

Infrastructure Delivery Plan (Living Document)

**Update
December 2020**

Introduction

This updated Infrastructure Delivery Plan (IDP) sets out a variety of projects that have been identified by the Council and infrastructure providers including Kent County Council (KCC), NHS Kent & Medway Clinical Commissioning Group (CCG), Environment Agency (EA) and Highways England (HE). The infrastructure projects are to support planned new development in the Borough and meet the new demands this will generate. Infrastructure to support development can include a variety of projects from new schools to flood protection measures.

This report supersedes that published in November 2019 and provides the latest update on the progress of the delivery of key infrastructure schemes. The IDP is a “living document” and is subject to change as new development takes place across the Borough and delivery partners identify the need for new infrastructure projects in response the demands created by development.

The infrastructure projects contained in this IDP are identified under the following three headings according to the progress made with their delivery, funding and the likelihood that they can be delivered within the next 5 years:

1. Projects where the full level of funding has been identified (including direct provision by developers).
Projects within this section have been judged by the Borough Council and its delivery partners to be fully funded through existing s106 obligations and/or other external funding sources.
2. Projects where the application of CIL funding could help to unlock delivery.
Through ongoing liaison with delivery partners, a number of projects have emerged where CIL funding has the potential to unlock delivery over the next five years. These projects have been identified within this section. It is recognised that further actions are needed to provide certainty that these projects can be delivered including any potential for CIL funding forming part of the overall funding package for the project. Any final decisions on the allocation of CIL funding will be subject to an assessment against Dartford’s CIL Assessment Criteria and approval by the Council’s Cabinet, usually on an annual basis.
3. Other projects which may be needed to support development but currently need to be further defined to confirm delivery timescale and potential funding.
This section covers additional projects that are emerging but which have not yet been clearly defined. The specifics of the projects such as need, delivery and timing, clarity of funding sources, and whether CIL funding would help to unlock delivery all require further consideration. The Borough Council will continue to work with the relevant delivery partners to further develop these projects.

Further updates of the IDP are expected to be published on an annual basis to coincide with Council Member’s consideration of Dartford’s CIL funding programme. A major review of the IDP would take place in conjunction with a review of the Dartford Local Plan to reflect any change in the scale and location of planned development across the Borough.

1. Fully Funded Projects

Location	Project	Need	Lead Delivery Agent	Funding Source(s)	Delivery Issues/Comments	When	Cost
Transport							
Dartford Town Centre	Package of highway and public realm improvements (Phases 1, 1a & 2)	Measures to transform the town centre's highway infrastructure and public realm to support plans for its regeneration; encourage modal shift and support sustainable travel to/from significant housing development in the area.	DBC	Homes England, LGF, s106	Phase 1 covering Market Street providing "pocket parks" and improving connectivity between the High Street and Central Park commenced in May 2019 and is nearing completion. Tenders for Phase 1a covering the High Street have been received and work is due to commence in January 2021. Tenders have also been received for Phase 2 covering the West Hill/Highfield Road and Lowfield Street/Instone Road gateway junctions to the town centre and work will commence concurrently with Phase 1a. Design of Phases 3 and 4 is yet to start. Confirmation is awaited that an additional £1m will be made available from the LGF to cover the additional construction and materials costs arising from Covid 19.	Current	£12m
Bean & Southfleet (Ebbsfleet Garden City)	A2 Bean & Ebbsfleet Junction Improvements	Major improvements to adjacent junctions on the A2 to improve capacity and traffic flow in response to planned economic and housing development in the area.	HE	HE, EDC, s106	Highways England published Orders under the Highways Act in February 2019 and a Public Inquiry was held in October 2019. The Secretary of State confirmed the Orders in June 2020. Advanced works started in March 2020 and these have progressed with initial focus on works to improve the central reservation of the A2new, bridge at	2022/23	£125m

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGI: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Appendix B

					Bean and clearance around Bean junction in preparation for changes to the slip roads.		
Borough-wide	Urban Traffic Management & Control (UTMC) measures	Integrated and responsive traffic control systems across the Dartford area. Primary objective to minimise delay and congestion for all vehicles, support the smooth running of traffic and increase capacity where possible.	KCC, EDC	s106	Implementation of responsive traffic control systems to be implemented as part of other projects, e.g. Dartford TC and A282(M25) Junctions. EDC has provided KCC with £90,000 to fund initial feasibility work and a business case is being put together for upgrading or implementing UTMC systems at potentially 41 traffic signal controlled junctions across North Kent (Dartford & Gravesham). Further locations may be identified through the transport assessment being undertaken for the Local Plan Review.	2021 onwards	£3.5m across North Kent
Dartford Tunnel Approach	A282 (M25) Junctions 1a, 1b & 2	To alleviate pressure from Dartford Crossing on the local road network taking into account future development within the Borough and the wider area.	HE, KCC	HE, s106	Works completed on improvements to Junction 2. Small scale improvements and operational measures carried out at the Dartford Tunnel Approach. Short-term improvement to Junction 1a identified by HE but funding has yet to be secured.	Done 2021/22 to 2022/23	£10m Funding bid for RIS2
Flood Defence							
Dartford Town Centre	Flood Alleviation Scheme to improve current flood defences	A number of small scale alleviation works to ensure that Dartford TC is adequately defended against fluvial and tidal flood risk.	EA	FDGiA, DBC	Update of modelling of potential flood risk completed. This shows no immediate impacts on town centre. Smaller scale works related to Climate Change are being looked at. Separate to this improvement works to the River Darent flood channel are proposed to be carried out as part of the Acacia site improvements.	Current	To be determined.

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Appendix B

Education							
Northern Gateway	2FE Primary School "Rivermill"	To address demand arising from development within Dartford Northern Gateway sites	ESFA	ESFA	Site acquired and planning consent granted. Connect Schools Academy Trust selected to operate school. Temporary provision opened in Sept 2019. Permanent school under construction and nearing completion.	Dec 2020	£6.705m + Land Costs
EQ Alkerden	4-8FE Secondary School	To meet demand from development within Ebbsfleet Garden City and potentially some demand from outside this area.	Developer	s106	Design underway and planning application submitted in Dec 2019 for an Education Campus comprising 8FE Secondary school, 2FE Primary school and dual-use sports pitches and sports hall. Aletheia Anglican Academies Trust selected to operate both primary and secondary as a "through" school.	4FE by 2023	£32m
EQ Alkerden	2FE Primary School	To meet demand arising from development within Eastern Quarry	Developer	s106		1 FE by 2023	£10.2m
EQ Ashmere	2FE Primary School	To meet demand from development in Eastern Quarry.	Developer	s106	Delivery will be determined by KCC and the developer in conjunction with the EDC in accordance with the progress of housing delivery and triggers set out in s106. Site identified in Area Master Plan and to be delivered directly by the developer.	2025-2029	£10.2m
Stone	8FE Secondary School	To meet demand due to housing growth and demographic changes in existing housing stock within Dartford.	ESFA	ESFA	Site acquired by ESFA, planning consent granted and school under construction. Endeavour MAT selected to operate school. Temporary provision opened in Sept 2019 as is already operating at 4FE. Permanent school under construction and nearing completion.	6FE by 2021 8FE by 2023	£32m + Land Costs

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLDP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Appendix B

Ebbsfleet Green	2FE Primary School	To meet demand from development within Ebbsfleet Garden City	KCC	KCC, s106	Planning consent granted in July 2020. Construction has started on site. Maritime Academy Trust selected as school operator and providing temporary provision from Sept 2020 at one of their schools in Strood.	1FE by 2021 2FE by 2024	£10.2m
Community							
Eastern Quarry (Ebbsfleet Garden City)	Community Hub (incorporating Lifelong Learning Centre)	To meet demand for the provision of community services and facilities arising from new development.	Developer, EDC, KCC	EDC, s106	Developer formed working group to determine space requirements for Community Hub to be located in Market Centre (Alkerden) of Eastern Quarry development. Space for library, community learning, youth, social care and flexible space identified. EDC has taken this up as part of its review of community facilities across the Garden City and long-term Stewardship arrangements.	2023/24	£3.2m
Health							
Ebbsfleet Central (Ebbsfleet Garden City)	New primary care facility.	To meet demand for the provision of community services and facilities arising from new development.	EDC, CCG	EDC, CCG, s106	EDC is in discussions with CCG and developers within the Garden City regarding the provision of primary care facilities as part of their master planning for Ebbsfleet Central and ambitions for a Health, Education & Innovation Quarter (HEiQ). A project manager has been appointed to progress this.	2025 onwards	To be determined

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

2. Projects with the Potential to be Unlocked by CIL

Location	Project	Need	Lead Delivery Agent	Funding Source(s)	Delivery Issues/Comments	When	Cost
Transport							
Dartford Town Centre	Package of highway and public realm improvements (Phases 3 &4)	Measures to transform the town centre's highway infrastructure and public realm to support plans for its regeneration; encourage modal shift and support sustainable travel to/from significant housing development in the area.	DBC	Homes England, Local Growth Fund, s106, CIL	Further schemes to potentially include an extension of the High St works to improve Spital St through repaving and landscaping. Other schemes may also be identified.	2022/23 onwards	To be finalised
Dartford Northern Gateway	Pedestrian and cycle bridge over river Darent and other local improvements.	To provide a strategic east-west route for pedestrians and cyclists linking new housing developments and established communities with community facilities, (such as the new Rivermill PS), employment areas and Fastrack services.	DBC	s106, CIL	Feasibility study completed but some issues still to be resolved, e.g. land titles, on-going maintenance. Cost of scheme also needs to be finalised and an assessment of the availability of other sources of funding carried out.	2021/22	£1.2-1.6m To be reviewed
Education							
North of Borough	2 x 1FE Primary School expansions	To address the need for additional school places from existing and future development across The Bridge and Dartford Northern Gateway.	KCC	KCC, CIL	Further feasibility work to be undertaken by KCC to identify projects within Dartford North Primary Planning Group. Relative need between development pressure and indigenous growth to be clarified along with	1 FE by 2021/22 1FE by 2022/23	£4-5m each

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

					availability of other sources of funding, e.g. Basic Needs Funding from Government.		
Stone	2FE Primary School	To meet demand from planned development of St James Lane Pit development site, other new development in the area and demographic changes.	KCC	KCC, ESFA, CIL	The aspiration is that this would be a Free School with the ESFA covering the build cost and selecting an Academy Trust to operate the school. This would depend on KCC purchasing a suitable site and further negotiations with ESFA. Alternative sites are being looked at as the expected purchase price of the St James Lane Pit site may be prohibitive. Some CIL funding may be required to support delivery.	2023/24	£10.2m Build Cost + Land Costs
Health							
Dartford Town Centre	Health & Wellbeing Hub	To meet demand from new development in Northern Gateway, town centre and surrounding area for additional health facilities to that provided by the existing primary care network.	Developer, DBC	Developer, DBC, CIL	Application for mixed-use development at former Co-op and Westgate car park sites (DA/20/00409) approved by DBC subject to completion of s106 Agreement. Developer would provide 2,682m ² of floorspace for non-residential institutional use. Feasibility study being carried out to determine the scope of health and wellbeing facilities that might occupy the space provided. Costs of provision would follow and additional sources of funding explored. Likely that funding will be required for fit-out costs and potentially revenue support costs in the initial stages.	2022/23	To be determined

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Stone/Greenhithe	New primary care facility.	To provide new facilities for existing GP practices in the area to meet rising demand from existing communities and new development at Stone and St Clements, Greenhithe.	CCG, KCC, Developer	CCG, CIL, Developer	The CCG and GP Practices are focused on developing plans with KCC on land owned by KCC at Steele Avenue, Greenhithe. A Memorandum of Understanding is being completed between CCG and KCC and work is progressing on a detailed project plan. It is currently anticipated that CIL funding will be required to support the capital costs of the scheme. Another proposal for development at Horns Cross incorporating a 1,000m ² medical centre (DA/18/01611) that has been granted detailed consent is being supported by Stone PC.	2022/23	To be confirmed
Green Infrastructure							
Darent Valley	Upgrading and improvement of Darent Valley Footpath and associated wayfinding	To bring forward improvements to the Darent Valley Path that fall outside improvements being delivered by other partners. This long-distance footpath provides a key north-south link between development sites around the town centre with the town centre itself, the Thames Coastal Path and countryside to the south of the A2.	DVLP	HLF, CIL	Several sections of the footpath including Bob Dunn Way, A2 and M25 underpasses, Powder Mill Lane crossing and Marshes tramway were identified as requiring improvement in DVLP bid for Heritage Lottery funding that were later approved. In May 2020, HLF asked for a review of the projects included within the scheme with the view of a revised scheme. An extension of the project delivery schedule to 31 December 2023 has also been made. Confirmation required regarding projects to be delivered within Dartford, there timescale for delivery and any funding requirement from CIL.	To Dec 2023	Up to £250,000

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

3. Other Schemes to be Further Defined

Location	Project	Need	Lead Delivery Agent	Funding Source(s)	Delivery Issues/Comments	When	Cost
Transport							
Borough-wide	Expansion & enhancement of Fastrack	To ensure a good quality, reliable and frequent Fastrack service to encourage local journeys by public transport and reduce reliance on car journeys. Strategic initiatives required to complement on-site provision by major development sites through s106 obligations.	KCC, EDC	KCC, EDC, s106, CIL	<p>A number of fully funded projects/work streams are being progressed including:</p> <ul style="list-style-type: none"> ▪ Tunnels linking Eastern Quarry with Bluewater are being delivered by KCC. ▪ Springhead Bridge completed by EDC in 2020. ▪ Procurement of a new operator for Fastrack Route B. ▪ Phased development plan for additional routes to serve new developments. ▪ Segregated Fastrack route at Junction 1b <p>Potential for CIL to complement other funding to ensure the delivery of network-wide extensions/enhancements.</p>	2020 onwards	To be determined as projects identified
Borough-wide	New and improved cycle/footpaths	To create a coherent network of safe cycle and footpaths to support non-motorised travel as a choice for local journeys and resolve missing links between infrastructure provided by new developments and other highway projects.	DBC, EDC, HE, KCC	EDC, HE, CIL	<p>Development of a coherent network and strategy for implementation is on-going which will link to the cycling and walking strategy being developed by EDC. EDC's Green Corridors Phase 2 nearing completion and Phase 3 about to start. The EDC and HE are progressing an application for designated funds for additional NMU facilities to supplement A2 Bean & Ebbsfleet Improvements.</p>	2020 onwards	To be determined as projects identified

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Appendix B

A282 (M25) Junction 1a	Improvements to junction and approaches.	Congestion at Junction 1a leading to tailbacks along A206 Bob Dunn way. Improvements needed for medium to long-term to meet demand from development sites coming forward and ease conditions reducing conflict between local and strategic traffic.	HE, KCC	HE, CIL, s106, Other funding sources to be explored	Memorandum of Understanding agreed between DBC, HE and KCC. Steering Group set up with inclusion of other stakeholders. Critical review of previous studies to be completed by end of November. Partners to work together to identify a preferred strategy, develop an implementation programme and secure funding. Development identified within Local Plan Review to be taken into account.	2023-2028	To be determined
Education							
Borough-wide	New and/or expanded Primary and Secondary Schools	To meet demand for additional school places generated by longer term growth and demographic changes within Dartford.	KCC	KCC, ESFA, CIL	Need for further provision to be identified through the Local Plan Review that would feed into KCC's Commissioning Plan for Education Provision.	Post 2029	To be determined as projects identified.
Ebbsfleet Central	2FE Primary School	To meet demand for new additional school places arising from planned development.	KCC	KCC, EDC, Developer	EDC is in the process of determining an overall master plan for Ebbsfleet Central and the planned scale of development. A planning application for outline consent is expected to be submitted in 2021. Provision to be reviewed through the Local Plan.	2025-29	£10.2m
Health							
Borough-wide	Expansion of Darent Valley Hospital	To expand capacity in response to development within Dartford and the wider local area.	DVH Trust	DVH Trust	Requirement to be reviewed in response to Local Plan Review and new housing trajectories. DVH Trust is working on a Development Plan following issues highlighted by its response Covid-19. Additional capacity likely to be incremental and subject to new service delivery models and Government funding.	up to 2030	To be determined.

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

Flood Defence							
Thames & Darent Riverside	Refurbishment/renewal of existing flood defences	To ensure existing tidal flood defences are resilient to future climate change as part of the Thames Estuary 2100 Project	EA	EA	Study of longer term (2025-2040) Darent and Thames flood defences to be started in 2023/24. Defences are in a good state of repair and work is unlikely to start until after 2025. Work is to start on Dartford Creek Barrier in 2022 and some CIL funding may be required. Welcome Sluice is an ageing asset that needs attention but costs are currently unknown. Other flood related infrastructure may be identified in due course. Requirement for CIL funding to be confirmed.	2025-2040	To be confirmed
Waste							
Bean Triangle	Provision of a new Materials Recycling Facility (MRF).	To provide additional capacity for household waste recycling and waste transfer facilities within the County.	KCC	KCC, EDC, CIL	KCC Waste has produced a "Case for Waste" that sets out the need for additional capacity across the County. This identifies existing issues at Pepperhill and the need for a county-wide MRF. KCC would seek funding for the MRF facility from development across the County. Pre-applications discussions with EDC has resulted in an alternative site being explored for the MRF and a smaller site for a Waste Transfer Facility being considered to resolve capacity issues at Pepperhill. Site search expanded beyond Bean Triangle.	2023/24	£30m

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLDP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act

4. Projects that have been Completed or removed from IDP Since November 2012

Location	Project	Delivery Agent	Funding Source(s)	When	Cost
Dartford Town Centre	New pool facility or refurbishment/extension of existing.	DBC	DBC	Refurbished pool and expanded health and poolside facilities opened in 2016.	
EQ Castle Hill	2FE Primary School	Developer	s106 Obligation	School opened in September 2017.	£7.0m
Northern Gateway & Temple Hill	1FE expansion of Temple Hill primary school.	KCC	KCC	Work completed.	
Stone/Greenhithe	A226 London Road/St Clements Way Junction	KCC	Local Growth Fund, s106	Improvement of this junction was completed in early 2019	£8.5m

Further Notes

1. Specific community projects have been identified in the IDP but this does not include the identification of potential other development funding requirements for items such as additional library book stock, extended hours for libraries, youth outreach programmes, community learning services and police resources. The Council will continue to discuss appropriate resource requirements needed to support development and agree funding mechanisms for these and other types of social/community infrastructure. This is likely to be through CIL or s106 and will depend on the geographic coverage of the service requirement.
2. The IDP is a living document and will change and develop in line with growth across the Borough. Future updates will continue to consider service providers forecast requirements arising from new development and changes in the way that they deliver their services.
- 3.

Abbreviations

CCG: Kent & Medway Clinical Commissioning Group CIL: Community Infrastructure Levy DBC: Dartford Borough Council DVH: Darent Valley Hospital
 DVLP: Darent Valley Landscape Partnership EA: Environment Agency EDC: Ebbsfleet Development Corporation ESFA: Education & Skills Funding Agency
 FDGiA: Flood Defence Grant Aid HE: Highways England HLF: Heritage Lottery Fund KCC: Kent County Council LGF: Local Growth Fund
 s106: Planning Obligation under s106 of the Town & Country Planning Act