designations *</li> <li>• % of development on PDL *</li> </ul>

**Figure : 21** *continued*

<b>Examples of potential Sustainability Appraisal Indicators</b>	
<b>SA Objective</b>	<b>Potential Indicators</b>
Land and soil quality	<ul style="list-style-type: none"> <li>• Loss of good quality agricultural land*</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• % of SSSI's in a favourable condition *</li> <li>• Area of ancient woodland in borough *</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Number of listed buildings</li> </ul>
Minerals	
Energy	<ul style="list-style-type: none"> <li>• Energy generated from renewable sources *</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• Number of Air Quality Management Areas</li> <li>• Type of travel mode to work</li> </ul>
Waste	
Water	<ul style="list-style-type: none"> <li>• % of developments with SUDs</li> </ul>
Flooding	
* Indicates indicator already included in AMR	

## 5.2 Action Plan for Enhancing Monitoring Work

**5.2.1** An action plan for enhancing monitoring work associated with the LDF was included in the 2006-07 AMR. Details of the actions achieved during the monitoring year are shown in Figure : 22

Figure : 22

Progress on Targets	
Actions	Comment
<ul style="list-style-type: none"> <li>Extend contract of Monitoring Officer for a further year</li> </ul>	<p><b>Achieved</b> Contract extended to May 09</p>
<ul style="list-style-type: none"> <li>Develop and improve development monitoring systems in the Council and with KCC, including "planning pipelines" (this will include a development monitoring database)</li> <li>Increase co-operation between the Council, stakeholders and the general public</li> </ul>	<p><b>Achieved</b> A development monitoring database recording various development details of application and extant sites. This has been used in the compilation of core and national indicators in the AMR and in analysis of future development opportunities</p> <p><b>Achieved</b> Communication networks with stakeholders and agencies have been established and extended to ensure up to date information is available to assist in the compilation of the Annual Monitoring Report and in the future development of assessing the significant effects of the plan</p>
<ul style="list-style-type: none"> <li>Report on the outcome of the Appropriate Assessment scoping reports for the Core Strategy and Dartford Town Centre Area Action Plan Documents and present recommendations</li> </ul>	<p><b>Achieved</b> The AA scoping reports have been carried out and used in consultation at the preferred options stage of both documents. The Core Strategy Submission Document will also be accompanied by a full assessment report. Any implications for monitoring from the recommendations of the report will be incorporated into the AMR in the future</p>

**Figure : 22** *continued*

Progress on Targets	
Actions	Comment
<ul style="list-style-type: none"> <li>• Include new monitoring themes that are important at the local level together with an assessment of new Local Development Framework policies so that a full and comprehensive analysis can take place in subsequent Annual Monitoring Reports</li> </ul>	<p><b>Partially Achieved</b> The AMR has been extended to include some new monitoring themes but further development of themes and indicators will take place at later stages of LDF production</p>

**5.2.2** An action plan for further work to enhance the monitoring function of the LDF and the production of the AMR in the future has been produced – (see Figure : 23)

**Figure : 23**

Future Action Plan for Enhancing Monitoring Work		
Actions to be Taken	By Whom	By When
<ul style="list-style-type: none"> <li>• Incorporation of the targets and indicators identified in final DPDs including sustainability outcomes</li> </ul>	Planning Team Policy	Dec 2009
<ul style="list-style-type: none"> <li>• Development of monitoring systems to assess the performance of targets and delivery mechanisms identified in final DPDs</li> </ul>	Planning Team and stakeholders Policy	Dec 2009
<ul style="list-style-type: none"> <li>• Closer working with Local Strategic Partners and integration of targets in the Local Area Agreement to produce a unified monitoring system</li> </ul>	Planning Policy Team, Corporate Policy Officers LSP partners	Dec 2009

**APPENDIX 1 Indicators, Targets and Data Gaps**

<b>THEME 1 : HOUSING</b>					
<b>Core Output Indicators</b>		<b>Local Output Indicators</b>		<b>Contextual Indicators</b>	<b>Target</b>
<ul style="list-style-type: none"> <li>▪ H1 Plan period and housing targets <b>15,700 units between 2006 and 2026</b> <b>Emerging South East Plan (17,340 units between 2006 and 2016 – proposed Government modifications July 2008)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ New Homes built on Allocated Sites (gross) <b>557</b></li> </ul>	Average house price in Dartford as compared to the Kent  <b>For 2007 the average price of property in Dartford was £213,443 and £223,382 in Kent as a whole</b>	<b>See Core Indicators</b>		
<ul style="list-style-type: none"> <li>▪ H2(a) Net additional dwellings in previous years <b>2,736 dwellings in the past 5 years</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ New Homes built on Windfall Sites (gross) <b>57</b></li> </ul>				
<ul style="list-style-type: none"> <li>▪ H2(b) Net additional dwellings – for the reporting year <b>603 dwellings</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Homes Lost <b>11</b></li> </ul>				
<ul style="list-style-type: none"> <li>▪ H2 (c) Net additional dwellings in future years <b>6,454 dwellings projected for next 5 years</b> <b>14,486 to end of plan</b></li> </ul>					
<ul style="list-style-type: none"> <li>▪ H2(d) Managed Delivery Target <b>See Housing Trajectory Figure 9</b></li> </ul>					

THEME TWO : HOUSING FOR LOCAL NEEDS				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> <li>H4 Net additional pitches (Gypsy and Traveller) delivered</li> </ul> <p><b>None</b></p>	<ul style="list-style-type: none"> <li>% of residential completions on qualified sites as affordable housing</li> </ul> <p><b>30.8%</b></p>	<ul style="list-style-type: none"> <li>Average rental price</li> </ul> <p><b>Between £118 to £175 a week for flats dependent on number of bedrooms and between £194 and £687 a week for houses dependent on number of bedrooms</b></p>	<ul style="list-style-type: none"> <li><b>The 30% urban target is currently being met</b></li> </ul> <p><b>30.8% achieved in reporting year</b></p>	
<ul style="list-style-type: none"> <li>H5 Gross affordable housing Delivery</li> </ul>	<ul style="list-style-type: none"> <li>Affordable housing completions 2007/08 distinguishing between rented over other forms of tenure</li> </ul>	<ul style="list-style-type: none"> <li>Median annual income (in 2007)</li> </ul> <p><b>£27,357</b></p>		
<b>186 units</b>	<ul style="list-style-type: none"> <li>Discounted : <b>10 Units</b></li> <li>Key Worker Shared Equity : <b>12 Units</b></li> <li>Key Worker Intermediate : <b>17 Units</b></li> <li>Shared ownership: <b>85Units</b></li> <li>Rented : <b>62 Units</b></li> <li>Total : <b>186 Units</b></li> </ul>	<ul style="list-style-type: none"> <li>Households on the Council's "ChoiceBased Letting List" (people seeking alternative council housing or seeking a first council home)</li> </ul>		

THEME TWO : HOUSING FOR LOCAL NEEDS ...continued					
Core Output Indicators		Local Output Indicators		Contextual Indicators	Target
		<ul style="list-style-type: none"> <li>▪ New affordable homes built on allocated sites</li> </ul>		<b>3,193 as at 31 March 2008</b>	
		<b>Dartford Youth Centre</b> <b>12</b> <b>Galley Hill</b> <b>83</b> <b>NW Kent College</b> <b>29</b> <b>Waterstone Park – East</b> <b>10</b> <b>Waterstone Park – West</b> <b>36</b> <b>West Hill</b> <b>16</b> <b>Total</b> <b>186</b>		House price to income ratio  <b>Median house price to median earnings ration was 6.84 in 2007</b>	
		<ul style="list-style-type: none"> <li>▪ Percentage of new homes built that are flats</li> </ul>			
		<b>85%</b>			

THEME THREE : DARTFORD TOWN CENTRE					
Core Output Indicators		Local Output Indicators		Contextual Indicators	Target
• BD4 Total Amount of floorspace for "town centre uses" (A1, A2 ,B1(a) and D2)		• Total A1 floorspace in town centre			<p><b>Additional floorspace has been provided in the town centre during the monitoring year. Health indicators show a mixed picture or economic performance and that Dartford is still not performing as well as other town centres in Kent. The Council is working with it's partners to bring forward new infrastructure and developments to support the improvement of viability and vitality of the town centre</b></p>
		<b>66,461 sq m</b>			
• Within town centre areas		• Vacancies (% of retail properties)			
	<b>Gross :1405 Sq m</b> <b>Net :1232 Sq m</b>	<b>26%</b>			
• Within the local Authority Area		• Evening Economy facilities			
	<b>Gross :2302 Sq m</b> <b>Net :585 Sq m</b>	<b>15,210 sq m</b>			
		• Footfall in the town centre			
		<b>12,440 pedestrians per hour Dec 2007</b>			
		• Retail Yield			
		<b>7.25 in 2007</b>			

THEME FOUR : TRANSPORT							
Core Output Indicators		Local Output Indicators		Contextual Indicators		Target	
		Site within 400m access of public transport with a frequency of more than two services an hour during the day and at peak hours.		•	Proportion of residents who travel to work by car/van		<b>All residential developments have "good" access to employment and services via the public transport network</b>
					<b>56% in 2001</b>		
		<b>100%</b>		•	Proportion of residents travelling under 10km to work		
					<b>50% of residents in 2001</b>		

THEME FIVE : EMPLOYMENT								
Core Output Indicators		Local Output Indicators		Contextual Indicators		Target		
▪	BD1 Total amount of additional employment – by type	▪	Average additional net employment floorspace provided each year since 2001	<b>10,536 sq m</b>	▪	% of population economically active	<b>76 % in 2006</b>	<b>It is anticipated that sufficient sites and employment land will come forward to meet the Kent and Medway Structure Plan requirement of 892,000 sq m by 2016</b>

THEME FIVE : EMPLOYMENT ...continued							
Core Output Indicators			Local Output Indicators		Contextual Indicators	Target	
			▪	Average additional net employment floorspace provided each year since 2001	▪	% of population economically active	It is anticipated that sufficient sites and employment land will come forward to meet the Kent and Medway structure Plan requirement of 892,000 sq m by 2016
	<b>Use Class</b>	<b>Gross</b>	<b>Net</b>				
	<b>B1/A2</b>	<b>1062</b>	<b>720</b>		<b>10,536 sq m</b>	75% in 2006	
	<b>B2</b>	<b>278</b>	<b>-172</b>				
	<b>B8</b>	<b>128</b>	<b>-4824</b>				
	<b>Total</b>	<b>1468</b>	<b>-4276</b>				
▪	BD3 Employment Land Available by type (comprised a + b below)						
	<b>a)</b>	<b>43 ha</b>					
	<b>b)</b>	<b>397 ha</b>					
	<b>Total</b>	<b>440 ha</b>					

THEME FIVE : EMPLOYMENT ...continued							
Core Output Indicators		Local Output Indicators		Contextual Indicators		Target	
(a) Sites allocated for employment uses in Development Plan documents :  <b>B1/A2</b> <b>31 ha</b> <i>(inclusive of B1(a) Use Class)</i> <b>B2</b> <b>6 ha</b> <b>B8</b> <b>6 ha</b> <b>Total</b> <b>3 ha</b>	(b) Sites for which planning permission has been granted for employment uses but not included above  <b>B1/A2</b> <b>344 ha</b> <i>(inclusive of B1(a) Use Class)</i> <b>B2</b> <b>6 ha</b> <b>B8</b> <b>47 ha</b> <b>Total</b> <b>3 ha</b>	Total amount of employment floorspace lost during the monitoring year  <b>5,744 sq m</b>	Mean average monthly unemployment rate  <b>1.8% In October 2008</b>	Number of jobs created in the Borough  <b>15,500 (net) new jobs since 1995</b>	Jobs density (proportion of jobs to working age population)  <b>1.0 in 2004</b>	In order to meet the target, the annual rate of employment development will need to increase significantly.	
							In order to meet the target, the annual rate of employment development will need to increase significantly.

THEME SIX : URBAN RESIDENTIAL QUALITY			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
<p>H6 Housing Quality – Building for Life Assessments</p> <p><b>This indicator will be reported in the 2008/09 Annual Monitoring Report</b></p>			<p><b>Policies will seek to ensure design excellence in all new developments and that new developments provide the right conditions and infrastructure for community life to flourish</b></p>

THEME SEVEN : COMMUNITY FACILITIES			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
			<ul style="list-style-type: none"> <li>• New developments are incorporating and are being planned to incorporate adequate community facilities</li> </ul>

THEME EIGHT : GREEN BELT			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
	<ul style="list-style-type: none"> <li>Number of planning permissions that permit open or appropriate uses within the Green Belt <b>48 consents</b></li> </ul>	% of land within the Borough that is designated Green Belt  <b>53%</b>	No consent has been given to inappropriate development in the Green Belt
	<ul style="list-style-type: none"> <li>Number of planning applications determined within the Green Belt <b>86 applications</b></li> </ul>		

THEME NINE : PREVIOUSLY DEVELOPED LAND				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> <li>BD2 Total Amount of employment floorspace on previously developed land – by type                             <ul style="list-style-type: none"> <li><b>B1 (a) 100 %</b></li> <li><b>B2 100%</b></li> <li><b>B8 100%</b></li> </ul> </li> </ul>	Proportion of housing planned in the future to be built on previously developed land (PDL), Strategic and Greenfield sites	Amount of previously developed t land in the district  <b>299 hectares of previously developed vacant land and 378 hectares of derelict land and buildings</b>	<b>Over 60% of development has been on previously developed land</b>	
<ul style="list-style-type: none"> <li>H3 New and converted dwellings - on previously developed land                             <ul style="list-style-type: none"> <li><b>89%</b></li> </ul> </li> </ul>	<b>57% Strategic Sites (formerly used for quarrying and that does not meet PPS3 definition)</b> <b>38.5% PDL</b> <b>4.8% Greenfield</b>			

THEME TEN : ENVIRONMENTAL RESOURCES				
Core Output Indicators		Local Output Indicators	Contextual Indicators	Target
<ul style="list-style-type: none"> <li>E2 Change in areas of biodiversity importance  Recent assessment has identified improvements at the Swanscombe Skull site (SSSI) particularly interpretation at the site. But other areas no change reported</li> </ul>		Per capita Co2 emission estimates for Dartford and the South East  <b>In 2006</b>  Dartford <b>9.86 Kt Co2</b>  South East <b>8.02 Kt Co2</b>	<ul style="list-style-type: none"> <li>Extent of woodland  <b>301 hectares</b></li> </ul>	<b>There has been no damage or loss to sites of nature conservation interest</b>
<ul style="list-style-type: none"> <li>E3 Renewable energy generation Completed  Type                    <b>megawatts</b> None</li> <li>Granted Planning Permission Type                    <b>megawatts</b> None</li> </ul>		<ul style="list-style-type: none"> <li>Extent of designated sites: SSSIs, NNRs, Kent Wildlife Sites and LNRs  <b>1023 hectares</b></li> </ul>		

THEME ELEVEN : FLOOD PROTECTION AND WATER QUALITY			
Core Output Indicators	Local Output Indicators	Contextual Indicators	Target
<p>E1 Number of planning permissions granted contrary to Environment Agency Advice on flooding and water quality grounds Developments which are potentially located where :</p> <p>(i) they would be a risk of flooding or increase the risk of flooding elsewhere</p> <p><b>None</b></p> <p>(ii) adversely affect water quality</p> <p><b>No objections received on grounds of water quality</b></p>			<p><b>Water quality is being adequately protected and flood risk within new developments is being addressed</b></p>

## APPENDIX 2 Sources of Data

Monitoring Themes	
General	<ul style="list-style-type: none"> <li>• Dartford and Gravesham Sustainable Community Strategy 2008 -2011</li> <li>• Dartford Local Plan Review (Amended Second Deposit Draft) April 2004</li> <li>• Dartford's Core Strategy – Preferred Options</li> </ul>
Borough Characteristics	<ul style="list-style-type: none"> <li>• ONS – Neighbourhood Statistics</li> <li>• ONS – Population Estimates</li> <li>• Census 2001</li> <li>• Kent and Medway Structure Plan Working Papers 1 (July 2004) and 2 (September 2003)</li> <li>• Dartford Comprehensive Equalities Policy 2006</li> <li>• Nomis – District Statistics</li> <li>• Kent County Council Analysis and Information District Profiles</li> <li>• DCLG – Housing Statistical Data</li> <li>• Revenue and Customs - Valuation Office</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Planning Policy Team</li> <li>• KCC Housing Information Audit 2007 to 2008</li> <li>• Dartford's LDF: Annual Monitoring Report 2004 through to 2007</li> </ul>
Housing for Local Needs	<ul style="list-style-type: none"> <li>• Internal Monitoring Data - Housing Policy and Development Team</li> <li>• Planning Policy Team</li> </ul>
Dartford Town Centre	<ul style="list-style-type: none"> <li>• KCC Dartford Town Centre Health Indicators 2007</li> <li>• Internal Project Delivery Data</li> <li>• Dartford Retail and Leisure Study 2005 (draft) Donaldsons</li> <li>• Internal Monitoring Data – Planning Policy Team</li> </ul>
Transport	<ul style="list-style-type: none"> <li>• KCC Dartford Town Centre Health Indicators 2007</li> <li>• GIS data –Property Management Team</li> <li>• Data from Uniform system</li> <li>• Kent Thameside Strategic Transport Strategy – internal data</li> <li>• Kent Thameside Fastrack bulleting and Gateway News 2007</li> </ul>
Employment	<ul style="list-style-type: none"> <li>• Data from Uniform system</li> <li>• Kent County Council Draft Commercial and Leisure Land Supply Survey Report 2007/08</li> <li>• Internal Monitoring Data - Planning Policy Team</li> <li>• Census 2001</li> </ul>
Urban Residential Quality	<ul style="list-style-type: none"> <li>• Internal Monitoring Team – Planning Policy Team</li> <li>• CABE – Background papers on Building For Life</li> </ul>
Community Facilities	<ul style="list-style-type: none"> <li>• Internal Monitoring Data – Planning Policy Team</li> <li>• Property Information Team</li> <li>• Project Delivery Team</li> </ul>

Green Belt	<ul style="list-style-type: none"> <li>• Data from Uniform system</li> </ul>
Previously Developed Land	<ul style="list-style-type: none"> <li>• National Land Use Database Records (July 2006)</li> <li>• Kent County Council Housing Land Supply 2006/7</li> <li>• Planning Policy Team</li> </ul>
Environmental Resources	<ul style="list-style-type: none"> <li>• Property Information Team</li> <li>• Data from Uniform system</li> <li>• Kent Wildlife Trust</li> <li>• Condition of NNI/SSI Sites – English Nature web site</li> <li>• Groundwork – Kent Thameside News Summer 2008-12-05</li> <li>• DEFRA – Per Capita emissions in the LA area (NI 186)</li> </ul>
Flooding and Water Quality	<ul style="list-style-type: none"> <li>• Data from Uniform System</li> <li>• Development Control Team</li> <li>• Environment Agency website</li> </ul>
Community Involvement	<ul style="list-style-type: none"> <li>• Equality Impact Assessment for Planning Policy – Community Involvement in the Preparation of the Local Development Framework- April 2007</li> <li>• Dartford's Statement of Community Involvement March 2006</li> <li>• Planning Policy Team – internal data</li> </ul>

**APPENDIX 3            Glossary**

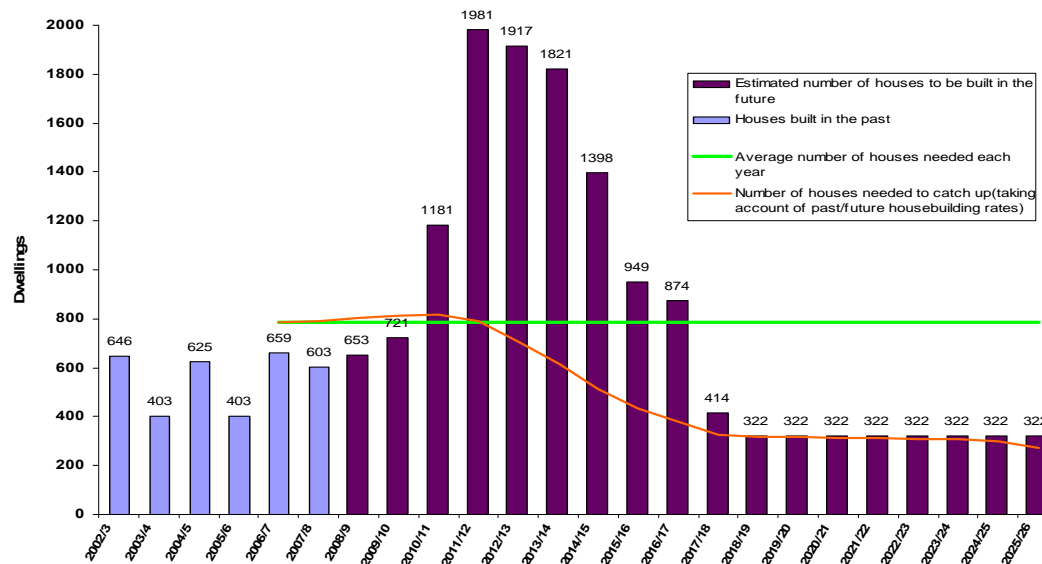
<b>Term</b>	<b>Explanation</b>
<b>Terms Used in the New Planning System</b>	
Annual Monitoring Report	An annual report which assesses progress of Local Development Framework components against the Local Development Scheme, as well as the extent to which policies in the Local Development Documents are being successfully implemented.
Development Plan	The existing approved documents which form the statutory planning policy guidance for an area.
Evidence Base	Information gathered by planning authorities to support the preparation of Local Development Documents. Includes quantitative and qualitative data.
Government Guidance	Most commonly comes in the form of Planning Policy Guidance or the new style Planning Policy Statements. They are supplemented by a range of Circulars and Best Practice Guidance Notes.
Local Development Documents	Comprises the suite of documents which together form a Council's Local Development Framework. This Annual Monitoring Report is one of the Local Development Documents.
Local Development Framework	The new style Local Plan – designed to be in a loose-leaf format to enable quicker and more responsive reviews of selected parts of it. Required elements comprise the Core Strategy, Site Specific Allocations and the Proposals Map. Area Action Plans, Supplementary Planning Documents and any other documents deemed necessary for the proper planning of the area are optional components. The Local Development Framework needs a Statement of Community Involvement to demonstrate a Council's commitment to stakeholder engagement with the process, a Project Plan to timetable Local Development Framework components and an Annual Monitoring Report to assess annual performance.
Local Development Scheme	A document which sets out the first three year programme for preparing a Council's Local Development Framework.
Saved Policies	Policies from the old system of Local Plans which are "saved" for the transition period until they are replaced by new Local Development Framework components.
Structure Plan	A plan prepared at County level consisting of strategic policies. Although this type of plan is being phased out, the adopted Kent Structure Plan is still used and the review of the Structure Plan is underway.
Sustainability Appraisal	This Local Development Document assesses Development Plan Documents against objectives of sustainability and identifies ways in which the Development Plan Documents' sustainability can be enhanced. A Strategic Environmental Assessment is incorporated into the SA.

<b>GLOSSARY</b>	
<b>Terms Used in Monitoring Work</b>	
Contextual Indicators	These measure changes in the wider social, economic and environmental background against which policies operate.
Housing Trajectory	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.
Monitoring	Regular and systematic collection and analysis of information to measure policy implementation.
Core Output Indicators and Other Output Indicators	Measures the direct effect of a policy. Used to assess whether policy targets have been achieved. Core output indicators have been decided by Government whereas other output indicators have been determined at the local level.
Significant Effects Indicators	An indicator that measures the significant effects of the plan or programme
Targets	Thresholds which identify the scale of change to be derived from policies over a specific time period, e.g. number of affordable homes to be built by a set date.

Appendix 4 Housing Trajectory as at March 2008

**Core Indicators H1 Plan Period and Housing Targets; H2(a) Net Additional Dwellings in Previous Years; H2(d) Managed Delivery Target (a)**

Estimate of Housing Delivery During 2006 – 2026 as at March 2008

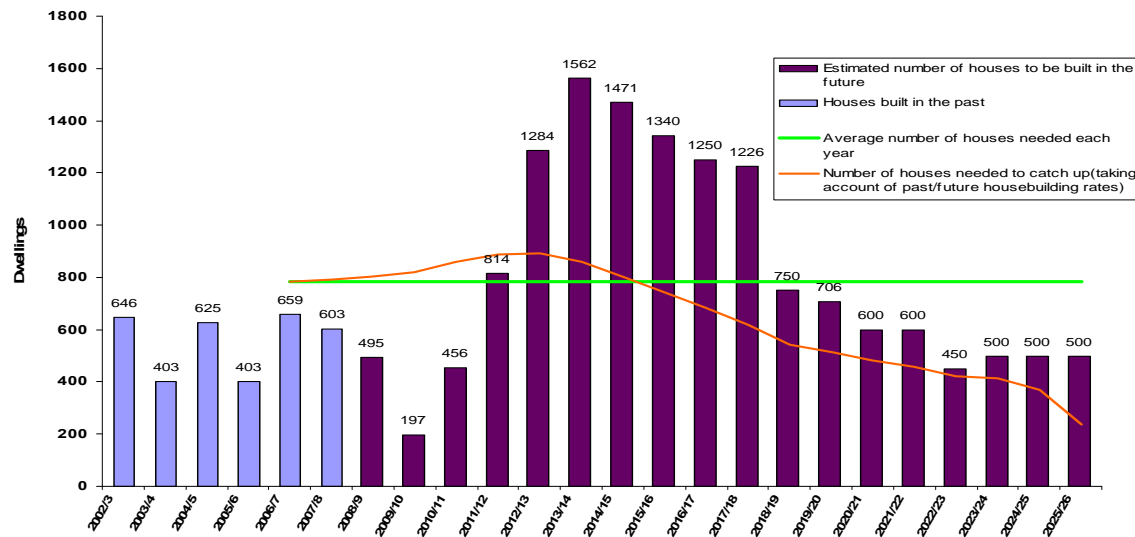


- H1 Plan Period and Target – 2006 - 2006
  - H2(a) Net Additional Dwellings in previous years – over the past five years 2,736 homes have been delivered
- The current deficit on the twenty-year average South East Plan requirement will be reversed by 2013

Appendix 5 Updated trajectory – impact of 2008 downturn

**Core Indicators H1 Plan Period and Housing Targets; H2(a) Net Additional Dwellings in Previous Years; H2(d) Managed Delivery Target (b)**

*Updated Estimate based on provisional assessment of the impact of the 2008 housing downturn on housing delivery*



- The reversal of the current deficit on the twenty-year average South East Plan requirement is delayed until 2016  
Based on the provisional assessment of the impact of the housing downturn

