

Dartford Pre-Submission (Publication) Local Plan September 2021 – Compliance with the National Planning Policy Framework

This paper sets out relevant policy requirements set out in the National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PPTS) and how the various policies in the Publication Local Plan meet these requirements.

Paragraph 60 of the NPPF requires plans to be sound. In this respect, they need to be:

- a) Positively prepared – provide a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Information in the tables below shows how the plan meets requirement (d) above. The issues of whether it is positively prepared and effective outlined in (a) and (c) above are addressed in the Housing Policies and Business and Retail Topic Papers and the Duty to Cooperate Compliance Statement. In terms of the justification for the approach set out in (b) above, the Spatial Strategy Topic Paper provides further information.

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2 Achieving Sustainable Development	
11 Plans should meet the development needs of their area. Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless <ol style="list-style-type: none"> i. The application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area (includes references to Sites of Special Scientific Interest and land designated as Green Belt); or ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole. 	Policy S4:1, S4:3 and S4:6 will ensure that the needs for housing and town centre, community and employment development are met. These will meet the needs of the Borough over the plan period, as set out in the Housing and Business and Retail Topic Papers. Paragraph 2.57 states that the housing requirement figure is consistent with potentially supporting delivery of some unmet residential needs in the wider area and this issue is addressed in the Duty to Cooperate Compliance Statement and relevant Statements of Common Ground.
11 Plans should align growth and infrastructure	Policy S2:1 requires development to be plan-led, and major proposals to be masterplanned and phased, to ensure the co-ordinated delivery of new infrastructure. Table 2 sets out the community infrastructure required to support new planned development and further information is included in the Infrastructure Delivery Plan.
11 Plans should improve the environment	Policy S1:4, S1:5, S2:6 and S3:3 refer to protecting and enhancing: heritage assets: biodiversity sites; ecological networks; and the Green Grid/Green and Blue Infrastructure. Various development management policies also seek to improve the environment, including policy M1 which relates to achieving good design.
11 Plans should mitigate climate change and adapt to its effects	Policy S3 sets out the overall climate change strategy and this is addressed in more detail in section 14 below.
3. Plan-making (paras 15-37)	
20-23 Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for different land uses, infrastructure and community facilities, and conservation and enhancement of the natural, built and historic environment. It should be clear which are strategic policies and these should look ahead over a minimum 15 year period from adoption. Broad locations for development should be shown on a key diagram and land use designations and allocations should be identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward at a sufficient rate to address needs over the plan period, including planning for and allocating sufficient sites.	<p>Policies S1 and S4 outline the overall strategy for the pattern and scale of development in the Borough for the plan period from 2017 to 2037, setting out the approach for 15 years from the anticipated adoption date in 2022. Policy S4 ensures that the needs for development arising over this period will be met. Further information is contained in the Spatial Strategy, Housing Policies and Business and Retail Topic Papers. Policy S2 sets out the strategic approach towards infrastructure, further details of which are included in the Infrastructure Delivery Plan and the Infrastructure Topic Paper.</p> <p>Paragraph 1.8 makes clear that sections 2, 3 and 4 comprise the strategic policies of the plan.</p> <p>Policies D7 and E6 set out broad locations for growth, areas with likely additional sustainable development potential.</p> <p>A key diagram is set out as Diagram 1 and this includes the strategic allocations, extent of the broad location policy areas, identified employment areas, retail centres, the urban area and the green belt.</p>

NPPF Paragraph	Evidence and Local Plan Approach
24-26 Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. This should be effective and on-going and statements of common ground should be prepared.	The Duty to Cooperate Compliance Statement outlines how the Council has collaborated and engaged in an active, effective and on-going basis throughout the production of the Local Plan. The Council has agreed and signed Statements of Common Ground with all four of its neighbouring authorities, the Ebbsfleet Development Corporation, Medway Council and Natural England.
5. Delivering a sufficient supply of homes (paras 60-80)	
60 A sufficient amount and variety of land should come forward to significantly boost the supply of homes.	The SHLAA demonstrates that there is a sufficient amount and variety of land available for the supply of homes in the Borough over the plan period. Further information is set out in the Housing Policies Topic Paper. A key part of the plan is the identification of strategic sites (policies D4, D5, D6, E4 and E5) which will go a long way to meeting the Borough's housing requirement.
61 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance unless exceptional circumstances justify an alternative approach.	Policy S4: 3 sets out a figure of 790 dwellings per annum. Evidence, including the Dartford and Ebbsfleet Residential Needs Assessment and Update, applies the standard method and indicates that the proposed Dartford policy requirement in policy S4:3 exceeds the minimum number of homes from the standard method.
62 The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. (For travellers, see table on the Planning Policy for Traveller Sites below)	<p>Policy S4:2 requires a genuine variety within residential developments through differentiation of housing tenures and housing types/design.</p> <p>Policy M7 sets out the thresholds and amount of affordable housing which should be provided, and specifies that a mix of tenures is required.</p> <p>Policy M8:1 outlines the sizes of housing which should be provided on developments to provide an appropriate mix.</p>
63-65 Affordable housing: policies should specify the type of affordable housing required and expect it to be met on site unless certain circumstances apply; provision should not be sought on sites that are not major development; and at least 10% of the total number of homes on major development should be available for affordable home ownership unless certain exemptions apply.	<p>Paragraph 5.61 sets out the indicative guideline for the types of affordable housing expected from development and this would allow for at least 10% of homes on major development to be affordable home ownership.</p> <p>Policy M7:2c requires provision to be made on-site unless certain exceptional circumstances exist.</p> <p>Policy M7:1 sets out the sizes of development on which affordable housing should be provided which is in accordance with the NPPF.</p>
66-67 A housing requirement figure should be established for the whole area. Within this, a housing requirement or indicative figure for designated neighbourhood areas should be set out.	<p>Policy S4:3 sets out the housing requirement figure for the Borough.</p> <p>Paragraph 6.9 indicates housing requirement figure for the designated Stone neighbourhood area.</p>
<p>68 A strategic housing land availability assessment should be prepared and planning policies should identify a supply of specific, deliverable sites for years one to five of the plan period and specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan.</p> <p>74 A trajectory illustrating the expected rate of housing delivery over the plan period should be included and an appropriate buffer will be applied in accordance with the Housing Delivery Test.</p>	<p>A new SHLAA has been prepared and has been used to inform the spatial strategy in policy S1:1 to S1:6 and S1:10 and to deliver the amount of residential development in policy S4: 3.</p> <p>Policy S4:5 requires a rolling deliverable supply of housing land to be maintained, including the applicable supply buffer (set from the Housing Delivery Test).</p> <p>Appendix C sets out the housing trajectory including a deliverable five year supply with 10% buffer, and a developable supply beyond 10 years</p>
69 Small and medium sized sites should be promoted by at least 10% of the housing requirement being identified on sites no larger than one hectare and supporting the development of windfall sites.	<p>Policy M9:1 promotes residential development at sites in the identified housing land supply (a majority of which are small) and it includes land consistent with spatial strategy policy S1:10. M9:1 also plans for residential sites located within Central Dartford and Ebbsfleet and Swanscombe.</p> <p>Policy M9:2 supports residential developments of less than five dwellings where the benefits outweigh the disbenefits.</p> <p>Policy D3:2 has the impact of supporting sites likely to be small in Dartford Town Centre, in addition to allocations.</p>
71 There should be compelling evidence to justify any allowance for windfall sites as part of anticipated supply.	Table 1 includes an allowance for non-identified (windfall) sites. This is justified in Appendix E of the SHLAA Findings Report as a limited level based on a very reliable supply, and contributes to the 790 dwellings per annum set out in policy S4:3.

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71 Plans should consider the case for setting out policies to resist inappropriate development of residential gardens.	Policy M11:1 and M11:2 set out criteria to ensure that sufficient garden land is retained.
72 Local planning authorities should support the development of entry-level exception sites subject to a number of factors.	There is no specific policy on this and the NPPF policy would be considered in the determination of any such applications.
73 The supply of large numbers of homes can often be best achieved through planning for larger scale development provided they are well located and designed and supported by the necessary infrastructure and facilities.	Areas in the east of the Borough are within Ebbsfleet Garden City. Policy S1:3 makes clear that this is one of two locations with overriding priority for development in the Borough. The strategy for the area (together with the existing settlement of Swanscombe) is articulated in section 4 of the Local Plan and it is clear that there are opportunities for larger scale of development in this location. There are strategic site allocations at Ebbsfleet Central (policy E4) and Alkerden and Ashmere (policy E5) within the Garden City which between them are expected to provide approximately 6,700 dwellings over the plan period.
74 A trajectory should be included illustrating the expected rate of housing delivery over the plan period.	The housing trajectory is included in Appendix C.
78 Support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.	Much of the non-urban part of the Borough is designated as Green Belt. The Borough only has one parish designated as a rural area which would allow for affordable housing to be provided in perpetuity as required under the NPPF definition of rural exception sites. Therefore, it is not considered that a rural exception site policy is justified.
79 Housing should be located where will enhance or maintain the vitality of rural communities.	The extent of Dartford Borough that can be regarded as clearly and genuinely rural is considered to be very limited, given the small size of the Borough. The parts of the Borough which are more rural in character are largely within the metropolitan Green Belt. Policy S1:9 requires development to occur in accordance with Green Belt policies and policy and S1:10 states that residential development within the Borough's villages will be of proportionate scale and on non-Green Belt land. All growth in the Dartford urban area is in relatively close proximity to the Borough's more rural areas.
80 Planning policies should avoid the development of isolated homes in the countryside.	Green Belt policy M13 will apply.
6. Building a strong, competitive economy (paras 81-85)	
81 Support economic growth and activity	The Borough Vision makes reference to a strong economy and strategic objective I4 seeks to retain a prosperous economy with a good choice of jobs per resident, increasing high quality, accessible, local employment opportunities, maintaining a diverse supply of premises and supporting existing business needs.
82a Set out a clear economic vision and strategy which encourages sustainable economic growth	Policy S1:7 and S1:8 sets out a clear economic strategy for the Borough over the plan period to 2037.
82b Set criteria or identify strategic sites for investment and to meet needs	<p>The current Local Plan Policies Map identifies a number of employment areas. It is proposed to significantly extend a number of these as shown in the Policies Map Changes document. Policy M21 outlines a positive approach towards employment development within these areas.</p> <p>Policy M19:3 sets out criteria where other large new employment proposals may be allowed to meet strategic needs.</p> <p>Policy S4:6 sets out the needs for employment development over the plan period, informed by evidence in the Economic Land Report and Employment Needs Review. Policies S1:7, S1:8, M19:1 and M19:3 articulate the locations in which these needs will be met.</p>
82c Seek to address potential barriers to investment	Policies M21:2 and M21:3 set a framework for suitable investment and economic development, positively addressing any key issues with identified employment areas.
82d Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and enable a rapid response to changing circumstances	Policy M19:3 provides some flexibility to enable the development of employment premises of a form not already provided in the Borough.
83 Policies should recognise and address the specific locational requirements of different sectors	The identified employment areas include high end business parks and industrial estates within (and on the fringes of) the urban area, and rural industrial sites. There are a number of proposed significant extensions to a number of the urban employment areas as well as some small scale deletions. Policies S1: 7, S1:8, M19:1 and M19:3 set out a strategy which focusses development within/ adjacent to these areas as well as opportunities for other sectors at Central Dartford and Ebbsfleet Garden City. This multi-pronged approach should ensure that the locational requirements of different employment sectors are met.
84a-c Enable the sustainable growth and expansion of businesses in rural areas, their development and diversification and sustainable tourism and leisure developments	The extent of Dartford Borough that can be regarded as clearly and genuinely rural is considered to be very limited, given the small size of the Borough. The parts of the Borough which are more rural in character are largely within the metropolitan Green Belt. A number of the identified employment areas

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	<p>are within the Green Belt. Policy M19 sets out the approach towards development coming forward in identified employment areas though any proposals would also need to meet the requirements outlined in policy M13.</p> <p>Business growth is supported at District and Local Centres in policy M23, many of which are in or would serve more rural areas.</p>
84d Enable the retention and development of accessible local services and community facilities	Policies M18, M23 and M24:3 seek to ensure that community uses and services are retained, both more broadly and within designated district and local centres, a number of which are located in the more rural parts of the Borough.
7 Ensuring the vitality of town centres (paras 86-91)	
86a-b Define a network and hierarchy of town centres and promote their long-term vitality and viability, including the extent of town centres and primary shopping areas, and set out the range of uses permitted	Policy S1:8 outlines the network of retail centres and further information is set out in table 7. Policy D3 seeks to achieve a diverse mix of ground floor uses in Dartford Town Centre, policy M22 sets out the approach to Bluewater and policy M23 seeks to protect the function of the District and Local Centres. The policies set out the uses which will be appropriate in the respective centres. The boundaries of Dartford Town Centre, Bluewater, and the District and Local Centres are identified on the Policies Map and further information on the addresses within the District and Local Centres is included in Appendix D. The Policies Map Changes document indicates the extent of the Core Frontage (Dartford's primary shopping area) some small changes to the Dartford Town Centre boundary.
86c Retain and enhance existing markets	Policy D1:2b seeks to support the strong contribution made by the street market (within Dartford Town Centre) as one of a number of measures to retain Dartford's identity and vitality.
86d Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed	Policies D4, D5 and D6 set out strategic allocations for three large sites within Dartford Town Centre and the extent of each site is shown in the Policies Map Changes document. These sites are anticipated to provide a mix of residential, leisure, main town centre (retail/ leisure/ hotel) and community uses.
86e Where suitable and viable town centres sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre	Not applicable as sufficient sites are available within Dartford town centre to meet quantitative and qualitative needs.
86f Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites	Policy D3:2 recognises that residential development is appropriate in Dartford Town Centre and sets out the circumstances in which this is expected to occur. Policies D4-D6 set out the approach towards strategic sites located within Dartford Town Centre and these all recognise the opportunities for residential development as part of a mix of uses on these sites. Policy D7 provides further future residential potential in Central Dartford, part of which is within Dartford Town Centre.
87-90 Application of the sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Requirement for an impact assessment for larger retail and leisure development outside town centres which are not in accordance with an up-to-date plan.	<p>Policy M19:2 sets out the application of the sequential and impact tests for main town centre uses outside the network of retail centres, applying a threshold of 280sqm.</p> <p>Policy M22:3 requires proposals for retail or leisure development at Bluewater to be subject to impact testing where these exceed 2,500sqm. Indoor leisure uses will also be subject to the sequential test.</p>
8. Promoting healthy and safe communities (paras 92-103)	
92 Policies should aim to achieve healthy, inclusive and safe places which: promote social interaction; are safe and accessible; and enable healthy lifestyles.	<p>Policy S2:3 requires the provision of safe and secure active travel routes and further requirements in this respect are set out in policy M17:1-4.</p> <p>Policy M1:1c requires development to be designed to facilitate a sense of place with social interaction, a physical environment encouraging health and wellbeing, attractive active environments and travel options, and secure, inclusive and integrated neighbourhoods. Further requirements in relation to safe and secure active travel routes are set out in policies S2:3 and M17:1-4.</p>
93 Planning policies should: plan positively for the provision and use of community facilities and other local services; guard against the unnecessary loss of valued facilities and services; ensure that shops and facilities can develop and modernise; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	<p>The Infrastructure Delivery Plan sets out details of infrastructure projects which are expected to be delivered to support new development. Table 2 of the plan also outlines information in this regard.</p> <p>Policy S2:1-3 seeks to ensure that: the provision of development is co-ordinated with the delivery of infrastructure; community uses are retained and new facilities delivered; and that new development is located within easy walking distance of local facilities.</p> <p>Policy M18:1 guides the provision of new community facilities to reflect the needs of the existing and emerging communities they will serve.</p>

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	Policy M18:2-3 guards against the loss of existing community facilities and safeguards land required for the provision of such facilities.
95-96 A sufficient choice of school places should be available to meet the needs of existing and new communities and work proactively with delivery partners in relation to the provision of other public service infrastructure.	The Infrastructure Delivery Plan sets out details of schools which are expected to be delivered to support new development. Table 2 of the plan also outlines information in this regard.
97 Planning policies should promote public safety and take into account wider security and defence requirements.	Policy M1:4 requires public spaces to be designed to be safe and the design of buildings, open space and the private and public realm to be designed to reduce the fear of and opportunities for crime.
98 Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities.	Policy S2:6 states that Borough's Green Grid network (of which open spaces form part) will continue to be upgraded and expanded whilst policy S3:3 seeks to protect and enhance existing green spaces. Furthermore, policy M14:1 requires new development to contribute to the Green and Blue Infrastructure network. The evidence base includes an Open Space Report, a Playing Pitch Study and a Green Infrastructure Paper which provides an update on provision.
99 Protects existing open space, sports and recreational buildings and land unless certain criteria are met.	Policy M14:3 ensures that Borough Open Spaces (which includes open space and sports pitches) will be protected in line with the criteria set out in the NPPF. Policy M18:2 protects existing community facilities which will include sports facilities (see plan glossary).
100 Protect and enhance public rights of way and access.	Public rights of way are part of the Borough's Green Grid network which policy S2:6 seeks to upgrade and expand. Policy M17:4 requires development to protect public rights of way and upgrade routes where opportunities exist.
101-103 Land can be designated as Local Green Space if this meets certain criteria and will be subject to the same policies as areas designated as Green Belt.	Areas designated as Protected Local Green Spaces are shown on the Policies Map and the justification for these is set out in the Green Infrastructure Paper. Policy M14:2 sets out the policy which will apply to these areas and cross refers to Green Belt policy in this respect.
9. Promoting sustainable transport (paras 104-113)	
104a-c Transport issues should be considered from the earliest stages of plan-making so that the potential impacts of development on transport networks can be addressed, opportunities from existing or proposed transport infrastructure are realised and opportunities to promote walking, cycling and public transport use are identified and pursued.	Transport issues have been considered throughout the preparation of the plan through the evidence base including strategic transport modelling work, and engagement with relevant partners. The Infrastructure Delivery Plan sets out a number of transport related projects which are coming forward in the Borough, some of which are already underway. More strategic transport projects are included in the Infrastructure Diagram (Diagram 2).
105 Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.	Policy S1:1 to S1:3 focusses development in particular locations which minimise the need to travel and provide a choice of transport modes. This is reinforced in policy S2:3.
106a Support a mix of uses to minimise the number and length of journeys	Strategic allocations within Central Dartford (policies D4, D5, D6) are within an area where there is already a mix of uses and they also include provision for leisure, office, retail and commercial uses as well as residential. The strategic allocation at Ebbsfleet Central (policy E4) includes a mix uses which include residential, offices, retail and community facilities. The strategic allocation at Alkerden and Ashmere (policy E5) is for a large residential development supported by community and commercial uses focused on a District and Local Centre. These policies are in line with the focus for development set out in policy S1:3 which will ensure that the number and length of journeys is minimised.
106b Planning policies should be prepared with the active involvement of highways authorities, transport operators and neighbouring councils	The Duty to Cooperate Compliance Statement demonstrates that there has been active engagement with highways authorities and neighbouring councils throughout the preparation of the Local Plan.
106c Identify and protect routes which could be critical in developing infrastructure to widen transport choice	Diagram 2 indicates the extension of the Fastrack route and the roads subject to strategic highway improvement. Policy M16:4 safeguards land required for potential improved rail connectivity between Abbey Wood and Ebbsfleet International.
106d Provide attractive and well-designed walking and cycling networks with supporting facilities.	Policy M17:1 and M17:4 requires the provision of attractive, well-designed, safe and convenient walking and cycling routes and the provision of supporting facilities.
106e Provide for any large scale transport facilities that need to be located in the area	As set out above, the plan makes provision for strategic highways improvements and potential for improved rail connectivity between Abbey Wood and Ebbsfleet International.
107-108 Local parking standards should take into account a number of factors (including the need to ensure an adequate provision of spaces for charging plug-in vehicles) and maximum parking standards should only be set where there is a clear justification.	The Parking Standards Supplementary Planning Document sets out local parking standards and this is referred to in policy M17:5. The policy also sets out the requirements in relation to electric vehicle charging points.
109 Importance of providing adequate overnight lorry parking facilities, taking into account any	This issue is considered principally at a more strategic level and the Council has not had any new

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local shortages.	evidence by the highways authorities that overnight lorry parking facilities are required In the Borough.
10. Supporting high quality communications infrastructure (paras 114-118)	
114 Support the expansion of electronic communications networks.	Policy S2:5 states that physical infrastructure will be coordinated with providers and companies to serve development, and new high quality and advanced communications infrastructure developments will occur in line with national policy.
11. Making effective use of land (paras 119-125)	
119-120 Planning policies should promote an effective use of land in meeting the need for homes and other uses. Policies should set out a clear strategy for meeting needs in a way which makes as much use as possible of previously-developed or 'brownfield' land.	<p>Policy S1:1 focusses development at planned locations to secure brownfield land re-use, amongst other things.</p> <p>Policy S1:2 directs development to brownfield land not within the Green Belt.</p> <p>Policy S1:2 and 3 refer to directing growth and development at the strategic allocations and the growth locations of Central Dartford and Ebbsfleet Garden City. These areas contain many brownfield land sites.</p> <p>Policy S4:4 requires planning decisions to have close regard to the target for 80% of new homes to be located on brownfield land.</p> <p>Policy M9:2 seeks to ensure that larger unplanned windfall residential development is located on brownfield land unless the Council does not have a five year supply of deliverable housing land.</p>
124-125 Planning policies should support development that makes efficient use of land and plans should contain policies to optimise the use of land in their area. This should take into account: the needs for different types of housing, the availability of land suitable for accommodating it; market conditions and viability; the availability and capacity of infrastructure and services; the character and setting of the area; and the importance of securing well-designed, attractive and healthy places.	Policy M1:3 sets out a design-led approach towards achieving the appropriate scale and density of development on sites.
12. Achieving well-designed places (paras 126-136)	
127 Plans should set out a clear design vision and expectations, reflecting local aspirations and the area's defining characteristics.	The Borough Vision refers to excellent built environments, retaining and enhancing individual identity and sense of place, and, sensitive integration of new settlements with existing communities. Strategic objective W1 seeks to achieve cohesive and attractive neighbourhoods with a sense of place whilst objective W3 refers to well-designed new housing and G1 aims for quality and sustainable built design. Policy M1 sets out detailed and clear expectations in relation to achieving good design in new development.
128-129 Planning authorities should prepare design guides and codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.	Policy M1:1 requires development to be designed in line with the National Design Guide and the National Model Design Code. Subsection (f) refers to local design guidelines and design codes.
130 Planning policies should ensure that developments: function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible and which promote health and well-being.	Policy M1 sets out requirements in relation to the design of development in the Borough which takes into account all the factors outlined in para 130 of the NPPF.
131 Ensure that trees are incorporated into developments, these are maintained and that existing trees are retained wherever possible.	<p>Policy M15:3 seeks to ensure that landscaping schemes for new developments include trees and that these are managed and maintained over the lifetime of the development.</p> <p>Policy M15:4 seeks to retain existing trees within development proposals wherever possible and that, where retention is not feasible, appropriate replacement provision is made.</p>
13. Protecting Green Belt land (paras 137-151)	
137-138 set out the aim and purposes of Green Belts	Policies S1:9 and M13:1 reflect the aim and purposes of the Green Belt set out in national policy.
139-143 refer to the extent of Green Belts which should only be altered where exceptional circumstances are fully evidenced and justified.	The general approach set out in policy S1 and the Policies Map Changes show that the Council has not identified any exceptional circumstances to justify any strategic release of the Green Belt though the Housing Policies Topic Paper addresses the small scale release of Green Belt to provide gypsy and traveller pitches.
144 allows villages to be included in the Green Belt where they make an important contribution to	The Policies Map shows the extent of the Green Belt. Most villages are excluded but there are some

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the openness of the Green Belt.	more sporadic areas of development which are included in the Green Belt.
147-151 set out the approach towards proposals in the Green Belt.	Policy M13:1-9 and 11-14 set out the criteria for considering proposals located within the Green Belt in accordance with national policy.
14. Meeting the challenge of climate change, flooding and coastal change (paras 152-173)	
153-154 Plans should take a proactive approach to mitigating and adapting to climate change. New development should avoid increased vulnerability to the range of impacts arising from climate change and help to reduce greenhouse gas emissions through its location, orientation and design.	<p>Policy S3:1 requires development to mitigate and adapt to the effects of climate change, minimise carbon emissions and reduce the need to travel by including a package of bespoke measures at an early stage.</p> <p>Policy S3:4 and S3:5 relates to flood risk management, including the application of the sequential approach towards the location of development and the need to deliver/ maintain strategic flood defences (see under paragraphs 159-169 below).</p> <p>Policy S3:6 requires natural resources, waste and water to be efficiently managed and reused whilst policy S3:7 requires developments to minimise energy consumption, regulate internal temperatures, provide appropriate natural shading and allow for other new sustainable technologies to be incorporated in the future. More detailed provisions are set out in a number of development management policies, in particular policy M3:1 to M3:7.</p> <p>The role of sustainable and active travel modes and Green and Blue Infrastructure in mitigating and adapting to the effects of climate change is also recognised in policy S3:2 and S3:3 which is taken forward in a number of subsequent development management policies.</p>
155 Plans should provide a positive strategy for energy from renewable and low carbon sources while ensuring that adverse impacts are addressed satisfactorily and identify opportunities for development to draw its energy supply from such sources.	Policy S3:7 requires development to incorporate renewable or low/ zero carbon energy sources and policy M3:7 provides more detailed requirements in this regard. The approach towards developments for low/ zero carbon technology and installations is set out in policy M3:7.
159-169 Inappropriate development in areas at risk of flooding should be avoided. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Plans should be informed by a strategic flood risk assessment. The sequential approach should be applied but, if this it is not possible for development to be located in areas with a lower risk of flooding, the exception test should be applied. Major developments should incorporate sustainable drainage systems.	<p>A new level 1 and 2 Strategic Flood Risk Assessment has been produced to support the Local Plan. The Flood Risk Sequential Approach Paper sets out the justification for including residential sites at risk of flooding as allocated sites and potential areas of future development in the Publication Local Plan and deliverable/ developable for development in the Strategic Housing Land Availability Assessment.</p> <p>Policy S3:4 applies the sequential approach towards the location of development and policy M4:3 and M4:4 further applies the sequential and exception tests.</p> <p>Policy S3:5 requires the delivery/ maintenance of existing and future local and strategic flood defences, policy M4:2 requires that development does not constrain the future management, maintenance and upgrading of these, as well as contributing to the delivery of the Thames Estuary 2100 (TE2100) plan, and policy M4:5 requires development to make sufficient space and provision for flood defences and future river levels. Paragraphs 5.45 and 5.46 set out further information in relation to the TE2100 plan.</p> <p>The strategic flood defence zone and the tidal flood defence raising zone are identified in the Infrastructure Diagram (Diagram 2).</p> <p>Policy M4:6 sets out the requirements for the provision of sustainable drainage systems whilst recognising the need to protect groundwater quality in Groundwater Source Protection Zones.</p>
170 In coastal areas, planning policies should take account of the UK Marine Policy Statement and marine plans.	Paragraph 5.47 recognises that the South East Marine Plan was adopted in June 2021. This will be taken into account for relevant planning applications which come forward.
171-173 Relate to Coastal Change Management Areas where areas are vulnerable to coastal change.	Not applicable in Dartford Borough as the coastline/ River Thames is and will continue to be subject to flood protection measures through the Thames Estuary 2100 plan.
15. Conserving and enhancing the natural environment (paras 174-188)	
174 Protect valued landscapes	There are no identified valued landscapes designated in Dartford's current or proposed Local Plan, but policy M15:3 requires new developments to be designed and laid out in a way which is sympathetic to their landscape setting. The physical suitability assessment of sites in the SHLAA also takes into account landscape, amongst other factors.
174, 175 and 179 Protect the hierarchy of sites of biodiversity or geological value, priority species and	Sites of Special Scientific Interest, regionally important geological/ geomorphological sites and local

NPPF Paragraph	Evidence and Local Plan Approach
priority habitats; provide net gains for biodiversity; and identify, conserve and enhance networks of habitats and green infrastructure.	<p>wildlife sites are identified on the Policies Map and protected under policies S1:5 and M15:1 of the plan. There are some changes to the boundaries of these which are shown in the Policies Map Changes document. Whilst there are no internationally important biodiversity sites within the Borough, proposals in the east of the Borough have the potential to impact on the North Kent Special Protection Areas and Ramsar sites and the policy makes provision for screening, assessing and mitigating impacts on these.</p> <p>Policy M15:1 also protects priority habitats, other irreplaceable habitats and priority species, and areas of ancient woodland (a priority habitat) are shown on the Policies Map.</p> <p>Policy S3:1 makes reference to achieving biodiversity net gain and policy M15:2 sets out Dartford Borough's approach towards achieving biodiversity net gain, in line with forthcoming national requirements.</p> <p>Diagrams 3 and 10 in the Plan identify a strategic green grid and the glossary makes clear that this comprises an interconnected multi-functional network of Green and Blue Infrastructure, habitat/ landscape corridors, footpaths, cyclepaths and non-motorised public rights of way. Policy S1:5 seeks to improve ecological networks, policy S2:6 aims to upgrade and expand the green grid network, whilst policy S3:3 seeks to protect and enhance green space, habitats and tree coverage. Achieving improved networks of habitats and green infrastructure are realised in more detail through policies M14 and M15.</p>
174 Protect soils and recognise the benefits of the best and most versatile agricultural land.	<p>Policy M13:10 requires that development must not result in the loss of the best and most versatile agricultural land or disturb or damage soils of high environmental value.</p> <p>The physical suitability assessment of sites in the SHLAA also takes into account the agricultural land grade.</p>
174 Prevent unacceptable risks from soil, air, water or noise pollution or land instability	Policy M2:1 requires that development must not result in unacceptable material impacts in respect of these matters.
174 Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land	Policy M2:1 requires that development must not result in unacceptable material impacts in respect of these matters and M2:3 sets out further detail in respect of development on or in the immediate vicinity of landfill sites.
176-178 Protects National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts.	Not applicable as the Borough does not contain and is not in close proximity to any land subject to these designations.
182 Presumption in favour of sustainable development does not apply where the plan is likely to have a significant effect on a habitats sites unless an appropriate assessment has concluded that the plan will not adversely affect the integrity of the habitats site.	The plan has been subject to Habitats Regulations Assessment and the recommendations have been taken on board. The approach is set out in policy M15:1 and paragraphs 5.132-5.134 of the plan.
183-188 Planning policies should ensure that sites are suitable for their proposed use taking account of ground conditions, land instability, contamination, noise, light pollution, air quality and the agent of change principle.	Policy M2 reflects these issues and they have also been taken into account in the physical suitability assessment of sites in the SHLAA.
16. Conserving and enhancing the historic environment (paras 189-208)	
189 Heritage assets should be conserved in a manner appropriate to their significance.	<p>Listed buildings, scheduled monuments and conservation areas are shown on the Policies Map. These, together with geoarchaeological SSSIs are shown on Figure 9 of the Plan.</p> <p>Policy S1:4 outlines that heritage assets will be conserved and enhanced in a manner appropriate to their significance. The approach set out in policy M5:1-4 reflects the significance of the heritage asset and policy M5:5-9 sets out the specific approaches towards different types of asset. Policy M6:3, 5 and 6 also takes into account the significance of heritage assets.</p>
190 Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk.	<p>The Borough Vision seeks to retain and enhance the individual identity, and sense of place and heritage, of Dartford's established towns and villages, as well as preserving valued and sensitive townscapes. Strategic objective G2 aims to recognise and respect heritage assets so that Dartford's historic environments are enjoyed by current and future generations.</p> <p>Policy M6 articulates the borough's historic environment strategy in more detail, including in relation to heritage assets at risk and non-designated heritage assets.</p>

NPPF Paragraph	Evidence and Local Plan Approach
17. Facilitating the sustainable use of minerals (paras 209-217)	
209-217 This section is most relevant to the formulation of policies in minerals and waste local plans. Paragraph 210 refers to safeguarding mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas, both of which have been identified in the Kent Minerals and Waste Local Plan and which are relevant to bringing sites forward for development in Dartford Borough.	The physical assessments of sites in the SHLAA took account of identified minerals safeguarding areas as set out in the SHLAA Methodology and the SHLAA Summary Compendium. Minerals safeguarding is referred to in policy E6 in respect of potential future development a North of London Road Area, Swanscombe.

Planning Policy for Traveller Sites

PPTS Paragraph	Evidence and Local Plan Approach
4a and 7 Local planning authorities should make their own assessment of need for permanent and transit accommodation over the lifespan of the plan and this should be used to inform the preparation of the local plan.	A Gypsy and Traveller Accommodation Assessment was carried out in 2019 which sets out the needs for the first five years and over the longer term to 2035. The Meeting the Needs of Gypsies, Travellers and Travelling Showpeople Report September 2021 provides an update of needs in the Borough.
9 and 10 Set a pitch and plot targets for gypsies, travellers and travelling showpeople. Identify a 5 year supply of deliverable sites and a supply of developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.	Policy M12:1 outlines the pitch and plot requirements to 2026 and the actions to deliver a five year supply of sites, including the allocation of two sites. Further information is set out in the Meeting the Needs of Gypsies, Travellers and Travelling Showpeople Report September 2021.
11 Set out criteria to guide land supply allocations where there is an identified need	Policy M12:1 includes actions which are being taken to meet identified need and policy M12:2 sets out criteria that will be applied.
11 Where there is no identified need, include criteria-based policies to provide a basis for decisions	Policy M12:2 sets out criteria that will be applied.
13 Ensure that traveller sites are sustainable according to a number of criteria	Policy M12:2 sets out a number of criteria which will be applied in accordance with the PPTS, including scale relative to the surrounding community, the need to avoid significant detriment to residential amenity and the need to be located reasonably close to a range of services and facilities.