

Dartford Local Plan:**Submission Schedule of Proposed Changes to the Pre Submission (Publication) Dartford Local Plan September 2021**

The following potential changes to the Pre-Submission Local Plan published in September 2021 are submitted in line with the Planning Inspectorate's 'Procedure Guide for Local Plan Examinations' (Paragraph 1.6). These changes arise from the identified corrections, and *direct* factual updates arising from the post-publication (10th November 2021) confirmation of revised Swanscombe Peninsula SSSI boundaries by Natural England; indirect potential outcomes are not addressed in detail at this submission stage. If required in order for the plan to be found sound, the Council would wish the Inspector to recommend main modifications through the plan examination.

The changes below have not been subject to public consultation as part of the Local Plan process, although an erratum for the Table 7 error (SC11 and Table 2) was issued during the Regulation 19 period for representations on the Plan. It should be noted that changes SC3 to SC10 arise from SSSI proposals that have been subject to consultation by Natural England.

The limited range of topics with proposed changes at submission stage (below) partly reflects the action taken by the council in response to representations made on the first pre-submission version of the Local Plan published in February 2021. This led to changes being incorporated in the second Pre-Submission Local Plan published in September 2021.

- **Bold** text is a proposed addition.
- ~~Strikethrough~~ text is a proposed deletion.

Changes Schedule:

Ref- erence	Plan location	Plan Page	Potential change	Reason
SC1	Part of paragraphs 2.17, 5.144 and 5.150; and Policy S2(4c).	28, 171, 172; and 35.	"... Highways England ..." replaced by "... National Highways ..."	Name change.

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SC2	Footnote 14 in paragraph 2.26	31	Infrastructure Delivery Plan, DBC (December 2020)	In this context the reference to IDP is generic, not the specific 2020 version. Future updated versions may be more pertinent.
SC3	Paragraph 4.5. Last sentence.	82	[...] Parts of this area which lie outside land designated as SSSI notified for SSSI status provide a prime sustainable development opportunity known as Ebbsfleet Central, a very high Local Plan priority for delivery.	On 10 November 2021, Natural England confirmed designation of the Swanscombe Peninsula SSSI with some minor amendments to the notified boundaries.
SC4	Paragraph 4.8. All.	82-83	The open marshland and chalk cliffs of Swanscombe Peninsula provide distinctive landscape features. The area also has significant ecological and geological assets which have been recognised by the recent notification designation by Natural England of the nationally important Swanscombe Peninsula Site of Special Scientific Interest (SSSI). The Swanscombe Peninsula SSSI incorporates open mosaic and estuarine habitats which connect the Ebbsfleet Valley to the River Thames, and has been designated notified for breeding birds, vascular plants, invertebrates and geological features. At present (from the date of the notification) this land is treated as a SSSI until a final decision is made by Natural England.	Same as SC3
SC5	Paragraph 4.17 First and second sentence.	87	There are ongoing issues to consider, especially at Swanscombe Peninsula. Principally this pertains to the recent notification designation of the Swanscombe Peninsula Site of Special Scientific Interest (SSSI) on extensive tracts of land in the north and central parts of the Garden City, and the uncertainty arising as a result of the proposal for a large entertainment resort on the Peninsula (London Resort). Whilst not yet formally approved, the SSSI as notified The SSSI will need to be protected in accordance with policy M15. [...]	Same as SC3

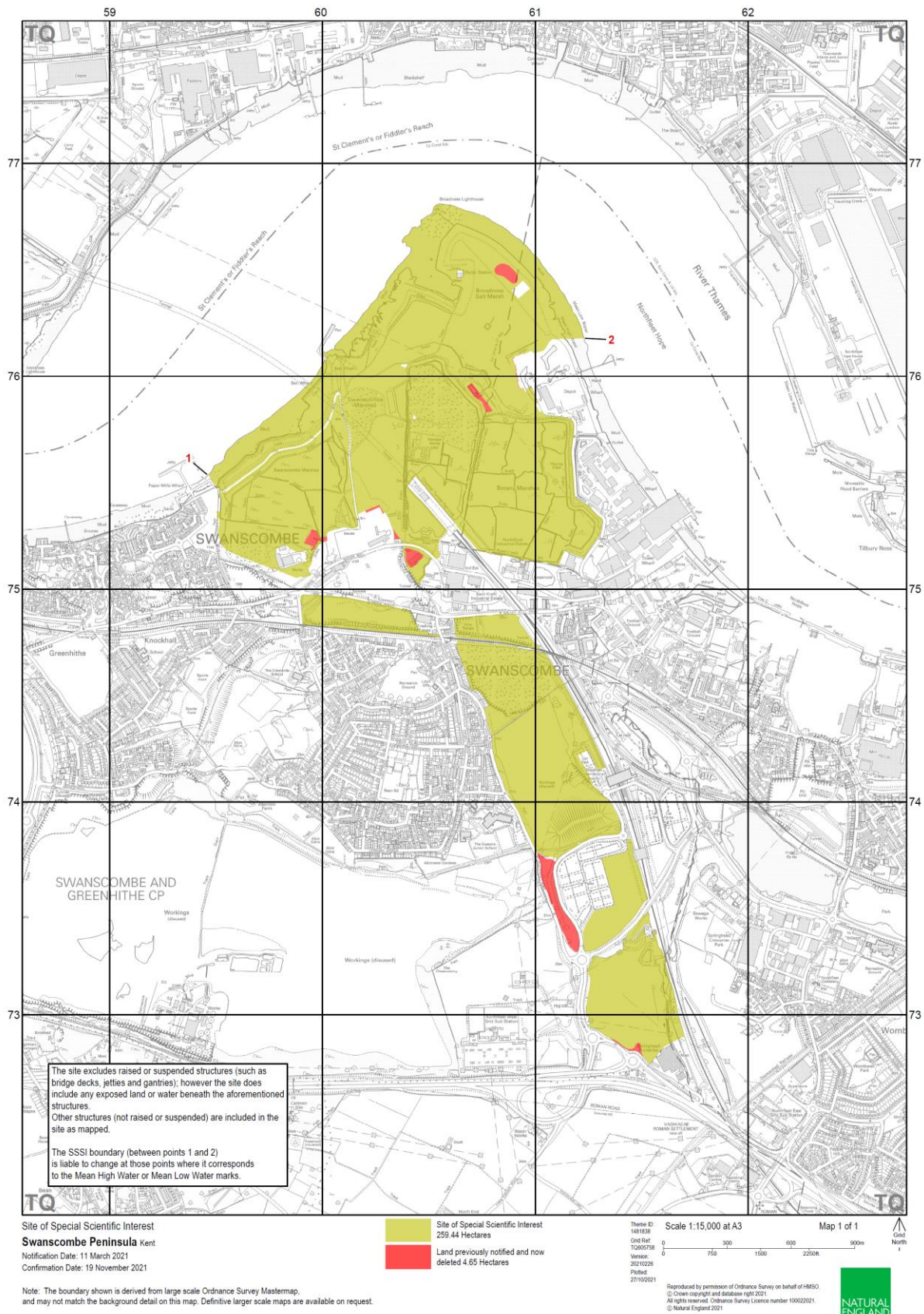
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SC6	Diagram 10 Ebbsfleet as a Garden City	90	(Update the Strategic Green Areas inc. SSSI to align with the amendments to the Swanscombe Peninsula SSSI boundary – see Appendix 1 below.)	Same as SC3
SC7	Paragraph 4.35 First sentence	96	Allocated land west/ southwest of the station, in particular, will need to take into account the nationally important ecological and geological interest of the adjacent notified Swanscombe Peninsula Site of Special Scientific Interest, and the Scheduled Monument at Bakers Hole, ensuring that these assets are protected and opportunities to enhance their value are taken (policies E1 and M15). [...]	Same as SC3
SC8	Paragraph 4.48. Second sentence.	103	[...] The policy avoids the newly notified Swanscombe Peninsula Site of Special Scientific Interest (SSSI) but recognises its proximity and the need to protect and enhance the biodiversity interest of the site (policies E1 and M15).	Same as SC3
SC9	Diagram 13 North of London Road Area, Swanscombe	104	(Update to show the amended Swanscombe Peninsula SSSI boundary – see Appendix 1 below.)	Same as SC3
SC10	Figure 9 Designated Heritage Assets	126	(Update the Geological SSSIs boundary to align with the amendments to the Swanscombe Peninsula SSSI boundary – see Appendix 1 below.)	Same as SC3
SC11	Table 7 Role of Retail Centres	186	<ul style="list-style-type: none"> • ('Centre' column, bottom row): Multiple across Borough including Ebbsfleet Central*, Ashmere*, Ebbsfleet Green, Castle Hill • ('Implications for Change' column second row): Bluewater will evolve to maintain its competitive position whilst ensuring it remains complementary to local town centres. Extant permission remains for approximately 24,000 25,000sqm retail floorspace which, if built out, is to be predominantly for comparison goods retailing. 	Factual errors. Confirmed in the erratum issued during the September – October 2021 representations period (reproduced here in Appendix 2 below)
SC12	Figure 12 Identified	189	(Show identified employment area at Darenth Hill on diagram. No whole identified employment areas are deleted in the Local Plan. To confirm, it	Omitted from diagram in error. This identified employment area has

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	Employment Areas		should continue to mirror Figure 6 of the adopted Development Policies Plan 2017).	not been deleted – no change has been proposed to the Policies Map, which is correct.
SC13	Appendix A Continuity between existing and new policies	211	<ul style="list-style-type: none"> (At end of the table, add row): “DP25 Nature Conservation and Enhancement M15” 	The further row was omitted in error and would help usability of the new Plan.
SC14	Appendix B Glossary Housing Land Supply Definition	214- 215	Deliverable and/or developable sites land capable of accommodating five or more new dwellings. These are identified in the SHLAA Findings Report September 2021 (Appendix D) and expanded/updated via or on the Brownfield Land Register. Regular statements confirm the latest deliverable sites and planning permissions, and five year housing land supply position.	Clarified for accuracy.

Appendix 1: Swanscombe Peninsula SSSI Boundary Changes



Appendix 2: Table 7 Erratum issued during published Plan Regulation 19 period – Reproduced

ERRATUM: LOCAL PLAN (SEPTEMBER 2021) Table 7 Role of Centres

- New text is shown highlighted.
- Deleted text is shown in strikethrough.

Centre (* indicates not yet built)	Retail Function	Typical Services Provided	Main Customer Draw	Implications for Change
Dartford town centre	Town centre	Weekly convenience and comparison (particularly within the Core Frontage) shopping, leisure, culture/ recreation, hotels, community, education, health and education, social care and service facilities.	District level population; town centre employees, regional catchment for Orchard Theatre and associated facilities. Railway station and Fastrack users	Diversify uses, grow independent retailers, expand the cultural and leisure offer; meet demand for new food and beverage for family dining and the evening economy, support cultural /leisure uses in the town centre.
Bluewater	Regional shopping centre	Specialist comparison shopping, top-up convenience shopping, outdoor and regional indoor leisure, hotel.	Regional level catchment, UK and international tourists linked by Fastrack to Ebbsfleet International and Greenhithe stations	Bluewater will evolve to maintain its competitive position whilst ensuring it remains complementary to local town centres. Extant permission remains for approximately 24,000 25,000sqm retail floorspace which, if built out, is to be predominantly for comparison goods retailing.
Dartford (multiple), Longfield Swanscombe, Alkerden* and Ebbsfleet Central*	District centre	Top-up convenience shopping, usually anchored by a local supermarket, allied with community (health, education etc.) and	The local settlement, visitors to community facilities, public transport users and nearby neighbourhoods.	New centres will promote walkable settlements with convenience retail and health/ education facilities proportionate to their size, accessibility and function. Elsewhere, changes are to maintain viability of centres. This includes, where appropriate, development to enhance the public

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Centre (* indicates not yet built)	Retail Function	Typical Services Provided	Main Customer Draw	Implications for Change
		service facilities including cafés/ restaurants.		realm or mixed use redevelopment to provide ground floor modern commercial/ service units.
Multiple across Borough including Ebbsfleet Central*, Ashmere*, Ebbsfleet Green, Castle Hill	Local centres	Top-up convenience shopping and other small shops, other local businesses and services;	The immediate neighbourhood	New centres will promote highly walkable settlements, with small convenience retail and local services proportionate to their size and function; potentially with neighbourhood services in the vicinity, e.g. primary school. Elsewhere, maintain viability of centres through diversification of uses for commercial, business and services.

DBC Planning Policy Team 18.10.21