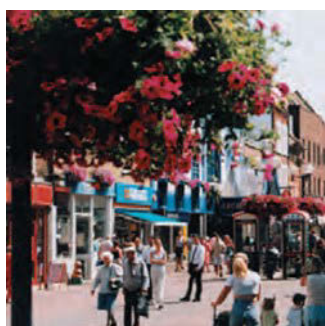


# DARTFORD

## BOROUGH COUNCIL

### Planning Policy Bulletin

2019/2020



## INTRODUCTION

**We are in the key central phase of the series of public consultations that lead to a new Dartford Local Plan. The news is Dartford is after your views in January/ February 2020, consulting on our 'Preferred Options' ideas.**

This Bulletin by officers of Dartford Borough Council explaining what the Local Plan consultation is all about and how you can respond to this consultation. It includes some Frequently Asked Questions as well as information about the timetable and stages in the Local Plan process.

We have also included some updates on the Strategic Issues consultation which we carried out last year and some other documents that have been completed, updated or approved since our last Bulletin was published last year.

The Bulletin is intended as a non-technical user-friendly guide. It is not a formal document. Please contact the Planning Policy Team with any queries. Our contact details can be found on page 4. We would welcome feedback on this Bulletin.

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### SPECIAL POINTS OF INTEREST

- We are about to carry out a Preferred Options consultation on our New Local Plan
- We have produced a draft Strategic Housing Land Availability Assessment
- There is funding to develop the business case for improving transport links from Abbey Wood to Ebbsfleet

# GET INVOLVED IN ‘PREFERRED OPTIONS’

We are working on our **new Local Plan**. This will set out the overall approach to development in the Borough to 2036, including major development locations, the amount and type of housing, Green Belt protection and the approach to jobs and shops. It can help to ensure that local priorities remain relevant and up to date as national policy changes.

The new Local Plan will **replace our existing Core Strategy 2011 and Development Policies Plan 2017**. It will include a mix of new policies and retained approaches from the current Plans.

We received a number of comments on the **Strategic Issues** consultation that we carried out in June/July 2018. Most respondents supported continuing to focus new development in the north of the Borough to protect the Green Belt and support the regeneration of the urban area, including Dartford Town Centre. The need to plan for a range of transport improvements (highways, public transport, walking/cycling) was also highlighted as an issue that needs to be addressed.

**We will be carrying out a public consultation on a ‘Preferred Options’ stage document from 10 January 2020 to 21 February 2020.**

The purpose of this consultation will be to:

- Consider preferred option for strategic issues and sites against the alternative approaches (including Dartford Town Centre, Ebbsfleet Central and Swanscombe Peninsula).
- Outline preferred approaches for policies on topic areas including the pattern of development, housing, retail and employment.
- Set out whether existing policies will be retained or replaced.

**We look forward to seeing you for a chat at our explanatory ‘drop in’ events:**

- **Wednesday 29 January** 3-7pm , Dartford Civic Centre
- **Monday 3 February** 3-7pm at Ebbsfleet International Station
- **Tuesday 4 February** 2-5.30pm, Orchards Shopping Centre

Formal comments should be made in writing. See:

[www.dartford.gov.uk/policyconsultation](http://www.dartford.gov.uk/policyconsultation)

A hard copy will be available for inspection at Dartford Civic Centre and Dartford Library.

**This will be your chance to tell us what you think and help shape the long-term planning strategy for your Borough. Please consider all parts of the document of interest and let us know your views in writing.**

The **FAQs** on page 3 give further information on how you will be able to comment, what will happen next and other documents that will be available to support our work on the Local Plan.



*We are carrying out a public consultation from **10 January 2020 to 21 February 2020.** Come and find out more at one of our ‘drop in’ events*



## HOW TO HAVE YOUR SAY— ‘FAQS’

### *How will I be able to comment on the Preferred Options document?*

Response forms will be available at:

- [www.dartford.gov.uk/policyconsultation](http://www.dartford.gov.uk/policyconsultation)
- Dartford Civic Centre and Dartford Library
- By emailing us at [localplan@dartford.gov.uk](mailto:localplan@dartford.gov.uk)

**The form should be returned to us by midday on 21 February 2020 by:**

- Emailing it to [localplan@dartford.gov.uk](mailto:localplan@dartford.gov.uk)
- Posting it to Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

### *What will happen with my comments?*

The responses we receive to this consultation will help us to prepare our publication Local Plan. There will be a consultation on this in mid 2020 before our proposed new Local Plan is submitted for examination by an independent inspector in late 2020. We will need to produce a consultation statement which shows how we have consulted on our Plan and how we have taken account of the responses received. Further information on the Local Plan stages can be found on page 4.

### *How have you taken into account my previous comments?*

Yes. Key points from the last consultation are summarised within the current Preferred Options document. The local evidence includes the responses received on the Strategic Issues consultation.

### *Where will I be able to see the Preferred Options document?*

You will be able to view the document online at: [www.dartford.gov.uk/policyconsultation](http://www.dartford.gov.uk/policyconsultation)

Hard copy versions will be available to view at Dartford Civic Centre and Dartford Library.

### *What other documents have you produced to support the Preferred Options document?*

Evidence documents support our Preferred Options consultation. These include an overall (Sustainability) Appraisal, plus a draft Strategic Housing Land Availability Assessment, a Gypsy and Traveller Accommodation Assessment, a Residential Needs Assessment, and information on other topics e.g. commercial development.

These documents will be available to view online at:

[www.dartford.gov.uk/policyconsultation](http://www.dartford.gov.uk/policyconsultation)

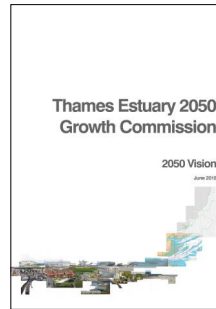
### *Will you be producing any further evidence?*

Technical evidence required for the Plan is extensive: covering environmental, economic and social aspect of sustainable development. Further documents will be available when we consult on our publication Local Plan in mid 2020, including, a Transport Assessment, a Strategic Flood Risk Assessment and a Viability Study.

# PROGRESS UPDATES

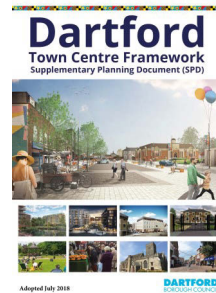
Following the **Thames Estuary 2050 Growth Commission** report, the government made a number of commitments for the Thames Estuary in March 2019. This included an announcement of £4.85 million to support local partners in developing the business case for enhancing transport links through the urban part of the Borough (to Ebbsfleet). Visit: <https://www.c2ecampaign.com/>

The government issued a new **National Planning Policy Framework** and the latest version was published in February 2019. A key change was the introduction of a standard method to use to calculate how many new homes we need to provide in Dartford in the future.



Dartford has published its new Five Year **Housing Land Supply** statement of sites that will be built, required under national policies. This is essential to keeping decision taking at a local level when planning applications are received: ensuring that our Local Plan policies can be fully applied. Many other councils in Kent struggle to retain an effective Five Year supply.

The **Dartford Town Centre Framework** was adopted as a Supplementary Planning Document in July 2018. This is helping us shape the town centre when making decisions on planning applications.

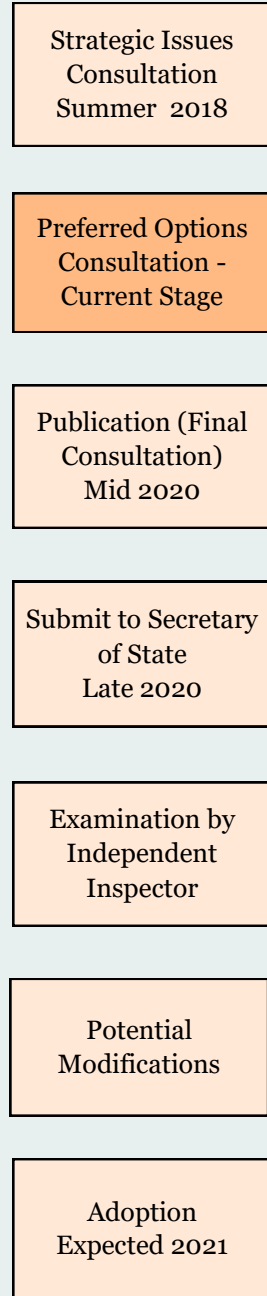


We have produced a **draft Strategic Housing Land Availability Assessment**. The document indicates land that does and does not meet tests to suitably come forward for housing five new houses or more in the next 5 years (deliverable) and longer term (developable). This will be refined after consultation.

Also see updates of the **Brownfield Land Register** (avoiding greenfield housing sites), and **Authority Monitoring Report** reviewing Local Plan performance for a range of topics.



## Local Plan Stages



*Contact Us*

[www.dartford.gov.uk/  
policyconsultation](http://www.dartford.gov.uk/policyconsultation)

[localplan@dartford.gov.uk](mailto:localplan@dartford.gov.uk)