

Customer Access Review – Full Assessment

Before completing this Full Assessment, please read the [Guidance Note](#) on Customer Access Reviews. Initial Screening is required before completion of a Full Assessment.

Assessment details	
Assessment area	Dartford Local Plan
Date of assessment	08/01/2021
Directorate and Service	Regeneration – Planning Policy
Manager	Mark Aplin
Officer conducting assessment	Jamie van Iersel
Step 1: Scoping the assessment	
1. What are the aims and objectives of the activity or proposal?	The Local Plan provides a strategy for housing and economic growth across the Borough over the next 20 years. It sets out strategic and development management policies relating to the built and natural environment of Dartford and guides the way in which development will come forward.
2. Who will be affected by the activity or proposal?	All residents, employees, businesses, and organisations within the Borough of Dartford.
3. How does the activity or proposal contribute to: a) any key performance indicators? b) policies, values or objectives of Dartford Borough Council?	<u>Corporate Plan 2017-2020 Strategic Objectives</u> <u>ED1 Improve the quantity and range of jobs in the Borough</u> <u>ED2 Ensure jobs growth and housing delivery are balanced</u> The new Local Plan will positively and proactively encourage job growth in sustainable locations and economic development in planned priority regeneration areas. To protect local industry and employment, including across the south of the Borough, it proposed to retain the existing designated employment areas. Intensification through redevelopment for economic purposes is also proposed. The Plan encourages proposals for knowledge-based creative or high technology industries, and the provision of managerial or professional jobs to improve the range of employment opportunities in the Borough. Additionally, a new policy has been introduced that requires large non-residential development to ensure they are providing commercial premises suitable for small scale start-up and

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	<p>move-on business and opportunities for skills training and/or apprenticeships.</p> <p><u>ED3 Improve the economic performance of the Town Centre</u> A key chapter of the Local plan is dedicated to Central Dartford. The intention for this chapter is to secure the Town Centres’ regeneration and harness development to improve economic performance and make it an enticing and inviting place that people want to live, work or visit.</p> <p><u>ED4 Ensure the delivery of timely transport</u> A key focus of the Plan is to direct development to sustainable/ accessible locations and help take forward beneficial transport schemes such as improvements to Fastrack and bus provision, as well as enhancements to key road junctions. The aim is to minimise the need to travel through the design and location of development and at the same time shift movement patterns towards the use of public transport.</p> <p><u>HW1 Increase the opportunities for participating in sporting, cultural and leisure</u> The Local Plan aims to retain existing open spaces, including playing pitches when needed and new open spaces have been identified for designation of ‘Borough Open Space’ which offers policy protection from inappropriate development. Dartford will continue to require all new development to provide a specific quantity of public open space, in accordance with existing requirements, but the policy has been strengthened to ensure that the space is usable and of good quality. In addition, the policy for Dartford town centre will address the potential for new leisure uses and cultural services to complement the attractions of the town centre.</p> <p><u>E1 Reduce carbon emissions and improve air quality in the Borough</u> The Local Plan encompass measures to address carbon emissions and improve air quality. A range of measures to minimise carbon emissions and</p>

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	<p>address climate change are outlined, including: locating new development in tandem with transport infrastructure to minimise the need to travel, seeking improvements to public transport, requiring energy efficient development design, supporting the provision of low carbon energy supply, and encouraging the use of electric vehicles. Air quality is primarily addressed through an approach to transport which focuses on minimising car travel and congestion and promoting more sustainable modes of travel. In addition, policy ensures that new development is located and designed in such a way as to minimise exposure to poor air quality.</p> <p><u>ET2 Ensure that development in Dartford is sustainable, with high standards of design, layout and water/energy efficiency.</u> The Local Plan maintains the requirement that development must meet strict water efficiency standards and be designed, located and constructed to minimise the need regulate internal temperatures and to reduce energy consumption. In addition, large residential schemes are encouraged to incorporate grey-water recycling systems.</p> <p><u>ET4 Ensure a high quality street scene</u> The Plan promotes attractive neighbourhoods with a real sense of place that reflect the area’s heritage and also to promote high quality built design. In addition, sites that have been allocated for development have clear accompanying policies outlining the quality expected, with many required to contribute to the public realm.</p> <p><u>HS1 Work towards meeting the housing needs of the Borough.</u> The Plan sets forth a strategy that will meet the Borough’s current local housing needs within the Borough through the use of previously developed land. Sufficient suitable and developable housing land has been identified to achieve that aim. The Plan aims to meet affordable housing needs, needs for specialist housing, and the needs for Gypsy and Traveller accommodation.</p>

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	<p>The Plan should contribute positively to the following indicators in the Corporate Plan 2017-20:</p> <ul style="list-style-type: none"> • EH10 The average results from all air quality monitoring stations in the Borough • HPI-19 Number of affordable homes completed • BI2 District wide unemployment rate • BI3 Town Centre footfall • PI-27 / Number of new homes built annually
<p>4. Which aspects of the activity or proposal are dictated by legislation/regulation and where do we have discretion in how they are delivered?</p>	<p>Section 19(1B) – (1E) of the Planning and Compulsory Purchase Act 2004 sets out that each local planning authority must identify their strategic priorities and have policies to address these in their development plan documents (taken as a whole).</p> <p>Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. Most plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand.</p> <p>The development plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). Paragraphs 17 to 19 of the National Planning Policy Framework (NPPF) describe the plan-making framework which allows flexibility in the way policies for the development and use of land are produced.</p> <p>Section 19 of the Planning and Compulsory Purchase Act 2004 sets out specific matters to which the local planning authority must have regard when preparing a local plan.</p>

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	<p>Regulations 8 and 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribe the general form and content of local plans and adopted policies maps, while regulation 10 states what additional matters local planning authorities must have regard to when drafting their Local Plan.</p> <p>The duty to cooperate was introduced by the Localism Act 2011, and is set out in section 33A of the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan in the context of strategic cross boundary matters. Certain other public bodies are also subject to the duty to cooperate. These are prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended. These organisations are required to cooperate with local planning authorities and county councils in England, and the other prescribed bodies. All parties should approach the duty in a proportionate way, tailoring cooperation according to where they can maximise the effectiveness of plans.</p> <p>Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a plan during its preparation. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered) [NPPF para. 32].</p> <p>The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied.</p>

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	<p>Local Plans are produced within the parameters of and in accordance with tests of soundness set by national policy, above through the NPPF. Plans must address local issues, whilst being consistent with national policy.</p> <p>The NPPF sets out a requirement for plans to be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. In addition, their preparation needs to be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned [NPPF para. 16].</p> <p>In relation to equality and diversity, national planning policy requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes) [NPPF para. 61].</p> <p>The requirements for this specific stage of the process of public consultation on the Local Plan are specified in Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Under the regulation the local planning authority is required to notify general and specific consultation bodies that were consulted at the previous stage of public consultation (regulation 18) to make them aware that the proposed submission documents are available for inspection.</p> <p>Those consultation bodies include both statutory consultees such as the Environment Agency, Heritage England, Natural England etc. that the authority consider may have an interest in the plan and general consultation bodies it considers appropriate to make representations, such as:</p>

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	<ul style="list-style-type: none"> • voluntary groups; • bodies that represent the interests of different racial, ethnic or national groups in the area; • bodies which represent the interests of different religious groups in the area • bodies which represents the interests of disabled persons in the area <p>In preparing the local plan, the local planning authority must take into account representations made to them.</p>
Step 2: Information collection	
<p>5. What do you know about the groups of people who will be affected? (i.e. demographic information in relation to the protected characteristic groups of age, disability, pregnancy and maternity, religion or belief, race, sex, sexual orientation, gender reassignment, marriage and civil partnership)</p>	<p>Information has been drawn from various sources such as the Census and other studies/research which show demographic information on population change, housing, income, ethnicity, and employment.</p> <p><u>Housing Needs Evidence</u> The Council commissioned Residential Needs and Gypsy and Traveller Accommodation Assessments which have been completed and inform the Local Plan. The Dartford and Ebbsfleet Residential Needs Assessment used data from various sources to assess the needs for different types of housing. This includes the needs of older people, those with disabilities, families with children and younger people. The Gypsy and Traveller Accommodation Assessment used a range of methods to assess needs, including interviews with residents of occupied pitches and plots.</p> <p><u>Age</u> The Residential Needs Assessment study finds that the housing projections suggest that there will be an increase in the number of households headed by someone over 65 from 10,185 in 2019 to 15,606 in 2036, an increase of 53.2%. The projections also indicate that the proportion of older persons living alone in Dartford will increase from 44.7% in 2019 to 47.3% in 2036. The Assessment concludes that, given the dramatic growth in the older population and the high levels of disability and health problems amongst older people, there is likely to be an</p>

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	<p>increase requirement for specialist housing options. The study concludes that there is a requirement for additional specialist units for older people.</p> <p><u>Disabled</u> The 2011 Census information show that, in 2011, some 15.1% of the resident population in Dartford had a long-term health problem or disability. Further analysis shows some 44.9% of all residents with a long-term health problem or disability in Dartford had a condition that limited day-to-day activities a lot, with 55.1% having a condition that limited activities a little. Data from the Department of Work and Pensions indicates that as at April 2019 there were 2,499 people in Dartford in receipt of Personal Independence Payments (PIP), which equated to 2.2% of the population in the Borough. The Residential Needs Assessment finds that the number of those aged 65 or over with a limiting long-term illness that limits them a lot is expected to increase by 50.0% between 2019 and 2036 in Dartford. This compares to an increase of 78.4% in the number of people aged 18-64 in Dartford with impaired mobility, a rise of 22.5% in the number of people aged 18-64 in Dartford with a common mental health disorder, an increase of 65.8% in the number of people aged 65 or over with dementia and an increase of 33.1% in the number of people in Dartford with a moderate or severe learning disability. The Assessment identifies that the number of those aged 65 or over that are unable to manage at least one mobility activity on their own is expected to increase by 57.6% between 2019 and 2036, compared to an increase of 55.2% in the number of people aged 65 and over who need help with at least one domestic task, an increase of 15.8% in the number of people aged 65 and over who need help with at least one self-care activity and an increase of 26.2% in the number of people aged 18-64 with a serious personal care disability. These changes better reflect the projected change in the demographics of the population (an ageing population) rather than a notable change in the overall health of people. Data sources imply that a notable uplift will be required to the number of homes that currently meet the accessible and adaptable dwelling M4(2) standard</p>

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	criteria. The study found that there will also be a requirement for M4(3) category homes – wheelchair user dwellings.
6. What consultation has taken place with affected groups? Please describe who was consulted and the key findings	Throughout the development of the Local Plan, the Council has carried out two periods of consultation, governed by Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 . The regulations set forth the consultees that the Council must engage with. All those on the Council’s consultation list were given the opportunity to comment on the key issues and approaches set forward in the consultation documents. This included groups representing gypsies, disabled people, older people and religious groups. The Council also advised the Dartford Elders’ Forum and the Dartford Youth Council of the consultations. The Council is now carrying out the final period of consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 where the public will be able to comment on the legal soundness of the Plan. Details of how the consultation was carried out, including who was contacted and details of the contact, will be published online and submitted to the Planning Inspector as part of the Local Plan examination process.
7. Are there any gaps in information? If so, what additional research and/or consultation is needed to ensure that affected groups needs and views are taken into account?	No.

Step 3: Assessing the equality impact

8	Consider whether the activity or proposal has or will have any positive or negative equality impacts on the protected characteristic groups in relation to the following aims of the General Equality Duty: a) tackling unlawful discrimination b) promoting equality of opportunity c) promoting good relations				
	POSITIVE IMPACTS	NEGATIVE IMPACTS	NO IMPACT	UNKNOWN	
a	Age	Providing for the future accommodation needs of an ageing population. Requiring	None	<input type="checkbox"/>	<input type="checkbox"/>

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		<p>delivery of infrastructure including improved transport networks and new healthcare/ community facilities.</p> <p>A new policy has been introduced to ensure residential accommodation includes sufficient amenity space and there is criterion within the policy that the amenity space should be suitable for the needs of children's play/ leisure needs.</p>			
b	Disability	<p>Enabling provision to meet needs for accessible/adaptable and wheelchair user accommodation. Requiring delivery of infrastructure including improved transport networks and new healthcare/ community facilities. Increase of affordable housing requirement.</p>	None	<input type="checkbox"/>	<input type="checkbox"/>
c	Gender (including reassignment)	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d	Race	<p>Providing for the future accommodation needs of gypsies, travellers and travelling showpeople.</p>	None	<input type="checkbox"/>	<input type="checkbox"/>
e	Religion/Belief	<p>Protecting community uses including places of worship from being redeveloped.</p>	None	<input type="checkbox"/>	<input type="checkbox"/>
f	Sexual Orientation	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g	Pregnancy/Maternity	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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9	If 'no impact' or 'unknown' was selected, please explain	The proposals contained in the Local Plan are not related in any meaning and tangibly direct sense to the protected characteristics of gender, sexual orientation, and pregnancy/ maternity. The Plan requires social infrastructure, such as healthcare facilities, to be provided, this will indirectly have a positive impact on all residents but especially for those during pregnancy/ maternity.
10	If Dartford Borough Council works with partners to deliver the activity or proposal, please describe any circumstances that could give rise to positive or negative equality impacts between different groups	Many of the policy proposals would apply to developments within Ebbsfleet Garden City area where decisions on planning applications are taken by the Ebbsfleet Development Corporation rather than Dartford Borough Council. However, the EDC's decisions on planning applications need to be in accordance with policies in the Dartford Borough Council Local Plan and no circumstances are envisaged that would give rise to negative equality impacts between different groups.
11	Any other comments	

Step 4: Action plan					
12. Based on the information in Steps 1 to 3, please list the actions that will be taken to address:					
a) any gaps in information and consultation					
b) how any negative impacts on equality will be mitigated or eradicated					
a) If additional information and/or consultation is required or the impact is still unclear, what actions will you put in place to gather the information you need?					
Information needs	Action	Intended outcome	Date for completion	How this will be monitored	Responsible officer
N/A	N/A	N/A	N/A	N/A	N/A
b) If any negative impacts on equality were found, what actions will you put in place to mitigate or eradicate these impacts?					
Identified impacts (and who is affected)	Action	Intended outcome	Date for completion	How this will be monitored	Responsible officer
N/A	N/A	N/A	N/A	N/A	N/A

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Step 5: Decision making and future monitoring		
13	Which decision making process does this Customer Access Review need to go through? i.e. who does this need to be approved by?	The final draft (publication) Plan is subject to full council approval. This will be repeated before being adopted and coming into force (following Planning Inspectorate review).
14	How will you continue to monitor the impact of the activity or proposal on the equality groups?	The Authority Monitoring Report measures the provision of Gypsy and Traveller accommodation, accessible/adaptable and wheelchair housing.
15	When will you review this Customer Access Review?	This is the final Customer Access Review.