

Infrastructure Delivery Plan (Living Document)

Identified projects and cost estimates

**Update
November 2012**

DARTFORD
BOROUGH COUNCIL

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Potential CIL funded projects (whole or part)								
Recreation and Sport								
Dartford Town Centre	New pool facility or refurbishment or extension of existing pool	Developer/private provider/DBC	CIL, Dartford Borough Council, other public and private funding	Options for future provision are currently review	2014-2016	£20m	£10m	£10m
Green Grid and Open Space								
Borough-wide	Enhancement of strategic cycle network including completion of unfinished elements of DVP/Thames river cycle/pedestrian path	Developers/ DBC/KCC	CIL, directly from developers as part of the scheme, Sustrans and other public/private funding	Dependent on riverside sites becoming available for re-development.	2011 - beyond 2026	£2m	£1.3m	£0.7m
Northern Gateway	Off- site Green Grid links and provision and enhancement of pedestrian bridges over River Darent	Developers, DBC, third party provider	CIL and S106 contributions	Delivery will, in part, be dependent upon phasing of sites	2011 - beyond 2026	£2m	£1.44	£0.56m
Health								
Northern Gateway	Primary health care facility off-site.	Directly provided by developer, PCT and or third party providers	CIL, S106 contributions, NHS,	Dartford Town Centre has been identified as appropriate location.	2016 - 2021	Approx £3m	£2.32m	£0.68m

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Education								
Northern Gateway	2 FE primary school and land	Developer/KCC	CIL, S106 Developer Contributions/KCC basic needs funding	Site has been identified. KCC seeking to acquire it from developer.	2016 - 2021	Approx £9.89	£6.22m	£3.67
Stone	2 FE Primary School	Developer/ KCC	CIL, S106 Developer Contributions/KCC	Phasing dependent on need arising from new development. Site provisionally identified.	2016 - 2026	Approx £9.89	£2.2m	£7.69m
Eastern Quarry	1 8FE Secondary school	Developer/KCC	CIL, S106 Developer Contributions/KCC	Trigger points have been set dependent on phasing of residential build but are subject to review by KCC and developer	2016-2026	Approx £42.87m	£31.77m	£11.1m
Swanscombe Peninsula	2 FE Primary School and multi-agency facility	Developer/ KCC	CIL/KCC/S106 developer contributions	Timing and need dependent on rate of growth of child population in the area. Location of school to be defined as part of master-planning of site	2021 - 2026	Approx £9.89	£0.29m	£9.60m

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Strategic Transport Infrastructure Programme								
Dartford Town Centre	Package of town centre transport improvements including traffic management scheme	Highways Agency/KCC	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	Cost of scheme has been reduced due to part of package being provided directly by developers. Phasing dependent on delivery of development in the area.	2016 - 2021	£4.5m	£2.23m	£2.27m
Greenhithe /Stone	A226 London Road/St Clements Way Junction – underpass	Highways Agency/KCC	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	Options for a feasible and viable scheme being explored.	2021 - 2026	£8.5m	£4.20m	£4.3m
Bean	Strategic junction improvements including new bridge	Highways Agency/KCC	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	On-going discussions with partners regarding scale and timing of the scheme.	2021- 2026	£50m	£24.73m	£25.27m
Ebbsfleet	Strategic junction improvement at interchange with Ebbsfleet and A2	Highways Agency/Kent County Council	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	On-going discussions with partners regarding scale and timing of the scheme.	2021 - 2026	£30m	£14.84m	£15.16m

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Borough wide	UTMC - intelligent traffic management systems	Highways Agency/KCC	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	To be identified	2011 - 2026	£3.6m	£1.78m	£1.82m
Borough-wide	Admin costs of STIPS	KCC	CIL, S106 Developer Contributions, HCA, DfT and other public funding, New Homes Bonus and Business Rate retention	Formal operation mechanisms are to be agreed by all parties	2011 -2026	£1.44m	£0.71m	£0.73m
Funding Gap								£93.55
Non-CIL funded projects								
Recreation and Sport								
Stone	Recreation Ground Improvements	Stone Parish Council	Developer contributions/Stone Parish Council	Dependent on securing developer contribution on adjacent site	2011 - 2016	Unknown	Full funding through S106 and other funding sources	£0
Northern Gateway	1 local park and public area at Mill Pond together with additional network of public open spaces	Provided directly by developers as on-site provision	Direct developer provision	Will be identified and provided on a site by site basis. Outline consent provides for local park at NG east site	2011 - beyond 2026	Approx. £2.4m for local park. Other open space unknown	Fully provided on site through S106 agreements	£0
Education, Health and Community Infrastructure								
Community								
Eastern Quarry	Job Centre	Job Centre Plus, directly provided by developer	Job Centre Plus and developer as part of overall scheme	Space to be made available by developer. Phasing will be dependent on timing of development	2021 - 2026	Unknown	Full provision agreed through S106	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Eastern Quarry	2 community centres as part of local centres	Directly provided by developer	Directly from developer as part of overall scheme	Phasing dependent on timing of local centre delivery	2016 - beyond 2026	Unknown	Full provision agreed through S106	£0
Ebbsfleet	Library and place of worship	Directly provided by developer/3 rd party provider	Directly by developer as part of overall scheme or third party provider	Trigger linked to number of homes completed. Dependent on development phasing.	2016 - beyond 2026	Unknown	Full provision required by planning condition	£0
Northfleet West Substation	Village Hall/Community Centre	Directly provided by developer	Directly by developer as part of overall scheme	Phasing dependent on timing of development	2016 - 2026	Approx £350,000	Full provision required by planning condition	£0
Mabledon (potential location)	Crematorium	Private Provider	Directly by provider	HCA disposal of the site, assessment of feasibility for crematorium and private provider selected.	HCA disposal of the site and obtaining planning consent	Unknown	Direct funding by provider	£0
Borough - wide	Burial Land	DBC and/or third party provider	Directly by DBC and/or third party provider	Review of capacity forecasts and identification of land through a later DPD	2021 - beyond 2026	Unknown	Direct funding	£0

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Borough – wide	Assistive Technology	KCC and third party provider	Directly as part of scheme or through S106 contribution	Potential to incorporate into scheme within specialised housing products to be explored.	2012 – 2026	£0.87m	Full provision/contributions to be agreed through S106 agreement	£0
Health								
Dartford Town Centre	Integrated Health and Social Care or Social Care Centre	KCC and Primary Care Trust	KCC/PCT and S106 developer contributions	A suitable and available site is being explored.	2011 - 2016	Unknown	Funding through S106 and other sources	£0
Stone	4 GP surgery	Directly provided by developer, PCT and or third party providers	S106 contributions, NHS	Timing of delivery dependent upon site coming forward	2016 - 2021	Approx £3m	Full funding through S106 and other funding	£0
Eastern Quarry	Health and Social Care Centre. May be part of community hub	PCT/KCC/ Developer/ 3rd party provider	Unknown – directly from developer as part of the scheme or third party provider	Type and scale of facilities to be agreed at a later stage with PCT, KCC and Developer. Phasing will be dependent on timing of development.	2016 - beyond 2026	Unknown	Full provision agreed through S106	£0
Ebbsfleet	GP and social care facility/ies	PCT/KCC/ Developer/ 3rd party provider	Unknown – directly from developer as part of the scheme or third party provider	Trigger set against number of homes completed. Dependent on development phasing.	2016 - beyond 2026	Unknown	Full provision required by planning condition	£0

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Swanscombe Peninsula	Primary healthcare facility	Developer/ PCT/3rd party provider	Unknown – directly from developer as part of the scheme or third party provider	Dependent on development coming forward	2021 - 2026	Up to £3m	Full provision to be agreed through condition or S106	£0
Education								
Ebbsfleet Valley	5 x 2FE primary schools	Developers/KCC	Developer direct, S106 contributions	Trigger points have been linked to phasing of residential build but are subject to review by KCC and developer	2016 - beyond 2026	£40.25m	Full provision agreed through S106 agreement or by planning condition	£0
Eastern Quarry	Hub Facility - Life Long Learning centre to include library, adult education.	Developers/KCC	Developer direct, S106 contributions	Dependent on phasing of neighbourhood centre. Possibly co-located with other community/health services	2021 - 2026	Unknown	Full provision agreed through S106 agreements	£0
The Bridge	2 FE primary school and community hub	KCC	S106 contributions and KCC	KCC to commission final fitting out of shell to expand to 2 FE	2011 - 2016	Unknown	Full provision agreed through S106 agreement	£0
Green Grid and Open Space								
Stone	Publicly accessible ecology area on land to east of Stone Lodge	Kent Wildlife Trust/ Lafarge, Land Restoration Trust	Not Identified	Funding sources to be identified	2011 - 2016	circa £0.5m	Private/public funding is being sought	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Stone	Community greenspace and a potential community building on land at Cotton Lane north	Stone Parish Council	Stone Parish Council and other funding sources to be identified	Further assessment of feasibility and scheme options to be progressed.	2011 -2021	Unknown	Parish Council and other private/public funding sources	£0
Dartford Marshes	Green Infrastructure/ Water & drainage	EA and "Managing the Marshes" steering group	SITA Trust (Landfill Communities Fund) secured. Other funding sources to be explored.	Compensatory freshwater habitat requirement to be determined as part of further development of Thames Estuary 2100 project. Extent of mitigations required for new development unknown.	2011 - beyond 2026	Project 1 £80,000. Rest of project unknown	Full provision likely to primarily through public funding	£0
Eastern Quarry	Network of footpaths and cycling routes with connections to off-site network	Directly provided by developer	Directly from developer as part of overall scheme	Phasing dependent on development of site.	2011 - beyond 2026	Unknown	Full provision agreed through S106	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Eastern Quarry	1 Urban Park, 3 local parks and neighbourhood and local play spaces; playing fields and pitches; and allotments	Directly provided by developer	Directly by developer as part of overall scheme	Phasing dependent on development of site. Second and further phases are dependent upon further land formation and triggered by dwelling occupation.	2016 - beyond 2026	Unknown	Full provision agreed through S106	£0
Ebbsfleet	1 neighbourhood and several local parks and play areas	Directly provided by developer	Directly by developer as part of overall scheme	Trigger linked to number of homes completed. Dependent on development phasing.	2021 - beyond 2026	Unknown	Full provision agreed through S106	£0
Northfleet West Sub Station	1 Local park and ancillary neighbourhood and local play spaces, playing fields and facilities, and allotments	Directly provided by developer	Directly by developer as part of overall scheme	To be incorporated into scheme design – negotiations on final quantity and phasing ongoing	2016 - 2026	Unknown	Full provision will be agreed through S106	£0
Swanscombe Peninsula	New urban park and parkland	Directly provided by developer	Directly by developer as part of overall scheme, other public/private funding sources	None Identified	2016 - 2026	Unknown	Full provision will be agreed through S106	£0
Transport								
Northern Gateway	Provision of Fastrack route through the site	Directly provided by developers	Developer direct	None Identified	2016 - 2021	Unknown	Full provision agreed through S106 agreements	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Northern Gateway	Improved connection from Northern Gateway to Dartford Station	Directly provided developers	Developer direct	None Identified	2016 - 2021	£2m plus	Full provision agreed through S106 agreements	£0
Eastern Quarry	Fastrack Priority Corridor and initial revenue costs (eventual self-funding)	Eastern Quarry and Ebbsfleet developments, KCC	S106 contributions and directly as part of the scheme	To be developed in four stages. Linked to development triggers: between 300 and 1500 dwellings for interim service and full east-west route by 5,500 dwellings.	2016 – 2026 and beyond	Unknown	Full provision agreed through S106	£0
Eastern Quarry	Conventional bus service and ancillary infrastructure	Private bus operator/KCC	S106 contribution	To be provided at early stage of development (from 50 units) to provide connections to off-site facilities such as Ebbsfleet. Some to be superseded by Fastrack services at a later stage.	2011 - 2016	Unknown	Full provision agreed through S106	£0
Swanscombe Peninsula	Provision of A226 relief road	Kent County Council and Developers	S106 contributions and directly as part of the scheme. Other funding sources may be explored.	Subject to further assessment. Dependent on scale and type of development coming forward.	2021 - 2026	Unknown	Full funding through S106 contributions or obligation	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Transport								
Eastern Quarry	Spine roads and link roads to existing highways off-site	Developer	Directly from developer as part of overall scheme, Growing Places Fund	Link road connections to the north and west to be made from 3,600 homes onwards	2021 - beyond 2026	Unknown	Provision agreed through S106 and Growing Places Funding approved	£0
Dartford Town Centre	Replacement of Dartford Station building	HCA and Network Rail	HCA Thames Gateway programme, Network Rail	Construction in progress	2011 - 2016	£7.07 m	Full funding secured	£0
Ebbsfleet	Pedestrian link between Ebbsfleet and North Kent Line Stations	DBC, Gravesham BC, KCC, Rail Operators, Developer, Landowners	!st phase of scheme directly as part of overall scheme. A "high level" scheme may be incorporated into potential Crossrail extension	None Identified	2016 - 2021	Approx £8.3m	Full provision of phase 1 as part of Ebbsfleet development	£0
Ingress Park	Provision of a secondary means of access to Ingress Park incorporating Fastrack	Developer/Kent County Council	Directly by developer as part of overall scheme	None Identified	2011 - 2016	Approx £2.5m	Full provision agreed through S106	£0
The Dartford Crossing	Junction 1A Improvements	Highways Agency	Highways Agency	Requirements to be reviewed following introduction of Dartford Crossing "Free Flow" charging regime.	2013-2014	Unknown	Public Funding	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Utilities								
Northern Gateway	Potential new waste water spur	Thames Water/Developers	Thames Water and S106 contributions	Further consideration of requirement and feasibility is required	2011 - 2021	Unknown	Full funding to be provided through third party provider and S106	£0
Eastern Quarry and Ebbsfleet	On or off-site CHP, possibly shared with Ebbsfleet	Directly provided by developer or third party company	Commercial 3rd party provider	Whilst the planning consent for the site does not set out a specific requirement for CHP, it is likely that there will be a long term need to meet the requirements of Code for Sustainable Homes Level 5/6. Potential provision at Swanscombe Peninsula. Dependent on release of site and assessment.	2016 - 2026	Likely to be £5m plus	Full funding through future commercial provider/operator	£0
Northern Gateway	On-site CHP facility	Directly provided by developer or third party company	Commercial 3rd party provider	Assessment of cost, feasibility and impacts required. Site will need to be confirmed and phasing identified	2011 - 2021	Likely to be £5m plus	Full funding through future commercial provider/operator	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Eastern Quarry and Ebbsfleet	Completion of Southfleet mains water ring to include connections across site. Potential upgrade of nearby pumping station. Connections to waste water network	Ebbsfleet water and waste management company, 3rd party provider	Directly by developer as part of overall scheme and selected private providers Asset Management Plan process	Water provision and waste water agreement is being progressed with potential providers. Some construction may be delayed due to land conditions following dewatering at the site.	2016 - 2021	Unknown	Full provision agreed through S106	£0
Ebbsfleet	Fibre optic technology infrastructure	3rd party provider	3rd party provider	None Identified	2011 - 2016	Unknown`	Full provision agreed through planning conditions	£0
Northfleet West Substation	Part funding of new primary sub-station, secondary sub-stations, distribution cabling	3rd party provider	Directly by National Grid	Will be required early on in development of Ebbsfleet Valley	2016 - 2021	Up to £2m	Full funding identified	£0
Long Reach Sewage Treatment Works	Improvements to existing facility to improve treatment standards and sewerage treatment capacity	Thames Water	Thames Water	None Identified	2011 - 2016	£38m plus	Full funding Identified	£0

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Delivery Issues/Comments	When	Cost	Identified funding	Funding Gap
Borough wide	New link main from Wilmington pumping station to Southfleet area	Thames Water	Funding identified in TW Asset Management Plan 2010 -15	Will be provided as part of provision of reservoir at Bean to ensure increased supply	2016 - 2021	Unknown	Full funding identified	£0
Bean	Water reservoir	Thames Water	Funding identified in TW's Asset Management Plan 2010 -15	To be programmed in phase with developers construction programme at Ebbsfleet Valley	2016 - 2021	Unknown	Full funding identified	£0
Borough- wide	Household waste and recycling centre	KCC	KCC or third party provider	Requires identification of site	Identification of site	Unknown	Public Sector funding	2016 - 2021
Total Funding Gap								£93.55

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Status
Projects that have been completed or withdrawn from the IDP 2011				
Education, Health and Community				
Northern Gateway	Community meeting space and library access point, possibly as part of community hub or off-site.	Direct provision by developers/private provider/KCC	Development Contributions plus land	. Review has concluded that library facilities will be provided at an existing facility. Planning consent has been given for D1 and D2 floorspace within a mixed use scheme. This may provide community meeting space if required.
Stone	Pavilion Project – community facility to provide new Council offices, additional community space and sports changing rooms	Stone Parish Council	Stone Parish Council and S106 contributions	Project completed
The Bridge	Suscon Academy	SEEDA, and other tertiary education and employer partners	European Social Fund and SEEDA	Project completed
Dartford Town Centre	Neighbourhood police desk at Civic Centre	DBC and Kent Police	Kent Police	Project completed
Wilmington	Two new teaching buildings with sports facilities	North Kent College	Public funding	Project Completed

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Status
Dartford Town Centre	Enhancement of Central Park. Project 1 - provision of new access gate, bridge, visitors centre and other facilities	DBC	Lottery Funding, HCA - secured	Project Completed
Princes Park Stadium area	Mini soccer pitches	DBC	Football Foundation, KCC, DBC	Project Completed
Transport				
Greenhithe	Provision of Fastrack link from Greenhithe station through Ingress Park	KCC and developer	CLG and developer	Project completed and forecast to come into operation by the end of 2012
Dartford Station	Lengthening of platforms to accommodate 12 car operation via all London bound lines	Network Rail	Network Rail Periodic Review 2008	Project Completed
Borough wide	A2 demand management	Highways Agency/KCC	Unknown	Currently withdrawn from the Strategic Transport Infrastructure Programme
Borough wide	A206 Marsh Street	Highways Agency/KCC	Unknown	Withdrawn from the Strategic Transport Infrastructure Programme
Dartford Town Centre Environs	Princes Road Cycle Route(Mid Phase)	KCC	Integrated Transport Fund	Project Completed

Location	Project	Delivery Agencies/ Organisation	Funding Sources	Status
Borough wide	Local UTMC	KCC	Integrated Transport Fund	To be implemented through the Strategic Transport Infrastructure Programme (see above)
Dartford Creek Barrier	Replacement flood gates	Environment Agency	Environment Agency	Project Completed
Swanscombe Peninsula	Combined Heat and Power plant	Developer/Energy Provider	Likely to be privately funded	Likely to be incorporated into potential Ebbsfleet Valley CHP scheme (see above)

Definitions

DBC Dartford Borough Council

KCC Kent County Council

STIPS Strategic Transport Infrastructure Programme

Notes

1. Identified funding for STIPS projects has been apportioned and is based upon the total identified funding and on the estimated cost of each scheme
2. Some Identified funding sums include deferred contributions which will be re-assessed in later years. Therefore identified sums may in reality be reduced from those shown.
3. Specific community projects have been identified in the IDP but this does not include identification of potential other development funding requirements such as additional book stock and extended opening hours for libraries, youth outreach, and community learning and police resources. The Council will continue to discuss appropriate resource requirements to support development and agree funding mechanisms for these types of resources. This is likely to be either through CIL or S106 and will depend on the geographic coverage of the service requirement. The IDP is a living document and future updates will continue to consider service providers forecast requirements for these services arising from new development.