

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE DARTFORD BOROUGH LOCAL PLAN  
ADOPTED APRIL 1995**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

John Cheston  
Senior Planning Officer  
Housing and Planning Directorate  
Government Office for the South East

25 September 2007

## SCHEDULE

### POLICIES CONTAINED IN THE DARTFORD BOROUGH LOCAL PLAN 1995

Policy Number	Policy Title/Purpose
S1	Provision of land for employment and housing growth
S2	Provision of community, leisure, tourist and retail facilities
S3	Priority for recycling of redundant sites, and restoration of derelict and despoiled land
S4	Presumption against development in the Metropolitan Green Belt, protection of the countryside and enhancement of its amenity and recreational value.
S5	Protection and enhancement of nature conservation resources
S6	Conservation and improvement of the built environment and importance of the River Thames
S7	Provision of infrastructure and services
S8	Community, commercial and transport facilities within major development opportunities
E2	Development south of Dartford Northern Bypass
E3	Development at Stone Marshes
E4	Development at former Swanscombe Cement Works
E7	Office (B1) development within the Central Business Area of Dartford Town Centre
E8	Development in existing employment areas
E9	Development outside employment sites
E10	Extension or redevelopment of existing employment premises
E12	Provision of accommodation for small firms
E13	Environmental improvement of employment areas and design standards for new development
E14	Amenity criteria for employment development
H1	Land identified for housing development
H4	Development at Ingress Park
H6	Development at Swanscombe Marshes and Ebbsfleet

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
H7	Housing development within the urban area (provision of affordable housing)
H8	Density and dwelling mix of new Housing Development
H9	Areas of Special Residential Character
H10	Layout and design standards for new housing development
H11	Safeguarding of existing residential accommodation
H12	Protection of amenity of existing housing areas
H13	Guidelines and design criteria for flats and flat conversions
H14	Guidelines for house extensions and loft conversions
H15	Accommodation for special needs groups
R2	Retail development within the Central Business Area of Dartford Town Centre
R3	Changes to use to non-retail uses
R6	Safeguarding of local shopping centres
R9	Criteria for hot food take-aways
GB1	Extent of the Green Belt in the Borough
GB2	Presumption against development in the Green Belt
T1	Integrated transport strategy for the Borough
T2	Funding and provision of coordinated transport infrastructure
T3	Provision of integrated public transport services
T5	Public transport facilities and infrastructure within new development
T9	Improvement of public transport, car parking and interchange facilities
T10	Support for introduction of river boat passenger services
T15	Safeguarding of road links SE of Dartford town centre
T16	Safeguarding of highway improvement schemes
T18	Traffic Management measures
T19	Relationship of development to highway network and capacity

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
T20	Formation of new accesses onto distributor roads
T21	Agreements for highway improvements related to development proposals
T23	Provision of off-street parking and rear access arrangements
T24	Locations for additional public car parking at Dartford town centre
T27	Provision for pedestrians in new development and highway schemes
T28	Environmental improvements and traffic management schemes
T29	Further Pedestrianisation of Lowfield Street
T30	Pedestrian access to and within Dartford town centre
T31	Provision of pedestrian footways and verges alongside roads
T32	Cycle parking facilities and routes
T33	Highway and pedestrianisation schemes to make provision for disabled and less mobile people
T34	Public transport access to the town centre for the less mobile
DL1	Encouragement of restoration schemes
DL4	Development proposals at or near landfill sites
RT1	Recreational, leisure and associated development at Stone Lodge
RT3	Provision for sports pitches
RT4	Provision of Golf Courses
RT5	Recreational potential of the River Thames and enhancement of its accessibility
RT7	Consideration of proposals for additional marine facilities
RT8	Provision of tourist facilities and tourist-related development
RT9	Development of hotels and other tourist accommodation
RT10	Improvement of rights of way network
RT13	Safeguarding of local open spaces
RT14	Safeguarding of Dartford Heath, Central Park and Brooklands Lakes
RT15	Safeguarding of private and educational open space

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
RT16	Provision of new local open spaces – with specified sites
RT17	Safeguarding of land at Craylands Lane, Swanscombe for open space purposes and recreational development
RT18	Open space and play space provision in new housing development
RT19	Provision of local open space in association with development proposals
C1	Development in the countryside
C2	Design and Siting
C3	Change of Use of Countryside Buildings
C4	Stables and related facilities
C5	Enhancement of the countryside
C7	Agricultural Buildings
C8	North Downs Special Landscape Area
C10	Darent Valley and Darent Valley Footpath
C11	Woodlands
C12	New Areas of Woodland and Replacement Trees
C13	SSSIs and NNRs
C14	SNCIs
C15	Local Nature Reserves
C16	Other sites and features of nature conservation value
C17	Management Agreements
V1	Appropriate settlements for new residential development
V2	Design of new housing in villages
V3	Housing Development for local needs
V4	Small scale business uses in villages
V5	Village Shopping and Community Facilities
B1	Design of New Development
B2	Major Development Sites

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
B3	Landscaping
B4	Landscaped Buffer Zones
B5	Public Arts and Crafts
B6	Alteration or Extension of a Listed Building
B7	Demolition of listed buildings
B8	New Development within a Conservation Area
B9	Demolition of Unlisted Buildings in a Conservation Area
B10	Areas of Special Character
B11	Scheduled Ancient Monuments
B12	Other sites of archaeological importance
B13	Shop fronts and Advertisements
B14	Access for people with disabilities
B15	Environmental improvements
B16	Overhead line removal
CF1	Coordinated delivery of infrastructure to support development
CF2	Service Providers
CF3	Community Infrastructure
CF5	Former Mabledon Hospital Site
CF6	Health Care Facilities
CF11	Crematorium
CF12	Loss of allotment land
TC1	Hotel and tourist-related development
TC2	Rear Servicing
TC3	Environment and Design
TC4	Upper Floors
TC5	Dartford Station

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
TC10	Lowfield Street
TC11	Glentworth/Lowfield Street