

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012 (AS AMENDED) NOTICE OF ADOPTION**

JUNE 2026

In accordance with Regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is given that Dartford Borough Council adopted its Guidance for Planning Applications for Darent Riverside and Flood Management Supplementary Planning Document (SPD) on 25 June 2026.

The SPD is a formalisation of use and an update to the existing Lower Darent Riverside Strategy (May 2024). It promotes and encourages local flood defence planning using nature-based approaches in appropriate riverside locations, and also provides additional guidance on applying the sequential test in Dartford. Minor modifications to the SPD were made in response to representations received during public consultation. These are summarised in the table below.

The SPD, Adoption Statement and Consultation Statement can be viewed:

- [View the documents online.](#)
- In hard copy at Dartford Borough Council Civic Centre, Dartford Central Library and Longfield Library.

The SPD will be a material consideration in the determination of a future planning applications in the borough. Any person with sufficient interest in the decision to adopt the above SPD may apply to the High Court for permission to apply for judicial review of the decision. Any such application must be made promptly and not later than 3 months after the date on which the SPD was adopted (25 September 2026).

Please contact the Planning Policy team at planning.policy@dartford.gov.uk for further information.

Table 1: Schedule of consultation comments and Council responses

Respondent ID	Respondent	Rep. No.	Comment	Response
1	Natural England		No comment made on content of SPD policies.	N/A
2	Historic England		No comment made on content of SPD policies.	N/A
3	Historic England		Supportive of the SPD and its approach to heritage considerations, in particular opportunities to celebrate the town centre and its historic assets, proposals for open spaces to incorporate the area's history, and the proposed heritage trail. Request that the SPD draw upon the analysis of the Dartford Town Centre Conservation Area Appraisal and Management Plan or include reference to it.	Dartford Town Centre Conservation Area Appraisal and Management Plan referenced in Section 2.4
4	National Grid Electricity		Requested that the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise the current or future electricity network.	Outside of the scope of the SPD.
5	Environment Agency		Supportive of the SPD. Suggest that within the Opportunities and Constraints section, more could be said about fish passage and eel passage, particularly for the Welcome Sluice which is a natural obstruction that could be improved to help fish transit more easily at lower tides.	The fish and eel passage at the Welcome Sluice is specifically referenced on page 47 and 56, and for the Princess Weir on page 57 of the SPD. Fish passage is not the main aim for the SPD so should not be referenced in Section 3.2.
6	Port of London Authority (PLA)		Overall supportive of the SPD but request references to PLA's role as the statutory harbour authority in this area, as any works along the river will require PLA consent, and references to navigability. Suggestions include: <ul style="list-style-type: none"> Confirm the River Darent as part of the Tidal Thames and the Marine Management Organisation South East Marine Plan area 	PLA referenced as a statutory authority and the River Darent as part of the Tidal Thames and MMO South East Marine Plan area in Section 1.2. Thames Vision and Thames Tidal Masterplan for Dartford referenced in Table 1 and Appendix 8. Navigability up to the Welcome Sluice referenced in Section 2.3.

- Include reference to the PLA's Thames Vision and associated Tidal Thames Masterplan for Dartford in Table 1 and Appendix 8
- Clarify that the River Darent will be safeguarded and promoted as a navigable watercourse and any proposals must demonstrate no adverse impact on navigability in Chapter
- Clarify that any river-based solutions are compatible with navigational safety, vessel manoeuvrability, sediment movement and channel stability in Chapter 4
- Reference riparian lifesaving equipment, PLA's 'a safer riverside' guidance and suicide prevention measures in appropriate locations in Chapter 4
- Ensure that any new crossings maintain navigation and the PLA is consulted early

All other comments will be addressed as and when proposals emerge.

7

Kent Wildlife Trust

Overall supportive of the SPD. Suggested changes for Dartford Marshes include:

- Consider implementation of conservation grazing within the marshes and connectivity between habitats within and beyond the study area as part of the vision.
- Consider signage or public engagement officers to ensure providing access is balanced with ensuring species are not disturbed.
- Increase focus on how plans will reduce the risk of saltwater intrusion due to rising sea levels or proposed engineering works
- Clarify what steps are expected to be taken to ensure existing habitats are protected as part of any engineering works.

Suggested changes for Urban Park include:

Comments will be addressed as and when proposals emerge.

		<ul style="list-style-type: none"> • Chalk stream should play a key role in the identity of the urban and park character areas • Ensure robust measures to address unincreased pressure on habitats and species along the river corridor are part of the design of new development 	
8	National Highways	No comment made on content of SPD policies.	N/A
9	Fort Knight Group (via Goddard Planning)	Supportive of the SPD. Requested that larger scale plans should be included within the document to accurately identify development site boundaries.	SPD cannot and should not identify development sites.
10	Stone Parish Council	<p>SPD welcomed including for:</p> <ul style="list-style-type: none"> • Nature-based solutions to flood management and climate adaptation. • Enhancement of biodiversity and ecological connectivity. • Improved walking and cycling routes, including better access to the river corridor. • Protection and celebration of the area's heritage and historic environment. • The creation of attractive and accessible public spaces that improve health and wellbeing. 	N/A
11	Resident	Requested inclusion of accessibility across Dartford Creek Barrier	Referenced as an aspiration in Section 5.3.