

Mr Ian Kemp
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By email

Our ref: KT/2006/000153/CS-
08/EW1-L01

Your ref: DBC Examination

Date: 10 May 2022

Dear Mr Kemp

**Dartford Borough Council Local Plan Examination Stage 1 - Matters, Issues
and Questions identified by the Inspector**

Thank you for consulting us with the above matters and questions. We have reviewed the list of questions and provide our commentary in the attached note.

Yours sincerely

Sophie Page

**Mrs Sophie Page
Planning Specialist**



**Environment Agency response to Dartford Borough Council
Local Plan Examination Stage 1 –
Matters, Issues and Questions identified by the Inspector**

Matter 1- Procedural and legal requirements including the Duty to Co-operate

Issue 1

Whether the Council has complied with the Duty to Co-operate in the preparation of the Dartford Local Plan.

Other strategic matters

1.8 Are there any other relevant strategic matters in relation to the Duty to Cooperate?

Land in the North East corner of the Borough, abutting the Thames, has been identified in the TE2100 Plan as a potential site for a future Thames flood barrier. Named as Long Reach, the TE2100 Plan sets out that this land should be safeguarded against development until such time that a comprehensive assessment including sea level rise due to climate change, is complete and a location is confirmed.

1.9 If so, how have they been addressed through co-operation and what is the outcome of this? How have these informed the plan's policies?

We have met with Dartford Borough Council under the Duty to Cooperate and have agreed wording and use of a map that is included in the Core Strategy and referenced in the relevant policies. Representatives from Dartford Borough Council attend the Estuary-wide Thames Tidal Forum with other Thames facing Councils to work together and share best practice.

1.10 Are there any strategic cross-boundary issues in relation to any of the proposed site allocations and any general policies, and if so, how have they been considered via the Duty to Cooperate?

As above.

Issue 2 Whether the Council has complied with relevant procedural, legal and other requirements

Sustainability Appraisal

1.23 Having regard to Appendix C of the SA, can the Council advise whether the reasonable alternatives were assessed to the same level of detail as submitted plan option (preferred option) including any consideration of whether any residual negative effects of alternatives could be mitigated?

We were consulted on the Sustainability Appraisal and provided detailed comments.

We are preparing a note about the suitability of historic landfills for redevelopment, in consultation with Dartford Borough Council. Our response to the consultation on the SA did highlight that there is a risk that allocated sites that are brownfield land would not be subject to the Sequential Test. We recommend that brownfield sites are allocated sequentially to ensure that development is proposed in areas at the lowest risk of flooding.

Climate Change

1.24 Does the plan accord with s19(1A) of the Planning and Compulsory Purchase Act (2004) (as amended) by including policies that are designed to secure that the development and use of the land in the Borough contribute to the mitigation of, and adaptation to, climate change?

Yes, it is our view that the plan does accord with s19(1A) of the Planning and Compulsory Purchase Act (2004) (as amended) as it relates to the remit of the Environment Agency.