

The future of your community after GSK



Tell us what you think about the development of your local area.
Complete the questionnaire and return it to us by **7 August 2009**.
Talk to us at a drop-in session on Wednesday 22 July or Friday 24
July, 10am-1pm at the Living Well Centre, St Edmund's Road,
Temple Hill.

The future of your community after GSK

Help shape the future of your area

You have probably heard that GSK (Glaxo Smith Kline) are vacating the town after successfully operating here for 120 years and providing many jobs for local people. Arjo Wiggins paper mill has also recently closed. Buildings now lie empty and unattractive with little prospect of being re-used.

The Council wishes to see life breathed back into this area in a way that benefits the local community and the local area. We want to involve you in the changes and hear your views before any plans are finalised.

A great opportunity

The GSK and Arjo Wiggins sites are part of a larger employment area to the north of the railway station, which we call the Northern Gateway (see plan opposite). The area is changing and although two big businesses are moving out, many others continue to operate successfully.

The changes provide an opportunity to create a new community of homes, jobs and supporting facilities. The River Darent, the Mill Pond and the Dartford Fresh Marshes, until now, difficult to reach and obscured by industrial buildings, can be

opened up for the community to enjoy. Factory buildings can be replaced with new buildings much more sympathetic to neighbouring homes within an improved local environment.

We are determined that new homes are supported by the right community facilities, including health, education and other local needs. We will work with Kent County Council to ensure that a school, if needed, is put in at the right time.

Being located so close to the town centre, development at the Northern Gateway can help support the much needed revitalisation of Dartford town.

Improved connections with the local centre at Temple Hill might also encourage the use of these local shops and facilities by new residents and workers.

Although one or two big employment sites are vacant or will become so in the near future, other parts are fully occupied and active. There is an opportunity to keep these businesses going and improve their working environment.



Northern Gateway

to Burnham Road residential area and Holy Trinity Primary School

to River Thames and Dart

Bob Dunn V

Impro
space

River Darent

Arjo Wiggins site

Burnham Road




Reinstated riverside lock and new crossing

New primary school if needed

New jobs created

Public waterside area with local shops, pubs, eating community facilities and homes above

KEY

-  Northern Gateway boundary
-  New public areas
-  New river crossings
-  Existing footpath
-  New Green Grid - footpaths/cycleways (indicative)
-  Railway line
-  New homes and jobs
-  Mainly new homes
-  New jobs
-  Retained jobs
-  New primary school (indicative site)

Based on Ordnance Survey, 100025870



What could the proposals look like?

- ➔ **Homes:** 1,200-1,700* of which between 360 and 510 will be affordable
- ➔ **New jobs:** 1000-1700*
- ➔ **Jobs retained:** 1,200
- ➔ **Local shops, pubs and eating places**
- ➔ **Community facilities:** We are exploring what facilities, such as a doctor's surgery, dentist, primary school and social care provision, will be needed.

*depending on the balance between homes and jobs

What else will the proposals provide?

- Modern new business facilities in an attractive waterside setting.
- Protection of employment areas at the Riverside Industrial Estate and the Victoria Industrial Estate.
- A new community of homes, including affordable homes available to local people, supported by local shops, health and other community facilities.
- A primary school, if this is needed in the future- but not whilst there are still available places in existing local schools, so as not to undermine these.
- A public outdoor area around the Mill Pond for people to enjoy, with a lively atmosphere created by shops, community facilities, cafes and pubs fronting onto the waterside.
- A network of footpaths, cycle paths, open spaces and play areas, alongside the river and across the site. These will provide pleasant and convenient routes between homes, jobs, shops and community facilities for the existing and new communities. They will also link in to the wider Green Grid, providing leisure opportunities for walking or cycling out to the River Thames or the countryside.
- Cleaning up of the River Darent and re-instatement of the lock, with creation of an informal leisure space alongside it. The increased depth of water will allow boats to use this stretch of the river, creating more activity and interest on the river.
- Convenient, safe and attractive walking routes into Dartford town centre.
- A more direct route to Dartford train station from the north of the railway line.
- New pedestrian and cycle bridges across the River Darent.
- Removal of some uses which make poor neighbours.
- Opening up views to the River Darent.
- A Fastrack service along Central Road.



Development of the Northern Gateway

Proposals for the area, if agreed, will take place in phases and over many years, simply because it is such a large area. Further local consultation will take place on proposals or planning applications before any development takes place on the site.

There are some constraints which could limit our proposals for the future of the area. We have taken these into account as best we can, but there is still uncertainty on some issues. We have assumed that:

- All the storage of chemicals on the Glaxo Smith Kline site will cease once the site is vacated.
- The gas holder on Victoria Road will remain for the time being, so new housing will not be built close to it. Although the holder may be removed in the future, it is uncertain when this will be.
- It would generally be better to have businesses rather than homes to the west of the River Darent, because of the risk of flooding.

These assumptions have influenced our proposals for the Northern Gateway, although our plan will need to be flexible enough to adapt, if the situation changes.

Help shape the future of your area

The proposals in this leaflet are part of a wider plan we're preparing for the whole of Dartford. We want to make sure that the changes happening here over the next 20 years are managed in a way that bring most benefit to people who live and work here.

We previously asked your views on the Northern Gateway as part of the wider town centre consultation in September 2007. We are asking your views again because the closure of the GSK and Arjo Wiggins sites opens up new possibilities that we did not previously consider. We need to look at the area afresh and consider how we can make best use of the opportunity.

The final plans will form part of the Council's Core Strategy – a plan for the whole of Dartford setting out how we want to make Dartford fit for the challenges ahead.

If you would like more information about the Core Strategy or other Local Development Framework documents you can:

- read about it on our website at www.dartford.gov.uk/planningpolicy/ldf.htm
- see previous LDF consultation documents at the civic centre and at your local library
- contact the planning policy team on 01322 343213 or by e-mailing ldf@dartford.gov.uk

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BOROUGH COUNCIL

Published by Dartford Borough Council
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