The Council monitors development in the Borough and the impact of planning policies and strategies. This allows us to assess whether our policies are having effect and when we need to review them. This report looks at changes over the past financial year.
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.

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.

1.3 This is the twelfth AMR that has been produced by Dartford Borough Council. It monitors the period between 1st April 2016 and 31st March 2017. Previous AMRs can be found on the Dartford website, with the 2015-16 AMR also including a 10 year review and infrastructure update.

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

- 2006-2016 Review analysis of changes in Dartford 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
- Bespoke evidence for individual Local Plans. For example, a range of documents were produced for the Development Policies Plan (2017).
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. The ‘saved’ policies from the 1995 Plan have now been replaced and are no longer applicable.

2.3 Kent County Council (KCC) recently 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, which applies to all new planning consents. The Charging Schedule sets out the types of development liable for CIL and the rates payable. A Regulation 123 List sets 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 £2,061,024. Showing a significant increase due to a number of developments commencing. The CIL Annual Report will be released later in the year.

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)

2.7 The Kent Minerals and Waste Safeguarding SPD (2017) has also been recently adopted.

2.8 A Dartford Town Centre SPD is currently being prepared and undergoing consultation. It is expected for adoption in 2018.

Evidence and Future Policy Production

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 2017-2022, was published for consultation and subsequently approved in July 2017 and indicates that there is a 5.33 year supply of deliverable housing sites in the Borough.
2.10 The Council published its most recent Duty to Cooperate Statement in January 2016, with an addendum also published in June 2016. These documents detail cooperation in the production of the Development Policies Plan and wider engagement on strategic planning matters. Although the focus in Dartford is on the delivery of the Core Strategy, given the importance of infrastructure arranged on a cross-boundary basis, collaboration and engagement continue to inform a range of policy outcomes, including the Development Policies Plan.

2.11 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 2016/17 monitoring year, with approximately 100 formal cooperation meetings occurred with Dartford, including:

- At least 20 Crossrail 1 extension group discussions involving councils and authorities from within/ representing Kent and London; and one meeting with Highways England to discuss Lower Thames Crossing.
- At least 17 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.
- At least 12 discussions at County level concerning growth and infrastructure.
- At least 12 meetings with the NHS / Public Health authority.

- 5 meetings of Heads of Planning in Kent on strategic matters
- 4 meetings with the Environment Agency / Kent officers discussing North Kent international habitats; and one meeting with the Landscape Partnership.
- 4 Strategic Retail Group Duty to Cooperate meetings with Local Planning Authorities in the Thames Gateway.
- 3 meetings with the Greater London Authority/ representatives of councils in the wider south east regions.

2.12 The Ebbsfleet Development Corporation (EDC) was established by government in April 2015, and full planning powers were transferred to the Corporation from 1 July 2015. These do not include plan-making powers however, 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.

2.13 The EDC have published an Implementation Framework which sets out the vision for Ebbsfleet Garden City through integrating masterplans.
Local Development Scheme

2.14 The Council’s Local Development Scheme (LDS) 2016-2018 was published in December 2015 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.

2.15 Table 1 below gives the latest position on the preparation of the Council’s Local Plan against the latest Local Development Scheme.

2.16 Due to a knock-on delay from the Development Policies Plan, including the time taken for the Inspectorate to convene Examination Hearings, the LDS will require review once the new Local Plan reaches a critical stage.
### Table 1: Progress against the Local Development Scheme 2017-2019

<table>
<thead>
<tr>
<th>Title of Document</th>
<th>Subject of Document</th>
<th>Stages in Preparation Completed</th>
<th>2016 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 Core Strategy priorities in the Town Centre. | ✓ Evidence gathering well advanced.  
✓ Key stakeholder engagement underway.  
✓ Baseline work published June 2016. | No  
(However under legislation the LDS is not required to govern SPD production) | • Formal Consultation in Spring 2018  
• Review and adoption 2018. |
| Statement of Community Involvement | A revised Statement of Community Involvement to assist in undertaking consultations in the future. | ✓ Initial work and draft report  
✓ Initial consultation  
✓ Formal Consultation in Autumn 2017 | N/A | • Review and adoption end 2017 |
| Core Strategy Review / Single Local Plan | A revised strategic approach for the Borough, including accounting for the Duty to Cooperate; objectively assessed housing need; progress on developments in the EDC area; national infrastructure decisions; latest national planning policy. To be informed by major new technical studies. | ✓ Initial evidence gathering ongoing  
Work not yet complete on first stage of bespoke studies or public consultations. However information gathering is occurring through ongoing actions, including via the Duty to Cooperate, and work on long-term strategic infrastructure projects. | No | • Initial public consultation 2018. |
| Development Policies Plan | Contains development management policies and new Policies Map for the Borough | ✓ Hearings and modifications complete by end of 2016/17.  
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. 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 a number of 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 already been completed at Bluewater Regional Shopping Centre, 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\(^1\). The latest Office for National Statistics (ONS) Mid-Year Population Estimates put the Borough’s population at 105,500 (49% male, 51% female) in mid-2016\(^2\), indicating growth of 8.4% (1.7% p.a).
- The Borough’s population is estimated to have grown by around 15.8% over the 10 year period 2006-2016\(^3\). This is the highest percentage increase in Kent.
- KCC forecast that the Borough’s population will grow to 136,300 by 2026\(^4\).
- 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\(^5\).
- Dartford’s average gross weekly pay for all full time workers continued to increase (up 7.6%) to £612pw. This is higher than Kent (£553) and England (£545) averages\(^6\).
- Of Dartford’s 105,500 residents in 2016, 67,800 were of working age (16-64), and of these, around 88% (rise of 6% from last year) were considered economically active\(^7\).
- Dartford’s average house prices had one of the largest annual increases in the country (13%) to £306,000 according to latest ONS figures\(^8\).

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.

![Average Age, Mid 2016](chart.png)

\(^1\) 2011 Census  
\(^2\) ONS Mid-Year Population Estimates, 2016  
\(^3\) KCC Time Series of Mid-Year Population Estimates 1995-2016, June 2017  
\(^4\) KCC Housing Led Population Forecasts, October 2016  
\(^5\) ONS Average life expectancy from birth 2012-2014  
\(^6\) ONS Annual Survey of Hours and Earnings, 2016  
\(^7\) NOMIS Labour Market Statistics, 2017  
\(^8\) ONS UK House Price Index, April 2017
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.

![Population by gender, 2016 - Dartford](image)

Source: ONS Mid Year Estimates
“Mosaic” Social Groupings

3.7 The graph below indicates the resident population of Dartford by mosaic group (using 2014 Experian market research). This uses financial and demographic data to broadly characterise households. In comparison to Kent as a whole, Dartford has a much higher percentage of ‘aspiring homemakers’ and ‘rental hubs’, likely influenced by the younger population seen in Dartford. The more urban nature of Dartford is reflected. However, the Borough’s second most common set of households is the ‘senior security’ grouping.

 Residents population of Dartford by mosaic group

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

Source: KCC Research and evaluation team

December 2017
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’ based earnings in the Borough are over £600 a week, but are slightly less on the ‘workplace’ based measure. This shows commuters incomes are very slightly higher than local jobs.

3.9 Unemployment in Dartford continues to be low (1.1% in 2016) and below averages in Kent and in Great Britain as a whole. The following graph demonstrates this for 2002-2016, showing unemployment is now lower than the level before recession.
4. Monitoring Indicators

4.1 Dartford’s monitoring framework has been updated and modified in the 2013/14 AMR due to changes in national policy, legislation and guidance on effective monitoring since the adoption of the Core Strategy, and given the Development Policies Plan, which has now been adopted.

4.2 Chapter 16 of the Development Policies Plan sets out the considerations that were taken into account in updating the monitoring framework. These 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.

4.3 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

4.4 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.

4.5 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>DP7: Borough Housing Stock and Residential Amenity</td>
</tr>
<tr>
<td>CS3: Northern Gateway Strategic Site</td>
<td>DP9: Local Housing Needs</td>
</tr>
<tr>
<td>CS4: Ebbsfleet to Stone Priority Area</td>
<td>DP10: Gypsy, Traveller and Travelling Showpeople Accommodation</td>
</tr>
<tr>
<td>CS5: Ebbsfleet Valley Strategic Site</td>
<td></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.
5.4 In Dartford, there is a focussed approach to growth, with three key areas forecast to see high levels of development. The map below shows the major housing growth expected over plan period (2006 to 2026). 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. Further detail is provided later.
**Primary Indicator(s)**

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

5.5 The National Planning Policy Framework requires local planning authorities to boost significantly the supply of housing by using their evidence base. This ensures that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, subject to this being consistent with other policies set out in the NPPF.

5.6 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. Moreover, the Core Strategy sets out five year phasing periods for housing delivery as set out below:

**Table 3: Core Strategy Housing Delivery Phasing**

<table>
<thead>
<tr>
<th>2006-2011</th>
<th>2011-2016</th>
<th>2016-2021</th>
<th>2021-2026</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of homes</td>
<td>Up to</td>
<td>Up to</td>
<td>Up to</td>
<td>Up to</td>
</tr>
<tr>
<td>2,300</td>
<td>5,100</td>
<td>5,600</td>
<td>4,300</td>
<td>17,300</td>
</tr>
</tbody>
</table>

5.7 The Core Strategy’s Requirement of ‘up to’ 17,300 new homes phased to 2026 is set along with a Local Housing Need Management Trigger of 11,700 (this equates to an average annual requirement of over 585 homes per year).

5.8 The total number of (net) homes delivered in 2016-17 was 1,162. Recent delivery levels mean the aggregate level of delivery over the whole Plan period so far, including the recession period, was on track (April 2017) to within just four dwellings from lying within the 11,700 to 17,300 levels set out in the Core Strategy.

5.9 This represents a further 20% increase in the high housing delivery rates during the last monitoring year. It exceeds the projection for 2016/17 in the previous 2016 Five Year Supply, with the past estimate proving broadly correct.

5.10 As set out, the Core Strategy plans housing delivery with a target significantly in excess of likely ‘needs’. To quantify this:

- Latest official household projections (CLG, July 2016) show Dartford’s households rising from 44,000 to 47,000 in the next five years (600p.a.). This national projection of the expected local household increase is substantially surpassed by the c.6,500 dwelling ‘up to’ Dartford housing requirement phased in this period.
- Alternatively, an excess can be seen over the proposed levels featured in the Right Homes in the Right Places 2017 government consultation. This used a simplified methodology to propose a 778 p.a. new dwellings level.
5.11 The delivery of housing against the Core Strategy phasing and the annual needs based target is shown in Chart 7 below. The green line clearly illustrates the recovery from impact of the recession on the delivery of new homes in Dartford, with the take up of planned large sites.

Chart 7: Housing Delivery against Core Strategy requirement

5.12 Chart 7 shows delivery levels meeting the Local Housing Need Management Trigger aggregate level over the whole plan period. This shows that cumulatively, the Borough has delivered 6,431 new homes across the plan period so far (2006/07-2016/17). This now equates to an average of 584 homes per year (compared to the average in 2015/16 of 527 homes per year).

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. The rate of delivery in recent years can be seen to match the rate under the ‘up to’ requirement, but a gap remains at present versus the blue line (that leads to the 17,300 maximum total by 2026). The sites and market confidence represented by the very large volume of completions in the monitoring year shows that current trends will lead to achievement of the Core Strategy requirement.

5.14 Dartford Borough Council attributes 214 completions within the Ebbsfleet Development Corporation’s area as falling within the monitoring period. This is significantly higher than the 80 units recorded in the previous monitoring year. 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 8,900 new homes having consent (but not yet started) across Eastern Quarry, Ebbsfleet Green and Ebbsfleet Valley in Dartford Borough.
5 Year Supply and Future Delivery

5.15 The most recent (2017) Five Year Housing Land Supply Paper shows that the Borough has a deliverable future housing land supply of 5.33 years as assessed against achievement of the full ‘up to’ 17,300 housing figure identified in the Core Strategy. The five year housing requirement in Dartford from April 2017 to March 2022 is up to 6,502 homes. The supply exceeds this figure at 6,934 homes.

5.16 The following table (4) outlines the updated (2017) estimated housing delivery year-on-year.

Table 4: Estimated Housing Supply Year-by-Year (2017)

<table>
<thead>
<tr>
<th>Year</th>
<th>2017/18</th>
<th>2018/19</th>
<th>2019/20</th>
<th>2020/21</th>
<th>2021/22</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Delivery</td>
<td>1183</td>
<td>1173</td>
<td>1525</td>
<td>1600</td>
<td>1453</td>
<td>6,934</td>
</tr>
</tbody>
</table>

5.17 Dartford Borough’s 6,934 deliverable dwellings equates to more than five years supply of deliverable housing sites measured against the Core Strategy ‘up to’ policy ambition, and is shown to be substantially in excess of likely objective demographic needs.

5.18 As of April 2017, 42 consents had been completed at the time of the annual survey. There are currently a further 115 approved housing consents of varying size in Dartford. These include:

- 10 approved consents where homes were delivered during 2016-17.
- 14 approved consents with homes under construction.
- 11 approved consents undergoing site preparation.
- A further 80 which are yet to start.

5.19 When considered in terms of units:

- There are approximately 1,000 units already under construction.
- With a further potential for 770 units at sites that are undergoing site preparation at the end of the 2016/17 monitoring period.
- A further 9,800 units currently have permission but have not yet started.

5.20 Approximately 2,200 further homes were awaiting determination, including sites at Lowfield Street and St James Lane Pit.

5.21 Therefore, based on the evidence set out above, the outlook in the borough 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 even higher delivery levels in the future.
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 in the previous AMR 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 major sites as identified above, where a higher proportion of flats may be acceptable.

5.26 In this reporting year, 23% of new dwellings completed on sites of up to 100 dwellings outside the main strategic sites were houses of 2 bedrooms or more.

5.27 This is a decrease of 29% from 2015/16; this is partly due to 69 sheltered 1 and 2 bed apartments being built at the former Coldart Business Centre site this monitoring year and new council housing provision at Temple Hill and Copperfields which make up part of the higher flatted provision.

5.28 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.

5.29 The largest proportion of new dwellings on small sites was 2 bed flats at 50%. However, 9% of the homes delivered were family homes of 4 or more bedrooms, exceeding the 5% minimum outlined in CS18. Further, 73% of all new dwellings (including flats) delivered in 2016/17 were of 2 beds or more.
Chart 9: New dwelling size in the Borough 2016/17
(Under 100 units / Non-Major Strategic Sites)

<table>
<thead>
<tr>
<th>1 Bed</th>
<th>2 Bed</th>
<th>1 bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4 Bed+</th>
</tr>
</thead>
<tbody>
<tr>
<td>1%</td>
<td>2%</td>
<td>13%</td>
<td>9%</td>
<td>25%</td>
<td>50%</td>
</tr>
</tbody>
</table>

5.30 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 3 prior approval consents completed, which were all for 1 and 2 bedroom flats.

Housing Size

5.31 DCLG 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 as it may be skewed due to a predominant type of property and does not differentiate between numbers of bedrooms per new dwelling; however, it is best available indicator of floorspace, a more accurate measure of size than bedroom numbers.

5.32 In 2016/17, the average size of a new domestic house was 88m² in Dartford. 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 99m².

5.33 When compared against the National Space Standards, these figures show the average flat meets criteria for a flat for 3 people (2 bedrooms). While, the average house meets criteria for a 2 storey house for 5 people (4 bedrooms). This would include some dwellings permitted before the Standards were introduced in Dartford under policy DP8.
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

5.34 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 requirement has been complicated by government attempts to impose an exemption for smaller sites of under 10 units.

Affordable Completions

5.35 In the reporting year, 213 units were completed that met the current NPPF definition of ‘affordable’. 201 of these units were delivered on sites of over 15 units. In total, 1,109 homes were delivered on sites of 15 units or more. Therefore, 18% of homes delivered on sites of 15 units or more were affordable. This is an increase from the previous monitoring year.

5.36 The 213 affordable homes delivered represent a tenure split of 45% rented and 55% shared ownership units for the year. This is the same as the previous monitoring year and therefore 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%).

5.37 There were also an additional 26 units provided at discount sale at The Bridge, which do not fall under the current NPPF definition of ‘affordable’ but could be regarded as meeting specific demand.

Past Trends and Uplift

5.38 Chart 10 shows the affordable delivery since the start of the plan period in 2006/07. This shows that 1,490 affordable homes have been delivered. 71% have been affordable rent, and 29% 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.
5.39 Chart 11 shows the uplift of affordable delivery against non-affordable delivery (cumulatively). This only shows completions; there is evidence implying an uplift in the proportion of affordable homes can be expected, whether delivered directly by the Council’s new build programme or funded from the private sector (via Section 106 obligations).

5.40 Chart 11: Dartford Affordable and Non-affordable Completions 2016-2017

Affordable Permissions

5.41 Looking ahead, from the 2016-17 monitoring year, a total of 36 affordable homes have been permitted across the 3 determined applications that had 15 or more units where affordable housing is required.

5.42 When considered overall, 46% of the units on large permissions were permitted as affordable. This meets and exceeds the 30% target and is encouraging for future affordable delivery.
5.43 The different tenure provided for affordable permissions for 2016/17 included affordable rent (14%) and shared ownership (86%).

5.44 It should be noted that larger developments at Lowfield Street and Abbott Murex have not been included in this due to no decision notice being issued before the end of the 2016-17 financial year. These will be included in next year’s monitoring.

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**KEY MONITORING THEME**

*Development for Gypsies, Travellers and Travelling Showpeople accommodation needs*

**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

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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 pitches or travelling showpeople plots delivered in the monitoring year 2016-17, as a consequence of a High Court finding.

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 Implementation Strategy notes that the previous assessment of need undertaken in the Borough, did not differentiate the needs of travellers who met the current planning policy definition and that the forecast figures may therefore be an over estimation of need. 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.

5.48 In terms of site supply, the Implementation Strategy identifies three sites with planning consent (including those granted on appeal), together with other land sources such as long term vacancies These sources of supply provided a sufficient supply of pitches to meet forecast need for the five year period. Similarly, the identified need for travelling showpeople plots can be met through intensification at an existing travelling showpeople site which is considered not to be at capacity.
Primary Indicator(s)

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

5.49 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 network 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.

5.50 Core Strategy levels of development will only be sustainable where supported by a reliable, well-connected, accessible transport network. Policy CS16 considers transport investment and the delivery of the Strategic Transport Infrastructure Programme (STIP) to ensure that sufficient transport infrastructure is in place to support new development.

5.51 The latest progress release by the County Council on the STIP was in August 2016, which was reported on in the previous AMR.

5.52 Key transport updates are provided below:

- Potential Crossrail 1 (Elizabeth Line) Extension to Dartford/ Ebbsfleet has been recognised as an option in Network Rail’s draft Kent Route Study and the London Mayor’s Transport Strategy (consultation draft).
- 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.
- A2 Bean and Ebbsfleet Junction Improvements – public consultation on options took place in the monitoring year, with final options now submitted for formal approval.
- A226 London Road / St Clements Way - upgrades went under consultation and proposed changes have been identified from feedback received. These are now being worked up, with the final detailed design expected imminently.
- 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, are continuing to be worked up and are expected to be subject to public consultation in 2018 and will inform the proposed Town Centre SPD.
- 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.

5.53 The majority of the Borough’s residents travel to work by car. For further information on the transport modes used see Figure 13, page 26 of the AMR 2013-14.
Communities and Infrastructure

Key Monitoring Theme

Providing sufficient community facilities, where involving planning permission

Primary Indicator(s)

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

5.54 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.

5.55 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. Existing open space for sports and/ or recreational use is also protected via Development Plan Policy DP24.

5.56 In the reporting year, there was a net gain of a range of community/ leisure uses: 562 sq m of D1 floorspace, and a net gain of 2,562 sq m of D2 floorspace. There was therefore a total increase of over 3,124 sq m as a result of growth of community institutions and assembly/ leisure facilities.

- The main gain in D1 floorspace was the construction at Wilmington Grammar School for Girls new two storey teaching block and a change of use of abandoned building in school grounds to D1.
- There was an additional gain through a change of use to dental surgery on Lowfield Street, Dartford Town Centre.
- The gain in D2 floorspace was from two completions: the first being an extension to accommodate an Endoscopy department at Darent Valley Hospital; the second being extensions to the club house at Birchwood Park Golf Centre.

Past Trends

5.57 Class D1 and D2 uses have steadily grown since the start of the plan period in 2006/07. A total of 19,950 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 11,280 sqm of D2 floorspace (used for leisure, recreational or sporting purposes). The chart (12) below outlines this, indicating the net changes in Community floorspace since the start of the plan period.
Chart 12: Cumulative Gain and Loss for Community Use in Dartford Borough since 2006/07
Communities & Infrastructure Summary

Summary of performance

- New housing delivery in 2016/17 was 1,162 net dwellings, meeting Core Strategy requirement. This level shows a second year of higher delivery.

- Aggregate dwelling delivery is now on course to hit the 17,300 total ‘up to’ level just before 2026 as planned. On the strong evidence of construction activity and past performance, completions by March 2018 will be 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 were delivered in the three priority areas, most prominently north of Dartford Town centre (The Bridge and Northern Gateway) and at Ebbsfleet. Large sites at St Clements and Darenth Road sites also saw high completions and are under construction.

- A Deliverable Five Year Supply exists, as does permission for a further c. 9,000 dwellings in the Borough at Ebbsfleet alone.

- More flats were built rather than houses in smaller sized sites in 2016/17 due in part to a number of sheltered care and council houses completed this year.

- New affordable housing delivery in 2016/17 saw 213 homes (18%) affordable homes built. This was a 10% increase on % of new dwellings which are affordable in comparison to last year, but still below the level sought in the Core Strategy. Additionally, 45% of this was rented provision.

- Road transport resilience and congestion issues remained in 2016/17; however proposals for improved traffic management are continuing to progress. Option C for the Lower Thames Crossing was confirmed by national government.

- Public transport, highways, cycling and schemes have been prepared for public consultation / approval in 2018; notably a package to aid movement to/from and within Dartford Town Centre.

- In 2016/17 planning policies and development management continued to secure a net gain in community floorspace, particularly through the construction of new hospital and leisure facilities.

- KCC reports that Dartford has the greatest prevalence of charities in Kent, with 3 per 1,000 residents in the Borough.
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>
<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>DP14: Retail and Town Centre Development</td>
</tr>
<tr>
<td>CS9: Skills Training</td>
<td>DP15: Dartford Town Centre and its Primary Frontages</td>
</tr>
<tr>
<td>CS2: Dartford Town Centre</td>
<td>DP16: Dartford Town Centre’s Secondary Areas</td>
</tr>
<tr>
<td>CS12: Network of Shopping Centres</td>
<td>DP17: District Centres</td>
</tr>
<tr>
<td>CS22: Sports, Recreation and Culture Facilities</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). 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 2016/17

6.5 Overall, there was a gain in employment floorspace in the reporting year, primarily due to a large B8 Distribution Centre being completed. There was some loss in B2 and office floorspace. Table 6 illustrates this below.
### Table 6: Net Change in Employment Floorspace 2016-17

<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>0</td>
<td>-713</td>
<td>-713</td>
</tr>
<tr>
<td>Industrial (B1 &amp; B2)</td>
<td>55</td>
<td>-4,382</td>
<td>-4,327</td>
</tr>
<tr>
<td>Storage &amp; Distribution (B8)</td>
<td>12,789</td>
<td>0</td>
<td>12,789</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>12,844</td>
<td>-5,095</td>
<td><strong>7,749</strong></td>
</tr>
</tbody>
</table>

6.6 The main contributor to the gain in employment floorspace was the erection of the new TNC Distribution depot in Northern Gateway, equating to 12,789 sqm of new floorspace. A small amount of new industrial space was delivered through an extension at Parker Industrial Centre, Watling Street.

6.7 Five office to residential completions and one office to community completion resulted in a loss of A2/B1a totalling 713 sqm. Although three losses occurred via formal planning consent, the remaining three applications for conversion of offices to residential dwellings were via the Prior Approval process.

6.8 The Council will need to continue to carefully assess ongoing changes in office floorspace in future monitoring years in order to ensure that its employment strategy is maintained.

6.9 A net loss of B2 was also recorded through the demolition of the Abbott Murex manufacturing unit, to make way for residential-led mixed development adjacent to Mill Pond.

6.10 District wide unemployment has risen slightly with the latest figures indicating that there were 815 people unemployed in Dartford Borough in March 2017, up from 740 in March 2016 (increase of 7.9%). This still remains lower than the 865 figure in March 2015. This represents an unemployment rate of 1.2% (up 0.1%), which is still 0.5% lower than the Kent (KCC area) overall figure of 1.7% (up 0.1%) indicating a county wide trend.

### Dartford Rents

6.11 The [Kent Property Market Report](#) outlines the rents for a variety of use types across Kent. Dartford is performing well in all four categories, as outlined below.

6.12 Reported business park rents indicate a continuing increase in rent prices for Crossways Business Park in north Dartford, being one of the highest in Kent and comparable to some of the most attractive locations anywhere outside London.

6.13 Office performance also shows increase in rent prices for Dartford, with particularly significant increases shown over the last 24 months.
6.14 Industrial and distribution rents have also seen considerable increases in Dartford, with rents being the highest and significantly greater than elsewhere in Kent.

6.15 Since the start of the plan period, there has been a total net increase of 132,490 sqm across all types of employment floorspace. Changes in floorspace include:

- A loss of 16,828 sqm of B2 General Industrial floorspace has been recorded.
- 761.4 sqm of net B1 Business (other than B1a) floorspace has been delivered.
- 30,099 sqm of net B1a Office floorspace has been delivered.

- 111,695 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.

Chart 13: Cumulative Gain and Loss for Employment Use in Dartford Borough 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 Nationally, there have been marginal improvements in retail vacancy rates over the last year. The latest figure from the Local Data Company in December 2016 shows that the town centre vacancy rate for England is 11%, and the South East 9.9%. Their annual report summary also indicates that there is now a clear difference observed between the different sizes of centres, indicating the larger the centre the higher the vacancy rate.

6.19 The Town Centre SPD, due for adoption in 2018, further outlines the vision and details to deliver the ongoing regeneration of Dartford Town Centre. This builds on work outlined previously in the IBI Stage 1 Draft Baseline Study Dartford Town Centre Framework.

6.20 The IBI report Town Centre Health Check and the subsequent Market Review Report (part of the Town Centre SPD evidence base) considered that town centre vacancy rates are low, and that – encouragingly - the commercial yield levels in Dartford have been declining since 2004. This indicated that investment prospects are improving with the current yield level of 6.25%. Monitoring shows the Dartford’s vital primary retail frontage is seeing declining vacancy rates. This is positive when commentators continue to see a polarisation in retail brands and limited store openings, all favouring cities and only the largest town centres.

6.21 The latest rental indicators from Caxtons (in the 2017 Kent Property Market report) shows Dartford has again resisted the downward trends seen in a number of town in Kent. Indeed the report highlights “robust occupier demand” for café/ restaurants use in Dartford (and those other towns hosting substantial residential growth). Details of progress in the retail performance of the town centre is detailed below.
6.22 From a Borough-wide perspective, the net change 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>+ 2,651 sq m</td>
</tr>
<tr>
<td>A2 (Financial &amp; Professional Services)</td>
<td>- 140 sq m</td>
</tr>
<tr>
<td>A3 (Restaurants &amp; Cafés)</td>
<td>- 95 sq m</td>
</tr>
<tr>
<td>A4 (Drinking Establishments)</td>
<td>- 200 sq m</td>
</tr>
<tr>
<td>A5 (Hot Food Takeaways)</td>
<td>0 sq m</td>
</tr>
</tbody>
</table>

6.23 A net gain in A-class floorspace therefore resulted in 2016/17, a turnaround from the previous monitoring year where a net loss was recorded and also the gain was all A1 (shops). This was due to the expansion of an H&M store at Bluewater and the opening of a Lidl foodstore on the edge of Dartford Town Centre.

6.24 Looking at the potential for future development, there was only one new application permitted at Bluewater during 2016-17, and changing A1 retail levels at the Centre.

Table 8: Retail Applications Permitted at Bluewater 2016-17

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/00037/COU</td>
<td>Change of use from an Events and Exhibition Venue (Use Class D1) to a cinema and other family orientated leisure uses (Use Class D2), restaurant facilities (Use Class A3)</td>
</tr>
</tbody>
</table>

6.25 Permission 16/00037/COU is involves a gain of 720 sq m of A3 floorspace and is already 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 2016-17

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16/00958/FUL</td>
<td>Millbrook Garden Centre Station Road Southfleet Kent</td>
<td>Demolition of existing garden centre buildings and the erection of replacement buildings (Class A1).</td>
</tr>
<tr>
<td>16/01163/COU</td>
<td>Mead Road Dartford Kent DA1 2RH</td>
<td>Change of use of premises from Off Licence (Class A1) to Hot Food Takeaway (Class A5)</td>
</tr>
<tr>
<td>16/01319/EDCCON</td>
<td>The George And Dragon London Road Swanscombe Kent</td>
<td>Erection of a single storey rear extension (Class A3/A4)</td>
</tr>
<tr>
<td>16/01062/COU</td>
<td>Main Road Main Road Sutton At Hone Kent DA4 9HQ</td>
<td>Change of use from Florist (Use Class A1) to Hot Food Takeaway (Use Class A5). Granted on appeal.</td>
</tr>
</tbody>
</table>

6.27 Permission 16/00958/FUL is the only out-of-centre A1 application given consent in this monitoring year. It will provide a net increase of 782 sqm if completed.
6.28 Of the remaining three permissions above, two of them are for a change of use of A1 (Shops) to A5 (Hot Food Takeaway), where one was granted on appeal. Policy DP19, the Borough first policy focusing on food/ drink uses, was not adopted until after the monitoring year.

6.29 Planning permission in the Hawley Road/ Lowfield Street District Centre for a change of use of A1 (Shops) to A5 (Hot Food Takeaway) was refused and dismissed on appeal (15/01896/COU).

Previous Borough Trends

6.30 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 a cinema and other uses for Dartford).

6.31 Trends slow decline since 2010 for A4 use and since 2013 for A2 use. However, A3 use saw significant increase in 2011-2013 and steady increase since. A5 had also seen small steady increases. The chart (14) below shows this in detail since 2006/07.

Chart 14: Cumulative Gain and Loss for Retail Use in Dartford Borough since 2006/07

Dartford Town Centre 2016/17

6.32 Footfall records are now being collected for Dartford Borough Council in particular locations in the Town Centre. These snapshots show Town Centre average quarterly footfall increased by 14% this year from 107,638 in 2015-16 to 122,143 for 2016-17. The market days of Thursday and Saturday remain the busiest days.

6.33 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 2017) 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).
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 redevelopment 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.
6.34 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 12% (down 3% 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.

6.35 Along the Secondary frontages, 44% 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%; 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
6.36 Therefore, there has been minimal change since last year; however the number of vacant units across the frontages has decreased. This shows a 2.5% reduction in the overall vacancy rate across both frontages to 12.5% (down from 15%).

6.37 Vacancy is still in line with the national average (12.2%), and this level of vacancy can in large part be attributed to the number of premises emptied for the regeneration site at Lowfield Street. A new planning application for this site was approved in early 2017.

KEY MONITORING THEME

Maintaining local shops

Primary Indicator(s)

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

6.38 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.

6.39 The mix of retail uses in these centres at August 2017 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 5% or less.

6.40 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.

Table 10: Use Classes in District Centres

<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>60%</td>
<td>40%</td>
<td>37%</td>
<td>44%</td>
</tr>
<tr>
<td>A2</td>
<td>11%</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>4%</td>
<td>3%</td>
<td>0%</td>
<td>3%</td>
<td>0%</td>
<td>2%</td>
</tr>
</tbody>
</table>
## Jobs, Shops & Leisure Summary

### Summary of performance

- Unemployment remains low in Dartford and below the Kent and National average.
- A net gain in B-Class floorspace was seen, particularly with in B8 Storage and Distribution floorspace.
- There was a net gain of A-Class uses in the Borough in 2016/17, with significant growth in A1 recorded, with new Lidl and H&M stores at Dartford and Bluewater.
- The Borough’s gain in A1 retail floorspace easily outweighs a slight loss in A2-5 uses.
- Dartford Town Centre is hosting new retailers, although the breakdown of uses in identified primary and secondary frontages remain stable.
- 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.
- **Dartford Town Centre average footfall has increased from last year by 14%, indicating a strengthening town centre economy. Robust demand for restaurant/ café outlets in Dartford town centre has been reported by the private sector**
- The Borough’s District Centres continue to retain one to two thirds in A1 retail use, with very low (0-5%) vacancy rates (2017).
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></td>
<td>DP24: Open Space</td>
</tr>
<tr>
<td></td>
<td>DP25: Nature Conservation and Enhancement</td>
</tr>
<tr>
<td>CS23: Minimising Carbon Emissions</td>
<td>DP11: Sustainable Technology and Construction</td>
</tr>
<tr>
<td>CS24: Flood Risk</td>
<td></td>
</tr>
<tr>
<td>CS25: Water Management</td>
<td></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></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.
KEY MONITORING THEME

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 despolit 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, 757 of the 1,173 gross dwellings completed were on brownfield or despoiled land. This includes conversions and changes of use. This equates to 65% of new dwellings being built on brownfield land. Of the 416 dwellings on greenfield land, the majority were constructed at The Bridge development, being centred on former hospital grounds (partly brownfield), St Clements and Darenth Road (part of this is also brownfield), housing development sites. This indicates that the target of 80% brownfield or despoiled land has not been reached this year.

7.7 This is primarily due to the phasing of development sites and a number of greenfield large sites, along with smaller greenfield sites all coming forward within the same year. Future figures should adjust and counteract this year to some extent through higher delivery at Ebbsfleet Garden City and at the Northern Gateway Strategic Site.

7.8 The total proportion of new dwellings on brownfield land in the period 2006-2017 now stands at 79.3%. This is currently 0.7% below the overall target of 80%.

7.9 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 was achieved for the last three years in a row albeit on a very narrow margin. It is anticipated those levels will return in the future at some point 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)
Primary Indicator(s)

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

7.10 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.

7.11 During the reporting year, 99 applications were permitted in the Green Belt. Of these, 27 related to trees, changes of use, covered by Listed Building legislation, or relate to the lawfulness of developments that have already occurred;
  - Twelve were permissions for Tree Preservation Orders (TPOs).
  - Five permissions were for changes of use.
  - Four were under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate).
  - Three were applications for listed building consent.
  - Three were applications under Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) Order 2015, with two for changes of use from agricultural to dwelling (Class Q) and one for change of use from office to dwelling (Class O).

7.12 These are not typically developments proposing engineering operations, and highly unlike to have an adverse material impact on the openness of the Green Belt. Of the remainder (72), 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 27 non engineering type developments list above, and the householder scale proposals) include:
  - development of a crematorium and cemetery at Mabledon,
  - replacement garden centre buildings,
  - and development at schools (e.g. a new teaching block at Wilmington Grammar School for Boys)

7.14 There were zero new dwellings constructed on greenfield land on the greenbelt and none permitted during the monitoring year.
Primary Indicator(s)

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

7.15 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.

7.16 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.

7.17 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.

7.18 During the reporting year 2016/17 there were no developments on sites designated as Protected Local Green Spaces (PLGS).

7.19 Five development sites completed open space and playing pitches during the 2016/17 reporting year. These include:

- Play area and a number of ponds at St Clements, on Castle Ridge Drive.
- A Playground at the former Arjo Wiggin’s Site, on Riverside Wharf.
- Two further Pocket Parks at The Bridge on Lady Jane Place and Rainbow Gardens and an area of public open space on Vickers Lane.

7.20 Further open space is currently being developed (permitted/ under construction), as detailed on the diagram below. The diagram also indicates the progress for proposed green spaces on development sites in the Core Strategy. These are categorised as follows:

- Green – open space is complete or being delivered and site is well underway
- Orange – site has got permission and construction is expected to complete within the plan period
- Red – the site is still undergoing discussions and plans being drawn up, therefore no current certainty over timing of green space delivery

7.21 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.

7.22 Open space at Ebbsfleet is starting to come forward, and there is considerable (30% requirement for Eastern Quarry and Ebbsfleet Green) open space in the pipeline. This is also shown on the diagram below.
New open space planned on the Green Grid

- **Northern Gateway East** to have a local park and pocket/linear parks.

- **Eastern Quarry** is to have an urban park (>12ha), 3 local parks (>2ha each), 4 neighbourhood areas, 12 local play areas, 2 multi-use games areas, at least 4 sport pitches, 3 tennis courts and linear corridors.

- **Formal play space, informal play spaces and housing green spaces at Mill Pond**, along with public open space to be provided at Darent Road.

- **Ebbsfleet Green** is to have a local park (>2ha), 3 local play spaces, a multi-use games area, neighbourhood play area, two tennis courts and an allotment.

Based on Ordnance Survey Map © Crown Copyright Dartford Borough Council 100025870 2010
Primary Indicator(s)

- Condition of designated areas of high environmental value

7.23 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.

7.24 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.

7.25 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.

7.26 During the monitoring year, there were 8 applications permitted that were in proximity to Ancient Woodland. The breakdown of sites is as follows:

- Five applications were household developments with extensions. All 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.
- One was for the construction of a crematorium and cemetery including memorial gardens, wildlife areas, car parking, a new vehicle access onto Green Street Green Road and ancillary works.
- One was for application under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for change of use from office (Class B1A) to residential (Class C3) dwelling house.
- One was an application under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate) for the existing use as a timber yard for sale of timber.

7.27 Overall there was minimal development seen on ancient woodlands, with the main developments being an extension and two replacement dwellings.

7.28 There was only one TPO application that was in proximity to Ancient Woodlands and this was refused.

7.29 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).
7.30 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.

7.31 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><strong>Darenth Wood</strong></td>
<td>Calcareous Grassland (lowland) x 2 (6.7101ha)</td>
<td>122.9091ha</td>
<td>03/06/2009 &amp; 13/09/2010</td>
<td>Favourable</td>
</tr>
<tr>
<td></td>
<td>Broadleaved, Mixed and Yew Woodland (lowland) x 8 (116.199ha)</td>
<td></td>
<td></td>
<td>Favourable; 1 x unfavourable – recovering (11.1566ha)</td>
</tr>
<tr>
<td><strong>Swanscombe Skull Site</strong></td>
<td>Earth Heritage</td>
<td>3.8785ha</td>
<td>16/11/2012</td>
<td>Favourable</td>
</tr>
<tr>
<td><strong>Bakers Hole, Ebbsfleet</strong></td>
<td>Earth Heritage</td>
<td>6.8851ha</td>
<td>19/03/2012</td>
<td>Unfavourable - declining</td>
</tr>
<tr>
<td><strong>Wansunt Pit</strong></td>
<td>Earth Heritage x 2</td>
<td>1.9476ha (approx. 0.53ha within Dartford Borough)</td>
<td>27/10/2010</td>
<td>Unfavourable - no change</td>
</tr>
<tr>
<td><strong>Farningham Wood</strong></td>
<td>Broadleaved, Mixed and Yew Woodland (lowland) x 3</td>
<td>74.2358ha (approx. 0.76ha within Dartford Borough)</td>
<td>06/10/2011 &amp; 02/12/2011</td>
<td>Favourable</td>
</tr>
</tbody>
</table>

7.32 With the July 2017 adoption of the Development Policies Plan, the new DP25 regime for Habitat Regulations has now come into force (after the monitoring year). Data will be collated on mitigating the impact on North Kent European protected sites. Further information is available here and future AMRs will report on relevant available data.
**Primary Indicator(s)**

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


7.34 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.

7.35 National policy and legislation no longer permits planning decisions to set local energy efficiency standard. New Housing Standards have been introduced and replace the precious Code for Sustainable Homes.

7.36 The Development Policies Plan locally incorporates these changes in national planning policy via Policy DP11. Policy DP11 requires all new dwellings to demonstrate delivery of the higher water efficiency standard of 110 litres per person per day. At this time no planning permissions have yet been granted reflecting the new higher standard which came into full force after the monitoring period. Therefore it is too early to report on the delivery of this new Housing Standard. As the Plan has now been adopted (July 2017) monitoring will take place from next financial year (2017/18) onwards.

7.37 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.

7.38 Data for the 2016/17 monitoring year for domestic buildings in Dartford are presented in Chart 18 below\(^{10}\). During this period, 2,951 certificates have been lodged on the Energy Performance of Buildings Register for Dartford, representing 246,858 sq m of floor area.

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\(^{10}\) DCLG (2017) Number of Domestic Energy Performance Certificates lodged on the Register, in each Local Authority, by Energy Efficiency Rating in each Year/Quarter to 31/03/2017
7.39 Chart 18 shows that there have been only 3 certificates issued for buildings meeting the very top energy efficiency rating of A in the period to the end of March 2017. The most common level of performance is however the high efficiency rating of B (37%). This means majority of certificates have been issued for efficiency ratings A to C. Only one in eight new dwellings were in the low rated categories E-G.

7.40 Further, government (DBEIS) report in their Household Energy Efficiency National Statistics that 1,274 households (3%) in Dartford are in receipt of Energy Company Obligation (ECO) Measures with regards to energy efficiency in the home as of December 2016.

7.41 More general 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 CO₂ emissions in Dartford over time from domestic sources, transport sources and industry/commercial sources up to 2015 (statistical release has a 2 year lag period).

7.42 There has been overall decline in CO₂ emissions from sources over time, most notable from industry/commercial sources, although the level of domestic emissions has fluctuated in recent years it has continued declined in 2015. Total CO₂ emissions from Transport sources have increased since 2014, rising to their highest levels since 2007.

7.43 Overall emissions still declined, with the total in 2015 being 617.7 kt CO₂, down 3.5 kt CO₂ from 2014. This represents 247.7 kt CO₂ reduction since 2005.

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7.44 In terms of per capita emissions, Dartford’s 5.9t per capita in 2015 remains very slightly above the Kent (5.8t) and regional (5.4t) averages. Again, this is likely due to the higher than average levels of transport emissions in Dartford, accounting for 51% of per capita emissions, whereas this drops to around a third of total per capita emissions in Kent and the South East.

7.45 The overall decline in emissions is positive in terms of reducing impacts on climate change; however it is 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.
**Primary Indicator(s)**

- Developments affecting designated heritage assets

7.46 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**

7.47 During the reporting year, there were 10 listed building consent applications in 2016/17 with 7 of them granted, 1 refused, and 2 returned invalid.

7.48 There were also 29 planning permissions that were granted in Dartford’s Conservation Areas in 2016-17 (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 permitted and the erection of a Care Home. Six of these were Tree Preservation Orders.
7.49 There was one planning permission granted affecting Scheduled Monuments in the reporting year. This was within the Scheduled monument of Friary Court, with Historic England being satisfied that minimal harm to the archaeology was anticipated (with KCC agreeing). Further, conditions were set on the application which state that a programme of archaeological work must be submitted to allow for features of archaeological interest to be properly recorded and examined.

7.50 Dartford currently has four 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 of St Mary’s Church in Stone after successful completion of repair works. Additionally, Church of the Holy Trinity, High Street has had solution agreed which is currently being implemented.

Table 13: Dartford’s Heritage at Risk

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Church of the Holy Trinity, High Street</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>N/A</td>
<td>Southfleet</td>
<td>Swanscombe &amp; Greenhithe</td>
<td>Southfleet</td>
</tr>
<tr>
<td>Designation</td>
<td>Listed Place of Worship grade I</td>
<td>Scheduled Monument</td>
<td>Scheduled Monument</td>
<td>Scheduled Monument</td>
</tr>
<tr>
<td>Condition</td>
<td>Poor</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>D - Slow decay; solution agreed</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Principle Vulnerability</td>
<td>N/A</td>
<td>Arable Ploughing</td>
<td>Scrub/tree growth</td>
<td>Arable ploughing</td>
</tr>
<tr>
<td>Trend</td>
<td>N/A</td>
<td>Declining</td>
<td>Declining</td>
<td>Declining</td>
</tr>
<tr>
<td>Owner Type</td>
<td>Religious organisation</td>
<td>Private</td>
<td>Commercial company</td>
<td>Private</td>
</tr>
</tbody>
</table>
### Environment Summary

#### Summary of performance

- The Borough is now narrowly missing its 80% target for the proportion of residential development on brownfield land in 2016/17 due to an increased number of phased greenfield sites this year.

- **The Green Belt’s openness was maintained in the monitoring period. No greenfield residential dwellings were permitted or built. The only allowed significant developments identified in the Green Belt are provision of: a cemetery/crematorium, school facilities and replacement garden centre buildings.**

- At least five development sites saw new open space of potentially Borough-level significance completed, for instance playgrounds, plus a new village green at Eastern Quarry, Ebbsfleet.

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

- The majority of Energy Performance Certificates that have been issued in the Borough are in the top three categories of performance (A-C, with G being the lowest possible).

- CO2 emissions declined overall, with less pollution from domestic and industry/commercial sources in the Borough, while transport-related CO2 increased. Data from the most recent period available (2015).

- Proposals in Conservation Areas or on Ancient Woodlands have been monitored, identifying applications that were refused to satisfy conservation objectives in these special areas. St Mary’s Church in Stone has been able to be removed from the national Heritage at Risk register.