

AUTHORITY MONITORING REPORT 2023/24

Monitoring of the Borough's environments and neighbourhoods allows assessment of the impact of development, and informs new local planning policy updates.

This report looks at changes over the financial year 2023/24.

Dartford Borough Council Planning Policy



DARTFORD
BOROUGH COUNCIL

July 2025

2023-24

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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 report on the implementation of the local development scheme and the extent to which the policies set out in local development documents are being achieved. This information is contained in the Authorities Monitoring Report (AMR).
- 1.2 This is the 17th AMR produced by Dartford Borough Council. It monitors the period between 1 April 2023 and 31 March 2024.
- 1.3 This report monitors development covering the entire Borough, including Ebbsfleet Garden City, which sits within the boundaries of both Dartford and Gravesham Borough Councils. The Ebbsfleet Development Corporation (EDC), set up by the Government in 2015, has planning authority to manage planning applications in Ebbsfleet that relate to development within their boundaries. However, it does not have plan-making powers; therefore, Dartford's Local Plan applies in the EDC area within Dartford.
- 1.4 Accordingly, it should be noted that the inclusion of Ebbsfleet means some outputs derive from applications not received/ determined by Dartford Borough Council.
- 1.5 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the contents that the AMR must include. The minimum inclusions for the report are as follows:
 - 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 (see section 2);
 - A statement of any local plan or supplementary planning document that has been adopted within the review period; (see section 2)
 - Reasons why any policies are not being implemented and the steps that will be taken to ensure the policy is implemented (not applicable);
 - 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 since the policy was first adopted (see section 4);
 - Details of any neighbourhood development plans/orders (see Stone Parish Neighbourhood Plan 2022-2035);
 - Information as specified in Regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (see Dartford Infrastructure Funding Statement); and
 - Details of what cooperative action the authority has taken with other local planning authority and county council prescribed person/body under Section 33A of the Act, during the time period in review (see section 2).
- 1.6 This report is structured as following:
 - Section 2: Dartford's Local Plan and Context
 - Section 3: monitoring indicators set out in the Local Plan, and where further information on topics can be found.
 - Sections 4-6: data monitoring and aggregate outcomes of Local Plan policies.

2. Context and Local Plan

- 2.1 Dartford is situated in the northwest of the Kent County, bordering Greater London. The Borough is the smallest of 12 districts in Kent, (7,600 hectares) but is the most densely populated.
- 2.2 The key social and economic characteristics of Dartford Borough include:
- **A rapidly growing population** needing new local infrastructure, particularly for health and education.
 - **A population profile that includes a high percentage of children and young adults** who will require sufficient educational, employment and leisure opportunities, and access to housing, to meet needs for the future.
 - **A sizeable labour workforce with high employment rates** but a limited choice of local high order/ professional local job opportunities.
 - **High levels of mobility** that puts pressure on public transport and creates traffic/ congestion in the Borough contributing to pollution levels.
- 2.3 For a more detailed overview of the Borough, refer to pages 9-20 of the Dartford Plan to 2037, (adopted April 2024).

Statutory Development Plan

- 2.4 Dartford's statutory development plan relevant to the reporting period is made up of:
- Dartford Core Strategy (2011)
 - Dartford Development Policies Plan (2017)
 - The Stone Neighbourhood Plan (July 2022), prepared by Stone Parish Council.
 - Kent Minerals and Waste Local Plans (2020)
 - Lower Darent Riverside strategy (2024)
 - Dartford Local Cycling and Walking Infrastructure Plan (June 2023)
- 2.5 Note: The Dartford Plan to 2037 was adopted in April 2024, and the new Kent Minerals and Waste Local Plan was adopted in March 2025; both after the monitoring period.

Other Planning and Infrastructure Policy

- 2.6 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. Rates are updated annually through indexation. Details of developer contributions received through both CIL and Section 106 Agreements are reported annually in Dartford's Infrastructure Funding Statement (2025)¹. The statement also sets out what the developer contributions have been used for and, where they remain unspent, what infrastructure is intended to be delivered using the contributions.

¹ Dartford Borough Council, Dartford Infrastructure Funding Statement for 2023/24, 2025

2.7 The Development Plan is also supported by the following 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)

Future Policy Production

2.8 As part of the Dartford Plan to 2037, there is no requirement for Dartford to conduct a shorter-term review of the Plan e.g. to meet housing or traveller's needs.

2.9 There remains some national uncertainty at the time of publication (July 2024) as to the form of future planning policy documents. Extensive secondary legislation and key guidance remain outstanding. However, the Council will keep planning policy webpages up to date with plans for new policy proposals and public consultations.

2.10 The Council have commenced a Vision and Masterplan for Dartford Town Centre to plan for and deliver regeneration. This work will include evidence that will inform the production of potential new Design Codes.

2.11 SPDs may be revised or introduced, depending on changes as to how supplementary policy is produced.

Cooperation with Neighbouring Councils and Prescribed Bodies

2.12 Inspector's Report for The Dartford Plan to 2037 concludes Dartford has undertaken significant cooperative activity with public bodies. This remains ongoing, including inputting to adjoining Local Plans actively proceeding.

3. Monitoring Indicators and Further Information

- 3.1 The monitoring framework applied to this report has been set out in the Dartford Core Strategy (2011). This framework can be found in Chapter 16 of the Dartford Development Policies Plan (2017) and have been based around ten objectives included in the Dartford Core Strategy (2011).
- 3.2 The ten objectives have been grouped together under three broad areas which reflect the tenets of sustainability 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.
- 3.4 Additional sources of data on local development and demographic change include:
- Other publications by Dartford Borough Council, including Residential Needs Assessments and Retail and Leisure Studies
 - Kent County Council's Land and Property Data
 - Kent County Council's Population and Census Information
 - National data sets, including NOMIS Labour Market Statistics and Office for National Statistics census information
- 3.5 Note: The Dartford Plan to 2037 (April 2024) includes revised monitoring indicators which will be applied starting April 2024.

4. Communities and Infrastructure

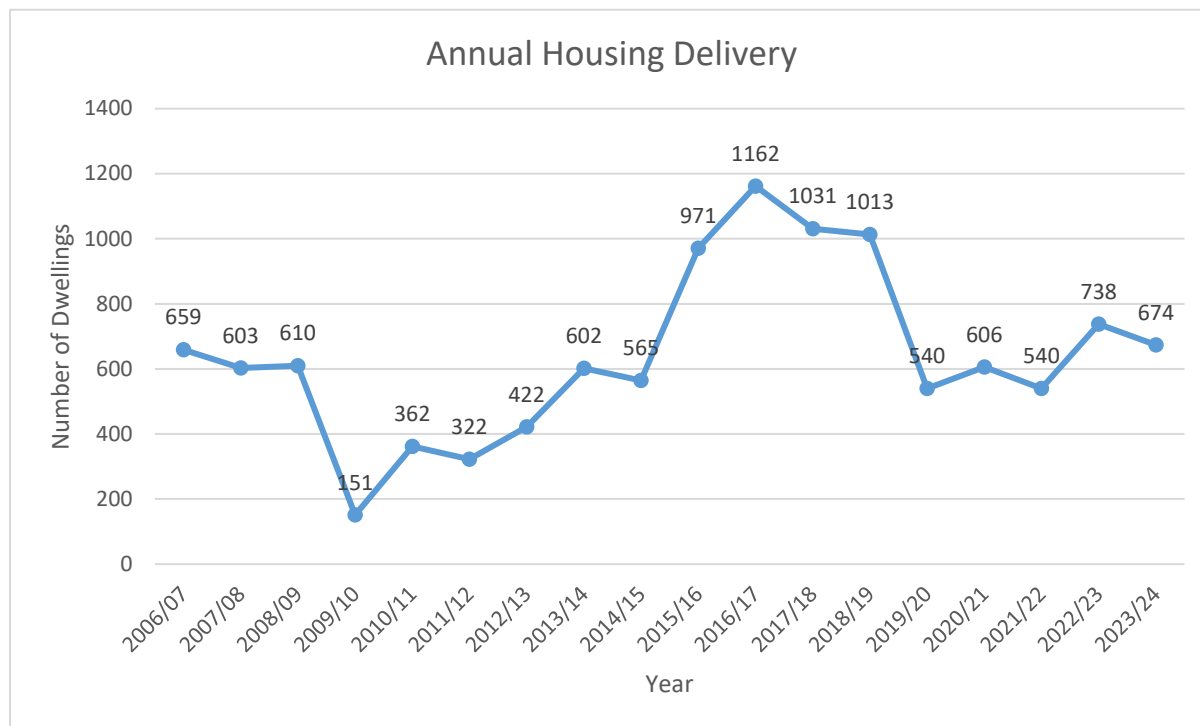
KEY MONITORING THEME:
Providing a sufficient quantity of new housing in the Borough

Table 1: Primary indicator outcomes

Primary indicator	Available information	Monitoring outcome
Total new homes completed in reporting year	<p>660 new build homes</p> <p>20 net homes created from conversions, extensions or changes of use</p> <p>4 homes demolished (rebuilt into 10 homes, counted above)</p> <p>7 sites under construction with a capacity for 1,164 homes</p>	674 net homes delivered
5-year deliverable housing supply	Available online	Deliverable supply in excess of 5 years has been consistently maintained
Housing trajectory	<p>Details of cumulative supply against current adopted targets is provided below</p> <p>This monitoring year is the final period in which the Core Strategy was applicable. The Dartford Core Strategy requirement was 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. It also included a Local Housing Need Management Trigger of 11,700 dwellings (average annual requirement of over 585 homes per year). Taking into account both site capacity and local need, the Dartford Core Strategy therefore accordingly provided a quantified range for housing requirements.</p>	<p>Figure 2 shows that the Core Strategy delivered 11,573 dwellings (2006 – March 2024). The average annual rate of delivery since 2006 was 643, which is above the rate identified in the Dartford Core Strategy to meet local needs (585). Moreover, as documented within Dartford Planning Policy documents, there has been significant progress on identified regeneration sites in the Borough.</p>

- 4.1 The number of net new homes delivered in 2023-24 was 674². This is a decrease from the previous year's delivery of 738. **Figure 1** shows the annual rate of housing delivery in Dartford since 2006.

Figure 1: Annual rate of housing delivery (2006/07-2023/24)

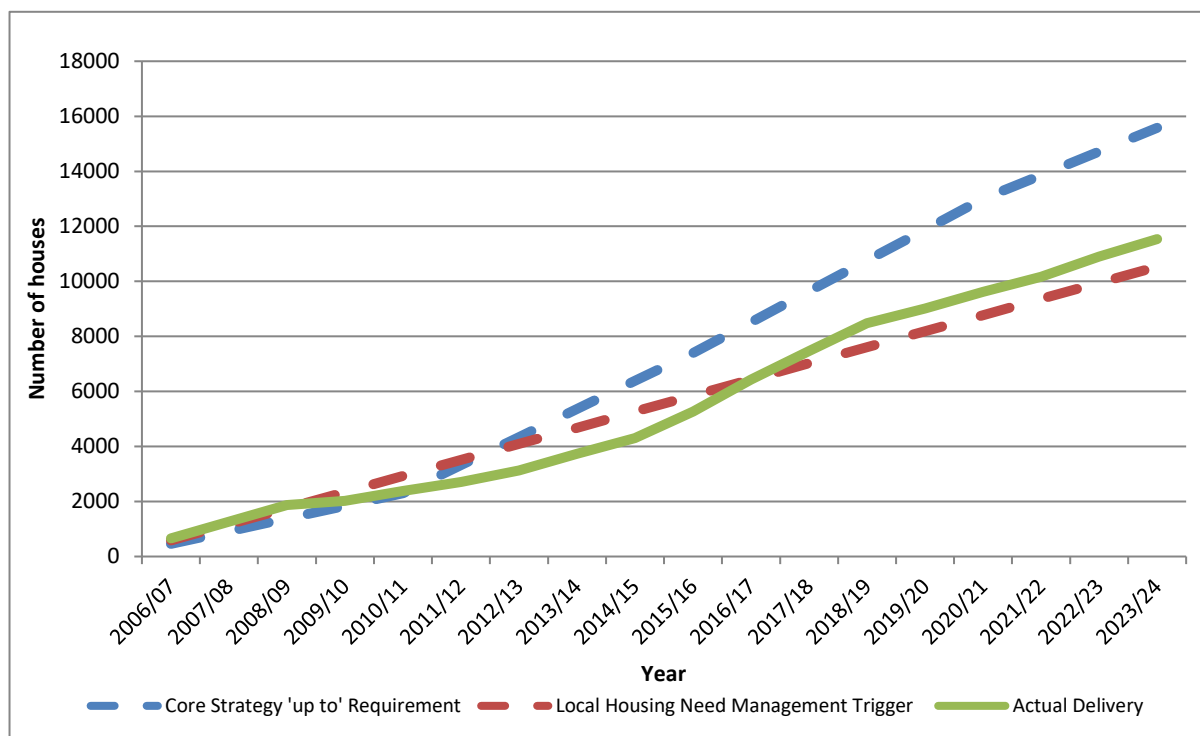


Source: Dartford Borough Council

- 4.2 The cumulative delivery of housing against the Dartford Core Strategy policy range (phasing up to 17,300 and the annual needs-based target) is shown in **Figure 2**. The level of completions (green line) illustrates aggregate supply by 2022/23 is within Core Strategy range.

² This includes communal accommodation, a total of 37 council tax units during this monitoring year.

Figure 2: Cumulative housing delivery compared to Dartford Core Strategy targets (2006/07-2023/24)



Source: Dartford Borough Council

- 4.3 Between 2018 and 2021, Dartford exceeded the Housing Delivery Test (HDT) (a percentage calculation of the number of net homes delivered against the number of homes required over a rolling three-year period). The HDT outcome for 2022 was 90% (calculated by Government in December 2024). As a result, Dartford Borough Council was required to prepare a Housing Action Plan (2024)³ which considers causes of under-delivery and identifies actions that can help increase housing delivery in future years.

³ Dartford Borough Council, 2024 Housing Delivery Test Action Plan, 2025

KEY MONITORING THEME

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

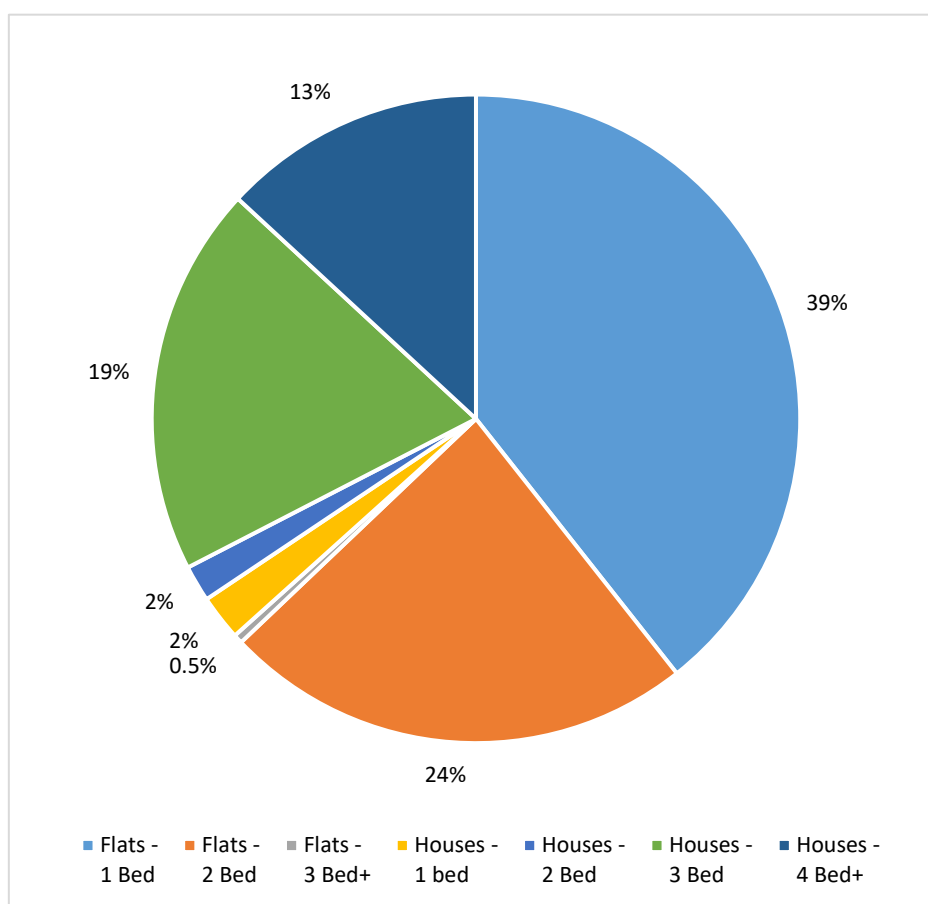
- Percentage of new houses with 2 or more bedrooms completed sites of up to 100 dwellings

Table 2: Primary indicator outcomes

Primary indicator	Available information	Monitoring outcome
Percentage of new houses with 2 or more bedrooms completed sites of up to 100 dwellings.	66.5% of the Borough's dwelling stock was made up of houses, as of October 2024 (KCC).	Of all housing types on sites up to 100 dwellings, 94% will be 2 bedrooms or more.

4.4 When looking at all these small site schemes (completed or partially completed) within the monitoring year, the ratio of houses to flats was 37:63. The percentage of houses that were 2 bedrooms or more was recorded to be 58%.

4.5 **Figure 3** (below) provides a breakdown of dwelling type and size on small sites (up to 100 units). The most prominent dwelling type and size is 1-bedroom flats (39%), followed by 2-bedroom flats (24%), and then 3-bedroom houses (19%).

Figure 3: Type and size of new dwellings on small sites (up to 100 dwellings)

Source: Dartford Borough Council

Housing Size Space Standards and Accessible/Adaptable Dwellings

- 4.6 Across the Borough as a whole, 1,337 units were permitted, 1,284 achieved NDSS standards (96.1 %), a slight decrease from last year's achievement of 99.9%.
- 4.7 There are also non-mandatory development standards for new homes to assist those with mobility issues, which are covered in the Government's Approved Document M statutory guidance.
- 4.8 Across the whole Dartford Borough area, 1,105 (82.7%) dwellings were consented within the monitoring year, which will potentially meet the M4(2) accessible and adaptable standard. A further 44 (3.3%) dwellings that will potentially meet the M4(3) wheelchair use standard were approved.

KEY MONITORING THEME

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

Table 3: Primary indicator outcomes

Primary indicator	Monitoring outcome
Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings	106 affordable housing units were occupied within the monitoring year. This represents 24% of the total housing supply delivered over the Core Strategy Plan period.

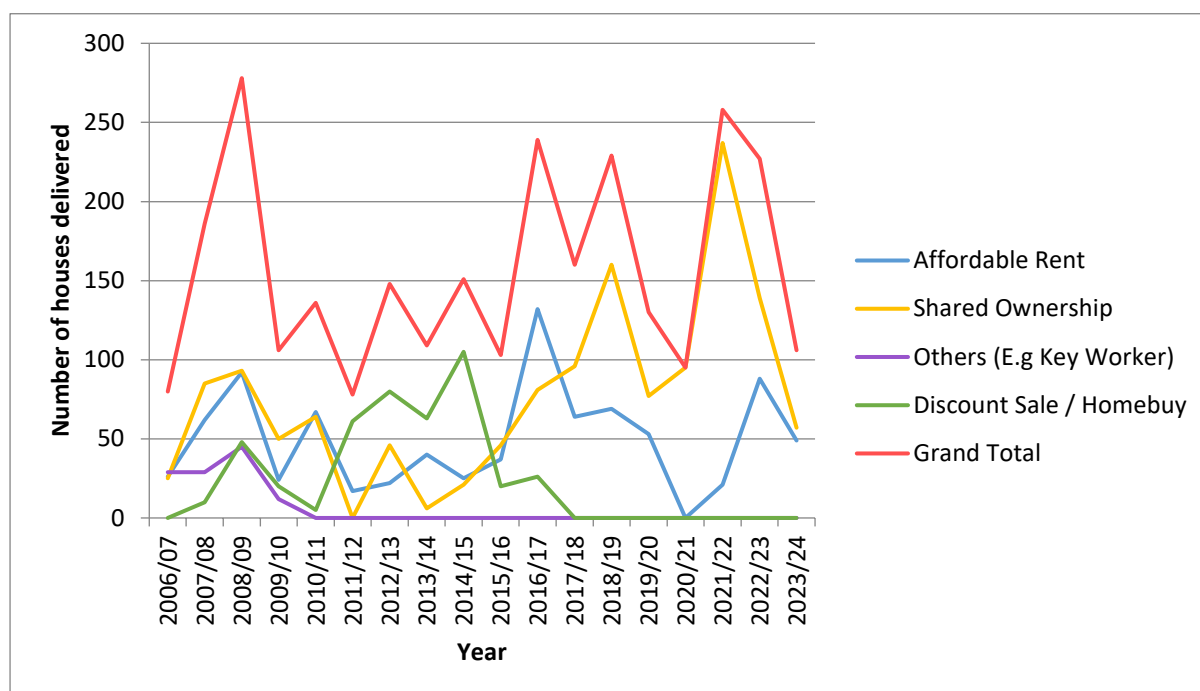
Affordable Completions

- 4.9 Within the monitoring year 106 dwellings that meet the current NPPF definition of ‘affordable’ were transferred and occupied; 103 of these were constructed and occupied within the monitoring year and 3 were already constructed and occupied within a previous monitoring year⁴.
- 4.10 Within the monitoring year, a total of 562 units were delivered on applicable M7 (Affordable Housing) sites of 15 units or more. These were delivered across eleven different sites. All 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. This presents difficulties in comparing this year’s affordable housing occupations to this year’s overall housing completions on applicable sites. If the data limitations of annual counts are set aside, the total for the monitoring period would equate to 19%, a decrease from the previous year’s total of 34%, and below the 30% target.

Affordable Housing Tenure

- 4.11 Since the beginning of the Core Strategy Plan period (2006) 2,819 affordable units have been delivered and occupied. Cumulatively, this represents 24% of all delivery, although this understates policy performance as it includes small sites where affordable housing requirements do not apply consistent with government and local policy.
- 4.12 **Figure 4** shows the annual affordable delivery through new builds since the start of the Plan period, reflecting total affordable delivery as well as delivery by tenure type. Shared ownership has become fairly prevalent in recent years as discount sale and other tenures (generally intermediate) have become largely negligible. Affordable rented tenure has fluctuated over time.
- 4.13 The tenure breakdown recorded for 2023/24 is as follows:
- 57 shared ownership (an intermediate tenure), and
 - 49 affordable rental units.

⁴ Some discrepancies may be present in this data due to the time lag between housing completion and affordable housing transfer.

Figure 4: Affordable housing delivery by tenure (2006/07-2023/24)

Source: Dartford Borough Council

Custom and Self-Build

- 4.14 There were nil applications described as wholly custom and self-build. Nevertheless, 4 dwellings were completed regarded as custom and self-build (for the purposes of CIL). The granting of any relief is not automatic and must be applied for before development commences, using the relevant forms.
- 4.15 During this monitoring year, four self-build schemes identified through CIL were completed, delivering a total of 4 dwellings.

KEY MONITORING THEME*Development for Gypsies, Travellers and Travelling Showpeople accommodation needs***Table 4: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Number of new pitches/plots for Gypsies, Travellers and Travelling Showpeople	3 day rooms at Nurstead Stables, Nurstead Avenue, Longfield; 5 pitches at Eebs Stables, Trollingdown Hill, Dartford (23/00037/FUL) Appeals not necessarily granted on a permanent basis.
Five year pitch supply (including cumulative delivery)	Table 8 of the Dartford Plan to 2037 identifies a total need of 55 pitches from 2019 to 2024 ⁵ . Cumulative delivery between 2019/20 and 2023/24 was 37 pitches ⁶ .
Implementation Strategy requirements	The Implementation Strategy has been superseded by the new Dartford Local Plan to 2037.

4.16 The above need figure, reflecting the Dartford Plan to 2037 (adopted 2024), is based on the new December 2023 national definition, which is wider than previously for planning.

⁵ The need figure in the Dartford Plan to 2037 is based on the definition announced December 2023, which is broader than previous figures.

⁶ Excluding 22/00664/FUL

KEY MONITORING THEME
Improving traffic management

Table 5: Primary indicator outcomes

Primary indicator	Monitoring outcome
Kent Thameside STIP Annual Report	Three of the five STIP projects within Dartford are complete and two are under construction

4.17 Table 6 provides an overview of the five strategic projects that fall within the Dartford Borough.

4.18 Kent County Council project expected spending of £3.2 million on further STIPs schemes in Dartford⁷.

Table 6: Progress of STIP projects

Project	Description	Status
A2 Bean Interchange (led by Highways England)	Modification of junctions and changes to merge and diverge lanes to improve access between the A2 Trunk Road and development sites to the north.	Complete
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.	Works completed in May 2022 and junction is now fully open to traffic
A226 London Road/St Clements Way	Enlargement of existing roundabout to improve capacity and relieve congestion point on local strategic road network.	Complete
Dartford Town Centre improvements	Overarching aim of regenerating town centre through transport and public realm improvements. These include: improved connectivity and safety for pedestrians and cyclists, improved reliability of journey time for cars into the town centre, incorporation of Urban Traffic Management Control and better integration of buses.	Phase 1 complete Phase 1a complete Phase 2a complete Phase 2B construction complete and preliminary handover with KCC Phase 3 and 3a at procurement stage Phase 4 ready to commence construction
Area-wide urban traffic management and control	Introduction of signal control at junctions, variable message signs, CCTV and real-time information to regulate and manage traffic on local road network.	In construction

⁷ Kent County Council, Infrastructure Funding Statement, 2024

KEY MONITORING THEME

Providing sufficient community facilities, where involving planning permission

Table 7: Primary indicator outcomes

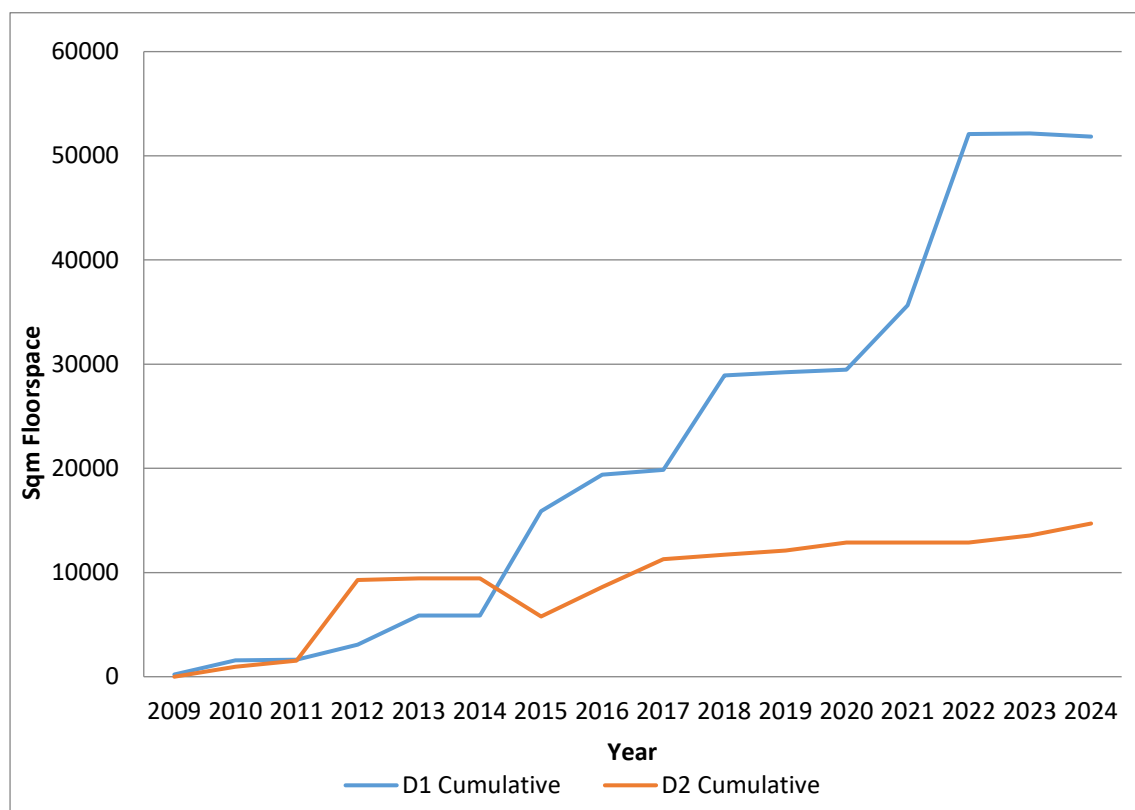
Primary indicator	Monitoring outcome
Development resulting in gain or loss of whole community facilities	An additional 850m ² of net community floorspace was provided during the monitoring year

4.19 A total of 1,145m² of new floorspace under the former Use Classes of D1 and D2 was provided during the monitoring year. There was a loss of 295m² D1 community floorspace. This resulted in a net gain of 850m² of community floorspace.

Past Trends

4.20 Former Use Class D1 and D2 uses have steadily grown since 2007/08, though in recent years this has stagnated. A total of 52,146m² of D1 floorspace has been provided, able to be used for a range of community (health, educational, cultural and religious) uses. In addition, 13,560m² of D2 floorspace has been delivered (leisure, recreational or sporting purposes). **Figure 5** (below) outlines this, indicating the net changes in community and leisure floorspace.

Figure 5: Cumulative gain and loss of Use Class D (2009-2024)



Source: Dartford Borough Council

5. Jobs, Shops and Leisure

5.1 There are three related key monitoring themes under Jobs, Shops and Leisure.

KEY MONITORING THEME
Supporting economic development in the Borough

Table 8: Primary indicator outcomes

Primary Indicator	Monitoring Outcome
Development in the year resulting in the gain or loss of B-Class facilities of 100m ² or more	Net gain of B-Class floorspace within the monitoring year of 2,357m ²

5.2 There was a net gain of 2,357m² former Use Class B floorspace provision due to a number of new developments. Sub-category B8 saw a net floorspace loss of 75m². The breakdown of net change amongst the B classes is shown in **Table 9**.

Table 9: Net change of Use Class B provision based on completions (2023/24)

Type	Gain (m ²)	Loss (m ²)	Net Change (m ²)
Business (Class B1)	0	0	0
Office (Class B1a)	390	115	275
Light and general industrial (Class B1c and Class B2)	2,217	60	2,157
Storage or distribution (Class B8)	568	644	-75
Mixed business	0	0	0
TOTAL	3,175	-819	2,357

5.3 The main contributors to the gain in employment floorspace were:

- Storefast Estate, Southfleet (203m² of B8 floorspace)
- Land at Littlebrook, Dartford (1,664m² of Class B2 floorspace)
- Ikea Customer Distribution Centre, Dartford (275m² of Class B8 floorspace)

5.4 Business growth over the Core Strategy plan period (Figure 6) shows that for many years economic development has successfully occurred as planned alongside the residential growth of the Borough. There has been associated new job provision and sustained improvements in many local economic indicators.

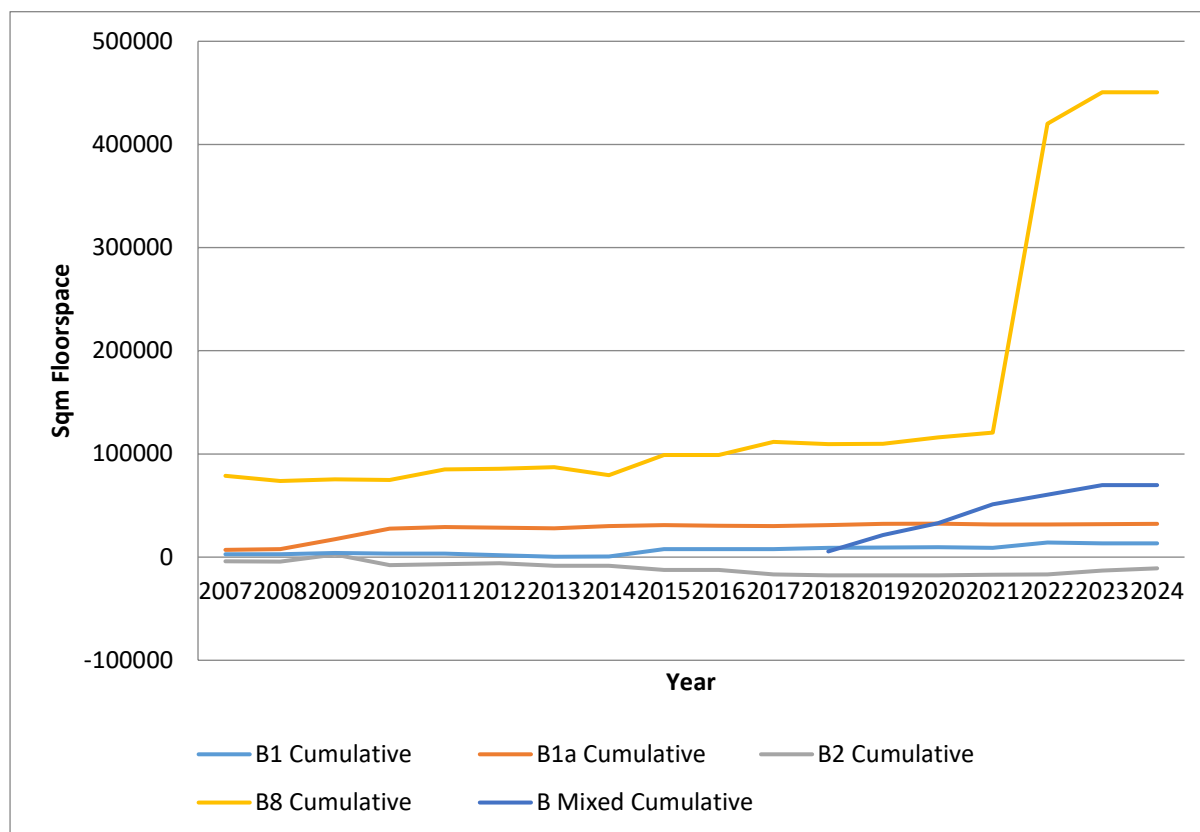
5.5 The Borough's prime business locations have sustained rental levels and demand for office and industrial/distribution floorspace⁸. Previous AMRs document historic performance.

5.6 There has been large scale long-term growth employment floorspace. Office and storage/distribution space has increased, but general industrial (e.g. former Class B2) floorspace has decreased.

⁸ Kent County Council, Kent Property Market Report, 2024

- 5.7 **Figure 6** shows cumulative net changes since 2006/07. It shows that B8 cumulative floorspace has risen substantially over the past three years. Around two-thirds of this is accounted for the very large development at Littlebrook (occupied by Amazon), and whilst the scale of this is unusual, Dartford has seen a consistent trend of delivering large distribution-based developments.

Figure 6: Gain and Loss of B-Class Uses in Dartford (2007-2024)



Source: Dartford Borough Council

KEY MONITORING THEME
Enhancing Dartford Town Centre and retail in the Borough Centre

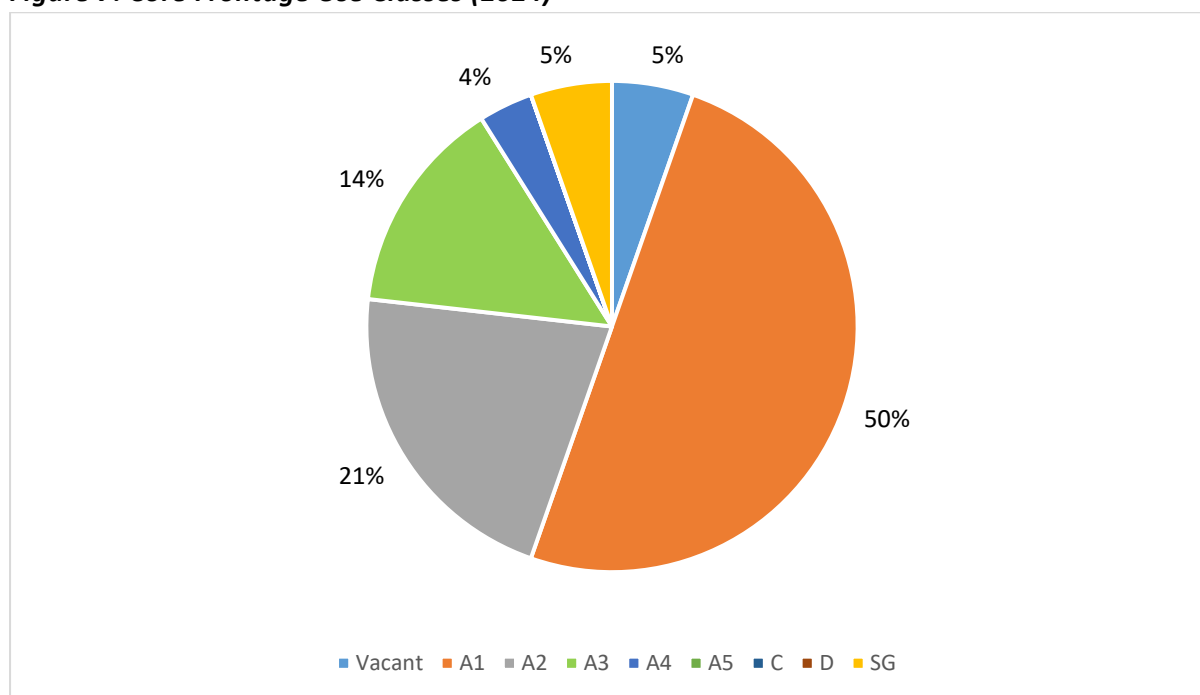
Table 10: Primary indicator outcomes

Primary indicator	Monitoring outcome
Quantitative indicators of Dartford Town Centre vitality, viability and diversity (including overall mix of uses and vacancy)	Vacancy rate for the whole Town Centre is 5%, a slight increase from 2022/23
New A1 development in Dartford Town Centre	Net loss of 13m ² A1 floorspace
Retail appeal decisions and/or permitted out-of-centre retail development and/or at Bluewater	60m ² provided in out-of-centre locations

- 5.8 As documented in previous AMRs, an in-depth Dartford and Ebbsfleet Retail and Leisure Study (2021) shows vacancy rates in the town centre as defined by nationally comparable GOAD standards notably decreased between 2009-2019.

Retail Occupation in Dartford Town Centre Core Frontage

- 5.9 Under the new Dartford Plan to 2037, the primary shopping area is now referred to as Core Frontage (defined as 2-64 High Street). The current mix of uses in these areas is set out in **Figure 7** (below), using the former use classes order breakdown.

Figure 7: Core Frontage Use Classes (2024)

Source: Dartford Borough Council

- 5.10 The vacancy rate in the Town Centre's Core Frontage is 5% (3 units). 50% of units are actively in A1 retail use, up from 49% last year. Within the former A1 uses, the majority are comparison retail with an even split of essential goods and services. Under the New Use Classes Order, the Core Frontage consists of 84% Use Class E and 14% sui generis.

2023/24 Borough Changes in Floorspace and Permissions

- 5.11 There was a net loss of 13m² of retail floorspace during the monitoring year across the whole Borough. This net loss was all recorded under use class A1.
- 5.12 One completion resulted in a loss of A1 floorspace (in the Dartford Town Centre). The loss was due to a change of use to a tanning salon (Sui Generis use).
- 5.13 **Table 11** below includes all permissions granted within the monitoring year for former A use class provision.

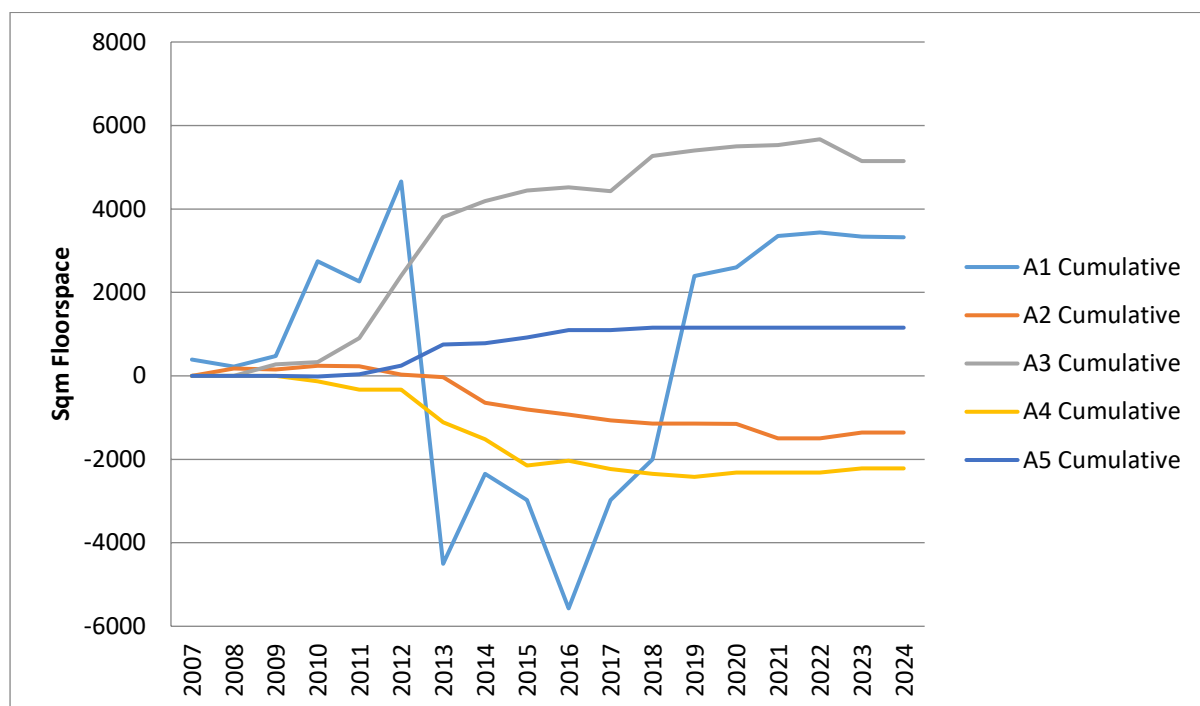
Table 11: Permissions consented for Use Class A provision (2023/24)

App Ref	Location	Proposal
<u>22/01183/REM</u> <u>22/01184/REM</u> <u>22/01250/REM</u>	St James Pit, St James Lane, Greenhithe	Development comprising or to provide development of up to 870 dwellings and in addition up to 1,200 sq. metres of built floorspace (in total) for: business premises (B1(a) (b) and (c)); community and social facilities (D1 and D2); provision of a primary school site and supporting retail (A1, A2, A3, A4 and A5).
<u>22/01447/COU</u>	101 Burnham Road Dartford Kent DA1 5AZ	Change of use of ground floor from retail sale of goods Class E(a) to a hot food takeaway (Sui Generis) with a pizza oven, extraction unit to the rear elevation and installation of AC unit in the rear garden and erection of a single storey rear extension (revised application/proposal).
<u>23/00115/COU</u>	92 London Road Stone Kent DA2 6AX	Conversion of existing ground floor flat (C3 residential use) to commercial shop (use class E(a))
<u>18/01640/OUT</u>	Blackshole Farm Watling Street Darenth Kent	Outline application for demolition of existing buildings and hard standing and redevelopment of the site to provide: care home (use class C2) comprising up to 5,469sqm of ground to second floor floor space; coffee shop with drive through (class A3) comprising up to 200sqm of ground floor floor space; multi storey car park comprising up to 12,181sqm of floor space (347 car parking spaces) and associated works, with all matters except for access reserved for later determination.

- 5.14 The permissions shown in **Table 12** are recorded to contribute over 700m² A class provision, with all sites located outside of the town centre.

Past Trends

- 5.15 **Figure 8** shows the cumulative gain and loss for retail uses in the Borough (former use classes).

Figure 8: Cumulative gain and loss for Use Class A (2007-2024)

Source: Dartford Borough Council

- 5.16 Over the Core Strategy period, there has been a net gain of former Use Class A1 (shops) after fluctuations, clear growth in A3 (cafe/restaurant) floorspace, and there was a small increase in the last decade of A5 (takeaway).
- 5.17 Overall, the provision of former Use Class A2 (financial and professional services) has slowly decreased.
- 5.18 There was a net decrease in former Use Class A4 (pub or drinking establishment) floorspace, although this has stabilised in the last decade.

KEY MONITORING THEME
Maintaining local shops

Table 12: Primary indicator outcomes

Primary indicator	Monitoring outcome
Percentage of District Centre units in Use Classes A1, A2 and D1 or vacant	Vacancy rates have stayed consistent with the previous monitoring year. The highest and lowest vacancy rates were recorded at Dartford East (8%) and Longfield (0%).

- 5.19 **Table 13** highlights the mix of uses for each of the District Centres within the Borough, including vacancy rates, using the new Use Classes Order.

Table 13: Use classes in District Centres (2024)

Use Class	Longfield	Dartford West	Temple Hill Square	Dartford East	Hawley Rd/ Lowfield St	High Street Swanscombe
E	71%	41%	76%	62%	42%	57%
SG	20%	41%	10%	15%	42%	14%
B2, B8 and associated SG	0%	0%	0%	0%	0%	0%
Residential (C1,C2,C2a,C3 and C4)	7%	14%	0%	12%	0%	19%
F1	2%	3%	10%	4%	5%	2%
F2	0%	0%	0%	0%	5%	0%
Vacant	0%	3%	5%	8%	5%	7%

5.20 The highest vacancy level is in Dartford East, where it sits at 8%. This is the same rate when compared to the previous monitoring year.

6. Environment

KEY MONITORING THEME

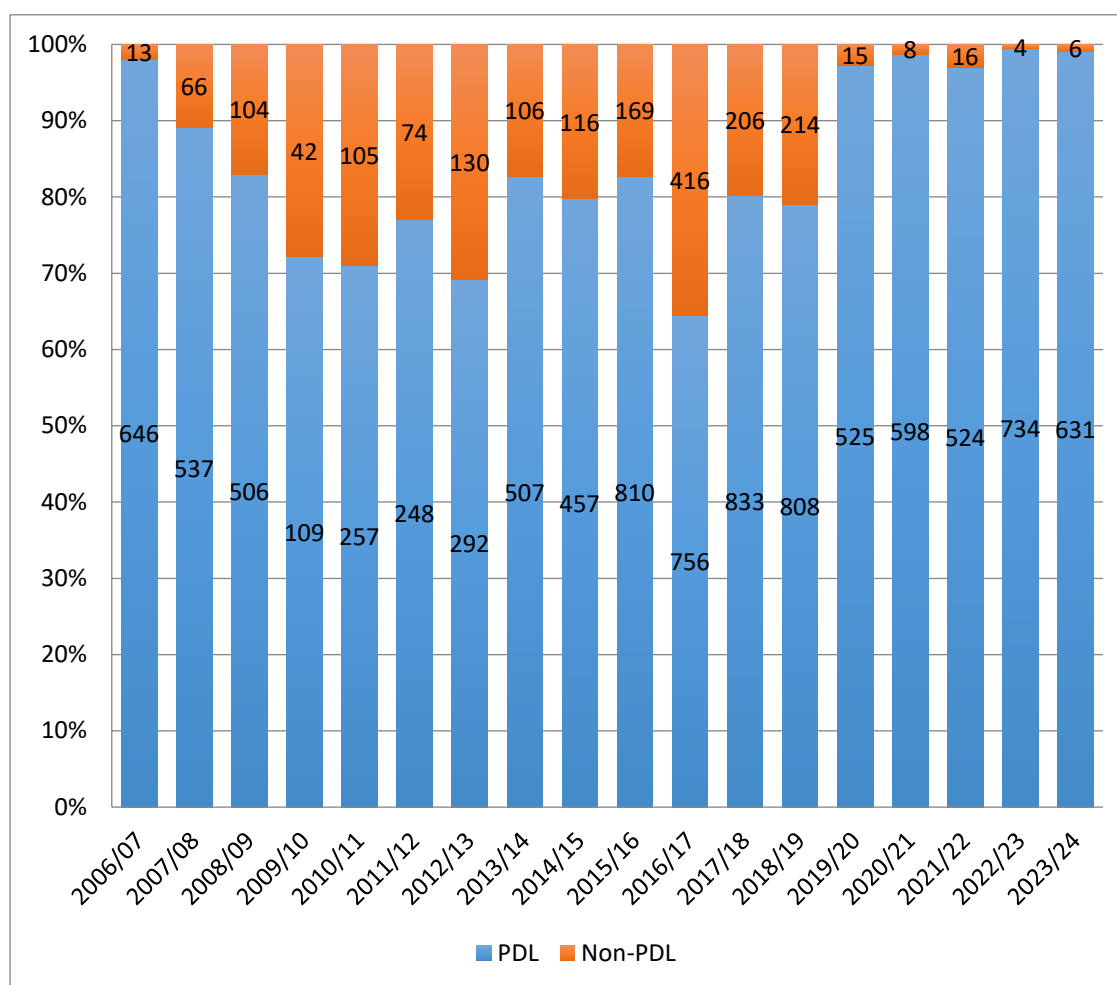
*Avoiding unnecessary greenfield development through re use of
(previously developed/despoiled) land for housing*

Table 14: Primary indicator outcomes

Primary Indicator	Monitoring Outcome
Proportion of new dwellings built on brownfield land	99% of new dwellings were built on brownfield land

- 7.1 During the reporting year, 631 of the 637 net 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.
- 7.2 The total proportion of new dwellings on brownfield land in the Core Strategy plan period 2006-2023 is 83.5%. The yearly proportion is set out in **Figure 9**. This shows that the percentage of new dwellings on brownfield land has fluctuated over the plan period. However, the target has been achieved in most years.

Figure 9: Proportion of new dwellings on Previously Developed Land (PDL) (2006/07-2023/24)



Source: Dartford Borough Council

KEY MONITORING THEME
Appropriate Green Belt development only

Table 15: Primary indicator outcomes

Primary Indicator	Monitoring Outcome
Type of development permitted in the Green Belt	The majority of development permitted in the Green Belt was for householder works (20 out of the 29 consents recorded).

Permissions

- 7.3 During the monitoring year, there were 51 determinations made by Dartford Borough Council in relation to proposals situated on land in part or in whole within the Green Belt. **Table 17** (below) lists the nature of the 51 determined applications (this does not include applications for: submission of details, removal of conditions, tree submissions or lawful development certificates).

Table 16: Applications within the Green Belt

Development Application	Consents	Refusals
Major development (>10 dwellings or 1,000m ² floorspace)	0	1
New dwellings (replacement of dwelling)	1	7
Householder works (extensions, conversion of garage into rooms, windows, summerhouses, boundary treatments, fences)	20	8
Change of use (Gypsy, Traveller and Travelling Showpeople accommodation)	2	3
Change of use (buildings to storage & offices, barn to residential)	4	0
Community/non-residential development (replacement office building, garages)	2	3
Prior approvals	0	0
Agricultural (agricultural storage)	0	0
TOTAL	29	22

- 7.4 There was one major development application in the Green Belt which was refused. This was for the development of a ten unit supported living apartment facility. Across all development types there were 22 refusals, with the majority being related to householder works and new dwellings.
- 7.5 As shown in **Table 16**, one application resulted in new dwellings within the Green Belt. This was a previously developed site and determined as suitable development within the Green Belt.
- 7.6 Of the 28 householder applications that were received, 20 were consented. This may be due to the scale of the work and work being related to existing dwellings.

KEY MONITORING THEME
Retention and provision of key local open spaces

Table 17: Primary indicator outcomes

Primary indicator	Monitoring outcome
Developments on PLGS	There were no developments on any PLGS
Playing pitches and BOS completed in the year on new development	Four new BOS upgrades were provided within the Ebbsfleet Garden City and one within the Dartford Town Centre

7.7 During the monitoring year, there were no developments on any PLGS.

7.8 During the monitoring year, four new accessible BOS were provided in Ebbsfleet Garden City. This totalled 5.55 hectares, with the largest area provided in Castle Hill. Improvements were also made to Central Park, where a one hectare play space known as Buccaneer Bay was opened to the public.

7.9 **Table 18** (below) provides further details on these spaces.

Table 18: New Borough Open Spaces provided (2023/24)

Development	Type of playing pitch/BOS	Size (hectares)
Ashmere	Open Space (5 separate areas)	0.86
Alkerden	Open Space	0.44
Castle Hill	Open Space	4
Croxton and Garry	Open Space	0.25
Buccaneer Bay, Central Park	Open Play Space	1

KEY MONITORING THEME
Key habitats, waterways and biodiversity

Table 19: Primary indicator outcomes

Primary indicator	Monitoring outcome
Condition of designated areas of high environmental value	There have been no changes in the conditions of designated areas. Currently, three designated areas are considered favourable and two are considered unfavourable.

7.10 During the monitoring year, Dartford Borough Council determined 14 applications that referenced Ancient Woodland as a constraint (excluding applications for submission of details, tree submissions or lawful development certificates). All submissions were in proximity of Ancient Woodland sites and not within the designated areas. There was no development within a site of Ancient Woodland.

7.11 The breakdown of application type is shown in **Table 20**.

Table 20: Determinations for proposals that flag up Ancient Woodland

Development	Consents	Refusals
Householder (extensions)	6	3
Agricultural (agricultural building)	0	0
Community/ Non-residential development	1	0
New/ Replacement Dwellings	1	3
TOTALS	8	6

7.12 There were two applications within the monitoring year that referenced a Site of Special Scientific Interest (SSSI) as a potential relevant consideration (excluding applications for the submission of details, tree submissions or lawful development certificates). One was permitted and the other refused. The permitted proposal was for the erection of a single storey side and rear extension. This application was also not within the SSSI designated area.

7.13 There has been no change in condition of any of the Borough's SSSI designated areas since 2014/15.

KEY MONITORING THEME
Sustainable residential construction

Table 21: Primary indicator outcomes

Primary Indicator	Monitoring Outcome
Percentage of dwellings built to government higher water efficiency standard	100% of consented dwellings are expected (conditioned) to meet the 110 litre/day water requirement

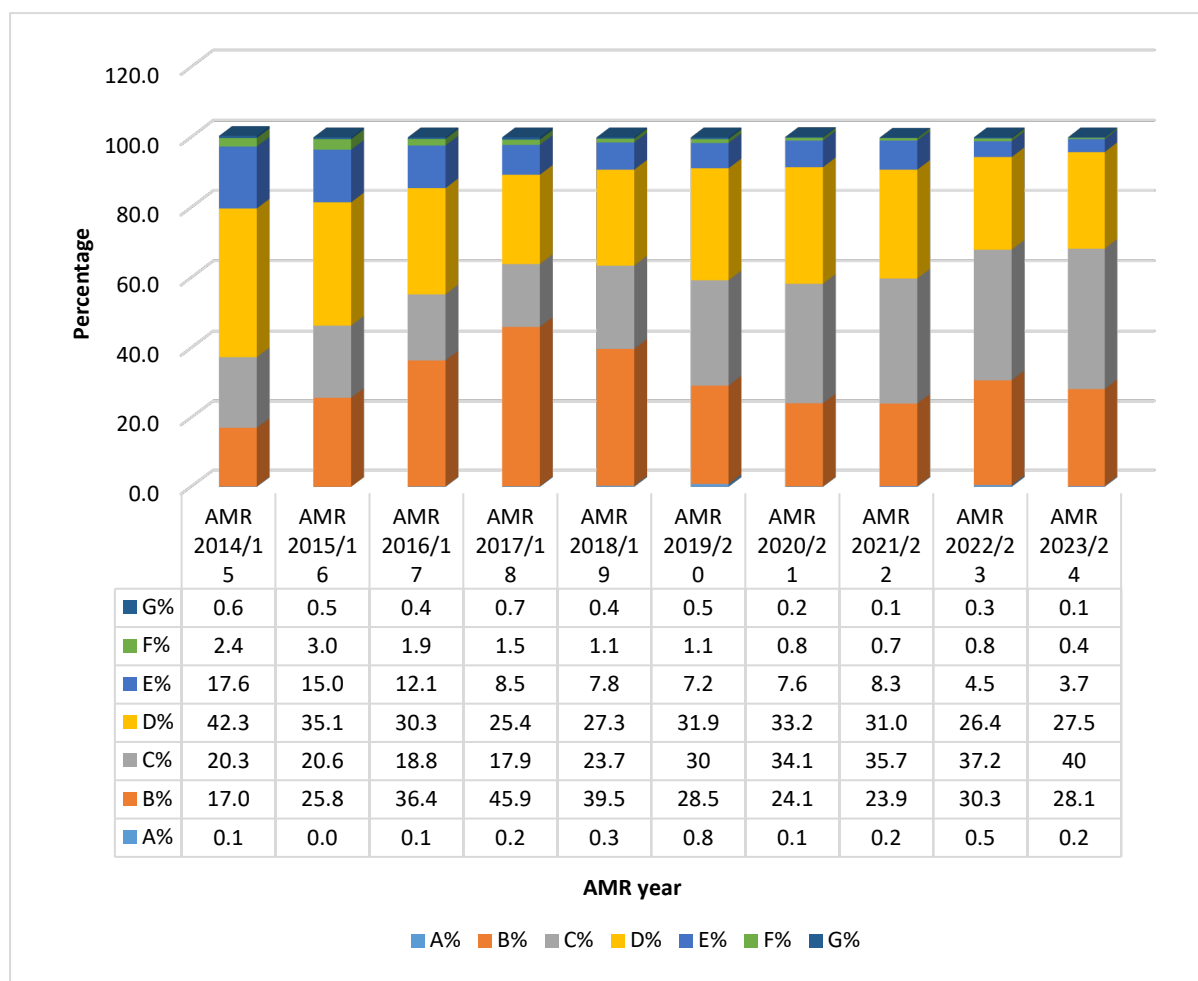
Water Efficiency

- 7.15 Schemes consented since 2017 are being granted with a planning condition that water requirements must be met, unless there are extenuating circumstances. Monitoring focusses on identifying the circumstances if developments are permitted without the requirements.
- 7.16 Overall, within the Borough, 100% of relevant applications are expected to achieve the water efficiency standard.

Energy Efficiency

- 7.17 Data on the energy efficiency of the current stock of buildings provide a snapshot of the changing efficiency of stock and is heavily made up older buildings, not just new builds.
- 7.18 Data from DLUCH for the 2023/24 monitoring year for domestic buildings in Dartford are presented in **Figure 10**. This demonstrates the past trends energy performance ratings obtained from certificate lodgements from each year.
- 7.19 The most commonly achieved energy performance rating in Dartford was category C (40%), followed closely by category B (28.1%). 68% of all certificates achieved a rating of A, B or C.
- 7.20 This monitoring year saw a stable proportion of properties on the market with category B and C ratings. There was also a decrease in the proportion of property on the market with category E ratings, with a slight rise in the number of category D ratings. Ratings in lowest performing rating of F and G remained relatively stable.
- 7.21 More widely, data on estimated total carbon emissions from all types of source by Local Authority is compiled by the Department for Business, Energy and Industrial Strategy (DBEIS)⁹.

⁹ Department for Energy Security and Net Zero (DBEIS), UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2021, 2023

Figure 10: Percentages of energy efficiency ratings for domestic dwellings (2014/15-2023/24)

Source: Dartford Borough Council; DLUHC

BREEAM and Renewables

7.22 There were three non-residential schemes completed within the monitoring year that meet the threshold of Policy M3 to achieve a BREEAM rating of Very Good or Excellent. The method/requirements of measuring BREEAM has been changed by the Building Research Establishment (BRE) since the adoption of the Core Strategy 2011.

7.23 During the monitoring period, three schemes were completed that either achieved a BREEAM rating of Very Good or Excellent.

Air Quality Management

7.24 The Annual Status Report (ASR) for air quality is an annual report produced as part of the Council's local air quality management responsibilities. The purpose of the ASR is to report the reduction of air pollutant emission concentrations, and to identify new or changing sources of emissions. The most recent ASR can be requested on the Dartford Borough Council website.

KEY MONITORING THEME

Planning decisions supporting enjoyment of the historic environment

Primary Indicator(s)

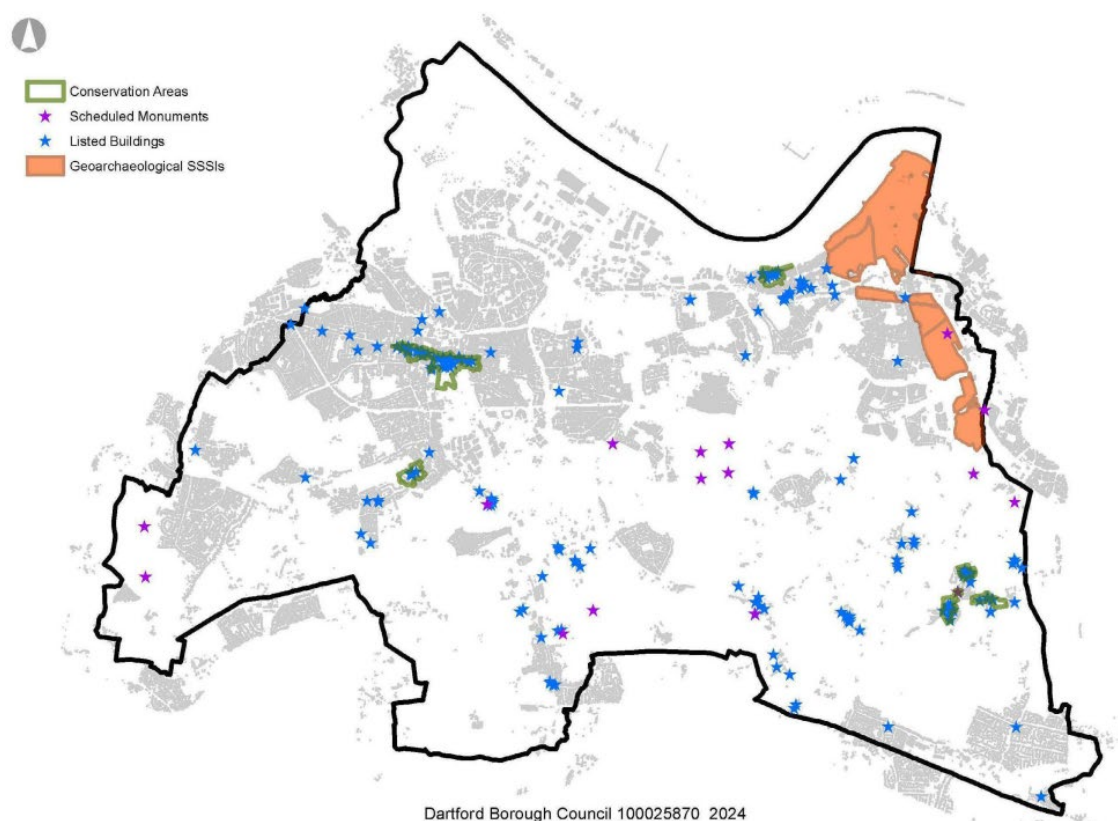
- Developments affecting designated heritage assets

Table 22: Primary indicator outcomes

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

7.25 Designated Heritage Assets are Listed Buildings, Conservation Areas and Scheduled Monuments. The distribution of these in the Borough is depicted in **Figure 11** (below)

Figure 11: Selected Heritage Designations



Source: Dartford Borough Council

7.26 Four listed building consents were granted in the monitoring year. All related to internal and external alterations.

7.27 During the monitoring year there were no consents granted for conservation areas (excluding submissions of details by application and lawful development certificates).