

DARTFORD LOCAL PLAN



AUTHORITY MONITORING REPORT

Monitoring development and the Borough's environment and neighbourhoods allows assessment of the impact of planning, and how policy should be updated.

This report looks at changes over the past financial year 2020/21.

Dartford Planning Policy Team



DARTFORD
BOROUGH COUNCIL

2020-21

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1. Introduction and Structure

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to prepare a report containing information relating to the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved. This report is the Authorities Monitoring Report.
- 1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the contents that the Authorities Monitoring Report must include. The minimum inclusions for the report, set by the Regulations are:
 - a) The title of any local plans or supplementary planning documents, including the timetable set by the Local Development Scheme and the stage the document has reached in its preparation, if it is behind schedule this must also be explained;
 - b) A statement of any local plan or supplementary planning document that has been adopted within the review period;
 - c) Reasons why any policies are not being implemented and the steps that will be taken to ensure the policy is implemented;
 - d) Numbers of net additional dwellings and/or net additional affordable dwellings, if specified by policy in a local plan, this must be stated for the time period in review and also since the policy was first adopted;
 - e) Details of any neighbourhood development plans/ orders;
 - f) Information as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010; and
 - g) Details of what cooperative action the authority has taken with another local planning authority, county council prescribed person/body under Section 33A of the Act, during the time period in review.
- 1.3 Where relevant to Dartford, the above listed information is provided within this report. Points a), e) and g) can be found below in section 2. Points b) and c) are not relevant to Dartford. Point d) can be found below in section 4 and point f) will be published separately in Dartford's CIL report.
- 1.4 This is the fifteenth Authorities Monitoring Report (AMR) that Dartford Borough Council has produced. It monitors the period between 1 April 2020 and 31 March 2021.
- 1.5 This report monitors development covering the entire Borough – including the Ebbsfleet Garden City which actually sits within the boundaries of Dartford and Gravesham Borough Councils. The Ebbsfleet Development Corporation (EDC), was set up by the Government in 2015, has planning authority to manage planning applications that relate to development within their boundaries. It does not have plan-making powers, and therefore Dartford's Local Plan policies apply in the EDC area that sits within Dartford.
- 1.6 Accordingly, it should be noted that the inclusion of Ebbsfleet means some outputs derive from applications not received/ determined by the Borough Council. The EDC's [Implementation Framework](#) sets out the vision for Ebbsfleet Garden City through integrating masterplans.
- 1.7 This report follows the following structure
 - i. Introduction to the legalities of an AMR and the structure of the report

- ii. Details of Dartford's Local Development Plan, including at the County Council level as well as introduction the Dartford context
- iii. An introduction to the monitoring indicators will be provided
- iv. Lastly chapters 5 through to 7 will evaluate the performance of the Local Plan policies.

2. Dartford's Local Plan and Context

Statutory Development Plan

2.1 Dartford's statutory development plan is currently made up of:

- The Dartford Core Strategy (2011)
- The Dartford Development Policies Plan (2017)
- Kent Minerals & Waste Local Plans

2.2 The Development Policies Plan was adopted in July 2017, complementing the Core Strategy. The council issued a draft report, drawing from monitoring information, in relation to reviewing the performance of the Core Strategy in line with legislation (as it is more than five years old). Following this, the Council is progressing with a new Local Plan that has been through two stages of Regulation 18 consultation and is currently at a second stage of Regulation 19, it is expected that the emerging Local Plan will be submitted to the Inspectorate by the end of 2021.

2.3 Kent County Council (KCC) adopted The Kent Minerals & Waste Local Plan (2020) which forms part of Dartford's Statutory Development Plan.

Other Planning and Infrastructure Policy

2.4 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in April 2014. The Charging Schedule set out the types of development liable for CIL and the rates payable.

2.5 The Development Plan is also supported by the following Dartford Supplementary Planning Documents (SPDs):

- Dartford Parking Standards SPD (2012)
- Dartford Northern Gateway SPD (2012)
- Dartford Housing Windfall SPD (2014)
- Dartford Town Centre Framework SPD (2018)

2.6 Stone Parish Council is preparing a Neighbourhood Plan for its area. This was submitted to Dartford Borough Council in early 2021 and was subject to a 6 week period of consultation in May/June 2021. The Plan is currently undergoing Examination. It does not yet form part of the Development Plan for Dartford Borough.

Local Development Scheme

2.7 The Council published a [Local Development Scheme \(LDS\)](#) in early 2021, which has subsequently been revised and updated (July 2021 LDS document)¹. The LDS programme reviews existing policy and requirements, to set out the delivery of a new planning policy framework for the Borough. Table 1 below gives the position on the preparation of the Council's Local Plan against the LDS in force March 2021.

¹ www.dartford.gov.uk/data/assets/pdf_file/0011/1185878/Local-Development-Scheme-July-2021.pdf

Table 1 Progress with the Local Development Scheme

Title of Document	Subject of Document	Stages in Preparation Completed	2020/21 LDS Targets Met?	Future Stages to be completed
New Local Plan	A revised strategic approach for the Borough, including accounting for the new national policy, the Duty to Cooperate; progress on developments in the EDC area and national infrastructure decisions. To be informed by major new technical studies.	<ul style="list-style-type: none"> ✓ Initial evidence gathering ongoing ✓ Regulation 18 consultation in Summer 2018 ✓ Second Regulation 18 public consultation in 2020. ✓ Regulation 19 public consultation in 2021 	Yes, the emerging Local Plan was published in quarter 1 2021 as planned by the LDS. However, due to unforeseen circumstances outside of the Council's control, the Plan now needs to be re-published which may mean submission will be slightly delayed	<ul style="list-style-type: none"> • A second period of Regulation 19 in 2021. • Submission
CIL Charging Schedule	The CIL charging schedule sets out the levies that will be charged alongside development in order to support infrastructure delivery	NA	No action planned until 2022	

Future Policy Production

- 2.8 Further work and evidence gathering is ongoing for the new Local Plan with a second period of consultation, under Regulation 19, autumn 2021 followed by submission by the end of the year. There is considerable uncertainty at present as to the form of future Local Plans, due to potential new legislation. On adoption of the new Plan, the Council has committed to reviewing if a new CIL Charging Schedule is necessary. There is also the option of further/revising SPDs.

Cooperation with Neighbouring Councils and Prescribed Bodies

- 2.9 The number and type of meetings held in the 2020/21 monitoring year are highlighted below. Further detail can be found within the tables at appendix A. Within the monitoring year, around 129 formal cooperation meetings recorded on key topics as occurring with Dartford, including:
- 51 regarding growth and infrastructure, namely with Kent County Council and neighbouring Borough Councils Gravesham, Sevenoaks and Bexley, including meetings regarding social infrastructure;
 - 33 regarding transport, including the Lower Thames Crossing, Fastrack service and highway upgrades, namely with Kent County Council and Highways England;
 - 21 regarding the delivery of Ebbsfleet Garden City, namely with the Ebbsfleet Development Corporation and Gravesham Borough Council;

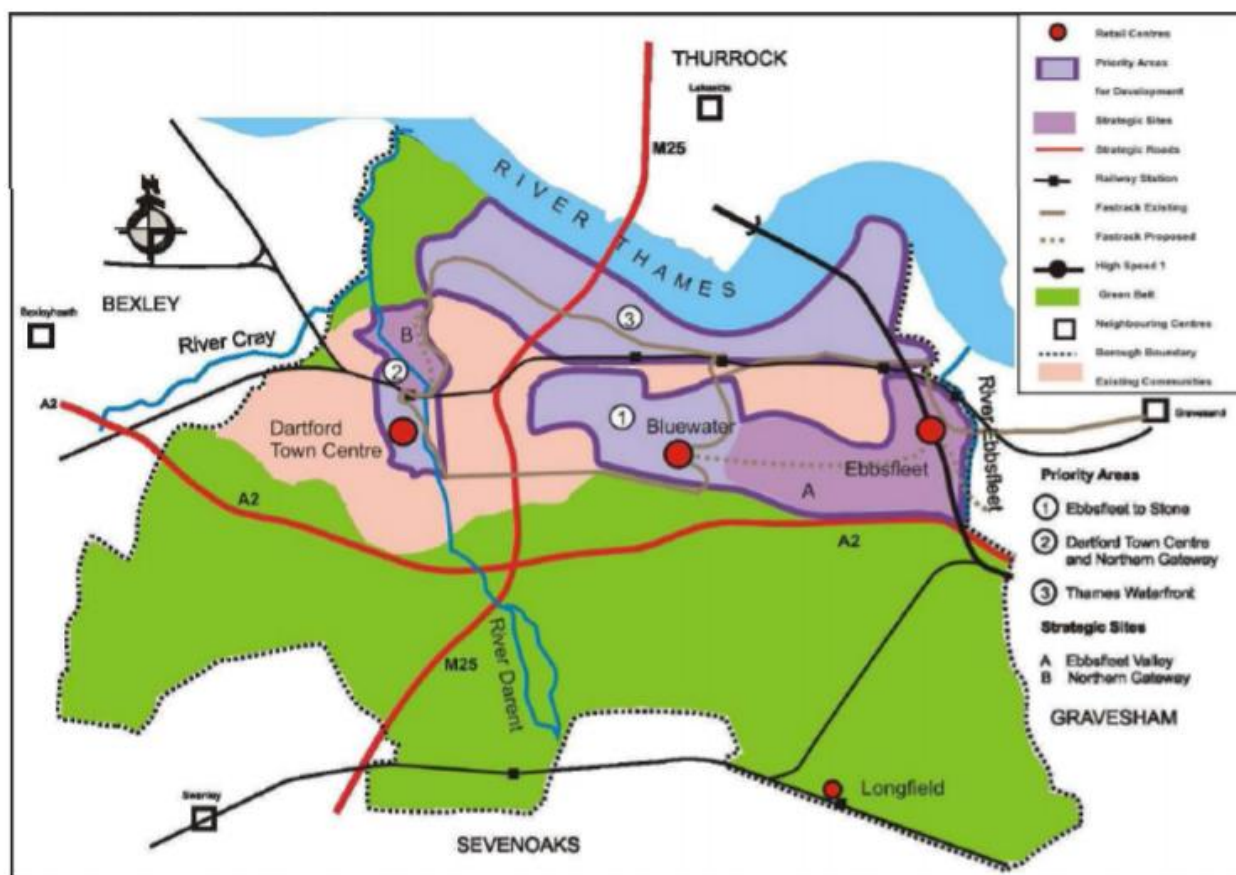
- 24 with various neighbouring Local Planning Authorities specifically on the production and progress of the emerging Local Plan

2.10 Further information regarding Dartford's Duty to Cooperate can be found published on [Dartford's website](#).

Characteristics of Dartford

- 2.11 Dartford is situated in the northwest of the County of Kent, bordering Greater London. The Borough is the smallest of the 12 Kent districts, covering an area of 7,600 hectares however it is the most densely populated. According to the ONS 2018 mid-year projections, there are some 15.1 persons per hectare in Dartford. In comparison, the Kent average is 4.4 people per hectare.
- 2.12 Dartford is at a pivotal point within the Thames Gateway area, between London and the rest of Kent, and has excellent connections via the strategic road network, including the M25, and rail services, most notably from Ebbsfleet International Station.
- 2.13 The Borough has two distinct areas as recognised in the [Core Strategy](#). To the south lies Metropolitan Green Belt, consisting of open countryside with 12 villages and small hamlets. Detailed profiles of the Local Neighbourhoods within the Borough can be found on Dartford's [Planning Policy webpages](#). Further research-based background information relating to Dartford can also be found on this webpage.
- 2.14 To the north of the A2 lie the largely built-up areas of Dartford, Greenhithe, Stone and Swanscombe, interspersed with former chalk quarries that are now major brownfield sites of development interest. The Dartford Town Centre is also situated in the north of the Borough.
- 2.15 Very significant development is taking place within the northern half of the Borough, with the creation of new communities in the identified priority areas of Dartford Town Centre and the Northern Gateway, Ebbsfleet to Stone and the Thames Waterfront. This includes the commencement of the Ebbsfleet Garden City which has seen significant residential completions in recent years. As development comes forward in phases housing will continue to be delivered at varying rates across the upcoming years, accompanied by employment, retail and community provision.
- 2.16 Major developments have also been completed at Crossways Business Park and new residential communities at Ingress Park, Greenhithe, for example. Figure 1 below indicates where these priority areas are.

Figure 1 Dartford's Priority Areas



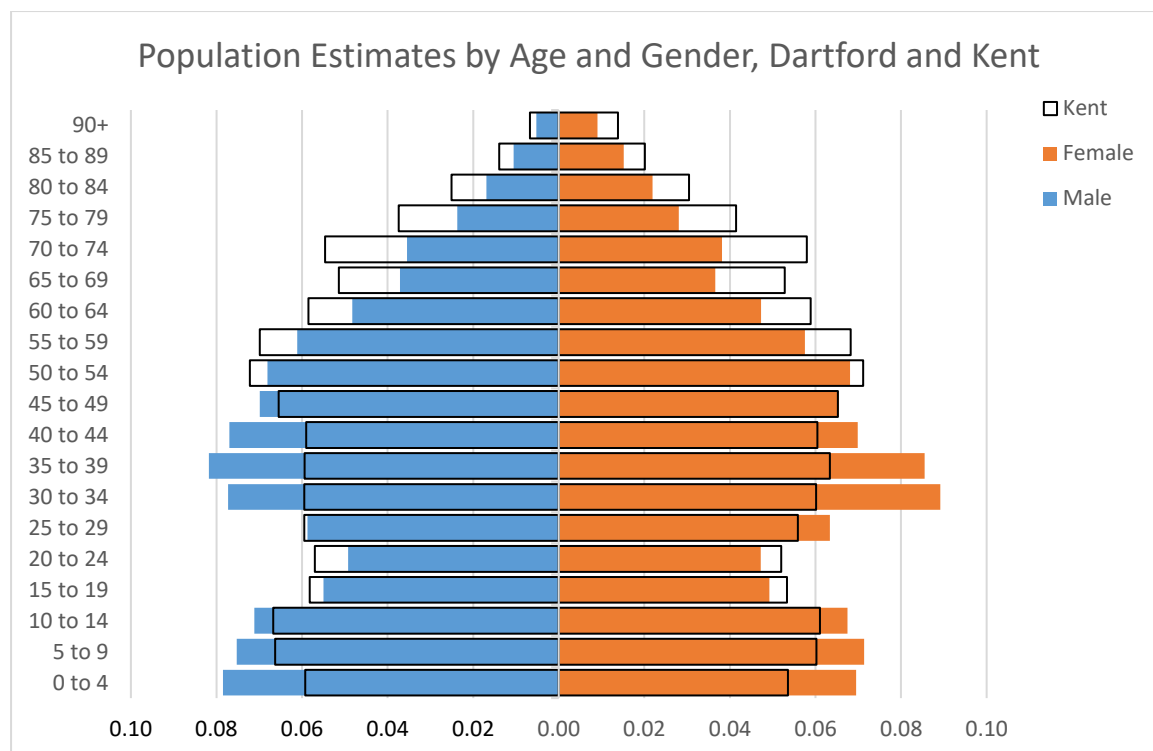
2.17 As a result of its geographical setting, and number of opportunities, Dartford receives high numbers of new residents and employees from outside of the Borough coming to settle or work here, particularly in the north of the Borough.

2.18 There are 4,850 businesses in Dartford, making up 8% of all business across the Kent County². In 2020 Dartford's unemployment rate rose from 2.9% in 2019 to 3.4%. The increased unemployment rate remained below both regional and national rates (3.9% and 4.6%). Despite the first Covid-19 lockdowns, between January and December 2020 87.8% of Dartford residents were economically active, higher than regional and national rates (81.6% and 79.1% respectively). Despite this, there are some areas of multiple deprivation within the Borough.

2.19 The average life expectancy in Dartford is 81 years, which is in line with the Kent and England averages (ONS). The average age is 37.4 which is lower than the Kent and regional averages.

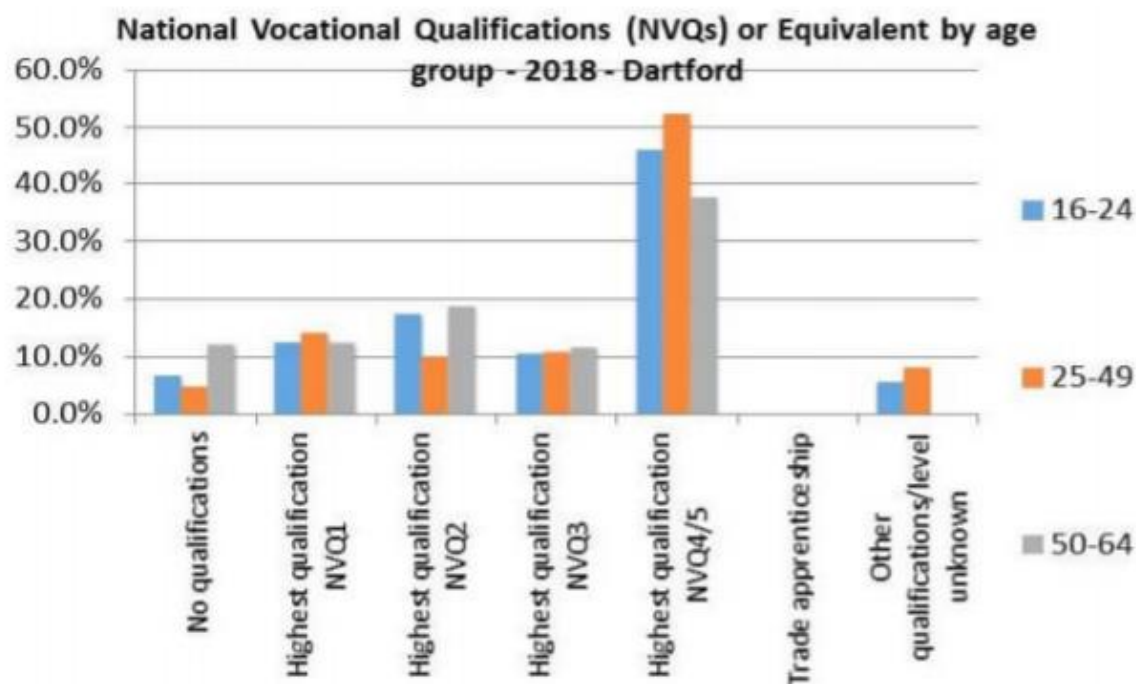
² ONS UK Business data, 2020

Chart 1 Population by Age and Gender 2019



2.20 The last Census data (2011) shows that Dartford has average levels of educational and skills attainment. Chart 2 below portrays the range of education levels per age group for Dartford residents. Nearly half (46%) of people living in Dartford have NVQ4/5 level qualifications (degree and above). However, more than one in ten of those over 50 have no qualifications.

Chart 2 Educational Achievements per Age Group



Source: APS

COVID-19

- 2.21 Kent County Council have created a dashboard of data to help capture the vulnerabilities of local authorities within Kent. The Vulnerability Index compares economic indicators that could suggest particular exposure amongst some authorities to the unique challenges of a COVID 19 economic recovery. Dartford has the lowest vulnerability score amongst all Kent authorities and is predicted to fair relatively well.

3. Monitoring Indicators

3.1 Chapter 16 of the Development Policies Plan sets out the monitoring framework.

3.2 Consequently, the ten Core Strategy objectives have been grouped together under three broad areas which mirror the tenets of sustainability – social, economic and environmental – contained in the NPPF. These are:

- Communities and Infrastructure
- Jobs, Shops and Leisure
- Environment

3.3 A total of 15 key monitoring themes are considered under these headings, each of which contains at least one primary indicator. The following sections will outline the key monitoring theme and primary indicator(s) for each of the Core Strategy objectives as grouped above. A summary table will be provided first followed by further detail and data.

3.4 The findings of this report show that all policies are being implemented.

3.5 Other useful sources of data on local development and demographic change include:

- Other publications by [Dartford Borough Council](#)
- Kent County Council
 - [Land and Property Data](#)
 - [Population and Census](#)
- National data sets
 - [NOMIS Labour Market Statistics](#) and census information
 - [ONS on a range of topics](#)

4. Communities and Infrastructure

4.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
CS1: Spatial Pattern of Development	DP1: Dartford's Presumption in Favour of Sustainable Development
CS6: Delivery and Implementation	
CS3: Northern Gateway Strategic Site	DP7: Borough Housing Stock and Residential Amenity
CS4: Ebbsfleet to Stone Priority Area	DP9: Local Housing Needs
CS5: Ebbsfleet Valley Strategic Site	DP10: Gypsy, Traveller and Travelling Showpeople Accommodation
CS6: Thames Waterfront	
CS11: Housing Delivery	
CS18: Housing Mix	
CS19: Affordable Housing	
CS20: Gypsies and Travellers	
CS15: Managing Transport Demand	DP3: Transport Impacts of Development
CS16: Transport Investment	DP4: Transport Access and Design
CS21: Community Services	DP21: Securing Community Facilities

KEY MONITORING THEME

Providing a sufficient quantity of new housing in the Borough

Primary Indicator(s)

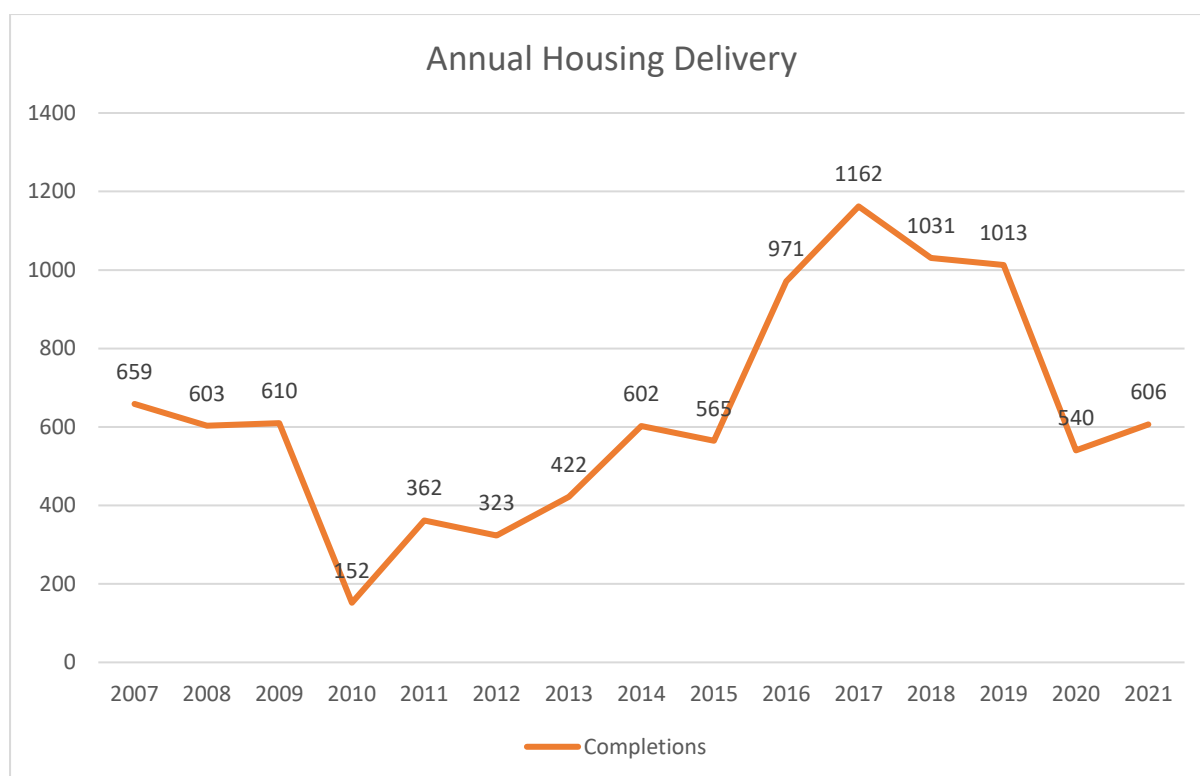
- Total new homes completed in reporting year
- 5 year deliverable housing supply
- Housing Trajectory (including cumulative delivery)

Primary Indicator	Contextual/ Detail as available	Monitoring Outcome (in brief)
Total new homes completed in reporting year	581 new build homes 32 homes created from conversions or changes of use 7 homes demolished (rebuilt into 12 homes, counted above)	606 net homes delivered

	1,000+ homes under construction	
5 year deliverable housing supply	The 5yr Housing Land Supply (HLS) is currently being updated in tandem with the Local Plan review. The Local Housing Need for the supply will be 750 homes per annum and our Housing Delivery Test means only a 5% buffer will apply.	The 2020 5 Year Housing Land Supply demonstrated 5.63 years' worth of supply
Housing trajectory	A full trajectory is being calculated as part of the current Local Plan review that is expected to be published autumn 2021. Therefore, a complete trajectory has not been made for this AMR.	9,621 dwellings have been delivered since the start of the plan period so far. The average rate of delivery since 2006 is 613 homes per year, which is above the average target of 585 set by the Core Strategy.

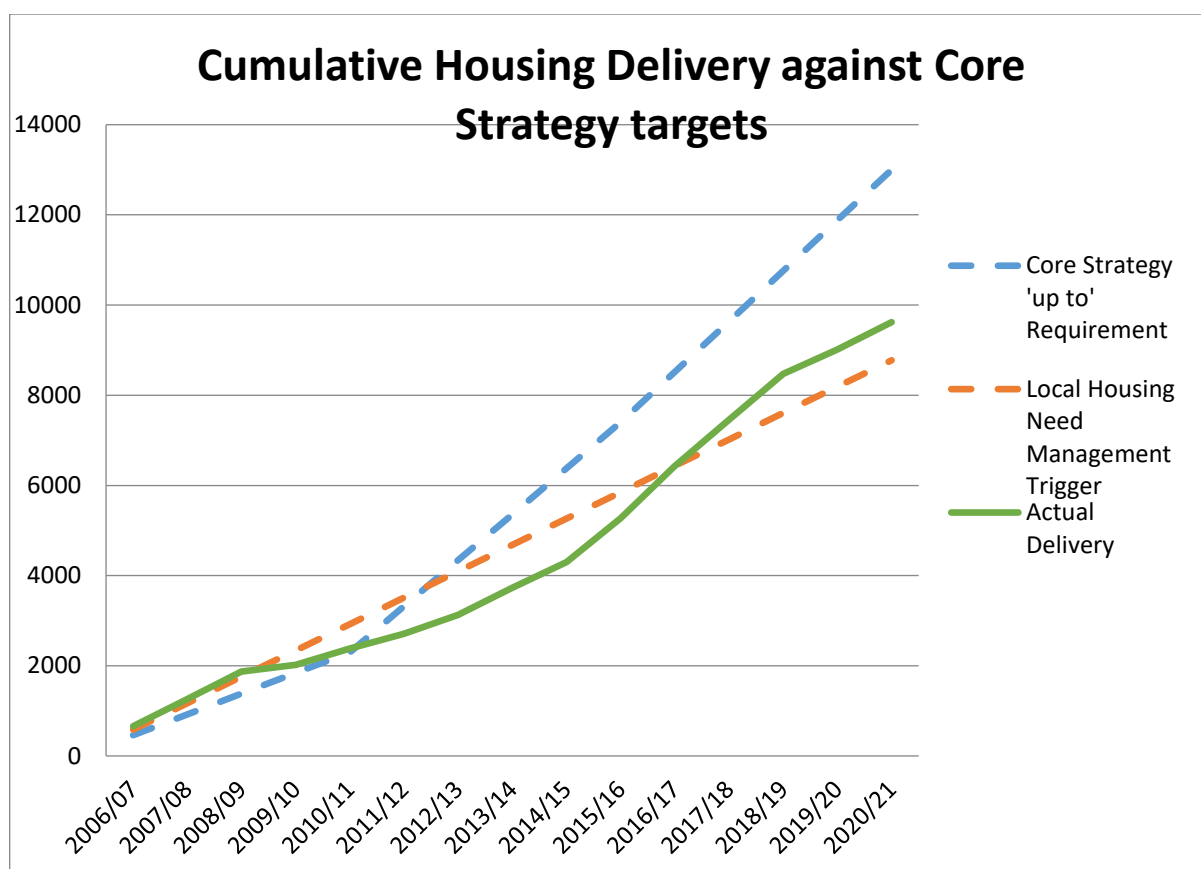
- 4.2 The number of net **new homes delivered in 2019-20 was 606. This is an increase** from last year's delivery at 540. This does not include the provision of one communal dwelling – an 8 bedroom House in Multiple Occupation (HMO). These years followed a number of successive years of very high delivery.
- 4.3 This year's delivery falls short of the local housing need figure (750 as of 2021 under the government's current methodology), but is above the Core Strategy minimum average target which is 585p.a. (11,700 minimum by 2026).

Chart 3 Annual Rate of Delivery Since 2006



- 4.4 Majority of completions (84%) within the monitoring year were delivered at either Strategic Development Sites - Ebbsfleet Garden City or Northern Gateway.
- 4.5 Since 2018 Dartford has easily passed, and exceeded, the Housing Delivery Test (HDT) with 181%, 161% and 117% respectively.
- 4.6 Chart 4 below shows that the Borough has delivered 9,621 dwellings since the start of the plan period so far. The average rate of delivery since 2006 is 613, which is above the rate identified in the Core Strategy to meet local needs (585).

Chart 4 Cumulative Housing Delivery against Core Strategy Targets



- 4.7 The Council's Core Strategy requirement is to deliver 'up to' 17,300 new homes across the plan period (2006-2026). This equates to an average annual requirement of up to 865 homes per year. The Core Strategy also included a Local Housing Need Management Trigger of 11,700 (this equates to an average annual requirement of over 585 homes per year). Reflecting both site capacity and local levels of need, the Core Strategy therefore effectively quantified housing requirements in a range.
- 4.8 The cumulative delivery of housing against the Core Strategy policy range (phasing up to 17,300 and the annual needs based target) is shown in Chart 4. **The green line, the level of completions, still illustrates aggregate supply by 2020/21 is within Core Strategy range.** With expected upper and lower levels in blue and red.
- 4.9 In order to meet the minimum target of 11,700, 2,079 further homes are needed over the next five years. This equates to 416 per annum and is expected to be highly achievable.
- 4.10 As of July 2021, there are 128 consented schemes resulting in extant permission for 10,940 dwellings, 1,287 of which are estimated to be under construction or site preparation.
- 4.11 The last (2020) [Five Year Housing Land Supply Paper](#) shows that the Borough has a deliverable future housing land supply of **5.63** years as assessed against standardised method Local Housing Need (LHN) figure. The five year housing supply for Dartford is currently being updated. It will be based on the reduced LHN of 750p.a. homes (3,938 requirement with buffer).

KEY MONITORING THEME

*Delivering suitable types of dwelling where family homes expected***Primary Indicator(s)**

- Percentage of new dwellings completed that are houses of 2 bedrooms or more for sites of up to 100 dwellings (outside Dartford Town Centre, Ebbsfleet Valley Strategic Site, and Thames Waterfront)

Primary Indicator	Contextual/ Detail	Monitoring Outcome (in brief)
Percentage of new dwellings completed that are houses of 2 bedrooms or more for sites of up to 100 dwellings (outside Dartford Town Centre, Ebbsfleet Valley Strategic Site, and Thames Waterfront)	At the time of the 2011 Census, 78% of the Borough's dwelling stock was made up of houses.	Of all dwelling types on small sites, that had completions within the monitoring year, 88% were 2+ bedroom homes and 75% were 2+ bedroom houses. Of all the houses, 98% will be 2 bedrooms or more.

- 4.12 Core Strategy Policy CS18 has a target of achieving a 70:30 ratio of houses to flats in terms of overall housing stock over the Plan period. Sites of over 100 dwellings should conform to this 70:30 ratio.

Large Sites

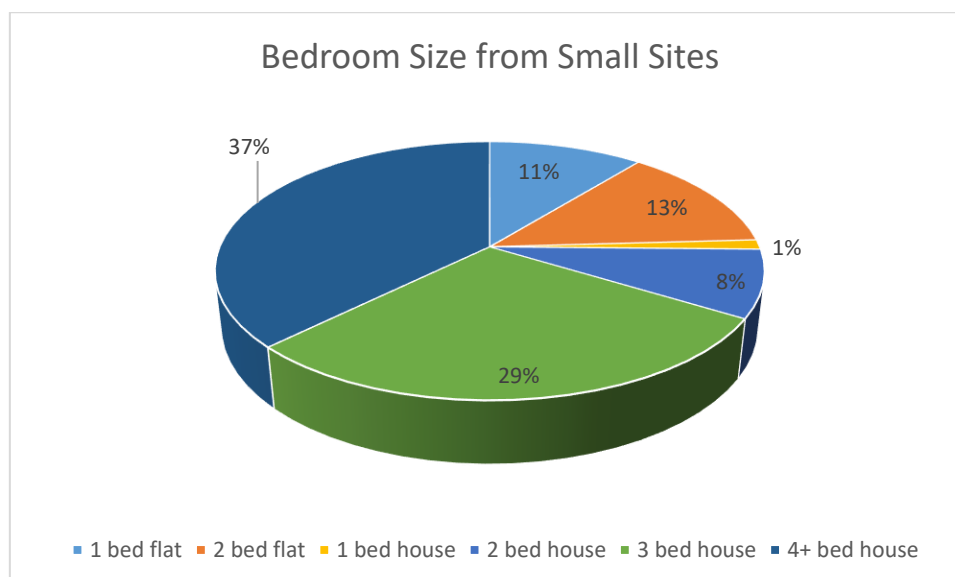
- 4.13 During this monitoring year five schemes of over 100 units recorded some completions. All of these sites have been, or will be, delivered over multiple monitoring years and it is therefore often not accurate to show the annual ratio from completions. However, from these five schemes taken together overall, will delivery 442 houses and 556 flats. This results in a 44:56 ratio.
- 4.14 These five schemes will cumulatively deliver 1,000 homes. Of which, 788 units (79%) will be homes with two or more bedrooms – 422 houses and 366 flats. This demonstrates that majority of dwellings on large sites are providing a good supply of 2 bedroom or more sized homes, regardless whether they are flats or houses.

Small Sites

- 4.15 On sites of less than 100 homes, the policy contains a presumption in favour of providing a majority of family houses of 2 bedrooms or more, with the exception of the main strategic sites, where a higher proportion of flats may be acceptable.

- 4.16 When looking at all schemes that were completed, or partially completed, within the monitoring year, the ratio of houses to flats was 76:24. This excludes the provision of a new care home (C2 use class) at West Hill that contributed to the overall delivery. This includes the total split from the Former Empire Bowls club that delivered over multiple years.
- 4.17 83 units were delivered within the monitoring year across small schemes, not in strategic locations, . Across all dwelling types, 88% of units will be two bedroom or more. This is an increase from 85% from 2019-20 and 62% in 2018/19.
- 4.18 Of all the houses, 98% will be 2beds or more (62 of the 63 dwellings).
- 4.19 Chart 5 below provides a breakdown of dwelling type and size on small sites (less than 100 units, excluding strategic site delivery). The largest proportion is 4+ bedroom houses (37%), followed closely by 3 bedroom houses (29%).

Chart 5 Dwelling Type and Bedrooms, Small Sites



Housing Size Space Standards and Accessible/Adaptable Dwellings

- 4.20 MHCLG publishes data on Energy Performance Certificates each quarter for new builds (this includes new builds, conversions and change of use). This data also provides average property size (m²) for new properties. This data should be treated with some caution, and it does not record numbers of bedrooms per new dwelling; however it is best available indicator of floor space, a more accurate measure of size.
- 4.21 During 2020/21 the average size of a new flat was 65m² and the average size of a new house was 110m². This is more or less in line with 2019/20 average sizes of flats and houses which respectively were 68m² and 104m².

- 4.22 When compared against the National Space Standards, these figures show the average flat meets criteria for a flat for 3 people (2 bedrooms). Additionally, the average house meets criteria for a 2 storey house for 5 people (4 bedrooms). This would include some dwellings permitted before the Standards were introduced in Dartford under policy DP8.
- 4.23 Policy DP8 looks at residential space and design in new developments. In the EDC area for 2020/21 287 dwellings were granted detailed consent, 100% of them being to the nationally described space standards.
- 4.24 In the non-EDC area, 622 dwellings were permitted within the monitoring year against the current Development Plan. Of these, it is known that 3 units will not achieve NDSS standards.
- 4.25 In addition to the above 622 consented dwellings, an additional Lawful Development Certificate was granted for 36 extant units. This application related to a permission consented in 2001 which was prior to the current policy and is yet to be completely delivered. It is not known if these units will meet the NDSS requirements but they were not conditioned to. Because these were technically consented outside of the monitoring year these are not included in the calculations relating to consents.
- 4.26 **Across the Borough as a whole, 909 units were consented and 906 achieved NDSS standards (99.7%).** This is in line with last year's achievement of 99.6%.
- 4.27 In the EDC area, 278 (97%) of consented units achieved M4(2) accessible and adaptable standard however there were no consents that met the M4(3) wheelchair use standard. This is a significant increase for M4(2) provision from last year's achievement of 61%, yet a decrease in M4(3) achievement, down from 2% last year.
- 4.28 Of the applicable consents in the non-EDC area up to 303 are conditioned to meet the M4(2) accessible and adaptable standard and 37 (6%) will meet M4(3) wheelchair use standard.
- 4.29 **Within Dartford Borough area as a whole therefore, 576 (63.4%) dwellings were consented which will potentially meet the M4(2) accessible and adaptable standard and 37 (4.1%) M4(3) units to be built for wheelchair use were approved.**

KEY MONITORING THEME

Planning decisions that meet housing needs, where some affordable housing is anticipated

Primary Indicator(s)

- Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings

Primary Indicator	Monitoring Outcome (in brief)
Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings	<p>95 affordable housing units were occupied within the monitoring year, bringing the total, since the beginning of the Plan period, to 2,228</p> <p>This represents 23% of the total housing supply over the Plan period.</p>

- 4.30 Core Strategy Policy CS19 requires developments in the urban area of 15 units or more or a site size of 0.5ha or more to deliver 30% of the units as affordable housing. In the rural area developments of 2 or more units are required to deliver 50% of the units as affordable housing. This latter requirement was complicated by government exemption for smaller sites of under 10 units.

Affordable Completions

- 4.31 Within the monitoring year 95 units that meet the current NPPF definition of 'affordable' have been transferred and occupied on the ground – 92 of these were constructed and occupied within the monitoring year and 2 were previously constructed but occupied within the monitoring year³. All units were delivered within Castle Hill, Ebbsfleet Garden City.
- 4.32 Within the monitoring year, a total of 499 units were delivered on sites of 15 units or more. These 499 units were delivered over nine different sites. Eight of the nine sites will or have been completed over multiple monitoring years with affordable provision either yet to come, already occupied or to be occupied on a neighbouring scheme, making it difficult to compare this year's affordable housing occupations to this year's overall housing completions on CS19 applicable sites. However if these caveats are set aside, as a snapshot this total would equate to 19% which is a decrease from the previous years and falls short of the 30% target.
- 4.33 Table 2 below presents the sites of 15 units or more that had completions. As can be seen, the delivery of the Garden City involves a large number of schemes that work together to provide the overall affordable housing provision. Table 2 does not list all schemes within the Garden City, only those that had completions within the monitoring year.

³ There is often a lag time between the point at which housing completions are recorded and the point at which affordable housing completions are recorded – which can cause some discrepancy in the data.

Table 2 Completions on Sites where CS19 applies

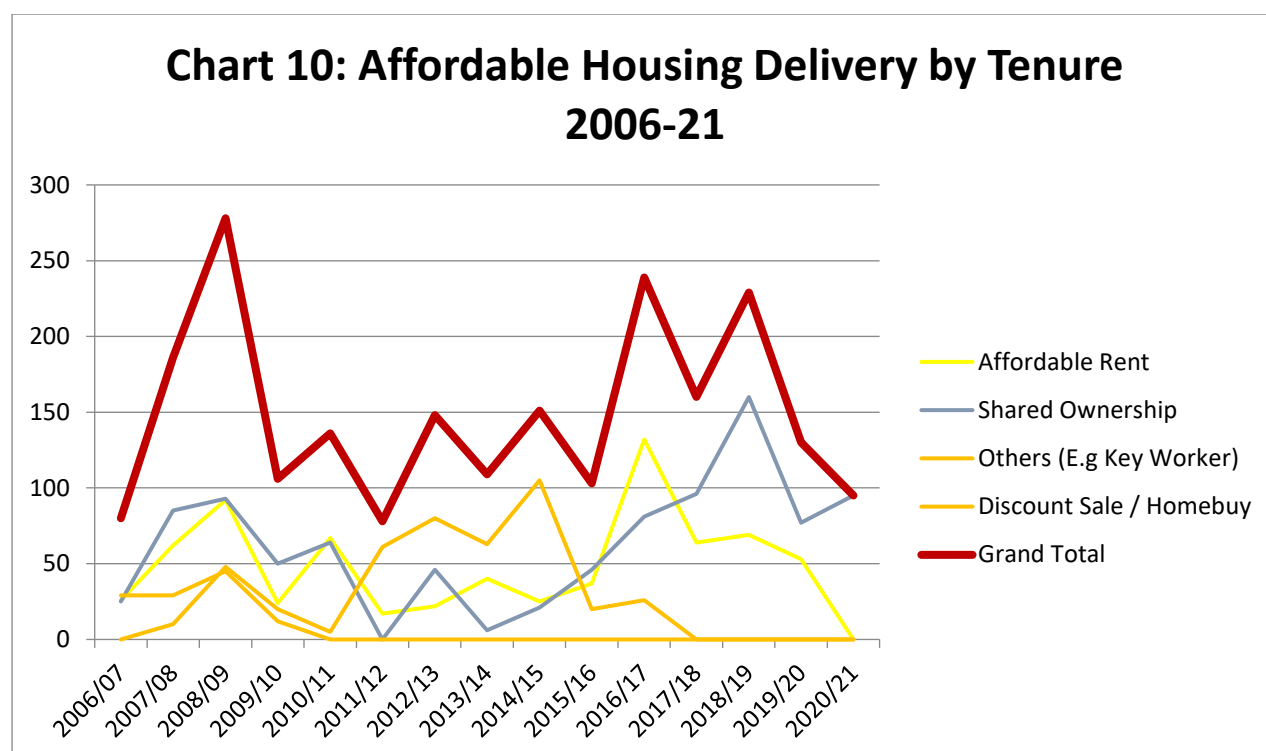
Planning Ref	Site Name	Total Housing Delivery	Dwellings Completed This Year	Total Affordable Housing Provision	Affordable Housing Occupied This Year
EDC/19/0213	Land At London Road/ Craylands Lane	100	16	30	0
EDC/19/0155	Phase 3, Ebbsfleet Green	205	65	96 (across phase 2 and 3)	0
EDC/16/0113	Phase 2, Ebbsfleet Green	191	42		0
EDC/17/0025	Phase 2A, Castle Hill	138	25	0 (provided elsewhere in Castle Hill)	0
EDC/17/0009	Phase 3A, Castle Hill	154	2		0
EDC/18/0064	Plot B Castle Hill	69	25		0
EDC/17/0064	Phase 5I, Castle Hill	68	68	68	68
EDC/17/0148	Phase 5L, Castle Hill	27	3	27	27
16/01601/FUL	Abbott Murex Site And Part Mill Pond, Northern Gateway	403	232	151	0

4.34 The 95 units completed were all shared ownership. This shows an decrease in affordable rental products in contrast with last year's monitoring that witnessed 59% shared ownership and 41% rented.

Trends and Tenure

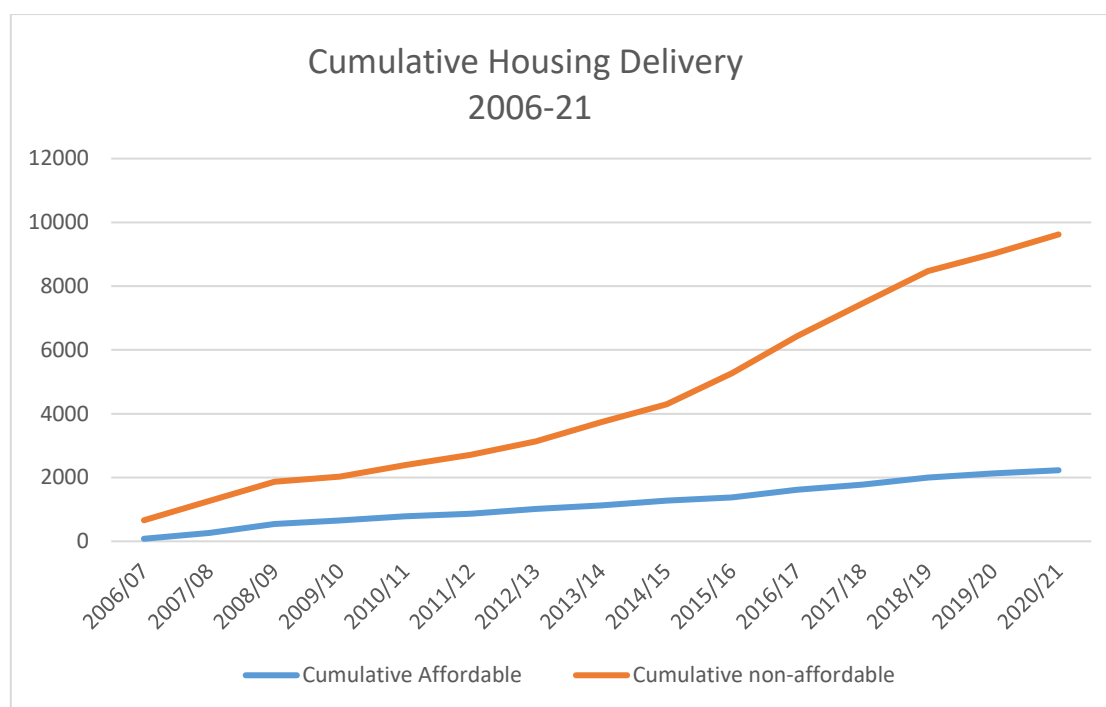
4.35 Chart 6 shows the annual affordable delivery through new build since the start of the plan period, reflecting total affordable delivery as well as delivery by tenure type.

Chart 6 Affordable Housing Provision 2006 - 2021



- 4.36 Since the beginning of the Plan period, 2,228 affordable units have been delivered and occupied. Cumulatively, this represents 23% of all delivery, although this does not measure policy performance as it includes those on small sites where CS19 does not apply consistent with government policy.

Chart 7 Cumulative Housing Delivery, Affordable and Non-Affordable 2006 - 2021



Affordable Permissions

- 4.37 Of all consented applications within the monitoring year, five met the size criteria of Core Strategy policy CS19. One of which was for phase 2 and 3A of Land at East of Lowfield Street. This consented application is for just part of larger scheme that is being delivered on site, that has had the affordable housing provision consented in the previous monitoring year (Phase 3B 19/00830/REM). Therefore, this AMR will look at the remaining four consents only.
- 4.38 All four consented schemes will provide some affordable housing provision. The four schemes together will provide 591 dwellings with 125 (21%) being for affordable housing. Three of the four schemes will not provide the full 30% sought under policy CS19 (however, one site predates the Core Strategy and was approved against a previous policy seeking only 20% affordable housing provision), whereas one scheme will provide 100% affordable units. This is an example of how delivery in Dartford, particularly of affordable rented accommodation, is being boosted by the Borough Council's construction programme. Details of the schemes can be found in table 3 below

Table 3 Affordable Housing Provision of Consented Schemes

Reference	Site Name	Total Housing	Affordable Housing	Affordable housing %
19/01622/EDCCON	Ashmere (Phase 1)	281	71	25%
20/01004/LDC 00/00353/FUL	Land Junction Hawley Road/ Powder Mill Lane - LDC consented this year, original application in 2001	36 LDC 77 Total	12	16% of total scheme delivery

	when the affordable housing policy target was 20%			
20/00043/FUL	Land South Of Crossways Boulevard And North Of St Marys Road	258	26	10%
19/01464/FUL	Block Of Lock-Up Garages And Land At Gilbert Close	16	16	100%

4.39 The 125 affordable housing units will be provided across all four schemes, all in the north of the Borough.

Custom and Self Build

4.40 Within the monitoring year there were no applications for Self/ Custom Build determined. This is a decrease from the previous year where 3 units were approved and 3 refused (6 decided applications altogether). However a very large scheme has subsequently been approved and will be reported on in the next monitoring year.

4.41 Within this monitoring year, two applications, each for a single dwelling, were consented and subsequently gained CIL self build exemption via Form 7.

4.42 During this monitoring year 5 schemes that had CIL self build exemptions have been completed.

4.43 There are currently 8 extant schemes that have approved exemption for self-build residential development that will result in a net gain of 5 new dwellings.

KEY MONITORING THEME

Development for Gypsies, Travellers and Travelling Showpeople accommodation needs

Primary Indicator(s)

- New pitches / plots for Gypsies, Travellers and Travelling Showpeople provided in the year
- Five year traveller plot / pitch supply (including cumulative delivery)
- Implementation Strategy requirements

Primary Indicator	Monitoring Outcome (in brief)
New pitches / plots for Gypsies, Travellers and Travelling Showpeople provided in the year	<p>Three additional authorised permanent pitches for gypsies and travellers were completed during the monitoring year.</p> <p>No additional authorised permanent plots for travelling showpeople were completed during the monitoring year.</p>
Five year traveller plot / pitch supply (including cumulative delivery)	<p>There is need for 52 additional pitches for gypsies and travellers in the period from 2019-2026. Of these, six have been provided and five have permission as at 31 March 2021. There is a need for a remaining 41 pitches.</p> <p>There is need for one additional plot for travelling showpeople in the period from 2019-2024.</p>
Implementation Strategy requirements	<p>The Implementation Strategy has now been superseded by the new Dartford Local Plan which reached the Publication stage in February 2021. This identified two sites but further site work is being carried out as the new Dartford Local Plan progresses to address the issue of identifying a five year supply of pitches/plots.</p>

- 4.44 Core Strategy Policy CS20 and Development Policies Plan Policy DP10 cover development for gypsies, travellers and travelling showpeople accommodation needs. These policies set criteria for assessing and identifying sites against identified needs, and state that the Council will maintain and update a continuous five year supply of sites.
- 4.45 The Dartford Gypsy and Traveller Accommodation Assessment October 2019 (GTAA) considered the needs for gypsies and travellers who meet the definition set out in the national Planning Policy for Traveller Sites (PPTS) and those who reside in caravans but have ceased travelling permanently. The study is considered to provide a robust indication of level of need in accordance with the PPTS. For those who meet the definition, the GTAA identifies a need for 48 additional permanent pitches for gypsies and travellers in the period 2019-2024 and nine additional permanent pitches in the period 2024-2029. For the period 2019-2026 (which covers the backlog of need and the five year supply period), there is therefore an identified need for 52 additional permanent pitches. The GTAA also identifies a need for one additional permanent plot for travelling showpeople in the period 2019-2024.

- 4.46 As identified above, six authorised gypsy and traveller pitches have been provided and planning permission has been granted for a further five pitches. This means that there is still an outstanding need for 41 gypsy and traveller pitches in the next five years. It should be noted that each pitch does not necessarily require one site. No additional authorised plots for travelling showpeople have been provided. Therefore, a 5 year supply of gypsy and traveller pitches and travelling showpeople's plots does not currently exist in Dartford, although the emerging Local Plan/ evidence documents actions to increase the deliverable supply.
- 4.47 The Pre-Submission (Publication) Dartford Local Plan February 2021 identified two sites where pitches for gypsies and travellers could be provided. This was supported by the "Meeting the Needs of Gypsies, Travellers and Travelling Showpeople Report February 2021" which identified a further two sites where an additional pitches and plots for gypsies, travellers and travelling showpeople could be provided. These additional pitches/plots are not included in the Publication Local Plan as they would not need planning permission and could be provided on existing authorised sites. Further work on potential sites is being carried out as the new Dartford Local Plan progresses to address the issue of identifying a five year supply of pitches/plots.

KEY MONITORING THEME

Improving Traffic Management

Primary Indicator(s)

- Kent Thameside Strategic Transport Infrastructure Programme (STIP) Annual Report

Primary Indicator	Monitoring Outcome (in brief)
Kent Thameside Strategic Transport Infrastructure Programme (STIP) Annual Report)	Of the five STIP projects within Dartford, three are in construction, one is complete and one is at feasibility stage.

- 4.48 Core Strategy levels of development should be supported by a reliable, well-connected, accessible transport network. This will provide the potential for significant change for local travel from car to other modes. Policy CS16 considers transport investment and the delivery of the Strategic Transport Infrastructure Programme (STIP) a set of highway improvement schemes that partners have agreed are necessary to support planned development.
- 4.49 The Kent County Council, in July 2020, have released a progress update on the STIP. As shown in table 4 below, five strategic projects that fall within Dartford's remit and are making good progress.

Table 4 Progress of STIP Projects

Project	Description	Status
A2 Bean Interchange – Led by Highways England	Enlarge and signalise A2/B255 roundabouts, widening of Bean Lane bridge and slip roads.	In construction – due for completion Spring 2022
A2 Ebbsfleet Interchange – led by Highways England	Enlarge and signalise A2/B259 roundabouts, dualling of connecting link road and link road to A2 Pepperhill Junction.	In construction / On hold
A226 London Road/St Clements Way	Enlargement and signalisation of existing roundabout	Complete
Dartford Town Centre Improvements	Public realm improvements, modifications to junctions in and around the town centre, introduction of Urban Traffic Control (UTC) and traffic management systems and improvements to public transport prioritisation.	Phase 1 complete; Phase 1a in construction; Phase 2 ready to commence construction
Area-wide Urban Traffic Management and Control	Co-ordination and optimisation of signal-controlled junctions, introduction of variable message signs, parking management and other intelligent transport systems. 41 junctions across Dartford and Gravesham in delivery plan.	In construction

4.50 Additional transport updates, outside of the STIP, are provided below:

Public Transport: Rail

- **Connectivity to Ebbsfleet:** Although Elizabeth Line (Crossrail) services are not due to be fully operational until 2023, the terminus at Abbey Wood is highly advanced. In terms of enhanced transport connections from it to Kent (Abbey Wood to Ebbsfleet or AW2E Project), in January 2020 a Memorandum of Understanding was signed between the Government and the AW2E Partnership (which includes DBC, EDC & KCC). This unlocked up to £4.85M of funding for the development of a business case which is on track to be submitted to Government autumn 2021.

Public Transport: Bus

- **Fastrack** –Fastrack Route A to be substantially extended by 2022, planning permission was granted on 27 May 2020 for a direct link through Ebbsfleet to the existing interchange at Bluewater. In order to do so tunnels are being constructed under the B255 Bean Road adjacent to Eastern Quarry. The developer of Eastern Quarry is delivering a segregated route through the site in advance of housing and non-residential development with the route through Castle Hill (towards the International Station) completed and being advanced through Alkerden. Services on the extended Fastrack Route A through Eastern Quarry are expected open in the summer 2022.

Highway Measures

- **Dartford Tunnel Approach** - Coordination of partnership working on the Dartford tunnel approach has taken place within the monitoring year. A review of previous studies regarding improvements to A282 Junction 1a has been completed and a Stage 2 Study Brief has been issued to consultants who have subsequently returned fee proposals to carry out further feasibility work for the improvement of this junction. These fee proposals are currently being reviewed by partners with the aim of appointing consultants later this year.
- **Lower Thames Crossing** – The scheme is now being taken forward for a possible Development Consent Order application by Highway's England. A statutory consultation took place in late 2018 on the proposals. This was followed by a non-statutory supplementary consultation in early 2020. A design refinement consultation was prepared for July and August 2020. Initial submission of a Development Consent Order to the Planning Inspectorate in 2020 was withdrawn and Highway's England is currently in the process of producing further information to support its application which will include further non-statutory consultation that is currently live (September to October 2021).

KEY MONITORING THEME

Providing sufficient community facilities, where involving planning permission

Primary Indicator(s)

- Development in the year resulting in the gain or loss of whole community facilities

Primary Indicator	Monitoring Outcome (in brief)
Development in the year resulting in the gain or loss of whole community facilities	An additional 6,171 sqm of community floor space was provided during the monitoring year

- 4.51 Core Strategy Policy CS21 considers the provision of new community facilities and Development Plan Policy DP21 covers both new and existing facilities. Sports, recreation and cultural facilities are covered by Core Strategy Policy CS22, which includes the protection of existing facilities alongside the development of new ones.
- 4.52 In the reporting year a total of 6,171 sqm of floor space under the former Use Classes of D1 and D2 was provided during the monitoring year. The provision was made up of entirely use class D1. There was no loss of community floor space.
- 4.53 Community facilities encompass a range of public, private and voluntary sector buildings and spaces that benefit and are used by the community. This year, new community provision included facilities that will be used for educational, childminding, religious and medical purposes. Details of this year's completions are shown in table 5.

Table 5 Provision of D-class floor space within the monitoring year

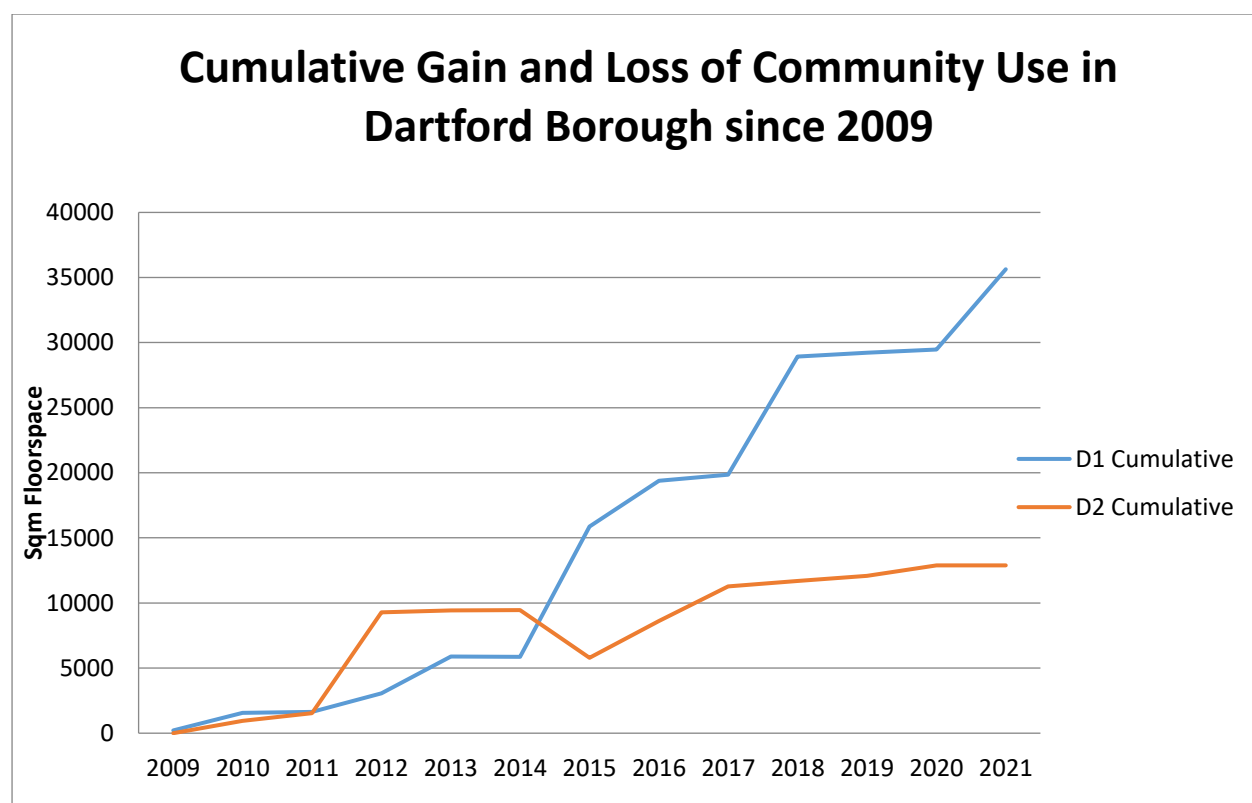
Location	Proposal	Floor Space (sqm)
East Hill	Extension to St Albans Church Hall	91
Temple Hill/ Northern Gateway	Rivermill Primary School, Central Road	2,231
Adjacent to Littlebrook	Education facility at Longreach Sewage Treatment Works	120
Stone	Extension to provide hall at The Brent Primary School	54
Wilmington	Extension to Wilmington Grammar School for Girls	1,966
Wilmington	Extension to Wilmington Grammar School for Boys	318
Crossways	Medical facility – for laser eye surgery clinic	891
Sutton-at-Hone	Expansion of an existing Dental surgery	10
Temple Hill	Day-care Centre	350
Greenhithe	Nursery	140

4.54 This is a significant increase in provision since the previous monitoring year when 1,020 sqm of community use floor space was provided.

Past Trends

4.55 Class D1 and D2 uses have steadily grown since the start of the plan period in 2007/08. A total of 35,633 sqm of D1 floor space has been provided, with D1 buildings being able to be used for a range of community (health, educational, cultural and religious) uses; along with 12,888 sqm of D2 floor space (used for leisure, recreational or sporting purposes). Chart 8 below outlines this, indicating the net changes in Community and leisure floor space since the start of the plan period.

Chart 8 Cumulative Gain and Loss of D-Class Uses



Communities and Infrastructure Summary

Summary of performance

- An increase in housing delivery was recorded this year with 606 being delivered, compared with 540 being delivered last year. This is below the very high levels in the years before then.
- Dartford again passed the Housing Delivery Test with 117%, a reduced rate.
- Aggregate dwelling delivery shows that Dartford is still on course to achieve the minimum 11,700 housing need level before 2026. Completion rates cumulatively are within the range set in the Core Strategy, which plans to ultimately deliver between 11,700 and 17,300 dwellings (2006 - 2026).
- There are 128 consented schemes resulting in extant permission for 10,940 dwellings. Land for over a thousand dwellings is recorded as being under construction or in active site preparation.
- Across small schemes with housing completions this monitoring year, whether completed or partially completed, a ratio of 76:24 houses to flats will be achieved. Across all dwelling types, 88% of these units will be two bedroom or more. This is an increase from 85% from 2019-20 and 62% in 2018/19.
- Across the Borough as a whole 99.7% of applicable consents achieved Nationally Described Space Standards relating to internal floor space.
- 95 affordable housing units were delivered within the monitoring year, bringing the cumulative number, since 2006, to 2,228.
- The provision of floor space for community use has continued to increase with no losses recorded in this monitoring year.
- There is need for 52 Gypsy and Traveller and Travelling Showpeople pitches over the period 2019-2026. Six have been provided and five have permission. There is a need for a remaining 41 pitches and further work is ongoing as part of work on the new Dartford Local Plan in order to identify suitable sites.
- Of the STIP (strategic highway development) projects within Dartford, one is complete, three are under construction and one is on hold.

5. Jobs, Shops and Leisure

5.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
CS7: Employment Land and Jobs CS8: Economic Change CS9: Skills Training	DP20: Identified Employment Areas
CS2: Dartford Town Centre CS12: Network of Shopping Centres CS22: Sports, Recreation and Culture Facilities	DP14: Retail and Town Centre Development DP15: Dartford Town Centre and its Primary Frontages DP16: Dartford Town Centre's Secondary Areas DP17: District Centres DP18: Neighbourhood Centres DP19: Food and Drink Establishments

5.2 There are three related key monitoring themes under Jobs, Shops & Leisure.

KEY MONITORING THEME

Supporting economic development in the Borough

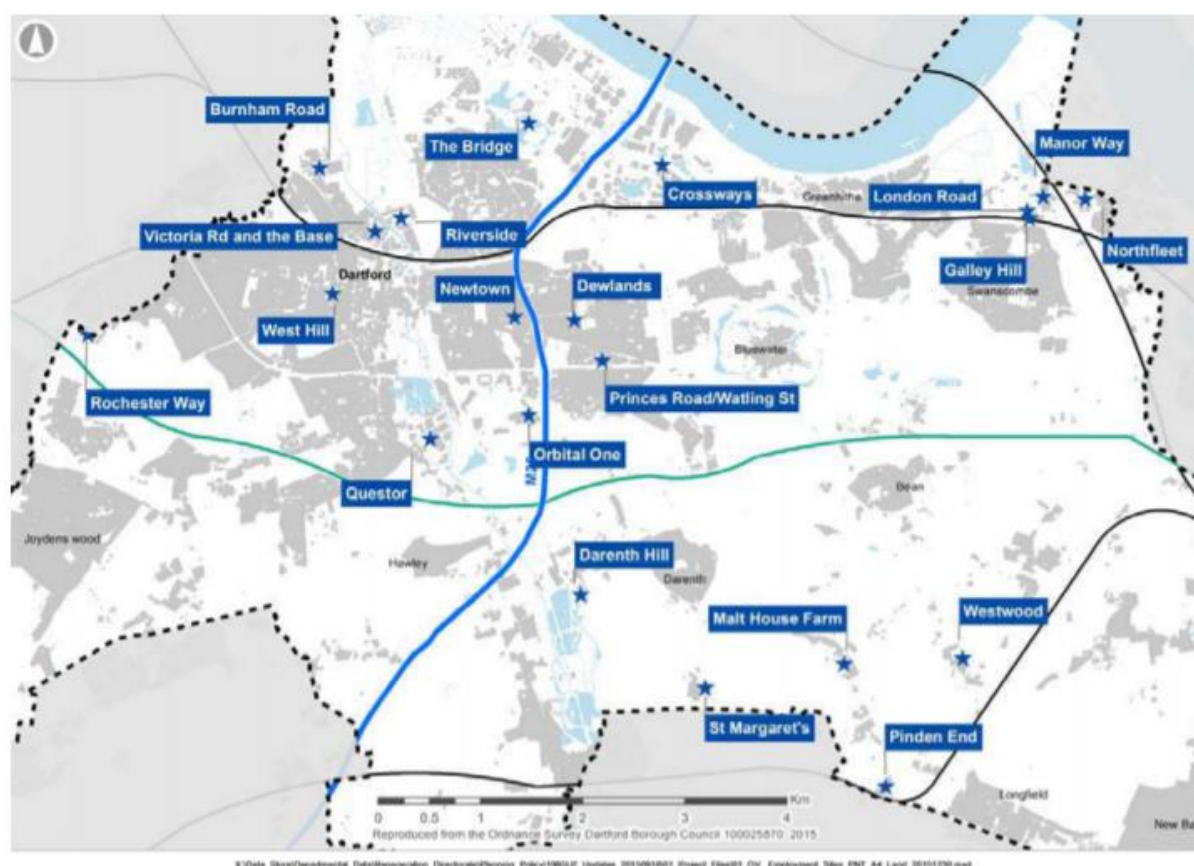
Primary Indicator(s)

- Development in the year resulting in the gain or loss of B-Class facilities of 100m² or more

Primary Indicator	Monitoring Outcome (in brief)
Development in the year resulting in the gain or loss of B-Class facilities of 100m ² or more	There was a net gain in B-Class floor space within the monitoring year of 22,179 sqm.

5.3 Core Strategy Policies CS7, CS8 and CS9 address employment, economic change and skills provision in the Borough. These policies support the continued role of the Borough as a net importer of labour (census data showed out-commuting is more than offset).

5.4 The Core Strategy supports the growth of an extended range and quality of jobs to provide incentives for working closer to home. Development Plan Policy DP20 seeks to retain and enhance existing employment sites to provide for the needs of a range of different businesses, particularly at the 21 locations (shown in the figure below) identified on the Policies Map.



- 5.5 There was a total of 41 non-residential schemes completed within the monitoring year (and a further 23 under construction). **This resulted in a total of 29,532 sqm of non-residential floor space, amongst use classes A, B and D.**
- 5.6 Of the 41 schemes, 23 related to the loss and/or gain of B-class floor space and there was a net gain of 22,179 B class floor space provision. This was due to a number of new developments. The breakdown of net change amongst the B classes is shown below in table 6.

Table 6 Net Change of B Class provision based on completions during 2020/21

Type	Gain	Loss	Net Change
Businesses/ research (B1)	305	-891	-586
Office (B1a)	393	-1310	-917
Light/ general Industrial (B1c,B2)	1176	-157	1020
Storage & Distribution (B8)	4519	-10	4509
Mixed Business	18,154	0	18,154
TOTAL	24,546	-2368	22,187

5.7 Together with a range of smaller sites, the main contributors to the gain in employment floor space were:

- Questor (Wilmington): 2,898sqm of Open B floor space
- The Bridge: 8,250sqm of Open B floor space
- Littlebrook: 4,372 of B8 floor space
- Northern Gateway: 6,922 of Open B floor space

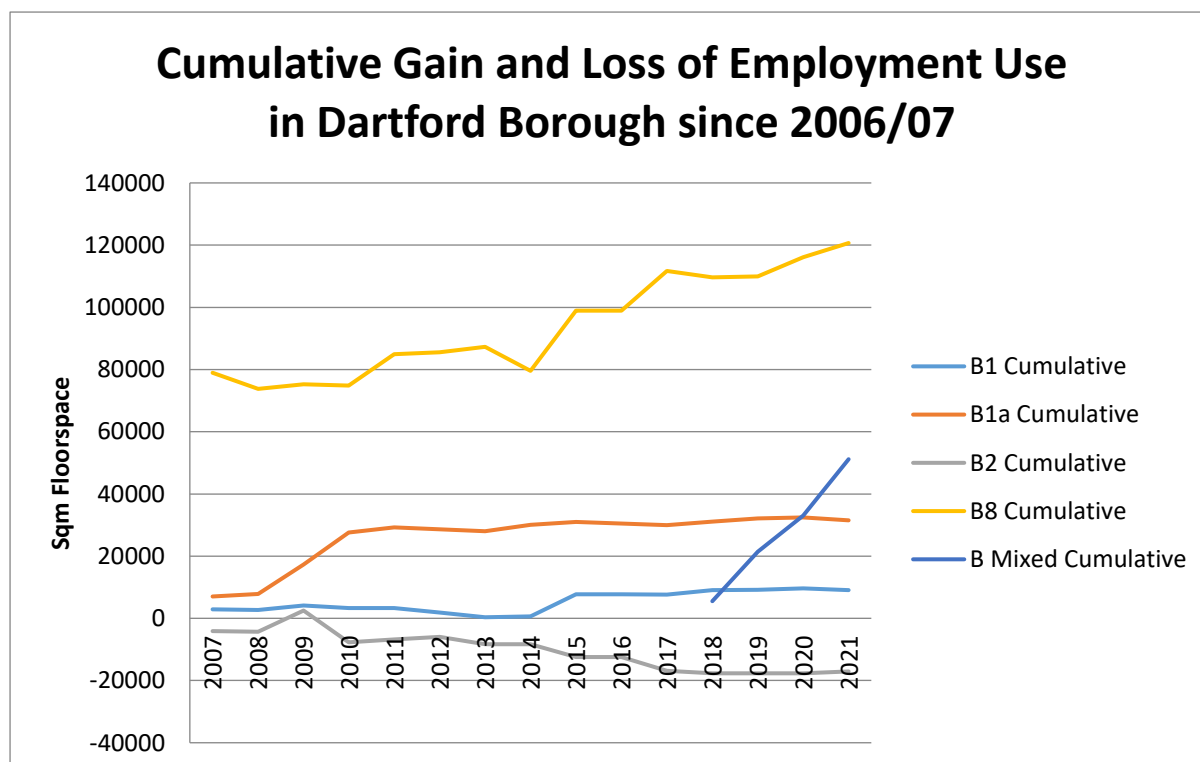
Past Floor Space Trends

5.8 There has been large scale long-term growth in overall provision, over approximately 15 years there has been an estimated c 2 million sqm of new floorspace across all types of employment (former Class B) floor space. Office and storage/distribution levels have grown, but general industrial (eg former class B2) floorspace has overall contracted.

5.9 Moving forward, with the recent changes to the Use Class Order, B1 uses will now be considered under the new E class. Changes of use within the E class will not be considered as development and will therefore not need planning permission.

5.10 Chart 9 shows this visually over time as cumulative net changes since 2006/07.

Chart 9 Gain and Loss of B-Class Uses in Dartford since 2007



Dartford Rents

5.11 The [Kent Property Market Report](#) outlines the rents for a variety of use types across Kent. A report for 2021 has not yet been published and the 2020 report, which was analysed in the 2019/20 AMR, remains the most up to date. The 2020 report showed that overall, Dartford was performing well across categories, including distribution and industrial premises. Further details can be found in Dartford's 2019/20 AMR.

KEY MONITORING THEME

*Enhancing the Borough's retail and Dartford Town Centre***Primary Indicator(s)**

- Quantitative indicators of Dartford Town Centre vitality, viability and diversity including overall mix of uses and vacancy in Primary and Secondary frontage
- New A1 development in the Town Centre
- Retail appeal decisions / any retail development permitted in out of centre locations or at Bluewater

Primary Indicator	Monitoring Outcome (in brief)
Quantitative indicators of Dartford Town Centre vitality, viability and diversity including overall mix of uses and vacancy in Primary and Secondary frontage	The vacancy rate for the whole Town Centre is 12.5%, down very slightly from 2019/20 -despite Covid related lockdowns. The primary frontages have maintained a positive balance of predominantly A1-A4 uses (no new A5 uses taking occupation within the year).
New A1 development in the Town Centre	There was a net loss in A1 floor space in the Town Centre, of 100 sqm, due to a Change of Use completion.
Retail appeal decisions / any retail development permitted in out of centre locations or at Bluewater	A1 Retail provision was consented at an out of centre location at Stone Pit 1 – Atlas Park; however this designed to integrate with/ extend the adjacent Horns Cross Local Centre.

- 5.12 The Core Strategy's retail strategy is outlined in Policy CS12. The Development Policies Plan builds on this approach through Policies DP14-DP19, identifying the network of District and Neighbourhood Centres in the Borough, as well as Primary and Secondary Frontages within Dartford Town Centre. The Development Policies Plan encourages protection of A1-A4 uses (particularly A1) and resists further A5 Takeaway uses (see DP19).
- 5.13 A [Retail and Leisure Study](#) has been produced for the Local Plan Review. This is the first such study since 2010. Using nationally comparable definitions (GOAD) this finds vacancy rates of the town centre as defined by GOAD to have decreased 2009 to 2019. Table 5.1 from the study is reproduced below, showing data by shop units and then by floorspace.

Table 5.1: Changes in town centre retail composition by outlets and floorspace, 2009-19

2009				2015			2019		
	Number	% of Total Outlets	UK Average	Number	% of Total Outlets	UK Average	Number	% of Total Outlets	UK Average
Convenience	24	6.6%	8.8%	24	7.0%	8.6%	32	9.0%	9.2%
Comparison	93	25.5%	34.3%	87	25.3%	32.0%	87	24.6%	29.3%
Service	168	46.0%	45.8%	166	48.3%	48.2%	169	47.7%	49.5%
Other				2	0.6%	0.1%	0	0.0%	0.1%
Vacant	80	21.9%	10.9%	65	18.9%	11.2%	66	18.6%	11.9%
TOTAL	365	100%	100%	344	100%	100%	354	100%	100%

2009				2015			2019		
	Goad Floorspace (sqm)	% of Total Space	UK Average	Goad Floorspace (sqm)	% of Total Space	UK Average	Goad Floorspace (sqm)	% of Total Space	UK Average
Convenience	10,024	11.0%	14.0%	10,405	11.9%	15.2%	12,607	14.7%	15.4%
Comparison	40,125	44.0%	38.0%	38,267	43.9%	35.9%	36,604	42.7%	33.6%
Service	30,249	33.2%	39.0%	29,943	34.3%	39.9%	28,596	33.3%	39.9%
Other				1,050	1.2%	0.1%	0	0.0%	0.1%
Vacant	10,823	11.9%	9.0%	7,584	8.7%	9.0%	7,973	9.3%	10.5%
TOTAL	91,221	100%	100%	87,248	100%	100%	85,779	100%	100%

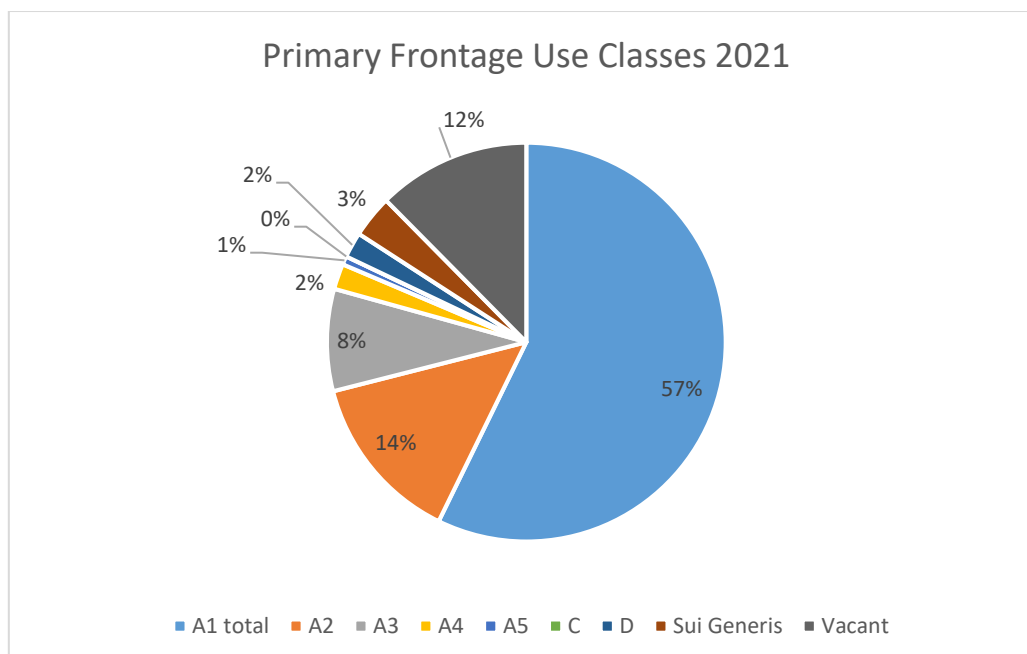
5.14 Convenience good retailers (mostly food/drink items) still make a lesser proportion of Dartford's retail than the UK average, and comparison retail remains above average. Figures exclude Dartford's street markets.

5.15 The study (paragraph 5.36) states of the longer-term indicator of investment/confidence (yields) that: "....Dartford has a reported yield level of 6.9%. Dartford's yields have been relatively consistent at this level for the last decade, but have improved from the 7.4% recorded in 2019."

Dartford Town Centre 2020/21 Changes in Occupation

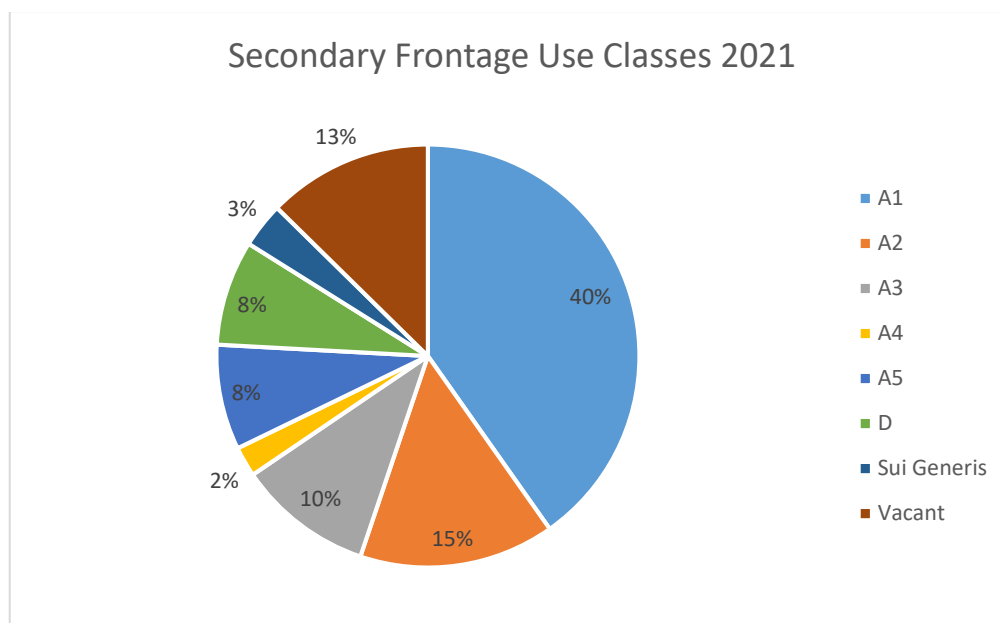
5.16 Dartford Town Centre's Primary and Secondary Frontages are identified in the Development Policies Plan in the figure 5 and Policies DP15 and DP16 govern the types of uses permitted along these frontages. The current (as at May 2021) mix of uses in these areas is set out in Charts 14. These show the overall breakdown of uses, and the proportionate make-up of the key A1 uses (between comparison, convenience and service uses).

Chart 14 Primary Frontage Use Classes



- 5.17 In the Town Centre's Primary retail frontages the vacancy rate, excluding the units at Lowfield Street which are undergoing regeneration, is at 12%, consistent with the previous monitoring year. Majority of the units (57%) are in an active A1 retail use, down 2% from last year. Within the A1 uses, majority are comparison retail with the remainder being a fairly equal split between essential goods and services.
- 5.18 The remaining makeup of the primary frontages remains relatively consistent with last year, 14% of shops are in A2 use (professional services), 8% in A3 use (café/restaurant), 2% in A4 (drinking establishment), 1% in A5 (hot food takeaway), 2% in D uses (community) and 3% in sui generis (mixed or niche).
- 5.19 In line with Development Policies Plan DP19, there has been no net gain in A5 hot food takeaway uses within this monitoring year. As shown above, the Town Centre is offering a mix of uses that is in accordance with the set vision.
- 5.20 In the Town Centre's Secondary retail frontages the vacancy rate is at 12%, down from 13% last year. This rate is still calculated with the exclusion of the 7 units that are under construction due to the Lowfield Street development known as Copperhouse Green. The breakdown of uses in the secondary frontage can be seen at Chart 15.

Chart 15 Secondary Frontage Use Classes



- 5.21 40% of units in the secondary frontage are within an active A1 use class. Consistent with the previous monitoring year. The remaining units have a good mix of other A use classes, predominantly A2 (professional services), which saw an increase over the monitoring year and A3 (café/restaurant).
- 5.22 There was an increase in D use class floor space this year with a dental surgery opening up on Lowfield Street.
- 5.23 On this measure of the vacancy rate for the Town Centre as a whole in 2021, with primary and secondary frontages combined, is 12.5%, down slightly from 12.8% last year.
- 5.24 When looking at the new E use class that will come into effect in September 2020, 79% of the Town Centre's primary frontage and 75% of the secondary frontage units would be within the new E use. For the Town Centre as a whole, 78% of units will be treated as E class and therefore subject to change, within the E use, without planning permission. The use, and therefore the permitted changes units can undergo, includes what is currently referred to here as A1, A2, A3, D1 as well B1 (office).

2019/20 Changes in Floor Space and Permissions

- 5.25 There was a net gain of 1,332 sqm of retail floor space during the monitoring year across the whole Borough. The net change through retail completions that occurred in retail floor space over the reporting year is outlined in Table 7.

Table 7 Net Change in A Class provision based on completions during 2020/21

Use Class	Gain	Loss	Net change
Shops (A1)	906	-161	745

Financial & Professional Services (A2)	0	-350	-350
Restaurants & Cafes (A3)	26	0	26
Drinking Establishments (A4)	0	0	0
Hot Food Takeaways (A5)	0	0	0
Open A	911	0	911
TOTAL	1843	-511	1332

- 5.26 The completions that provided a gain in former Class A floor space were distributed across Bluewater, and Castle Hill. The provision of open A use class was all delivered at Castle Hill within the Ebbsfleet Garden City and is set to be occupied by a range of users.
- 5.27 The completions that resulted in a loss of A1 floor space were recorded across; Dartford Town Centre; Brent Lane; and Maiden Road. The loss of floorspace on each occasion was due to changes of use, the change of use for each location is shown below in table 8. The loss of A1 floor space in the town centre was due to a change of use on the upper floors only to B1a office use. Elsewhere the retail was lost to residential uses and these were not in any designated local or district centres. Across all 3 schemes, the retail unit was vacant prior to the application being submitted.

Table 8 Change of Use completions that resulted in a loss of A1 provision 2020/21

Location	Provision Lost	Provision Gained
First And Second Floors 20 High Street Dartford DA1 1BY (Town Centre)	Retail (A1)	Offices (B1a)
96 Brent Lane Dartford Kent DA1 1QX (Undesignated)	Retail (A1)	Residential (C3)
38 Maiden Lane Dartford Kent DA1 4AF (Undesignated)	Retail (A1)	Residential (C3)

- 5.28 In the Town Centre, there was a loss of 100 sqm, and no gain, of A1 use floor space in the Town Centre during the 2020/21 monitoring year.

Permissions

- 5.29 Table 9 below includes all permissions granted within the monitoring year for A use class provision. The A1 (retail) provision is highlighted in bold.

Table 9 Permissions consented for A Class provision during 2020/21

App Ref	Location	Proposal
19/01690/FUL	39 Station Road Longfield Kent DA3 7QD	Erection of a rear extension to create 2 No. offices (use Class A2)
18/01611/FUL	Stone Pit 1 Atlas Park London Road Stone	Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe)

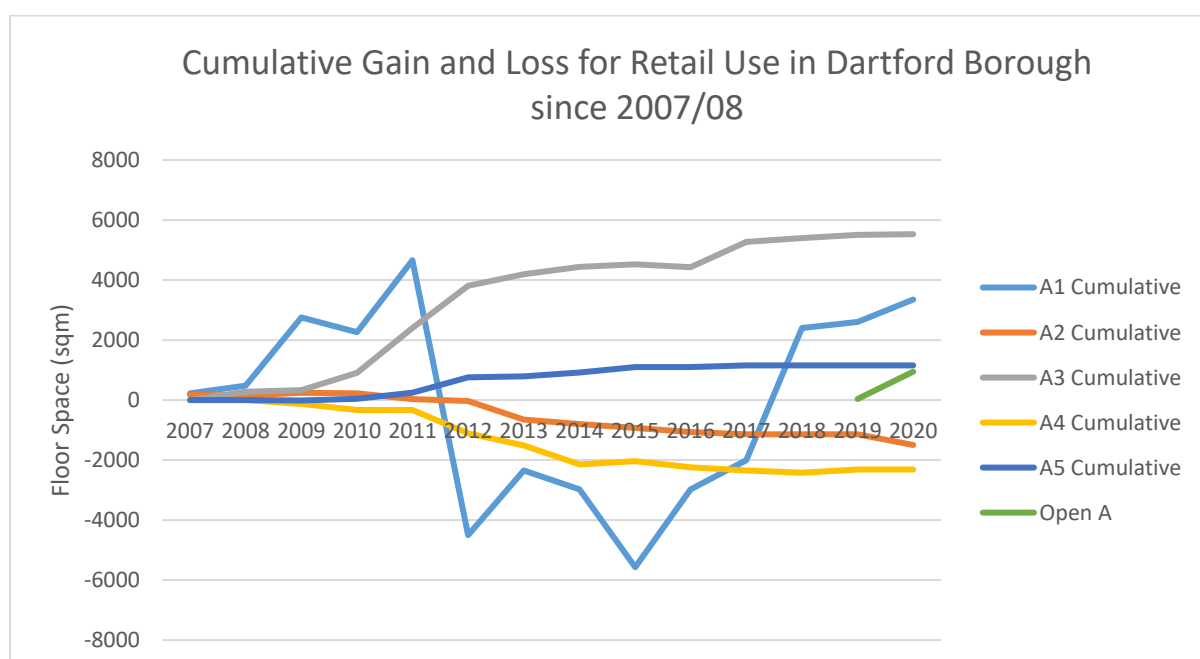
20/00411/FUL	26 - 28 Westgate Road Dartford Kent DA1 2AN	Demolition of existing buildings and erection of a three storey building for mixed use development comprising retail floor space and 8 No. 2 bed apartments
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- 5.30 The range of permissions outlined in table 7 above demonstrates a variety of uses that will add to the Borough's offering as well as provide an addition 149 sqm of A1 provision within the Town Centre at Westgate Road.
- 5.31 New A1 floor space has been permitted 'out of centre' at Stone Pit, however due to the scale of development proposed here the non-residential provision is necessary in order to serve the new community and improve sustainability.
- 5.32 Additionally, there remains a further net 2,591 sqm of A1 floor space that benefits from extant permission yet has either not started or is currently under construction. This excludes sites with outline consents within the Ebbsfleet Garden City and The Bridge.

Past Trends

- 5.33 Since the start of the plan period, retail completions and losses have fluctuated, particularly for A1. Chart 16 shows the cumulative gain and loss for retail uses in the Borough.

Chart 16 Cumulative Gain and Loss for A Use Class Provision since 2007/08



- 5.34 There was a large loss of A1 shops in 2013 with the demolition of the former Co-op in the Town Centre, this site is now however subject of a proposal that would see leisure retail and other uses re-provided. Compared with the last two monitoring years, there was a small loss of A1 floor space (161 sqm compared with 266 and 263 sqm in the previous two years). There was a net gain of A1 floor space this year of 745 sqm which is significantly higher than last year's net gain of 208 sqm.

- 5.35 Overall, A2 provision has continued to slowly decrease with a further and more significant loss, -350 sqm recorded this monitoring year compared with -3 sqm in the last monitoring year.
- 5.36 There was still a net gain in A3 (café/restaurant) this year despite the challenges of Covid-19 related lockdowns. The gain is less than previous years but nevertheless the trend of increase in provision is continuing (26sqm this year compared with 124sqm in 2018/19 and 104 in 2019/20).
- 5.37 There was a decrease in provision of A4 (pub/ bar) use class floor space since 2010; this year there has been no gain and no loss.

KEY MONITORING THEME

Maintaining local shops

Primary Indicator(s)

- Percentage of District Centre units in Classes A1, A2 & D1 or vacant

Primary Indicator	Monitoring Outcome (in brief)
Percentage of District Centre units in Classes A1, A2 & D1 or vacant	<p>Vacancy rates in the five of the six District Centres have changed since the previous monitoring year, the sixth Centre, Hawley Road/ Lowfield St has maintained its 0% vacancy rate.</p> <p>Of the five District Centres that have seen changes, one (Longfield) has seen a 2% drop in vacancy rates. The remaining four have all experienced increases in vacancy rates.</p>

- 5.38 Longfield District Centre is identified under Core Strategy Policy CS12, with the aim of maintaining its viability through preventing losses of shopping provision. Dartford's remaining District Centres are identified in the Development Policies Plan. These are Dartford West, Temple Hill Square, Dartford East, Hawley Road/ Lowfield Street, and Swanscombe High Street. Policy DP17 governs the types of uses that will be permitted in the Borough's District Centres.
- 5.39 Table 10 below highlights the mix of uses for each of the District Centres, including vacancy rates.

Table 10 Use Classes in District Centres (2021)

Use Class	Longfield	Dartford West	Temple Hill Square	Dartford East	Hawley Road / Lowfield Street	High Street Swanscombe
A1	48%	34%	43%	52%	37%	44%
A2	13%	0%	0%	7%	0%	9%
D1	4%	7%	10%	3%	16%	7%
Vacant	4%	3%	14%	7%	0%	7%

- 5.40 The maximum vacancy level is 14% at Temple Hill Square, up from 5% in the previous year. This is due to the closure of two units – Green Light Cars and a convenience store.
- 5.41 Vacancy rates have also increased at Dartford East, High Street Swanscombe and Dartford West. Hawley Road/ Lowfield Street remains stable at 0% and Longfield has seen a decrease in vacancy rates, down from 6% last year.
- 5.42 Despite the vacancy rates, each District Centre has maintained a good balance of A1, A2 and D1 uses. Dartford West, Temple Hill Square and Hawley Road District Centres do not have any A2 provision however this has been a historic trend for all centres and does not represent a significant change or loss.
- 5.43 The Dartford & Ebbsfleet Retail & Leisure Study 2021 (paragraphs 7.59-7.61) considers: *“Overall we conclude that the District Centres are all performing important roles and functions in the Borough’s hierarchy, mainly meeting the day-to-day needs of their local communities. Notwithstanding this, some of the centres would benefit from investment in their built and street environments (for example, Longfield, High Street Swanscombe and Hawley Road/Lowfield Street). Others would benefit from improved or better managed on-street and/or off-street parking (for example, Dartford West and Dartford East).”*

Neighbourhood Centres

- 5.44 Although there is no monitoring indicator set alongside the mix of use classes or vacancy rates of the Neighbourhood Centre, this year, surveys were carried out in order to determine how the Neighbourhood Centres were performing.
- 5.45 Table 11 below shows the vacancy rates for each Neighbourhood Centre. **As can be seen majority (nine out of the 16 Centres) of the Neighbourhood Centres have no vacant shopfronts.** However, due to the smaller size of many of the Centres, some vacancy rates seem proportionately high, with Burnham Road having the highest vacancy rate at 40%. To provide some context, the number of vacant shopfronts and any relevant comments has also been provided.

Table 11 Vacancy Rates in Neighbourhood Centres (2021)

Neighbourhood Centre	Vacancy Rate	Vacancy Details
Bexley Park	0%	
Shepherds Lane	0%	
Chastilian Road	0%	
Summerhouse Drive	20%	1 shop vacant yet under active refurbishment and set to re-open
Birchwood Parade	0%	
Fleetdown Parade	0%	
London Road	20%	2 vacant shops
Horns Cross	0%	
Cralyands Lane	30%	3 vacant shops
Green Street Green Road	0%	
Sutton at Hone North	0%	
Sutton at Hone South	20%	3 vacant shops
Mead Road	29%	2 vacant shops
Colney Road/ St Vincents Road	7%	1 vacant shop
Henderson Drive	0%	
Burnham Road	40%	2 vacant shops, one expected to change use and re-open

Jobs, Shops and Leisure Summary

Summary of performance

- There was a total net gain of non-residential floor space (former A, B and D use classes) of 29,532 sqm across the Borough. This is larger than the previous monitoring year. This was largely due to increases in former B-class (general business) floor space (22,179 sqm).
- Retail floor space remained relatively consistent. There was a small net loss of A1 floor space in the Town Centre within the monitoring year (100sqm).
- Within Dartford Town Centre, 2021 local monitoring suggests vacancy rates in the Primary Frontage stayed constant, whilst slightly decreasing in the Secondary Frontage. This results in an overall decrease in vacancy rates for the Town Centre as a whole compared with last year. This takes into account store closures that took place during the COVID-19 lockdown. Longer term indications also show reducing vacancy rates.
- Compared to national averages, town centre convenience retail remains relatively under-represented (and comparison over-represented). The balance of occupied units (retail, professional services, restaurant, and takeaway etc) remain relatively consistent with last year in the Town Centre. The mix of former A-class uses has been maintained, in line with the policy objectives.
- Vacancy rates in four of the six District Centres have increased within the monitoring year, but the highest rate is 14%. Longfield's vacancy rate has improved and Hawley Road/ Lowfield Street has maintained its 0% vacancy rate. The District Centres have maintained a good mix of former A and D class.

6. Environment

6.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
CS13: Green Belt	DP22: Green Belt in the Borough
CS14: Green Space	DP23: Protected Local Green Space (PLGS) DP24: Open Space DP25: Nature Conservation and Enhancement
CS23: Minimising Carbon Emissions CS24: Flood Risk CS25: Water Management	DP11: Sustainable Technology and Construction
CS10: Housing Provision CS17: Design of Homes	DP6: Sustainable Residential Locations DP2: Good Design in Dartford DP8: Residential Space and Design in New Developments
	DP12: Historic Environment Strategy DP13: Designated Heritage Assets
	DP5: Environmental and Amenity Protection

6.2 There are six related key monitoring themes under Environment.

KEY MONITORING THEME

Avoiding unnecessary greenfield development through re-use of (previously developed/despoiled) land for housing

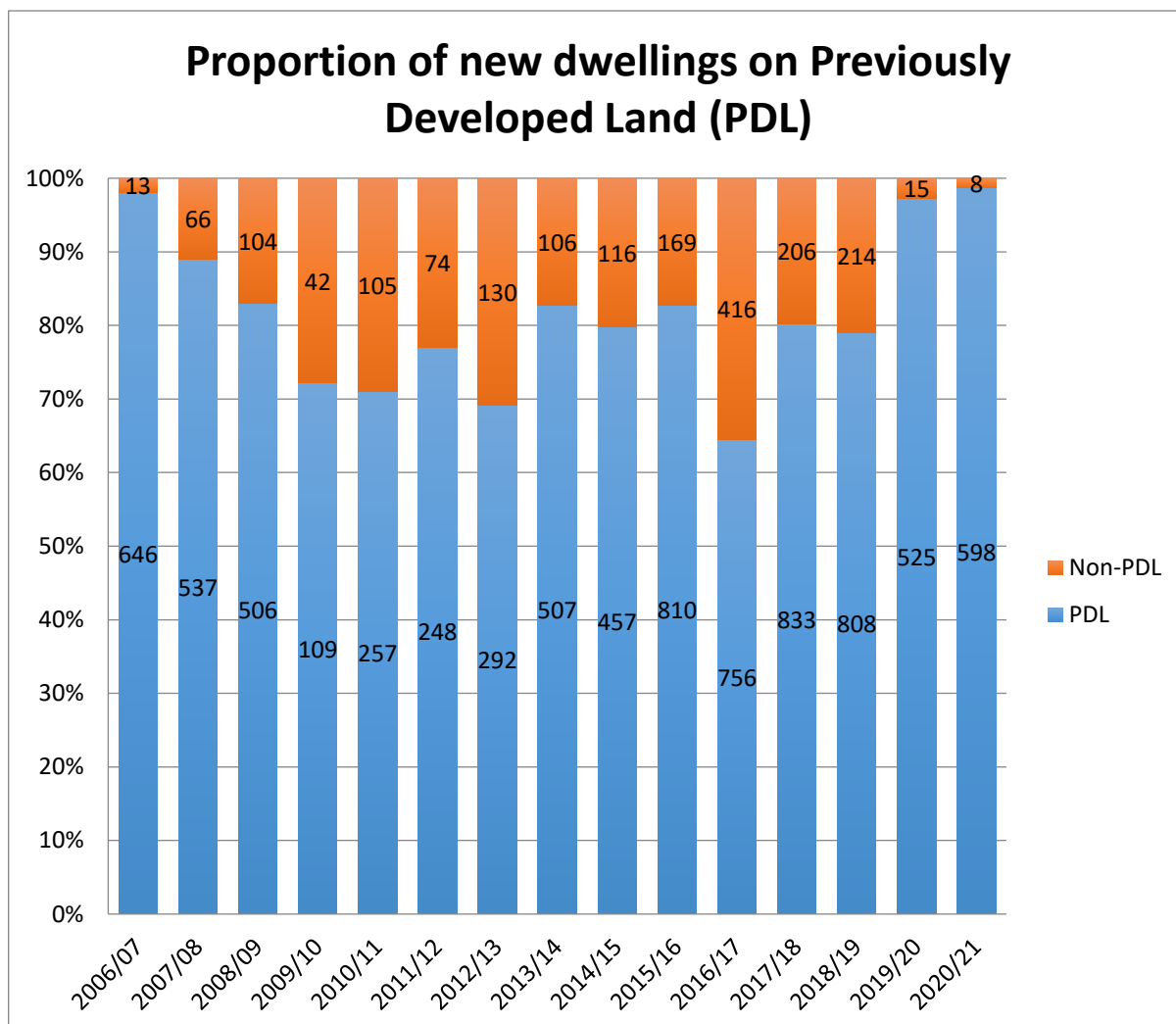
Primary Indicator(s)

- Proportion of new dwellings built on brownfield land

Primary Indicator	Monitoring Outcome (in brief)
Proportion of new dwellings built on brownfield land	98.5% of new dwellings were built on brownfield land

- 6.3 The Borough's spatial strategy and approach to regeneration is based on the scale of available derelict, disused or despoilt land that can be redeveloped. The Core Strategy's Monitoring Framework sets a target of 80% of residential development to be built on previously developed land or land that has been degraded or despoilt through quarrying across the Plan Period. During the reporting year, 598 of the 606 completed units were on previously developed land or partially previously developed land. This includes conversions or changes of use. **This equates to 99% of completions within the monitoring year and exceeds the 80% target.**
- 6.4 Of the greenfield completions, all (8 units) were provided at the Former Empire Sports Ground in Greenhithe. This was a large windfall site consented in 2016 that has been delivered over the last two monitoring years.
- 6.5 The total proportion of new dwellings on brownfield land in the period 2006-2021 is 81.6%, up 1.2% from the previous monitoring report. The yearly proportion is set out in Chart 16 below. This shows the percentage of new dwellings on brownfield land has fluctuated over the Plan Period however the target has been achieved majority of years.

Chart 17 Proportion of new dwellings on Previously Developed Land (PDL) 2006 - 2021



KEY MONITORING THEME

*Green Belt appropriate development only***Primary Indicator(s)**

- Type of development permitted in the year in the Green Belt

Primary Indicator	Monitoring Outcome (in brief)
Type of development permitted in the year in the Green Belt	Development permitted in the Green Belt within the monitoring year is appropriate.

- 6.6 Core Strategy Policy CS13 sets out the Council's approach to the Green Belt in the Borough, outlining that, in line with national policy, it will resist inappropriate development and will seek to actively manage the Green Belt as a recreational and ecological resource. This approach is reiterated in Development Plan Policy DP22, which sets criteria for planning applications in the Green Belt, consistent with those defined in the NPPF to continue to prevent inappropriate development.

Permissions

- 6.7 During the monitoring year, there were 46 determinations made by Dartford Borough Council in relation to proposals situated on land in part or in whole within the Green Belt. Additionally there were 5 applications submitted that were subsequently withdrawn. The nature of the 46 determined applications are listed in Table 12 (not including applications for the submission of details, the removal of conditions, tree submissions or lawful development certificates).

Table 12 Green Belt Applications

Development	Consents	Refusals
Major (>10 dwellings or 1,000 floor space)	0	0
New Dwellings (replacement of dwelling)	1	0
Householder works (extensions, conversion of garage into rooms, windows, summerhouses, boundary treatments, fences)	29	0
Gypsy and Traveller and Travelling Showpeople accommodation Change of Use	0	1
Change of use (approval: agricultural land to horse sanctuary; and garden centre to car wash; Refusals: agricultural land to residential)	2	1
Community/ Non-residential development (approval: artificial grass pitch, temporary modular school building, extension to hospital)	3	0
Prior Approvals (1 required and approved, conversion of barn to residential)	1	0
Agricultural (agricultural storage, 2 prior approval not required)	6	0
Telecommunications (prior approvals required and approved)	2	0

	TOTALS	44	2
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- 6.8 Across all development types there were 2 refusals, both of which were on the grounds of inappropriate development in the Green Belt (residential and gypsy, traveller/ travelling showpeople proposals).
- 6.9 As can be seen, the two applications that resulted in new dwellings (1 New Dwelling and 1 Prior Approval) within the Green Belt were both previously developed sites and determined as suitable development within the Green Belt.
- 6.10 All 29 householder applications that were received were consented and deemed to be not harmful to the Green Belt, this may be largely due to the scale of the work and the fact that they related to existing dwellings.
- 6.11 Of all applications within the Green Belt, nine (20%) were on greenfield land. Of these, 7 were consented. These consents are considered appropriate development within the Green Belt as they were for:
- Provision of an artificial grass pitch within the grounds of an existing Sports Club
 - Erection of an agricultural storage building within an existing farm x3
 - Erection of a haystore and horse shelter
 - Erection of a monopole for telecommunication purposes x2

KEY MONITORING THEME

Retention and provision of key local open spaces

Primary Indicator(s)

- Developments on Protected Local Green Space (PLGS)
- Playing pitches and Borough Open Space (BOS) completed in the year on new development

Primary Indicator	Monitoring Outcome (in brief)
Developments on Protected Local Green Space (PLGS)	There was no development on Protected Local Green Space.
Playing pitches and Borough Open Space (BOS) completed in the year on new development	A new playspace was provided as part of the residential development at Northern Gateway.

- 6.12 Core Strategy Policy CS14 sets out the Council's approach to green space and commits the Council to the implementation of a multifunctional, high quality, varied and managed 'Green Grid'. Development Plan Policy DP24 sets out criteria for development on open spaces (Borough

Open Space, BOS), including playing fields and sports pitches, supporting their retention and enhancement.

- 6.13 Policy DP23 allocates specific sites via the Policies Map as Protected Local Green Space (PLGS). These sites were subject to detailed assessment against specific criteria prior to being designated. PLGS status will give sites additional protection against inappropriate development, equivalent to that enjoyed by Green Belt land.
- 6.14 During the reporting year 2020/21 there were no developments on any Protected Local Green Space Sites.**
- 6.15 During the reporting year the remaining residential development at Northern Gateway was completed which included approximately 680 sqm of playspace.

KEY MONITORING THEME

Key habitats, waterways and biodiversity

Primary Indicator(s)

- Condition of designated areas of high environmental value

Primary Indicator	Monitoring Outcome (in brief)
Condition of designated areas of high environmental value	There have been no changes in the conditions of designated areas, with three being favourable and two unfavourable.

- 6.16 Development Plan Policy DP25 sets out that development on the hierarchy of designated sites will not be permitted and that development in the proximity of such sites must demonstrate that proposals will not adversely impact the features of the site that define its value, or ecological pathways to the site.
- 6.17 Core Strategy Policy CS14 contains protections for designated sites of high environmental value. These include Sites of Special Scientific Interest (SSSI), National Nature Reserves, ancient woodlands, and local wildlife sites, as well as protection for priority habitats and protected species located in the Borough.
- 6.18 During the monitoring year four applications (not including applications for the submission of details, tree submissions or lawful development certificates) that flagged up Ancient Woodland as a constraint were determined, of which one was withdrawn. Please note that all the submissions were either in proximity of the Ancient Woodland sites, rather within the designated areas themselves. There was no development within a site of Ancient Woodland.**

6.19 The breakdown of application type is shown in table 13.

Table 13 Determinations for proposals that flag up Ancient Woodland (including in the general proximity)

Development	Consents	Withdrawn
Householder (extensions)	2	1
Agricultural (agricultural building)	1	
TOTALS	3	1

6.20 There was one application (not including applications for the submission of details, tree submissions or lawful development certificates) within the monitoring year that flagged up Site of Special Scientific Interest (SSSI) as a constraint. This proposal was permitted and was for the demolition of existing garages and the erection of a block of flats, the scheme was **not within the SSSI** but adjacent to it.

5.2 Farningham Wood was surveyed in February 2021 however no change to the condition was reported. Overall, there has been no change in condition of any of the Borough's SSSI's since reported in the 2014/15. The latest information on the current condition of the Borough's Sites of Special Scientific Interest (SSSIs) can be found in Dartford's [2018-19 Authority Monitoring Report](#).

6.21 Policy DP25:4 and the supporting text set out the approach to large residential development and the North Kent European Protected Sites. Further information is set out in the "Large Site Options and Habitat Regulations in Dartford" guide for developers July 2017. Dartford Borough Council has not received any applications for developments of more than 100 dwellings within the 10km zone to which the policy applies so no tariff has been collected for mitigation to date.

6.22 The whole of the Ebbsfleet Garden City sits within the 10km zone. Within the monitoring year, the Ebbsfleet Development Corporation, who manage development applications for the Garden City, received two applications relating to schemes with 100+ units. One was for a new scheme at Croxton Garry (previously consented but now to be superseded) and the other was a reserved matters approval for Phase 2 of Ashmere.

KEY MONITORING THEME

Sustainable residential construction

Primary Indicator(s)

- Percentage of dwellings in the year built to the government's higher water efficiency standard

Primary Indicator	Monitoring Outcome (in brief)
Percentage of dwellings in the year built to the government's higher water efficiency standard	100% of the year's consented dwellings are expected, and conditioned, to meet the 110 litre/day water requirement.

- 6.23 Core Strategy Policies CS23-25 encourage sustainable growth through minimising carbon emissions, managing flood risk and water management.

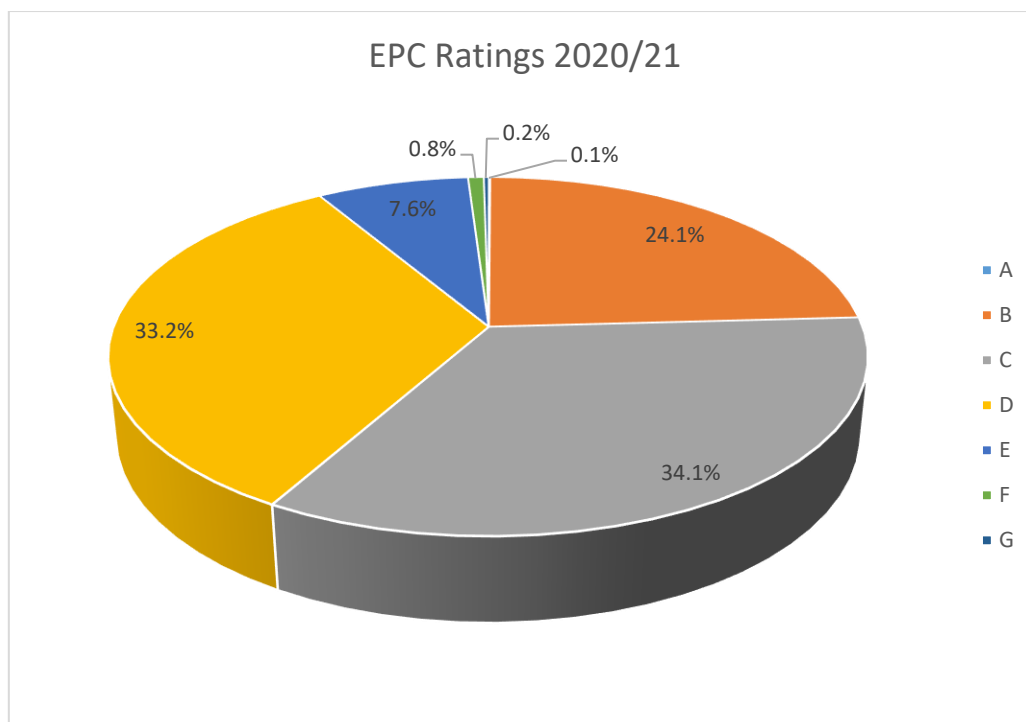
Water Efficiency

- 6.24 The Development Policies Plan locally incorporates these changes in national planning policy. Policy DP11 requires all new dwellings to demonstrate delivery of the higher water efficiency standard of 110 litres per person per day.
- 6.25 Schemes consented since 2017 are being granted with a planning condition that the water requirement must be met, unless there are extenuating circumstances. Monitoring focusses on identifying the circumstances if developments are permitted without the requirements.
- 6.26 In the non-EDC area, the 622 consented schemes are all expected to achieve the water efficiency standard.
- 6.27 The additional 36 units that were deemed extant by way of a Lawful Development Certificate (see paragraph 4.25) are not conditioned to meet the water requirement however these were consented in 2001 prior to the adoption of the Core Strategy and the Development Policies Plan and are therefore not considered as consented within this monitoring year
- 6.28 In the EDC area, 287 units were consented and 287 (100%) are expected to achieve the water efficiency standard.
- 6.29 Overall within the Borough, 909 units (100% of applications consented under the current Local Development Plan) were approved which are expected to achieve the water efficiency standard.

Energy Efficiency

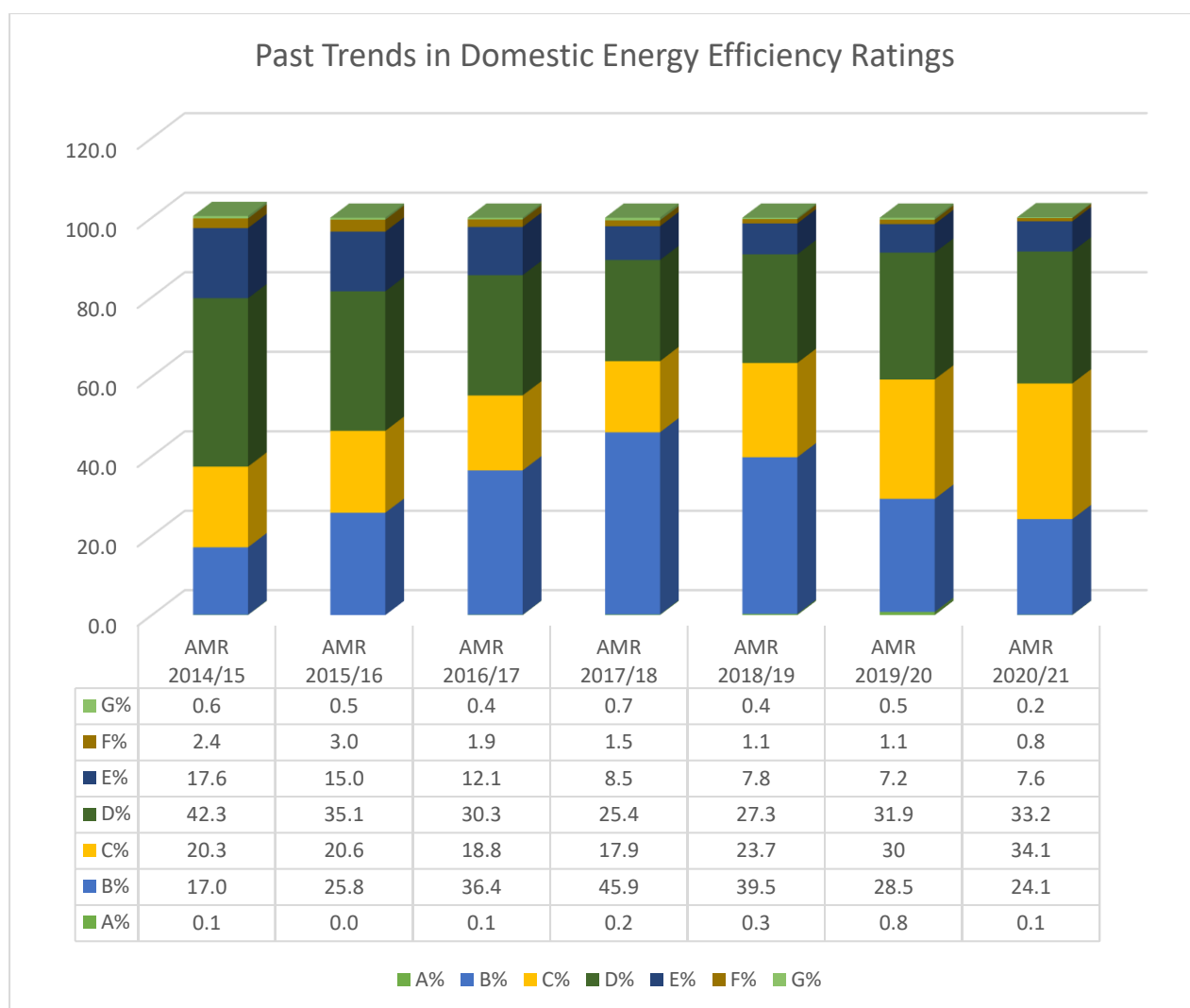
- 6.30 Data on the energy efficiency of the current stock of buildings has been compiled by government. Quarterly statistics have been released by MHCLG providing information on the energy efficiency of all domestic and non-domestic buildings in England and Wales that have been constructed, sold, or let since 2008 (it therefore provide a snapshot of stock changing occupancy, and is heavily made up older buildings – not just new build) .
- 6.31 Data from the MHCLG for the 2020/21 monitoring year for domestic buildings in Dartford are presented in Chart 18 below. During this period, 2,809 certificates were lodged representing a floor space area of 218,819 sqm which is similar to that of the previous monitoring year (2,989 lodgements for 237,228 sqm).

Chart 18 Percentage of Energy Performance Certificate (EPC) Ratings for Domestic Dwellings 2020/21



- 6.32 As can be seen, the most commonly achieved category of energy performance for Dartford was C (34%) followed shortly by category D (33%). 58.3% of all certificates achieved either A, B or C rating. Compared with last year, more dwellings achieved C rating while less achieved B rating.
- 6.33 0.1% of lodged certificates receive the A rating – which is the best performing – down from 0.8% last year. Only 8.6% of certificates were for lower categories E–G.
- 6.34 Chart 19 below demonstrates the past trends in MHCLG data for energy performance ratings obtained from certificate lodgements for each monitoring year. As can be seen, this year there was another **decline in the proportion of property on the market with category B ratings** since high levels achieved 2016/17. Instead, higher levels of both C and D were achieved than in recent previous monitoring years. Achievements in E, F and G remain relatively stable.

Chart 19 Percentages of Energy Efficiency Ratings for Domestic Dwellings Over Time



6.35 Furthermore, the Government reported in their Household Energy Efficiency National Statistics that, as of March 2021, 1,774 households in Dartford are in receipt of Energy Company Obligation (ECO) Measures, such as energy efficiency installations or insulation in the home. **This is slightly up from 1,733 in 2020.**

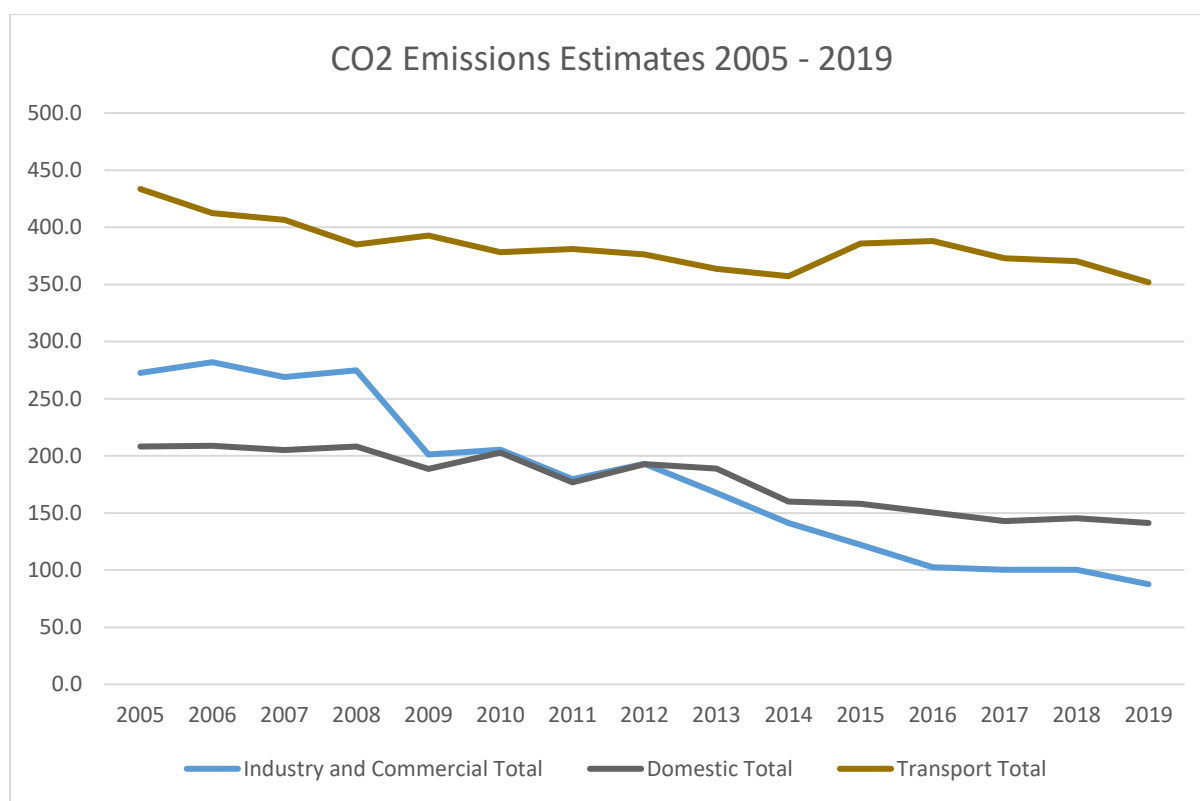
Carbon Emissions

6.36 Data on estimated carbon emissions per Local Authority is compiled by the DBEIS⁴. Chart 20 shows estimated emissions per sector for Dartford for 2005 - 2019.

6.37 Overall, since 2005 all three sectors are estimated to have decreased, with the industry and commercial sector showing the greatest decrease.

⁴ UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2018

Chart 20 Carbon Emissions per Sector



BREEAM and Renewables

6.38 There were five non-residential schemes completed within the monitoring year that meet the threshold of CS23 and therefore are required to achieve BREEAM Excellent or above. Because the method/requirements of measuring BREEAM Excellent has been changed by the BRE since the adoption of the Core Strategy, the achievement of Very Good or higher is now required. Out of the five schemes, **four achieved BREEAM Very Good and one achieved Excellent.**

Table 11 BREEAM Achievements

Scheme	Reference	BREEAM Rating
Plot E10, Crossways	16/00696/REM	Very Good
Plots 1, 2, 3b and 4, Questor	16/00190/FUL	Very Good
Zone B, Littlebrook	16/01022/REM	Very Good
Central Road Primary School	18/01480/FUL	Very Good
Victoria Road, Northern Gateway/ The Base	17/01477/FUL	Excellent

6.39 In addition to the above schemes, an extension to the Wilmington Grammar School for Girls (18/00094/CPO), that was over 1000sqm and therefore meets policy CS23 criteria, was also completed. However, this was an application determined by the Kent County Council and it is not currently known if the scheme achieved BREEAM or not.

Air Quality Management

- 6.40 DP3 of Dartford's Local Plan relates to the transport impact of development and aims to avoid any severe impacts on air quality, among others. Furthermore, DP5 seeks to prevent negative impact, from development, on environment or public health including air quality.
- 6.41 The Annual Status Report (ASR) for air quality is an annual report produced for DEFRA as part of the Council's local air quality management responsibilities. The purpose of the ASR is to report on progress in achieving reductions in concentrations of emissions relating to relevant air pollutants and to identify new or changing sources of emissions. The most recent ASR, that was reported to Council in 2020 relates to data for 2019.
- 6.42 The 2021 ASR has not yet been published however monitoring shows that levels of NO2 in 2020 were lower in most parts of the Borough compared with previous years, however as a result of the National Lockdowns for Covid-19 it is unlikely that 2020 can be considered a representative year for air quality monitoring.

KEY MONITORING THEME

Planning decisions supporting enjoyment of the historic environment

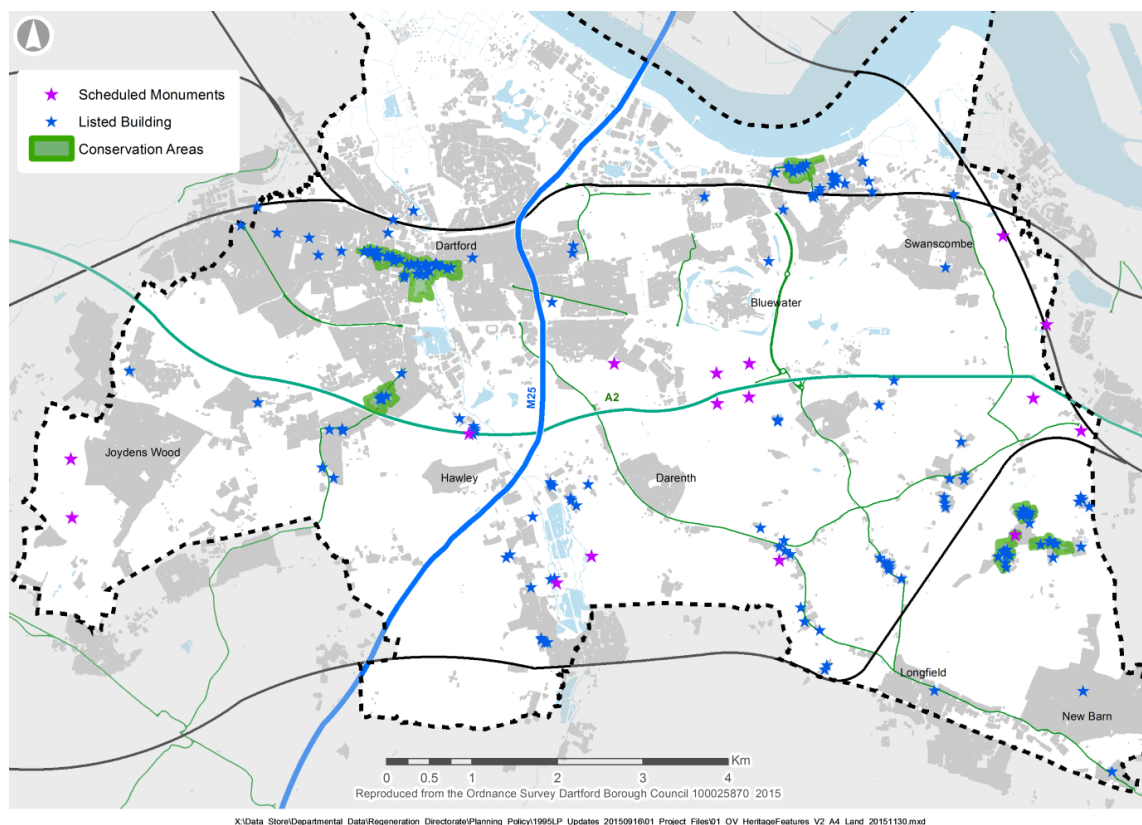
Primary Indicator(s)

- Developments affecting designated heritage assets

Primary Indicator	Monitoring Outcome (in brief)
Developments affecting designated heritage assets	Four Listed Building Consent applications were permitted within the monitoring year.

- 6.43 The Development Policies Plan sets out the Council's strategy towards heritage assets. Policy DP12 sets out the Historic Environment Strategy and Dartford's general approach to development proposals in relation to this. Policy DP13 sets out more detailed criteria for applications affecting Dartford's Designated Heritage Assets. Designated Heritage Assets are Listed Buildings, Conservation Areas and Scheduled Monuments: the distribution of these in the Borough is depicted below.

Figure 1 Selected Heritage Designations



- 6.44 Four listed building consents were granted in the monitoring year. **Two related to minor alterations, one was for an extension and the final consent was for a change of use from office to residential.**
- 6.45 During the monitoring year there were no conservation area consents granted (not including submissions of details by application and lawful development certificates).

Environment Summary

Summary of performance

- 99% of residential completions were on 'brownfield land', surpassing the 80% target.
- Total Dartford CO2 emissions, estimated by the government, show emissions to be decreasing over time.
- Of the Energy Performance Certificates lodged for properties on the market in Dartford, 58.3% received either energy rating A, B or C which shows higher standards of energy efficiency. However only 0.8% achieve energy rating A, which is the highest grading possible.
- All completed non-residential schemes required by policy CS23 to achieve BREEAM ratings did so.
- No development was permitted on SSSI or Ancient Woodland.
- No consents for inappropriate development impacting the borough's heritage assets were permitted within the monitoring year.

Appendices

Appendix A: Duty to Cooperate Meetings – Details

Accommodating Growth and Infrastructure

Date	Meeting/ Meeting Channel
02/04/2020	Thames Gateway Kent Partnership (TGKP)
03/04/2020	Kent Planning Officers' Group (KPOG)
16/04/2020	Gypsy & Traveller & Travelling Showpeople Cross Borough Liaison Group
24/04/2020	Planning Policy Forum (PPF)
29/04/2020	North Kent Strategic Development and Planning group
12/05/2020	TGKP
15/05/2020	KPOG
20/05/2020	KCC Education
05/06/2020	Thames Estuary
08/06/2020	TGKP
16/06/2020	Thames Estuary
17/06/2020	NKEPG
19/06/2020	PPF
24/06/2020	North Kent Strategic Development and Planning group
02/07/2020	GLA
03/07/2020	KPOG
07/07/2020	NKEPG and Birdwise steering group
08/07/2020	Wider South East Officer Working Group
23/07/2020	KCC Minerals and waste
27/07/2020	TGKP
29/07/2020	Gypsy & Traveller & Travelling Showpeople Cross Borough Liaison Group
11/08/2020	TGKP
02/09/2020	NHS/CCG
02/09/2020	Briefings by other authorities - Bexley
10/09/2020	Utility Companies
11/09/2020	PPF
15/09/2020	KCC education
17/09/2020	Thames Water Forum
23/09/2020	North Kent Strategic Development and Planning group
02/10/2020	KPOG
12/10/2020	KCC Minerals and waste
12/10/2020	KCC Minerals and waste
15/10/2020	KCC education
23/10/2020	Gypsy & Traveller & Travelling Showpeople Cross Borough Liaison Group
27/10/2020	Environment Agency meeting
30/10/2020	KCC physical infra
06/11/2020	Environment Agency meeting
10/11/2020	Environment Agency meeting
20/11/2020	KCC education
04/12/2020	KPOG

17/12/2020	Environment Agency meeting
22/12/2020	Briefings by other authorities - Gravesham
12/01/2021	NKEPG and Birdwise steering group
15/01/2021	KPOG
19/01/2021	North Kent Strategic Development and Planning group
26/01/2021	NHS/CCG
29/01/2021	PPF
02/02/2021	Homes England Workshop
12/02/2021	KPOG
11/03/2021	NHS/CCG
26/03/2021	KPOG

Ebbsfleet and London Resort

Date	Meeting/ Meeting Channel
20/04/2020	EDC UDC Planning Liaison
21/04/2020	Ebbsfleet Fastrack
26/05/2020	LRCH Planning Performance Agreement (PPA) Meeting
09/06/2020	Fastrack Working Group
11/06/2020	Active Travel Planning with EDC, KCC & GBC
18/06/2020	LRCH Meeting
24/06/2020	LRCH PPA Meeting
26/06/2020	Local Plan meeting (with EDC)
03/07/2020	LRCH Resourcing meeting
28/07/2020	Specialist Housing, Ageing Well in Ebbsfleet
28/07/2020	Ageing well in Ebbsfleet
04/08/2020	London Resort meeting
10/08/2020	EDC UDC Planning Liason
26/08/2020	London Reort Working Group
14/10/2020	London Resort - Social Economic & Health - Volterra & Acadis
20/11/2020	North Kent Transport Working Group
07/01/2021	London Resort Workshop
11/01/2021	Employment & Skills strategy workshop
15/01/2021	North Kent Transport Working Group
18/02/2021	London Resort Workshop

Infrastructure (Transport)

Date	Meeting/ Meeting Channel
10/02/2020	Lower Thames Crossing (LTC) Traffic Modelling
16/04/2020	KCC STIP Steering Group
05/05/2020	Chief Executive Crossrail Board
20/05/2020	Dartford Transport study Phase 3
11/06/2020	Sustainable travel working Group
17/06/2020	Highways England A282 junction 1a A282 improvements
25/06/2020	KCC STIPs UTM Project & S106

16/07/2020	KCC STIP working Group
22/07/2020	Transport model and the LTAM
24/07/2020	North & East Kent Connectivity
19/08/2020	Transport Study
02/09/2020	KCC STIP Steering Group
10/09/2020	Sustainable travel working Group
15/09/2020	LTC Air Quality
28/09/2020	Technical Group
01/10/2020	North Kent Transport Group
06/10/2020	LTC
09/10/2020	North & East Kent Connectivity
14/10/2020	LTC Update on SoCG's
15/10/2020	Crossrail Abbey Wood to Ebbsfleet Connectivity Study corridor wide workshop
23/11/2020	LTC
25/11/2020	LTC
03/12/2020	Sustainable transport working Group
08/12/2020	LTC
14/01/2021	KCC STIP working Group
19/01/2021	N&EKC Study - London Adjacent Working Group
21/01/2021	KCC STIP working Group
03/02/2021	Inner Orbital Study
04/02/2021	Sustainable transport working Group
11/02/2021	KCC Dartford Transport Model update
17/02/2021	LTC
23/03/2021	Strategic Transport DtoC meeting with KCC, GBC, EDC & Medway
23/03/2021	NW Kent Strategic Transport Cooperation Dialogue

Specific to the Local Plan Production

Date	Meeting/ Meeting Channel
26/06/2020	EDC Local Plan meeting
30/06/2020	DtC with Gravesham BC & Sevenoaks DC
29/07/2020	EDC Local Plan meeting
25/08/2020	EDC Local Plan meeting
02/09/2020	DtC with Bexley Council
28/09/2020	EDC Local Plan meeting
14/10/2020	Dartford Local Plan Strategic Modelling Update with Stantec and KCC
22/10/2020	Local Plan Viability Inception meeting
30/10/2020	EDC Local Plan meeting
26/11/2020	EDC Local Plan meeting
07/01/2021	Strategic Modelling for Local Plan
10/01/2021	Dartford Transport Model technical discussion
12/01/2021	Borough & Parish Forum (Local Plan briefing)
03/02/2021	Bexley/Dartford discussion
05/02/2021	Thurrock DtoC discussion meeting
08/02/2021	Homes England update meeting

09/02/2021	DtoC meeting with Gravesham & Thurrock
09/02/2021	DtoC meeting with Medway
11/02/2021	Dartford Transport Local Plan evidence meeting with KCC
04/03/2021	Sevenoaks DtoC meeting
10/03/2021	Environment Agency DtoC meeting
15/03/2021	Dartford Transport Model update with HE & KCC
16/03/2021	Lewisham DtoC meeting
31/03/2021	Bexley DtoC meeting