Monitoring development and the Borough’s environment and neighbourhoods allows assessment of the impact of planning policies, and how they should be updated. This report looks at changes over the past financial year.

Dartford Planning Policy Team, January 2019.
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1. Introduction

1.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires every local planning authority to make a report monitoring the implementation of the policies contained in the authority's Local Plan. The report must be published at least annually in the interests of transparency (Annual Monitoring Report ‘AMR’).

1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 prescribes minimum information to be incorporated within monitoring reports, including: net additional dwellings; net additional affordable dwellings; details of neighbourhood plans, and action taken under the Duty to Cooperate. Dartford’s AMR provides additional useful information, particularly information to evaluate performance against the indicators set out in the Development Policies Local Plan 2017.

1.3 This is the thirteenth AMR that has been produced by Dartford Borough Council. It monitors the period between 1st April 2017 and 31st March 2018. Previous AMRs and new updates can be found on the Dartford website.

1.4 We also produce research on specific topics. This includes:

- Bespoke evidence for individual Local Plans. For example for our recent new Local Plan consultation includes a draft statutory Review document of the 2011 Core Strategy. Work on this continues.
- A range evidence was produced for the Development Policies Plan (2017).
- 2006-2016 Review analysis of Dartford’s changes, including in infrastructure provision, since the start of the Local Plan period as part of the 2015-16 AMR.
- The Five Year Deliverable Housing Land Supply
- Community Infrastructure Levy (CIL) receipts and expenditure
2. **Dartford’s Local Plan**

*Statutory Development Plan*

2.1 Dartford's statutory development plan is currently made up of:

- The Dartford Core Strategy (2011)
- The Dartford Development Policies Plan (2017)
- The Kent Minerals & Waste Local Plan (2016) (along with other extant policies)

2.2 The Development Policies Plan was adopted in July 2017, complementing the Core Strategy. The council has issued a [draft report](#) in relation to reviewing the performance of the Core Strategy in line with legislation (as it is more than five years old), nevertheless conclusions will not be reached until work informing a new Local Plan has progressed further.

2.3 Kent County Council (KCC) adopted The Kent Minerals & Waste Local Plan (2016) which forms part of Dartford’s Statutory Development Plan.

*Other Planning and Infrastructure Policy*

2.4 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in April 2014. The Charging Schedule set out the types of development liable for CIL and the rates payable. A Regulation 123 List set out the types of infrastructure on which CIL funds may be spent.

2.5 The Community Infrastructure Levy (CIL) receipts for this monitoring year total £915,999. Showing a decrease from the previous year due to fewer developments commencing in 2017/18. The CIL Annual Report for 2017/18 can be [found here](#).

2.6 The Development Plan is also supported by the following Dartford Supplementary Planning Documents (SPDs):

- Dartford Parking Standards SPD (2012)
- Dartford Northern Gateway SPD (2012)
- Dartford Housing Windfall SPD (2014)
- Dartford Town Centre Framework SPD (2018)

2.7 The Dartford Town Centre Framework SPD was adopted in July 2018 and out how to co-ordinate and achieve regeneration of Dartford Town Centre, including Local Plan policies CS2 and DP15/16. See the [full Framework Document](#).

2.8 A Neighbourhood Development Plan is in production within the Borough by Stone Parish Council.

*Evidence and Future Policy Production*

January 2019
2.9 The Five Year Housing Land Supply Paper assesses the delivery of new homes against the Core Strategy target. The latest version of this document, showing land supply for years 2018-2023, was published as in December 2018 accounting for new national policy, and indicates that there is a 6.4 year supply of deliverable housing sites in the Borough.

2.10 The Council undertook a Regulation 18 consultation on a new Local Plan in June/July 2018. The responses to this have now been published here. Further work and evidence gathering is ongoing for the new Local Plan, including a range of documents:

2.11 A refresh of the Strategic Housing Land Availability Assessment (SHLAA) is also underway, with an initial call for sites taking place in the summer of 2018. Feedback on these sites and ‘desktop’ sourced sites is expected to be published in 2019 in preparation for the next stage of the local plan process.

2.12 Although only part of the picture of engagement and ongoing cooperation, some key meetings are listed in Appendix C of the January 2016 statement and in the June 2016 Addendum. The list below shows the number and type of meetings held in the 2017/18 monitoring year, with approximately 100 formal cooperation meetings occurred with Dartford, including:

- At least 20 C2E (Crossrail to Ebbsfleet) discussions involving councils and authorities from within/ representing Kent and London; and one meeting with Highways England to discuss Junction 1a improvements.
- 3 meetings regarding Lower Thames Crossing with various stakeholders.
- At least 10 meetings in relation to Ebbsfleet Development Corporation, predominantly also featuring representatives of Gravesham Borough Council and Kent County Council.
- 12 meetings with neighbouring authorities (some events with multiple organisations represented) wholly on the Duty to Cooperate / Local Plans.
- Over 10 discussions at County level concerning growth and infrastructure.
- Over 5 meetings with the NHS / Public Health authority.
- 6 meetings of Heads of Planning in Kent on strategic matters
- 5 meetings with the Environment Agency / Kent officers discussing North Kent international habitats; and one meeting with the Landscape Partnership.
- 1 meeting with the Greater London Authority/ representatives of councils in the wider south east regions.

2.13 The Ebbsfleet Development Corporation (EDC) was established by government in 2015. It does not have plan-making powers, and therefore Dartford’s Local Plan policies apply in the EDC area covering the Borough. Accordingly, it should be noted that as this report monitors development outcomes in Dartford Borough as a whole, inclusion of Ebbsfleet means some outputs derive from applications not received/ determined by the Borough Council.
2.14 The EDC’s Implementation Framework sets out the vision for Ebbsfleet Garden City through integrating masterplans.

Local Development Scheme

2.15 The Council’s Local Development Scheme (LDS) 2018-2021 was published in June 2018 and sets out both the existing and emerging planning policy framework for the Borough. The LDS provides a plan for the production of key planning policy documents, including timetabling to monitor progress against key milestones, and identification of required resources and any potential constraints.

2.16 Table 1 below gives the latest position on the preparation of the Council’s Local Plan against the latest Local Development Scheme.
## Table 1: Progress against the Local Development Scheme 2018-2021

<table>
<thead>
<tr>
<th>Title of Document</th>
<th>Subject of Document</th>
<th>Stages in Preparation Completed</th>
<th>2018 LDS Targets Met?</th>
<th>Notes / Future Stages to be completed</th>
</tr>
</thead>
</table>
| Dartford Town Centre SPD          | A framework acting as a catalyst for regeneration and delivery of priorities and Local Plan policy in the Town Centre. | ✓ Formal Consultation in Spring 2018  
✓ Review and adoption in July 2018. | (Under legislation the LDS is not required to govern SPD production) | • Implementation                                           |
| Core Strategy Review / Single Local Plan | A revised strategic approach for the Borough, including accounting for the new national policy, the Duty to Cooperate; progress on developments in the EDC area and national infrastructure decisions.  
To be informed by major new technical studies. | ✓ Initial evidence gathering ongoing  
✓ Regulation 18 consultation in Summer 2018  
Work not yet complete on bespoke studies or further public consultations. | Yes | • Second Regulation 18 public consultation in 2019.  
• Publication (Regulation 19) in 2020. |
| Development Policies Plan         | Contains development management policies and new Policies Map for the Borough         | ✓ Plan adopted in July 2017  
✓ Interactive Policies Map published on Dartford website | N/A | • Implementation and monitoring |
3. Context

Dartford’s Key Characteristics

3.1 Dartford is situated in the northwest of the County of Kent, bordering Greater London. It is at a pivotal point within the Thames Gateway area, between London and the rest of Kent, and has excellent connections via the strategic road network, including the M25, and rail services, most notably from Ebbsfleet International Station. The Borough is the smallest of the 12 Kent districts, covering an area of 7,600 hectares.

3.2 The Borough has two distinct areas as recognised in the Core Strategy. To the north of the A2 lie the largely built-up areas of Dartford, Greenhithe, Stone and Swanscombe, interspersed with former chalk quarries. To the south lies Metropolitan Green Belt, consisting of open countryside with 12 villages and small hamlets.

3.3 Very significant development is taking place within the northern half of the Borough, with the creation of new communities in the identified priority areas of Dartford Town Centre and the Northern Gateway, Ebbsfleet to Stone and the Thames Waterfront. Major developments have been completed at Bluewater, Crossways Business Park and with residential development at Ingress Park, Greenhithe and Waterstone Park, Stone. The diagram below indicates where these priority areas are.

Dartford Core Strategy Key Diagram
3.4 The following key statistics are relevant to the sustainable development of Dartford:

- The population of Dartford numbered 97,365 at the time of the 2011 Census. The latest Office for National Statistics (ONS) Mid-Year Population Estimates put the Borough's population at 107,500 (49% male, 51% female) in mid-2017, indicating growth of 10.4% (1.7% p.a.).
- The Borough’s population is estimated to have grown by around 15.8% over the 10 year period 2006-2016. This is the highest percentage increase in Kent.
- KCC forecast that the Borough’s population will grow to 136,300 by 2026; other forecasts are lower.
- Average life expectancy in the Borough is slightly below the national (UK) average, at 79.3 years for males and 82.2 years for females.
- Dartford’s average gross weekly pay for all full time workers continued to increase (up 5%) to £642pw. This is higher than Kent (£575) and England (£556) averages.
- Of Dartford’s 105,500 residents in 2017, 68,700 were of working age (16-64), and of these, around 93% (rise of 5% from last year) were considered economically active.
- Dartford’s average house prices continued to increase (1%) further during 2017/18 according to latest ONS figures.

Population

3.5 Average age is shown in the chart below, which indicates Dartford’s lower than average age for both males and females when compared to Kent, the South East and England & Wales.
3.6 The population of Dartford is comparatively younger than elsewhere in Kent. The graph below indicates the higher proportion of people aged 25-49 in colour (by gender), versus the Kent average, and likewise below average proportion of people aged 50 and over.

Source: ONS Mid Year Estimates
Presented by: Strategic Business development & Intelligence, Kent County Council
“Mosaic” Social Groupings

3.7 The graph below indicates the resident population of Dartford by mosaic group (using 2018 Experian market research) for 2016. This uses financial and demographic data to broadly characterise households. In comparison to Kent as a whole, Dartford has a high percentage of ‘aspiring homemakers’ and ‘domestic success’, likely influenced by the younger population seen in Dartford. The more urban nature of Dartford’s neighbourhoods is also reflected. However, the Borough’s third most common set of households is the ‘senior security’ grouping.

![Mosaic Profile - 2016 - Dartford](image)

The Mosaic group characterisations are below, with prevalent groups in Dartford highlighted:

<table>
<thead>
<tr>
<th>Group Code</th>
<th>Group Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Country Living</td>
<td>Well off owners in rural locations enjoying the benefits of Country life</td>
</tr>
<tr>
<td>B</td>
<td>Prestige Positions</td>
<td>Established families in large detached homes Living upmarket lifestyles</td>
</tr>
<tr>
<td>C</td>
<td>City Prosperity</td>
<td>High status city dwellers living in central locations and pursuing careers</td>
</tr>
<tr>
<td>D</td>
<td>Domestic Success</td>
<td>Thriving families who are busy bringing up children and following careers</td>
</tr>
<tr>
<td>E</td>
<td>Suburban Stability</td>
<td>Mature suburban owners living in settled lives in mid-range housing</td>
</tr>
<tr>
<td>F</td>
<td>Senior Security</td>
<td>Elderly people with assets who are enjoying a comfortable retirement</td>
</tr>
<tr>
<td>G</td>
<td>Rural Reality</td>
<td>Householders living in inexpensive homes in village communities</td>
</tr>
<tr>
<td>H</td>
<td>Aspiring Homemakers</td>
<td>Younger households settling down in housing priced within their means</td>
</tr>
<tr>
<td>I</td>
<td>Urban Cohesion</td>
<td>Residents of settled urban communities with a strong sense of identity</td>
</tr>
<tr>
<td>J</td>
<td>Rental Hubs</td>
<td>Educated young people privately renting in urban neighbourhoods</td>
</tr>
<tr>
<td>K</td>
<td>Modest Traditions</td>
<td>Mature homeowners of value homes enjoying stable lifestyles</td>
</tr>
<tr>
<td>L</td>
<td>Transient Renters</td>
<td>Single people privately renting low cost homes for the short term</td>
</tr>
<tr>
<td>M</td>
<td>Family Basics</td>
<td>Families with limited resources who have to budget to make ends meet</td>
</tr>
<tr>
<td>N</td>
<td>Vintage Value</td>
<td>Elderly people reliant on support to meet financial or practical needs</td>
</tr>
<tr>
<td>O</td>
<td>Municipal Challenge</td>
<td>Urban renters of social housing facing an array of challenges</td>
</tr>
</tbody>
</table>

Source: 2018 Experian Ltd. © Strategic Business Development & Intelligence.
Economy

3.8 The median weekly full-time earnings for Dartford for both resident based and workplace based remain higher than both the Kent and Great Britain average, as shown in the graphs below. The national income inequality by gender is found in Dartford. It can also be seen that the ‘resident’ and ‘workplace’ based earnings in the Borough are both around £670 a week. This shows commuters and local jobs incomes are similar.

3.9 Unemployment in Dartford continues to be low (1.2% in 2017) and below averages in Kent and in Great Britain as a whole. The following graph demonstrates this for 2002-2017, showing unemployment is lower than the level before recession (blue= Dartford).
4. Monitoring Indicators

4.1 Chapter 16 of the Development Policies Plan sets out the monitoring framework. Key considerations include:

- The current applicability of Core Strategy objectives and the requirements arising from the Development Policies;
- The long-term nature of transition and its effects in the area, which is incremental over any one year – strategic/larger sites are generally subject to separate oversight and should be looked at over a longer period;
- The need to focus on key topics subject to the greatest change, that significantly contribute to achieving Core Strategy objectives and where appropriate evidence is readily available;
- The fact that it is rarely possible to guarantee a continued data series can be maintained for a large number of indicators for each topic – some data is more contextual in nature and/or lends itself less to meaningful quantification.

4.2 Consequently, the ten Core Strategy objectives have been grouped together under three broad areas which mirror the tenets of sustainability – social, economic and environmental – contained in the NPPF. These are:

- Communities and Infrastructure
- Jobs, Shops and Leisure
- Environment

4.3 A total of 15 key monitoring themes are considered under these headings, each of which contains a primary indicator. These themes and indicators are outlined in detail in the remainder of this report.

4.4 Other useful sources of data on local development and demographic change include:

- Other publications by Dartford Borough Council
- Kent County Council
  - Land and Property Data
  - Population and Census
- National data sets
  - NOMIS Labour Market Statistics and census information
  - ONS on a range of topics
5. Communities & Infrastructure

5.1 Communities & Infrastructure encompasses the following Core Strategy objectives:

1. A stable integrated community living in attractive and safe neighbourhoods that reflect the area’s heritage and promote a sense of place, whose residents enjoy a choice of homes and easy access to local everyday facilities.

2. New residential and mixed use development focused in Dartford Town Centre, the area between Ebbsfleet and Stone, and the Thames Waterfront.

9. A realistic choice of travel options, with public transport able to cater conveniently for most local journeys as well as to Central London and providing good access to the rest of Kent and Europe, with a well-developed walking and cycling network for local journeys.

5.2 Relevant local policies under this heading are as follows:

Table 2: Communities & Infrastructure Policies

<table>
<thead>
<tr>
<th>Core Strategy</th>
<th>Development Policies Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS1: Spatial Pattern of Development</td>
<td>DP1: Dartford’s Presumption in Favour of Sustainable Development</td>
</tr>
<tr>
<td>CS6: Delivery and Implementation</td>
<td></td>
</tr>
<tr>
<td>CS3: Northern Gateway Strategic Site</td>
<td>DP7: Borough Housing Stock and Residential Amenity</td>
</tr>
<tr>
<td>CS4: Ebbsfleet to Stone Priority Area</td>
<td>DP9: Local Housing Needs</td>
</tr>
<tr>
<td>CS5: Ebbsfleet Valley Strategic Site</td>
<td>DP10: Gypsy, Traveller and Travelling Showpeople Accommodation</td>
</tr>
<tr>
<td>CS6: Thames Waterfront</td>
<td></td>
</tr>
<tr>
<td>CS11: Housing Delivery</td>
<td></td>
</tr>
<tr>
<td>CS18: Housing Mix</td>
<td></td>
</tr>
<tr>
<td>CS19: Affordable Housing</td>
<td></td>
</tr>
<tr>
<td>CS20: Gypsies and Travellers</td>
<td></td>
</tr>
<tr>
<td>CS15: Managing Transport Demand</td>
<td>DP3: Transport Impacts of Development</td>
</tr>
<tr>
<td>CS16: Transport Investment</td>
<td>DP4: Transport Access and Design</td>
</tr>
<tr>
<td>CS21: Community Services</td>
<td>DP21: Securing Community Facilities</td>
</tr>
</tbody>
</table>

5.3 There are six related key monitoring themes under Communities & Infrastructure.
Primary Indicator(s)

- Total new homes completed in reporting year
- 5 year deliverable housing supply
- Housing Trajectory (including cumulative delivery)

5.4 The total number of (net) homes delivered in 2017-18 was 1,031.

5.5 This shows continued high housing delivery rates during the last monitoring year, being the third consecutive year of around 1,000 dwellings. This means that Dartford surpasses the new government Housing Delivery Test (HDT) easily, which looks at past delivery over three years against a housing requirement annually. Further information is available here on how the HDT is calculated.

5.6 Dartford Borough Council attributes 341 completions within the Ebbsfleet Development Corporation’s area as falling within the monitoring period. This is higher than the 214 units recorded in the previous monitoring year, and the 80 the year before that. Over the future five year period and beyond, government-backed interventions at Ebbsfleet are expected to bear fruit and help secure the delivery of Core strategy ambitions, with over 8,600 new homes having consent (with 240 under construction) across Eastern Quarry, Ebbsfleet Green and Ebbsfleet Valley in Dartford Borough.

5.7 The National Planning Policy Framework (NPPF) requires local planning authorities to boost significantly the supply of housing. This ensures that Local Plans meet the full needs for market and affordable housing in the housing market area, subject to this being consistent with other policies set out in the NPPF.

5.8 The Council’s Core Strategy Requirement is to deliver ‘up to’ 17,300 new homes across the plan period (2006-2026). This equates to an average annual requirement of up to 865 homes per year. The Core Strategy also included a Local Housing Need Management Trigger of 11,700 (this equates to an average annual requirement of over 585 homes per year). Reflecting both site capacity and local levels of need, the Core Strategy therefore effectively quantified housing requirements in a range.

5.9 The government has this year (2018) introduced the standardised calculation of Local Housing Need (LHN) measure. This applies demographic projections, with an adjustment principally for housing affordability:

- Latest official household projections (MHCLG, September 2018) show Dartford’s households rising from 44,100 to 47,100 in the next five years (400 p.a.). This national projection of the expected local household increase is substantially surpassed by expected Dartford housing delivery.
- With utilising the 2014-based household projection for 2018-28 proposed to be applied by government at present (January 2019), and taking account of latest affordability ratios, Dartford’s LHN is 817 p.a.
5.10 Recent delivery levels mean the aggregate level of delivery over the whole Plan period so far, including the severe recession period, is on track (2018) and sits within the range to achieve the 11,700 to 17,300 level set out in the Core Strategy.

5.11 The delivery of housing against the Core Strategy policy range (phasing up to 17,300 and the annual needs based target) is shown in Chart 7 below. The green line, the level of completions, clearly illustrates aggregate supply by 2017/18 is within Core Strategy expected upper and lower levels in blue and red, and - on the post-recession established delivery trend - will remain so.

Chart 7: Housing Delivery against Core Strategy requirement

5.12 This shows that cumulatively, the Borough has delivered 7,460 new homes across the plan period so far (2006/07-2017/18). Housing completions across economic cycles since 2006/7 are on an upward trend in the Borough, and now averaging 622p.a. This is above the rate identified in the Core Strategy to meet local needs.

5.13 Dartford’s strategy is centred on the regeneration of large brownfield sites (see chart 4, page 22 of the 2013-14 AMR for further details). These can take extra time to prepare, and to secure infrastructure, for house building. Accordingly delivery was phased in the Core Strategy (the maximum level shown in the blue line above), although the extent of the recession however added a further lag to increased delivery.

5.14 The rate of delivery in recent years can now be seen to match the rate under the ‘up to’ requirement. This is above the current level required under the new government’s standard methodology. It can also be seen that if completions are maintained at the same rate, total supply in future will continue within levels required in the Core Strategy range. More information on the deliverable future supply/ the status of planning permissions is provided below.

5.15 With similar completion levels to recent years (approx.1,000 dwellings) expected over the next 5 years (see Table 4 below) the acceleration in housing growth is set to continue, meeting local and national policy requirements.
5.16 The most recent (2018) Five Year Housing Land Supply Paper shows that the Borough has a deliverable future housing land supply of 6.4 years as assessed against standardised method Local Housing Need (LHN) figure. The five year housing requirement in Dartford from April 2018 to March 2023 is 4,289 homes (this includes a buffer of 5% in line with government guidance, as Dartford clearly passes the Housing Delivery Test).

5.17 The deliverable supply exceeds this figure at 5,492 homes. The following table (4) outlines the updated (2018) estimated ‘deliverable’ housing delivery year-on-year. For this avoidance of doubt, this does not include a number of additional sites that may have permission and can also come forward within this period.

Table 4: Estimated Housing Supply Year-by Year (2018)

<table>
<thead>
<tr>
<th>Year</th>
<th>2018/19</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>2022/23</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deliverable supply</td>
<td>1,002</td>
<td>1,145</td>
<td>1,233</td>
<td>1,131</td>
<td>981</td>
<td>5,492</td>
</tr>
</tbody>
</table>

5.18 As of April 2018, 44 consents had been completed (the annual survey of the 2017/18 financial year). There are a further 115 approved housing consents of varying size in Dartford. These include:

- 14 approved consents where homes were delivered in 2017/18.
- 18 approved consents with homes under construction in 2017/18.
- 5 approved consents undergoing site preparation in 2017/18.
- A further 80 which were yet to start at April 2018.

5.19 When considered in terms of units:

- There are approximately 800 units already under construction.
- With a further potential for 900 units at sites that are undergoing site preparation at the end of the 2017/18 monitoring period.
- A further 10,500 units currently have permission but have not yet started.

5.20 Therefore, based on the evidence set out above, the outlook in the Borough, including Ebbsfleet area, for housing construction in the future remains positive as a significant number of units are already underway (either under construction or having their sites prepared), or are well advanced in the pipeline, indicating strong potential for high future delivery levels.

5.21 In Dartford, there is a focussed approach to growth, with three key areas forecast to see high levels of development. This map shows the major housing growth expected over plan period (2006 to 2026), indicating both completions and
permissions as a combined total. This includes the totals for planned growth hubs around Dartford Town Centre and Northern Gateway; Stone and Thames Waterfront; and Ebbsfleet Garden City (moving from west to east on the map). The figures are indicative only and cannot be aggregated.
Primary Indicator(s)

- Percentage of new dwellings completed that are houses of 2 bedrooms or more for sites of up to 100 dwellings (outside Dartford Town Centre, Ebbsfleet Valley Strategic Site, and Thames Waterfront)

5.22 As outlined in the context section, at the time of the 2011 Census, 22% of the Borough’s dwelling stock was flats, with 78% houses.

5.23 Core Strategy Policy CS18 has a target of achieving a 70:30 ratio of houses to flats in terms of overall housing stock over the Plan period. Sites of over 100 dwellings should conform to this 70:30 ratio.

Large Sites

5.24 An analysis of sites over 100 dwellings was undertaken as part of the 2006-2016 Review. This indicated that since the start of the plan period, larger sites that have been completed or are under construction have had a split of 49% flats, and 51% houses. Further details can be found here.

Small Sites

5.25 On sites of less than 100 homes, the policy contains a presumption in favour of providing a majority of family houses of 2 bedrooms or more, with the exception of the main strategic sites, where a higher proportion of flats may be acceptable.

5.26 In this reporting year, 55% of new dwellings completed on sites of up to 100 dwellings on applicable sites were houses of 2 bedrooms or more. This is in accordance with the policy and an increase of 32% from 2016/17.

5.27 Chart 9 indicates below the borough-wide breakdown of new dwellings in this monitoring year on sites of less than 100 dwellings outside the main strategic sites.

5.28 The largest proportion of new dwellings on small sites was 4+ bed houses at 29%, exceeding the 5% minimum outlined in CS18. This is followed by 3 bed homes at 17%. Further, 78% of dwellings (including flats) on small sites delivered in 2017/18 were of 2 beds or more.

5.29 Additionally, as highlighted in the previous AMR, in light of the changes to the Permitted Development Regime allowing the conversion of certain uses to dwellings without full planning permission, it may become more difficult to maintain the houses to flats ratio and ensure a sufficient percentage of family homes on smaller sites are provided. For instance, in this monitoring year, there were 4 prior approval consents completed, which were all for 1, 2 or 3 bedroom flats.
Housing Size

5.30 MHCLG publishes data on Energy Performance Certificates each quarter for new builds (this includes new builds, conversions and change of use). This data also provides average property size (m²) for new properties. This data should be treated with some caution, and it does not record numbers of bedrooms per new dwelling; however it is best available indicator of floorspace, a more accurate measure of size.

5.31 In 2017/18, the average size of a new domestic dwelling was 87m² in Dartford, an increase from 2016/17. Looking at a breakdown of this, the average size of a new flat in Dartford was 65m² and the average size of a new house was 108m². This has stayed the same since 2016/17 in terms of flats, but increased for houses from 99m².

Space Standards and Accessible/Adaptable Dwellings

5.32 When compared against the National Space Standards, these figures show the average flat meets criteria for a flat for 3 people (2 bedrooms). Additionally, the average house meets criteria for a 2 storey house for 6 people (4 bedrooms). This would include some dwellings permitted before the Standards were introduced in Dartford under policy DP8.

5.33 Policy DP8 looks at residential space and design in new developments. Of the 301 dwellings approved in 2017/18 in the non-EDC area for detailed planning, all but three dwellings were to national space standards. The three narrowly missing the standards were for conversions, one being in a listed building. Additionally, in terms of accessible/adaptable accommodation there were 167 homes approved that meet M4(2) standard and 15 dwellings that meet M4(3) standard.

5.34 In the EDC area, there were 569 homes granted detailed consent, with all of them being to the nationally described space standards. 252 dwellings were also accessible / adaptable dwellings.
KEY MONITORING THEME

Planning decisions that meet housing needs, where some affordable housing is anticipated

Primary Indicator(s)

- Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings

5.35 Core Strategy Policy CS19 requires developments in the urban area of 15 units or more or a site size of 0.5ha or more to deliver 30% of the units as affordable housing. In the rural area developments of 2 or more units are required to deliver 50% of the units as affordable housing. This latter requirement was complicated by government attempts to impose an exemption for smaller sites of under 10 units.

Affordable Completions

5.36 In the reporting year, 160 new units were completed to meet the current NPPF definition of ‘affordable’9. All of these units were delivered on sites of over 15 units. In total 974 homes were delivered on sites of 15 units or more. Therefore 16% of homes delivered on sites of 15 units or more were affordable. This is a slight decrease from the previous monitoring year.

5.37 The 160 affordable homes delivered represent a tenure split of 40% rented and 60% shared ownership units for the year. This shows a change of 5% more shared ownership than the previous monitoring year and therefore remains in line with the suggested guideline in paragraph 4.18 of the Core Strategy for a balanced mix whereby 50% or more of affordable units are intermediate (and not more than 80%).

5.38 National official data suggests a greater recent growth in the total stock of affordable housing in Dartford. This may occur through data recording techniques or by increasing affordable housing provision by acquiring homes (outside of the planning system) for those in affordable housing needs properties originally expected to be constructed for private occupancy.

Trends and Tenure

5.39 Chart 10 shows the affordable delivery through new build since the start of the plan period in 2006/07. This shows that 1,650 affordable homes have been delivered. 68% have been affordable rent, and 32% have been shared ownership.

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9 There is often a lag time between the point at which housing completions are recorded and the point at which affordable housing completions are recorded – which can cause some discrepancy in the data.
Chart 10 shows a complex pattern resulting in the totals levels of local new-build provision shown in green. Relatively high levels of overall provision have occurred in several years either due to:

- significant contributions by both affordable rent and shared ownership, principally through section 106 legal agreement for developer funding, or direct build by Dartford Borough Council
- or, more historically, due to high levels of new affordable rent housing under the former grant funding government regime.

Affordable Permissions

5.41 It is anticipated that approximately 250 more affordable homes will be delivered through planning permissions in 2018/19 monitoring year according to latest available data.

5.42 Looking ahead, from the 2017-18 monitoring year, approximately 500 affordable homes have been permitted across the 9 determined applications that had 15 or more units where affordable housing is required.

5.43 When considered overall, 20% of the units on large permissions were permitted as affordable. This falls short of the 30% target due primarily to the lower 15% affordable provision provided at St James Lane Pit due to specific viability issues, although this could increase due to review mechanisms in place after Phase 1. Similarly, Lowfield Street has a reduced affordable provision of 11% due to viability and conditions facing this redundant site, but it has been agreed that the affordable housing element should come forward early in delivery.

Custom and Self-Build

5.44 Since 1 April 2016, there have been 13 built and received CIL exemptions for self-build residential development plus a further three planning consents that have approved exemption for self-build residential development. There have been 0 dwellings granted permission explicitly for custom/ self-build.
Primary Indicator(s)

- New pitches / plots for Gypsies, Travellers and Travelling Showpeople provided in the year
- Five year traveller plot / pitch supply (including cumulative delivery)
- Implementation Strategy requirements

5.45 Core Strategy Policy CS20 and Development Policies Plan Policy DP10 cover development for gypsies, travellers and travelling showpeople accommodation needs. These policies set criteria for assessing and identifying sites against identified needs, and state that the Council will maintain and update a continuous five year supply of sites.

5.46 There was one new traveller pitch/ travelling showpeople plot delivered in the monitoring year 2017-18, as a consequence of a planning appeal granted towards the end of March 2017.

5.47 The Council has produced an Implementation Strategy, which sets out the local context, and level of need and actions that will be taken to identify future supply of land and sites. The Strategy concludes that overall need from 2016 to 2021 is up to 19 pitches and 2 plots. This takes account of a backlog of 8 pitches and 1 plot identified for the 2013 to 2016 period. However it notes that the previous assessment of need undertaken in the Borough did not differentiate the needs of travellers who met the national planning policy definition (updated in July 2015), and that forecast need may therefore be an over estimation.
Primary Indicator(s)

- Kent Thameside Strategic Transport Infrastructure Programme (STIP) Annual Report

5.48 Dartford’s location at the edge of Greater London means that it is a key location in terms of the strategic highway network, with the M25 and A2 passing through the centre of the Borough. This supports Dartford’s role as a net importer of labour. Dartford also has significant rail infrastructure, containing 7 railway stations, including four on the North Kent line and the High Speed station at Ebbsfleet International, connecting the Borough directly to continental Europe. The Borough also hosts dedicated Fastrack bus routes (high quality rapid buses primarily on dedicated busways operating in Dartford and Gravesham).

5.49 Core Strategy levels of development should be supported by a reliable, well-connected, accessible transport network. This will provide the potential for significant change for local travel from car to other modes. Policy CS16 considers transport investment and the delivery of the Strategic Transport Infrastructure Programme (STIP) a set of highway improvement schemes that partners have agreed are necessary to support planned development.

5.50 The latest progress release by the County Council on the STIP was in August 2016, which was reported on in the 2015/16 AMR.

5.51 Key transport updates are provided below:

- Potential Crossrail 1 (Elizabeth Line) Extension to Dartford/ Ebbsfleet has been recognised as a principal option in The Thames Estuary Report commissioned by government.
- **Lower Thames Crossing** – An announcement was made in favour of Option C, which is a crossing to the East of Dartford and Gravesend. Dartford Council believes a Lower Thames Crossing east of Gravesend is essential to addressing the capacity and resilience issues at the current crossing and the whole Borough’s transport network. The scheme is now being taken forward for a possible Development Consent Order application by Highway’s England. A [statutory consultation](#) took place in late 2018 on the proposals.
- **A2 Bean and Ebbsfleet Junction Improvements** – public consultation on options took place in the monitoring year, with a final scheme due to be submitted for approval by Highway’s England. Current [projections](#) estimate a start date of March 2020 and a completion date of March 2023.
- **A226 London Road / St Clements Way** - A final design has been completed and the scheme is underway with completion due early 2019.
- **Dartford Town Centre** improvement schemes for efficient traffic flow on the ring road and elsewhere, and for bus, cycle and pedestrian enhancements in the central part of the town, were consulted on in 2018 and are continuing to be worked up and finalised. Work is expected to start in 2019. The Town Centre Framework SPD was adopted in July 2018.
- **Fastrack** – new route to the east of Ingress Park is now operating along Tiltman Avenue, linking the railway station and growth at Greenhithe to the A226 towards Ebbsfleet International railway station. KCC are now taking forward additional
enhancements such as a linking tunnel between Bluewater and Eastern Quarry development site.

5.52 Currently, the majority of the Borough’s residents travel to work by car. It is expected that many of the measures above together with additional jobs in new locations in the Borough, will support an increase in the proportion of trips by non-car modes. For further information on the transport modes used see Figure 13, page 26 of the AMR 2013-14.
Primary Indicator(s)

- Development in the year resulting in the gain or loss of whole community facilities

5.53 Community facilities encompass public, private and voluntary sector buildings and spaces used for a variety of purposes including social, health, education, cultural, spiritual and sports uses that support vibrant communities. Buildings used for local retail or leisure uses such as convenience shops and pubs may qualify.

5.54 Core Strategy Policy CS21 considers the provision of new community facilities and Development Plan Policy DP21 covers both new and existing facilities. Sports, recreation and cultural facilities are covered by Core Strategy Policy CS22, which includes the protection of existing facilities alongside the development of new ones.

5.55 In the reporting year, there was therefore a total increase of over 9,491 sq m as a result of growth of community institutions and assembly/leisure facilities (Use Classes D1 and D2 respectively). This is made up of a range of community/leisure uses: 9,075 sq m net gain of D1 floorspace; and a gain of 416 sq m of D2 floorspace.

- The main gain in community provision was the construction of a 2 form entry primary school (Cherry Orchard School) at Castle Hill, Ebbsfleet. The first school to be built at the Garden City.
- There were further education facilities completed at The Bridge, with the completion of a three storey academy building (education).
- School extensions were also completed at: The Brent County Primary School; Craylands Lane Primary; Dartford Grammar School for Boys, and Wentworth County Primary School.
- The main loss in D1 was a change of use to restaurants from exhibition venue at Bluewater and the change of use of the crèche at Bluewater to retail.
- A gain in Assembly and Leisure (Class D2) floorspace was recorded with a new community centre at Ingress Park and new mezzanine floor at Glow Bluewater for further leisure use. There was no losses of any D2 floorspace in 2017/18.

Past Trends

5.56 Class D1 and D2 uses have steadily grown since the start of the plan period in 2006/07. A total of 28,625 sqm of D1 floorspace has been provided, with D1 buildings being able to be used for a range of community (health, educational, cultural and religious) uses; along with 11,700 sqm of D2 floorspace (used for leisure, recreational or sporting purposes). The chart (12) below outlines this, indicating the net changes in Community and leisure floorspace since the start of the plan period.
Cumulative Net Gain for Community and Leisure Uses in Dartford Borough since 2006/07

Sqm Floorspace


D1 Cumulative
D2 Cumulative
Communities & Infrastructure Summary

Summary of performance

- New housing delivery in 2017/18 was 1,031 net dwellings, meeting Core Strategy requirements. This level shows a third successive year of high delivery.

- Aggregate dwelling delivery is on course to hit the 17,300 total ‘up to’ level just before 2026 as planned. Completions are now within the range set in the Core Strategy (based on average annualised requirement calculated from the ‘up to’ 17,300 policy / minimum 11,700 indicator) to 2026.

- The vast majority of new homes continued to be delivered in the three Core Strategy priority areas, most prominently at Ebbsfleet (Castle Hill and Ebbsfleet Green) and north of Dartford Town centre (Northern Gateway and The Bridge). The ‘St Clements’ development also saw high completions and should be fully completed in 2019.

- A Deliverable Five Year Supply exists against the 2018 NPPF, as does permission for approximately 12,000 homes across the Borough.

- More homes were built rather than flats in smaller sized sites in 2017/18, an improvement on last year. Homes constructed on these smaller sites were commonly larger family sized units (a majority 3 bedrooms or more). Large sites generally delivered a broad range of dwelling type and size.

- New build housing delivery in 2017/18 saw 160 homes (16%) affordable homes constructed. This does not necessarily reflect the full growth in the overall housing stock; but was a small decrease on the proportion of new completions that are affordable in comparison to the previous year, and below the target level sought in the Core Strategy. Additionally, 40% of this was rented provision.

- Road transport resilience and congestion issues remained in 2017/18; however proposals for improved traffic management are continuing to progress, including specific proposals for the Lower Thames Crossing, Junction 1a improvements and the A2 Bean interchange.

- Dartford Town Centre improvement projects (including public realm upgrades) went under further development and consultation in 2018, with construction due to commence in the first half of 2019.

- In 2017/18 planning policies and development management continued to secure a net gain in community floorspace, particularly through the construction of new education facilities, through both extensions in the Borough and the opening of Ebbsfleet’s first school.
6. Jobs, Shops & Leisure

6.1 Jobs, Shops & Leisure encompasses the following Core Strategy objectives:

3. A successful commercial hub at Ebbsfleet acting as a driver for economic growth and diversification in the Borough resulting in a range of jobs, with appropriate education and skill training opportunities to enable residents to access a wide range of jobs and professions.

4. A vibrant town centre with a flourishing day and evening economy and a strong cultural and leisure offer alongside a strong retail core, set in an attractive public realm.

8. A full range of opportunities to enjoy first class cultural and leisure pursuits as well as sport and recreation, particularly at Dartford Town Centre, Eastern Quarry, Ebbsfleet, Stone Lodge and Swanscombe Peninsula.

6.2 Relevant local policies under this heading are as follows:

**Table 5: Jobs, Shops & Leisure Policies**

<table>
<thead>
<tr>
<th>Core Strategy</th>
<th>Development Policies Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS7: Employment Land and Jobs</td>
<td>DP20: Identified Employment Areas</td>
</tr>
<tr>
<td>CS8: Economic Change</td>
<td></td>
</tr>
<tr>
<td>CS9: Skills Training</td>
<td></td>
</tr>
<tr>
<td>CS2: Dartford Town Centre</td>
<td>DP14: Retail and Town Centre Development</td>
</tr>
<tr>
<td>CS12: Network of Shopping Centres</td>
<td>DP15: Dartford Town Centre and its Primary Frontages</td>
</tr>
<tr>
<td>CS22: Sports, Recreation and Culture Facilities</td>
<td>DP16: Dartford Town Centre’s Secondary Areas</td>
</tr>
<tr>
<td></td>
<td>DP17: District Centres</td>
</tr>
<tr>
<td></td>
<td>DP18: Neighbourhood Centres</td>
</tr>
<tr>
<td></td>
<td>DP19: Food and Drink Establishments</td>
</tr>
</tbody>
</table>

6.3 There are three related key monitoring themes under Jobs, Shops & Leisure.
Primary Indicator(s)

- Development in the year resulting in the gain or loss of B-Class facilities of 100m² or more

6.4 Core Strategy Policies CS7, CS8 and CS9 address employment, economic change and skills provision in the Borough. These policies support the continued role of the Borough as a net importer of labour (census data showed out-commuting is more than offset).

6.5 The Core Strategy supports the growth of an extended range and quality of jobs to provide incentives for working closer to home. Development Plan Policy DP20 seeks to retain and enhance existing employment sites to provide for the needs of a range of different businesses, particularly at the 21 locations (shown in the figure below) identified on the Policies Map.

Identified Employment Areas

Development Changes 2017/18

6.6 There was a net gain in employment floorspace in the reporting year, primarily due to a large Mixed B Class Use development (B1c, B2, B8 and associated B1a). There was some loss in other B8 (warehouse/distribution) floorspace. Table 6 illustrates this below.
Table 6: Net Change in Employment Floorspace 2017-18

<table>
<thead>
<tr>
<th>Type</th>
<th>Gain</th>
<th>Loss</th>
<th>Net Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (B1a &amp; A2)</td>
<td>2231</td>
<td>-1249</td>
<td>982</td>
</tr>
<tr>
<td>Industrial (B1 &amp; B2)</td>
<td>1457</td>
<td>-861</td>
<td>614</td>
</tr>
<tr>
<td>Storage &amp; Distribution (B8)</td>
<td>0</td>
<td>-2018</td>
<td>-2018</td>
</tr>
<tr>
<td>Mixed B Class Use (B1c, B2, B8 and associated B1a)</td>
<td>5,507</td>
<td>0</td>
<td>-2018</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9213</strong></td>
<td><strong>-4128</strong></td>
<td><strong>5085</strong></td>
</tr>
</tbody>
</table>

6.7 The main contributor to the gain in employment floorspace was the erection of a new unit at Questor Industrial Estate, equating to 5,507 sqm of new floorspace for B-Class use. Additionally, a large office extension was completed at Hawley Mill, Hawley Road for 1,347 sqm of B1(a) (office) floorspace and a change of use application from Class B8 (storage or distribution) to Class B1(c) (light industry) equating to some 1,400 sqm at Northfleet Industrial Estate.

6.8 There was also gains in office floorspace through an extension and change of uses from other employment uses (resulting in the losses of B2 and B8). The loss in office floorspace occurred through three office to residential completions this monitoring year:

- One loss occurred via formal planning consent,
- The remaining two were conversions of offices to residential dwellings via the Prior Approval process.

6.9 District wide unemployment has risen slightly with the latest figures indicating that there were 850 people unemployed in Dartford Borough in March 2018, up from 815 in March 2017 (increase of 4.9%). This still remains lower than the 865 figure in March 2015. This represents an unemployment rate of 1.3% (up 0.1%), which is 0.7% lower than the Kent (KCC area) overall figure of 2% (up 0.3%) indicating a county wide trend.

Dartford Rents

6.10 The November 2018 Kent Property Market Report outlines the rents for a variety of use types across Kent. Dartford is overall performing well across categories, including distribution and industrial premises, as outlined below. This is backed up by CoStar’s summer 2018 information on 5 year rents on industrial and office floorspace in the popular Greenhithe/ Stone (DA9 postcode) area, valued at 109 and 194 £/sqm for industrial and office properties.

6.11 The indications are that high values in Dartford for employment land have been maintained, driving the provision of new business accommodation.

6.12 Reported business park rents indicate a slight decrease (in line with the Kent average) in rent prices for Crossways Business Park in north Dartford, it remains one of the highest in Kent and comparable to some of the most attractive locations anywhere outside London.

6.13 Office performance shows rent prices for Dartford has stayed level, after the
particularly significant increases shown over in the previous 24 months.

6.14 Industrial and distribution rents have also seen considerable increase in Dartford in recent years, with rents this year remaining the same as last year and also remaining the highest and significantly greater than elsewhere in Kent.

Past Floorspace Trends

6.15 Since the start of the plan period, there has been a total net increase of 137,650sqm across all types of employment floorspace. Net changes in floorspace include:

- 31,000 sqm of net B1a Office floorspace has been delivered.
- A loss of 17,700 sqm of B2 General Industrial floorspace has been recorded.
- 109,700 sqm of B8 Storage and Distribution floorspace has been delivered.

6.16 The chart (13) below shows this visually over time as cumulative net changes since 2006/07.
Primary Indicator(s)

- Quantitative indicators of Dartford Town Centre vitality, viability and diversity including overall mix of uses and vacancy in Primary and Secondary frontage
- New A1 development in the Town Centre
- Retail appeal decisions / any retail development permitted in out of centre locations or at Bluewater

6.17 The Core Strategy’s retail strategy is outlined in Policy CS12. The Development Policies Plan builds on this approach through Policies DP14-DP19, identifying the network of District and Neighbourhood Centres in the Borough, as well as Primary and Secondary Frontages within Dartford Town Centre. The Development Policies Plan encourages protection of A1-A4 uses (particularly A1) and resists further A5 Takeaway uses (see DP19).

6.18 The Dartford Town Centre Framework SPD was adopted in July 2018. This further outlines the vision and details to deliver the ongoing regeneration of Dartford Town Centre. This can be viewed, along with other relevant documents here.

6.19 Nationally, there have been marginal decline in retail vacancy rates over the last year. The latest figure from the Local Data Company in November 2018 shows that the town centre vacancy rate for Great Britain is 13.1%, up 0.5, and the South East 10.4%, up 0.5%. Their annual report continues to indicate a clear difference observed between the different sizes of centres, showing the larger the centre the higher the vacancy rate. This presents challenges for the traditional focal points of retailing activity, the typical High Street locations found within most towns.

6.20 A GOAD (Experian) Category Report was produced in 2017 as part of the Alsop Verrill Retail Study for a Neighbourhood Centre in Stone. This indicates a wider Dartford town area has above average representation in terms of comparison, retail services and financial & business services units, but below average when it comes to convenience and leisure services units. They demonstrate the overall vacancy rate is well below the average seen nationally.

6.21 The latest high street rental indicators from Caxtons (in the 2018 Kent Property Market report) shows Dartford has seen a slight decline in rents (as happened on average across Kent) but remains broadly in line with centres of similar size in Kent, including north Kent neighbours Gravesend and in Medway. Details in the retail performance of Dartford town centre are detailed below.

2017/18 Changes and Permissions

6.22 From a Borough-wide perspective, the net change through retail completions that occurred in retail floorspace over the reporting year is outlined in Table 7 below.
Table 7: Net Change in Retail Floorspace 2016-17

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Net Change in Floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 (Shops)</td>
<td>+ 974 sq m</td>
</tr>
<tr>
<td>A2 (Financial &amp; Professional Services)</td>
<td>- 78 sq m</td>
</tr>
<tr>
<td>A3 (Restaurants &amp; Cafés)</td>
<td>+850 sq m</td>
</tr>
<tr>
<td>A4 (Drinking Establishments)</td>
<td>- 110 sq m</td>
</tr>
<tr>
<td>A5 (Hot Food Takeaways)</td>
<td>+60 sq m</td>
</tr>
</tbody>
</table>

6.23 A net gain in A-class floorspace therefore resulted in 2017/18, continuing on from the previous monitoring year where net gain was also recorded. The gain was seen in A1 (Shops), primarily through change of uses at Bluewater and expansion at Millbrook Garden Centre. A3 (Restaurants and Cafes) also saw net gains, primarily Ebbsfleet Green, Dartford Town Centre and Bluewater.

6.24 Looking at the potential for future development, there three new applications permitted (including a reserved matters) at Bluewater during 2017-18 and changing A1 retail levels at the Centre.

Table 8: Retail Applications Permitted at Bluewater 2017-18

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/00211/COU</td>
<td>Change of use of unit from retail (Class A1) to cosmetic dentistry and teeth whitening facility (Sui Generis)</td>
</tr>
<tr>
<td>17/00855/FUL</td>
<td>Change of use of units EVU03 (Use class A3) and EVU05 (vacant ancillary area) to retail (Use class A1)</td>
</tr>
<tr>
<td>17/01202/REM</td>
<td>Submission of Reserved Matters pursuant to Condition 1 &amp; 3 of the West Village outline planning permission DA/16/01207/OUT relating to details of access, appearance, landscaping, layout and scale of the Major Space Unit MSU8 comprising demolition works, internal reconfiguration, two storey extension, and associated works within Service Yard 8</td>
</tr>
</tbody>
</table>

6.25 Permission 17/00211/COU involves loss of 70 sq m of A1 floorspace. While, 17/00855/FUL is already complete and involved a change of use from D1 and A3 to A1 use, resulting in a gain of 1,094 sqm A1. 17/01202/REM is the first reserved matters as part of the large 16/01207/OUT application approved last year and is under construction.

6.26 The following applications involving retail floorspace were permitted away from Bluewater and the town centre during the monitoring year.

Table 9: Retail Development Permitted in Out-of-Centre Locations 2017-18

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDC/16/0083</td>
<td>Former Northfleet West Sub Station Southfleet Road Swanscombe Kent (Ebbsfleet Green)</td>
<td>Reserved Matters for a local shop (339 sq m) as part of 05/00308/OUT</td>
</tr>
<tr>
<td>EDC/16/0117</td>
<td>Former Northfleet West Sub Station Southfleet Road Swanscombe Kent (Ebbsfleet Green)</td>
<td>Submission of Reserved Matters of outline planning permission DA/05/00308/OUT for the erection of a public house/restaurant, hotel, associated residential accommodation, car parking, landscaping and ancillary works.</td>
</tr>
</tbody>
</table>
6.27 Permission EDC/16/0083 is the only out-of-centre A1 application given consent in this monitoring year, but is part of planned mixed use development. It will provide a net increase of 339 sqm if completed.

6.28 The other permissions are for food and drink uses within the urban growth areas.

Previous Borough Trends

6.29 Since the start of the plan period, retail completions and losses have fluctuated, particularly for A1. The largest decline was for A1 Shops in 2013 which was due to the demolition of the former Co-op in the Town Centre (this site is now the subject of proposals to provide restaurants, a cinema and other uses for Dartford). Gains in A1 have been seen since 2016.

6.30 Trends are of slow decline since 2010 for A4 (bar/pub) use and since 2013 for A2 use (e.g. estate agencies, banking). However, A3 use saw significant increase in 2011-2013 and steady increase since, particularly this monitoring year. A5 had also seen small steady increases. The chart (14) below shows this in detail since 2006/07.

Cumulative Gain and Loss for Retail Uses in Dartford Borough since 2006/07

Dartford Town Centre 2017/18

6.31 Dartford Town Centre’s Primary and Secondary Frontages are identified in the Development Policies Plan in the figure below and Policies DP15 and DP16 will govern the types of uses permitted along these frontages. The current (as at April 2018) mix of uses in these areas is set out in Charts 15 and 16 below. These show the overall breakdown of uses, and the proportionate make-up of the key A1 uses (between comparison, convenience and service uses).
JOBS, SHOPS AND LEISURE

Legend
- Primary Frontages
- Secondary Frontages
- Core Strategy (Diagram 3) Key Sites
- Town Centre Boundary

SECONDARY FRONTAGE Outer parts of the designated frontage including Prospect Place and Hythe Street - a variety of active ground floor uses, shops and business premises with frontages conveniently located around the town. A retail focus, but with a wide range of uses, including financial and other services. There is particular scope for new restaurants and leisure facilities, especially in the vicinity of Hythe Street. Regeneration and potentially new residential will be encouraged through appropriate redevelopment and above and behind frontages.

ELSEWHERE within the Town Centre Boundary (outside the designated frontage) in the areas such as Lowfield Street, the western end of Spital Street: mixed use areas to meet changing needs, and possible additional re-development opportunities. Includes housing, transport facilities, and businesses, contributing to the overall success of the town centre.

PRIMARY FRONTAGE High Street and Orchard and Priory Centres - main focus for shopping and vitality in the town centre, with retail and service uses provided through a range of size units and varied operators including household goods and national retailers such as supermarkets, with complementary established town centre uses, for example banks/ building societies.
6.32 Along the Town Centre’s Primary retail frontages, the majority (59%) of the units are in active A1 retail use, with an overall vacancy rate of 11% (down 1% from last year). A2 uses also make up 15% of the units. This predominance of A1/ A2 is the expected form of retail provision – goods, financial/professional services etc. – in the core of the Town Centre.

6.33 Along the Secondary frontages, 42% of the units are in A1 use. There is a wider variety of other A Class uses along these frontages, including higher proportions of A3 and A5 units. As with last year, there is a vacancy rate of 14%; primarily due to the Lowfield Street redevelopment causing several vacant units – however, work is due to commence in late 2018 on a mixed-use scheme on the site. A2 units also make up 15% of the total, and 7% of the units fall under the D use classes. The greater diversity of use – but with a substantial minority of A1 retail – is typical of secondary frontage in town centres.

Charts 15 & 16: Use Classes in Primary and Secondary Frontages (2018)
6.34 There has been minimal change over the last year; the number of vacant units across the frontages has decreased by 1 unit. The overall vacancy rate across both frontages is 13.6%, but importantly it has declined in the Primary Frontage.

6.35 This maintains the trend from monitoring over recent years for decreasing vacancy rates in Dartford. Vacancy is now broadly in line, albeit slightly higher than the national average (11.1%, Local Data Company). As previously mentioned this level of vacancy can in large part be attributed to the number of premises emptied for the regeneration site at Lowfield Street, which is due to start construction late 2018.
Primary Indicator(s)

- Percentage of District Centre units in Classes A1, A2 & D1 or vacant

6.36 Longfield District Centre is identified under Core Strategy Policy CS12, with the aim of maintaining its viability through preventing losses of shopping provision. Dartford’s remaining District Centres are identified in the Development Policies Plan. These are Dartford West, Temple Hill Square, Dartford East, Hawley Road / Lowfield Street, and Swanscombe High Street. Policy DP17 governs the types of uses that will be permitted in the Borough’s District Centres.

6.37 The mix of retail uses in these centres at September 2018 is set out in Table 10 below. All of the centres retain in excess of 30% of units in A1 Retail use and vacancy remains very low at 3% or less.

6.38 Unlike the many small Neighbourhood Centres identified, District Centre frontages are designated on a wide and inclusive basis, to incorporate a wide mix of retail and non-retail uses within the area.

6.39 The maximum vacancy level is 3%; and two District Centres have no empty premises.

Table 10: Use Classes in District Centres (2018)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Longfield</th>
<th>Dartford West</th>
<th>Temple Hill Square</th>
<th>Dartford East</th>
<th>Hawley Road / Lowfield Street</th>
<th>High Street Swanscombe</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>49%</td>
<td>31%</td>
<td>57%</td>
<td>40%</td>
<td>37%</td>
<td>44%</td>
</tr>
<tr>
<td>A2</td>
<td>13%</td>
<td>0%</td>
<td>0%</td>
<td>5%</td>
<td>0%</td>
<td>12%</td>
</tr>
<tr>
<td>D1</td>
<td>2%</td>
<td>6%</td>
<td>10%</td>
<td>3%</td>
<td>16%</td>
<td>7%</td>
</tr>
<tr>
<td>Vacant</td>
<td>2%</td>
<td>3%</td>
<td>0%</td>
<td>3%</td>
<td>0%</td>
<td>2%</td>
</tr>
</tbody>
</table>
### Jobs, Shops & Leisure Summary

<table>
<thead>
<tr>
<th>Summary of performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Unemployment remains low in Dartford and below the Kent and National average.</td>
</tr>
<tr>
<td>- A net gain in B-Class floorspace was seen, with employment land values remaining generally high. Trends since 2006 show expansion of warehousing/distribution accommodation, a slight increase in office based/light commercial uses and a gradual contraction of general industrial/manufacturing premises.</td>
</tr>
<tr>
<td>- The Borough’s gain in A1 Retail floorspace, is coupled with the significant increase in A3 Café/Restaurant floorspace which easily outweighs a slight loss in A2 and A4 uses.</td>
</tr>
<tr>
<td>- Dartford Town Centre is hosting new uses, and the Framework SPD was adopted in 2018.</td>
</tr>
<tr>
<td>- A decline in Town Centre vacancy rates was seen in the primary frontage, and vacancy rates will fall notably under the national average on implementation of the newly permitted mixed-use Lowfield Street redevelopment.</td>
</tr>
<tr>
<td>- The Borough’s District Centres continue to retain one to two thirds in A1 retail use, with very low (0-5%) vacancy rates (2018).</td>
</tr>
</tbody>
</table>
7. Environment

7.1 Environment encompasses the following Core Strategy objectives:

5. *An accessible and enticing Thames Waterfront with a high quality built and natural environment, offering a range of leisure and recreational opportunities.*

6. *A green borough that is resilient to the effects of climate change and offers a high quality of life, with an enhanced network of landscaped paths, cycle routes, open spaces and biodiversity habitats and corridors, and with links to the countryside and the Thames.*

7. *The character of villages and countryside in the Green Belt protected and enhanced and providing contrast with the urban area.*

10. *A sustainable borough leading the way with energy and water efficient buildings, widespread use of renewable energy and well-adapted to climate change.*

7.2 Relevant local policies under this heading are as follows:

**Table 11: Environment Policies**

<table>
<thead>
<tr>
<th>Core Strategy</th>
<th>Development Policies Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS13: Green Belt</td>
<td>DP22: Green Belt in the Borough</td>
</tr>
<tr>
<td>CS14: Green Space</td>
<td>DP23: Protected Local Green Space (PLGS)</td>
</tr>
<tr>
<td>CS23: Minimising Carbon Emissions</td>
<td>DP24: Open Space</td>
</tr>
<tr>
<td>CS25: Water Management</td>
<td>DP11: Sustainable Technology and Construction</td>
</tr>
<tr>
<td>CS10: Housing Provision</td>
<td>DP6: Sustainable Residential Locations</td>
</tr>
<tr>
<td>CS17: Design of Homes</td>
<td>DP2: Good Design in Dartford</td>
</tr>
<tr>
<td></td>
<td>DP8: Residential Space and Design in New Developments</td>
</tr>
<tr>
<td></td>
<td>DP12: Historic Environment Strategy</td>
</tr>
<tr>
<td></td>
<td>DP13: Designated Heritage Assets</td>
</tr>
<tr>
<td></td>
<td>DP5: Environmental and Amenity Protection</td>
</tr>
</tbody>
</table>

7.3 There are six related key monitoring themes under Environment.
Avoiding unnecessary greenfield development through re-use of (previously developed/despoiled) land for housing

Primary Indicator(s)

- Proportion of new dwellings built on brownfield land

7.4 The Borough’s spatial strategy and approach to regeneration is based on the scale of available derelict, disused or despoli land that can be redeveloped. Core Strategy Policy CS10 sets out the Council’s approach to housing delivery, directing residential development to specific locations. The Core Strategy’s Monitoring Framework sets a target of 80% of residential development to be built on previously developed land or land that has been degraded or despoiled through quarrying across the Plan Period.

7.5 Development Policies Plan’s DP6 reiterates this target confirming the Council’s approach to development on unplanned (windfall) sites. Further details are found in the adopted Housing Windfall SPD (2014).

7.6 During the reporting year, 833 of the 1,039 gross dwellings completed were on brownfield or despoiled land. This includes conversions and changes of use. This equates to 80% of new dwellings being built on brownfield land. Of the 206 dwellings on greenfield land, the majority were constructed at The Bridge development, centred on former hospital grounds, St Clements and Darent Road sites, some of which are part brownfield. The target of 80% brownfield or despoiled land was reached this year.

7.7 The total proportion of new dwellings on brownfield land in the period 2006-2018 now stands at 79.4%. This is currently 0.6% below the overall target of 80%.

7.8 The yearly proportion is set out in Chart 17 below. This shows that the percentage of new dwellings on brownfield land has fluctuated over the Plan Period. Although a consistent majority of development has been on previously developed land, for several years the target was not achieved. However, it has been achieved four out of the previous five years, albeit on a very narrow margin. It is anticipated the brownfield proportion may increase in the future as more PDL sites come forward, particularly at Ebbsfleet, unless inappropriate greenfield development is permitted.
Chart 17: Proportion of new dwellings on Previously Developed Land

Proportion of new dwellings on Previously Developed Land (PDL)

- Non-PDL
- PDL

January 2019
Primary Indicator(s)

- Type of development permitted in the year in the Green Belt

7.9 Core Strategy Policy CS13 sets out the Council's approach to the Green Belt in the Borough, outlining that it will resist inappropriate development in line with national policy, and will seek to actively manage the Green Belt as a recreational and ecological resource. This approach is reiterated in Development Plan Policy DP22, which sets criteria for planning applications in the Green Belt, consistent with those defined in the NPPF to continue to prevent inappropriate development.

7.10 There were zero new dwellings constructed on greenfield land on the greenbelt and none permitted during the monitoring year.

7.11 During the reporting year, 82 applications were permitted in the Green Belt. Of these, 23 were either related to trees, changes of use applications, covered by Listed Building legislation, or relate to the lawfulness of developments that have already occurred, set out as follows:
   - Sixteen were permissions for Trees Preservation Orders (TPOs)
   - Three were permissions for change of use
   - Two were under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate).
   - Two were applications for listed building consent.

7.12 These are not typically developments proposing engineering operations, and highly unlikely to have an adverse material impact on the openness of the Green Belt. Of the remainder (59), the majority of permissions granted were for small-scale works and extensions to existing properties (householder developments).

7.13 Larger scale permissions in Green Belt (i.e. excluding the 23 non engineering type developments list above, and the householder scale proposals) include:
   - Demolition of a public house in preparation of residential development.
   - Erection of a detached portable building to provide baby and toddler room adjacent to Fleet Day Nursery.
   - Demolition of existing garages, storage containers and compound and erection of new workshop for the North Kent Disabled Foundation
   - Replacement dwelling.
Primary Indicator(s)

- Developments on Protected Local Green Space (PLGS)
- Playing pitches and Borough Open Space (BOS) completed in the year on new development

7.14 Core Strategy Policy CS14 sets out the Council’s approach to green space and commits the Council to the implementation of a multifunctional, high quality, varied and managed ‘Green Grid’. The policy sets out that existing green space should be protected and enhanced, and where new development should make a contribution to the Green Grid network.

7.15 Development Plan Policy DP24 sets out criteria for development on open spaces (Borough Open Space, BOS), including playing fields and sports pitches, supporting their retention and enhancement wherever possible.

7.16 Policy DP23 allocates specific sites via the Policies Map as Protected Local Green Space (PLGS). These sites were subject to detailed assessment against specific criteria prior to being designated. PLGS status will give sites additional protection against inappropriate development, equivalent to that enjoyed by Green Belt land.

7.17 During the reporting year 2017/18 there were no developments on sites designated as Protected Local Green Spaces (PLGS).

7.18 Development sites completed open space and playing pitches during the 2017/18 reporting year. These include:

- Six ponds and a play area at St Clements.
- A playground at The Bridge.
- An Open Space Park Area at Northern Gateway.
- A Village Green at Castle Hill in Ebbsfleet.

7.19 Further open space is currently being developed (permitted/ under construction), as detailed in the previous AMR on pages 42 and in the diagram on page 43.

7.20 It is evident from this and progress previously reported that significant open space is being delivered with new development, although there are a minority of locations where development proposals have not progressed.

7.21 Further open space at Ebbsfleet is currently coming forward, and considerable further open space is planned in the pipeline for the Garden City.
Primary Indicator(s)

- Condition of designated areas of high environmental value

7.22 Core Strategy Policy CS14 contains protections for designated sites of high environmental value. These include Sites of Special Scientific Interest (SSSI), National Nature Reserves, ancient woodlands, and local wildlife sites, as well as protection for priority habitats and protected species located in the Borough.

7.23 Development Plan Policy DP25 sets out that development on the hierarchy of designated sites will not be permitted and that development in the proximity of such sites must demonstrate that proposals will not adversely impact the features of the site that define its value, or ecological pathways to the site.

7.24 Ancient Woodlands are designated for their status as an ‘irreplaceable natural resource’ and are areas that have been wooded since at least 1600AD and therefore have unique habitats. We therefore monitor developments not just within the designated Woodlands but nearby.

7.25 During the monitoring year, there were 10 applications permitted that were in proximity to Ancient Woodland. The breakdown of sites is as follows:

- Five applications were household developments, including some with extensions. Most of these have Ancient Woodland designations to the rear of the property (i.e. woodland at the end of a garden) and therefore the application would not have a direct affect.
- Three were Tree Preservation Order (TPO) applications.
- One application change of use of stable block to a dwelling with ancient woodland to the rear.
- One application was for an expansion of a car park at Birchwood Golf Course, which is within the 500m ancient woodland consultation zone.

7.26 Overall there was minimal development seen on ancient woodlands, with the main developments being extensions and a replacement building. These developments are predominantly not within Ancient Woodland but in proximity.

7.27 Along with the three TPO approvals, there was also one TPO application that was in proximity to Ancient Woodlands and this was refused.

7.28 Please note that if there were multiple applications on the same site then only one has been counted (e.g. previous unimplemented schemes, submission of details or non-material amendments).

7.29 The latest information on the current condition of the Borough’s Sites of Special Scientific Interest (SSSIs) can be found in Table 12. There has been no change in condition since reported in the 2014/15 AMR as none have been reassessed.
7.30 Darenth Wood (123ha) and Farningham Wood (74ha) are the largest in size and are in mostly a favourable condition, with one habitat in Darenth Wood “unfavourable – recovering”.

Table 12: Condition of Sites of Special Scientific Interest (SSSI)

<table>
<thead>
<tr>
<th>Site</th>
<th>Main Habitat(s)</th>
<th>Total Area</th>
<th>Date(s)</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Darenth Wood</td>
<td>Calcareous Grassland (lowland) x 2 (6.7101ha) Broadleaved, Mixed and Yew Woodland (lowland) x 8 (116.199ha)</td>
<td>122.9ha</td>
<td>03/06/2009 &amp; 13/09/2010</td>
<td>Favourable; 1 x unfavourable – recovering (11.1566ha)</td>
</tr>
<tr>
<td>Swanscombe Skull Site</td>
<td>Earth Heritage</td>
<td>3.9ha</td>
<td>16/11/2012</td>
<td>Favourable</td>
</tr>
<tr>
<td>Bakers Hole, Ebbsfleet</td>
<td>Earth Heritage</td>
<td>6.0ha</td>
<td>19/03/2012</td>
<td>Unfavourable - declining</td>
</tr>
<tr>
<td>Wansunt Pit</td>
<td>Earth Heritage x 2</td>
<td>1.9ha (approx. 0.53ha within Dartford Borough)</td>
<td>27/10/2010</td>
<td>Unfavourable - no change</td>
</tr>
<tr>
<td>Farningham Wood</td>
<td>Broadleaved, Mixed and Yew Woodland (lowland) x 3</td>
<td>74.2ha (approx. 0.76ha within Dartford Borough)</td>
<td>06/10/2011 &amp; 02/12/2011</td>
<td>Favourable</td>
</tr>
</tbody>
</table>

7.31 Habitat Regulations (Policy DP25:5) came into force under the Development Policies Plan in July 2017. In the future data will be collated on contributions to mitigating the impact on North Kent European protected sites outside the Borough. Further information is available here and future AMRs will report on relevant available data once projects have been progressed.
Primary Indicator(s)

- Percentage of dwellings in the year built to the government’s higher water efficiency standard


7.33 Climate change has led to efforts to improve the energy efficiency of new dwellings and incorporate renewable energy and measures to improve water efficiency. Although Dartford is an area of high growth, the majority of housing stock is older existing properties.

7.34 National policy and legislation no longer encourages planning decisions to set local energy efficiency standards. New Housing Standards have been introduced and replace the previous Code for Sustainable Homes.

7.35 The Development Policies Plan locally incorporates these changes in national planning policy. Policy DP11 requires all new dwellings to demonstrate delivery of the higher water efficiency standard of 110 litres per person per day. Due to the adoption of the Development Policies Plan only being in July 2017, this year will only report on the number of dwellings approved in the monitoring year that meet the higher water efficiency standards. Following adoption of the Plan, the majority dwellings were approved with the higher standard conditioned.

7.36 Data on energy efficiency of buildings has been compiled by government. Quarterly statistics have been released by DCLG providing information on the energy efficiency of domestic and non-domestic buildings in England and Wales that have been constructed, sold, or let since 2008. Therefore these statistics do not represent all of the Borough’s building stock, but can give a representation of average energy efficiency across a wider range than purely new build.

7.37 Data for the 2017/18 monitoring year for domestic buildings in Dartford are presented in Chart 18 below. During this period, 2,578 certificates have been lodged on the Energy Performance of Buildings Register for Dartford, representing 215,413 sq m of floor area.
Chart 18: Number of Domestic Energy Performance Certificates by Energy Efficiency Rating 2017-18

Number of Domestic Energy Performance Certificates by Energy Efficiency Rating 2017-18

7.38 Chart 18 shows that there have been only 4 certificates issued for buildings meeting the very top energy efficiency rating of A in the period to the end of March 2018. The most common (nearly half) level of performance is however the high efficiency rating of B (46%). This was an increase of 9% from 2016/17. Only 11% of new dwelling certificates were in the low rated categories E-G.

7.39 Further, government (DBEIS) report in their Household Energy Efficiency National Statistics\(^{11}\) that 1,605 households (4%, up 1%) in Dartford are in receipt of Energy Company Obligation (ECO) Measures e.g. energy efficiency installations or insulation in the home as of March 2018.

7.40 Data on carbon emissions is compiled by the DBEIS (formerly DECC). As first reported and explained further in the 2014/15 AMR, Chart 19 below outlines CO\(_2\) emissions in Dartford over time from domestic sources, transport sources and industry/commercial sources\(^{12}\) up to 2016 (statistical release has a 2 year lag period).

7.41 There has been overall decline in CO\(_2\) emissions from sources over time, most notably from industry/commercial sources, with the level of domestic emissions also continuing to decline in 2016. Total CO\(_2\) emissions from Transport sources rose slightly between 2015-16 and have increased since 2014, rising to their highest levels since 2007.

7.42 Overall emissions still declined, with the total in 2016 being 592.5 kt CO\(_2\), down 24.5 kt CO\(_2\) from 2015. This represents 271.9 kt CO\(_2\) reduction since 2005.

\(^{11}\) DBEIS (2018) Household Energy Efficiency National Statistics (June 2018) - Households in receipt of ECO measures by administrative area, up to end March 2018

Chart 19: Dartford’s CO₂ emissions by source and year (2018)

7.43 In terms of per capita emissions, Dartford’s 5.6 t per capita in 2016 remains very slightly above the Kent (5.3 t) and regional (5.0 t) averages. Again, this is likely due to the higher than average levels of transport emissions in Dartford, accounting for 54% of per capita emissions, whereas this drops to around a third of total per capita emissions in Kent and the South East.

7.44 The overall decline in emissions is positive in terms of reducing impacts on climate change; however it is still being explored how to capture and report reliable local data on other forms of air pollution (harmful particulates from vehicles for example) that may have adverse health implications on vulnerable receptors in the immediate vicinity of their source.
KEY MONITORING THEME

Planning decisions supporting enjoyment of the historic environment

Primary Indicator(s)

- Developments affecting designated heritage assets

7.45 The Development Policies Plan sets out the Council’s strategy towards heritage assets. Policy DP12 sets out the Historic Environment Strategy and Dartford’s general approach to development proposals in relation to this. Policy DP13 sets out more detailed criteria for applications affecting Dartford’s Designated Heritage Assets. Designated Heritage Assets are Listed Buildings, Conservation Areas and Scheduled Monuments: the distribution of these in the Borough is depicted below.

Selected heritage Designations

![Image of map showing distribution of heritage assets]

7.46 During the reporting year, there were 15 listed building consent applications in 2017/18 with 13 of them granted, 1 withdrawn, and 1 returned invalid.

7.47 Ten of the Listed Building Consents were in Conservation Areas. There were also a further 34 planning permissions that were granted in Dartford’s Conservation Areas in 2017-18 (this includes applications that only partly overlap a Conservation Area). The majority of these concerned extensions or alterations to existing buildings, but there were also some change of use applications and Lowfield Street development site was permitted. Four of these were Tree Preservation Orders and 2 were Prior Approvals.
7.48 There were no planning permissions granted affecting Scheduled Monuments in the reporting year.

7.49 Dartford currently has three buildings on Historic England’s Heritage at Risk Register as set out below in Table 13. Changes from the previous monitoring year include the removal Church of the Holy Trinity, High Street Dartford after successful implementation of repair works. This is the second year in a row that a heritage asset has been removed from the Risk Register.

Table 13: Dartford’s Heritage at Risk

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Springhead Roman Site</th>
<th>Palaeolithic Sites near Baker’s Hole</th>
<th>Roman enclosure south east of Vagniacae</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish</td>
<td>Southfleet</td>
<td>Swanscombe &amp; Greenhithe</td>
<td>Southfleet</td>
</tr>
<tr>
<td>Designation</td>
<td>Scheduled Monument</td>
<td>Scheduled Monument</td>
<td>Scheduled Monument</td>
</tr>
<tr>
<td>Condition</td>
<td>Extensive significant problems</td>
<td>Generally unsatisfactory with major localised problems</td>
<td>Extensive significant problems</td>
</tr>
<tr>
<td>Priority Category</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Principle Vulnerability</td>
<td>Arable Ploughing</td>
<td>Scrub/tree growth</td>
<td>Arable ploughing</td>
</tr>
<tr>
<td>Trend</td>
<td>Declining</td>
<td>Declining</td>
<td>Declining</td>
</tr>
<tr>
<td>Owner Type</td>
<td>Private</td>
<td>Commercial company</td>
<td>Private</td>
</tr>
</tbody>
</table>
## Environment Summary

### Summary of performance

- The Borough is narrowly missing its overall 80% target for the proportion of residential development on brownfield land but the target was reached for the 2017/18 monitoring year.

- The Metropolitan Green Belt’s openness was maintained in Dartford in 2017/18. No greenfield residential dwellings were permitted or built in the Green Belt.

- At least four development sites saw new open space of potentially Borough-level significance completed, for instance play areas, plus a new park area at Northern Gateway.

- No SSSIs have been reassessed, therefore of the Borough’s SSSI’s total c 210ha, over 190ha (90%) remain in “favourable” condition.

- The energy efficiency of buildings is increasing in Dartford. The proportion of Energy Performance Certificates issued in the Borough in the top two categories (out of seven) increased substantially in 2017/18.

- CO2 emissions declined overall, with less from domestic and industry/commercial sources in the Borough, while transport-related CO2 increased to levels well in excess of other sources. Emissions from all sources in Dartford are above the county and regional averages, per capita, but have decreased considerably. Data from the most recent period available (2016).

- Another building in 2017/18 (Church of the Holy Trinity, on Dartford High Street) was able to be removed from the national Heritage at Risk register.