

Dartford Borough Local Plan Review

TARGETS PERFORMANCE DATA POLICY IMPLEMENTATION CENSUS MONITORING DELIVERY ANNUAL REPORT

First Monitoring Report

From April 2000
To March 2003

TARGETS PERFORMANCE DATA POLICY IMPLEMENTATION CENSUS MONITORING DELIVERY ANNUAL REPORT

January 2004

CONTENTS

	EXECUTIVE SUMMARY	3
1	INTRODUCTION	5
	1.1 The Need for Monitoring	5
	1.2 Delivering the Plan	7
2	APPRAISING THE LOCAL CONTEXT	8
	2.1 Census – A Current Picture	8
	2.2 Population	8
	2.3 Households	10
	2.4 Deprivation and Crime	10
	2.5 Economic Activity	11
	2.6 Outlook	11
	2.7 Policy Context	12
	2.8 Major Developments	13
3	PERFORMANCE ANALYSIS	14
	3.1 Development Control and Planning Administration Performance	14
	3.2 Planning Policy Performance	18
	3.3 Overview	19
4	POLICY IMPLEMENTATION	20
	4.1 Assessing Policies	20
	4.2 Planning Briefs	20
	4.3 Previously Developed Land	21
	4.4 Housing Completions	22
	4.5 Affordable Housing	25
	4.6 Employment Floorspace	26
	4.7 Retail and A1 Primary Shopping Frontage	29
	4.8 Open Space	32
	4.9 Overview	33
5	NEXT STEPS	34
	5.1 Future Annual Monitoring Reports	34
	5.2 Programme for Implementing Monitoring Systems	35
6	CONCLUSION	37
	6.1 Are we Delivering the Plan?	37
7	APPENDICES	39
	7.1 Targets and Indicators in Local Plan Review Second Deposit Draft	39
	7.2 Outstanding Obligations in Section 106 Agreements	41
	7.3 Policies in Dartford's Local Plan Review Second Deposit Draft	42
	7.4 Comparison of Dartford Housing Supply with Structure Plan Requirement	44
8	ABBREVIATIONS	45
9	BACKGROUND READING	46

LIST OF FIGURES:

1	INTRODUCTION		
	Figure 1	Monitoring At All Levels	5
	Figure 2	Relevant LPR Targets	6
	Figure 3	Relevant BVPI	6
	Figure 4	Relevant Planning Policy Targets	7
2	APPRAISING THE LOCAL CONTEXT		
	Figure 5	Growth of Population (1991 - 2011)	9
	Figure 6	Ward Population Changes (1991 – 2001)	9
	Figure 7	Tenure and Ownership (2001)	10
	Figure 8	Economic Activity (2001)	11
	Figure 9	Policy Changes (2000 – 2003)	12
3	PERFORMANCE ANALYSIS		
	Figure 10	Planning Applications (2000 – 2003)	14
	Figure 11	Type of Application (2000 – 2003)	14
	Figure 12	Main Types of Development (2000 – 2003)	15
	Figure 13	Determination of Planning Applications (2000 – 2003)	15
	Figure 14	Delegated Decisions (2000 – 2003)	16
	Figure 15	Appeal Decisions (2000 – 2003)	17
	Figure 16	Types of Appeal (2000 – 2003)	17
	Figure 17	BVPI Performance (2000-2003)	18
4	POLICY IMPLEMENTATION		
	Figure 18	Topics and Relevant Plan Policies	20
	Figure 19	Planning Briefs for Major Development Sites	20
	Figure 20	Planning Briefs for Regeneration Sites	21
	Figure 21	Housing Completions on Greenfield Sites (2000-2003)	21
	Figure 22	Housing on Previously Developed and Greenfield Sites (2001)	22
	Figure 23	Housing Completions (2000-2003)	23
	Figure 24	Anticipated Timetable of Development on Residential Sites (Over 20 Units)	24
	Figure 25	Affordable Housing Completions (2000-2003)	25
	Figure 26	H16 Sites and Affordable Housing Completions (2002 – 2003)	26
	Figure 27	Employment Floorspace m ² Completions (2000-2003)	26
	Figure 28	Use Classes A2/B1 and B2-B8 Floorspace m ² Completions (1991 – 2003)	27
	Figure 29	Use Class A2/B1 Floorspace m ² Completions (1991 – 2003)	27
	Figure 30	Use Class B2-B8 Floorspace m ² Completions (1991 – 2003)	28
	Figure 31	% of Primary Shopping Frontage (2000-2003)	29
	Figure 32	Average % of A1 Use for Individual Frontages (2000 - 2003)	30
	Figure 33	Town Centre and Out of Centre Floorspace m ² (2002)	31
	Figure 34	Green Grid Achievements	32
5	NEXT STEPS		
	Figure 35	Other Useful Baseline Information	34
	Figure 36	Steps to Implement a Monitoring System	35
6	CONCLUSION		
	Figure 37	Targets Achieved or Not?	38

EXECUTIVE SUMMARY

1 Introduction

- 1.1 Monitoring is now becoming an integral part within the plan making process and is increasingly being regarded as best practice at all levels. It is now an appropriate time to start monitoring the Plan. This first report assesses a range of benchmarks, namely the Local Plan Review (LPR) Targets, Best Value Performance Indicators (BVPI) and Planning Policy Targets.
- 1.2 This report is the starting point in the monitoring process. To provide a basis upon which future Annual Monitoring Reports (AMR) can be based, this report will look at:
- Year 1: April 2000 – March 2001;
 - Year 2: April 2001 – March 2002; and
 - Year 3: April 2002 – March 2003.

2 Appraising the Local Context

- 2.1 Data, including statistics from the 1991 and 2001 Census can help to paint a picture of the state of the Borough. This should be viewed against a changing national, regional and local scene with a shift in emphasis towards quality of design/layout and locating developments in sustainable locations, accessible by a range of modes of transport. Developments such as Bluewater, Ingress Park and Crossways have brought about a step change in the type of developments coming forward and the image of the area is already beginning to improve.

3 Performance Analysis

- 3.1 The Development Control (DC) and Planning Administration teams received a total of 3379 applications in the three year period, many of which have been determined via delegated decisions. The time taken to determine planning applications has been generally well above the national average and currently ranks second best in Kent. Good progress has been made at reaching the majority of the targets, some of which have been exceeded.
- 3.2 The Planning Policy team undertook a number of important functions, that contribute both directly and indirectly to development taking place throughout the Borough and add value to the planning process, including:
- preparing Supplementary Planning Guidance (SPG);
 - providing structured planning advice to DC, especially on major applications;
 - advancing policy on matters such as Green Grid; and
 - progressing the LPR.

4 Policy Implementation

- 4.1 Progress is being made in terms of turning policy into reality on the ground. The following table provides a summary of the seven policy topics selected for assessment in this report.

Policy	Level of Achievement
Planning Briefs	Only one of the identified sites in the targets does not have a draft or an adopted planning brief. All other sites have either an adopted brief, have prepared a masterplan or development framework or have consultants working on studies. Furthermore, a range of other sites also have planning briefs and/or guidelines.
Previously Developed Land	As only 251 dwellings have been built on three greenfield sites, the previously developed land targets have generally been met, and often exceeded. However, much of the housing allocation in the future will occur on sites that have been allocated at the strategic level and although comprising recycled or damaged land, are

	technically classed as 'greenfield', e.g. Eastern Quarry.
Housing Completions	In the long term, Dartford has enough land allocations to meet the Structure Plan requirement. However, in the last three years a total of 855 units have been completed – this is a lower than average yearly build rate needed to meet the Structure Plan requirement. Under-provision at both County and Regional level is a matter of Ministerial concern.
Affordable Housing	For the first two years covered by this report, the Council's affordable housing policy was at a level of 20%, increasing to 30% in the third year. Overall, in the three years, 125 affordable units were completed, all of which are Registered Social Landlord (RSL) and located in urban wards. Although the average amount of affordable housing completions falls short of 250 homes per annum (the Local Plan target), a substantial increase in the number of affordable units will be provided as large strategic sites come forward for development.
Employment Floorspace	Construction of the CTRL has resulted in the loss of employment floorspace. The completions net total for A2/B1 and B2/B8 use of 21,192 m ² over the last three years represents a current under provision in employment land supply. However, Structure Plan guidelines can be met by 2011 due to the amount and improved profile of employment completions estimated to take place in the future.
Retail and A1 Primary Shopping Frontage	Although the proportion of the town centre's main shopping streets in retail use is 67.51%, just below the overall target of 70%, the only individual streets where frontage in shopping use is less than 60% is Spital Street North and South. The average vacancy rate is low at 9.35%. New retail development has been focussed in the town centre (Sainsbury's and Prospect Place), Bluewater and Asda at Greenhithe, all of which conform to the sequential approach outlined in the Plan.
Open Spaces	Green Grid has made good progress in achieving its objectives and is now an integral part of the DC and LPR process as well as an important element of the regeneration process for the Kent Thameside area. Achievements are being made both in terms of enhancing existing open spaces and ensuring that adequate amounts of new open space are provided as part of new development.

5 Next Steps

- 5.1 A range of other information needs to be monitored so that successive AMRs can assess a greater range of topics, e.g. data needs to be collected on the development of previously developed land for other land uses than housing. An effective monitoring system also needs to be established so that it becomes an integral part of DC, Planning Administration and Planning Policy work.

6 Conclusion

- 6.1 The majority of the targets have been met, or are on their way to being achieved, as can be seen in the table below.

Level of Achievement	Targets		
	LPR	BVPI	Planning Policy
Exceeded	1,	108*, 111*,	PP9,
Achieved	12, 25,	106,	PP5^, PP10
Substantially Achieved	15, 24,	109, 188,	PP4, PP6, PP7^
On Track	5, 7, 8,		PP8^
Not Yet Achieved/ Still to Achieve		107, 112*,	

Please note that those marked * have been discontinued nationally and ^ will not be a target specifically for the Planning Policy Team in 2003/04.

1 INTRODUCTION

1.1 The Need for Monitoring

1.1.1 Traditionally, monitoring of development plans has been regarded as a subsidiary activity for most Local Planning Authorities (LPA), although County and Unitary Councils have dedicated significant resources to data collection/analysis for many years. Monitoring of development plans often takes place on an informal, irregular basis and is primarily focussed on housing and employment figures. However, monitoring is now becoming an integral part within the plan making process and is increasingly being regarded as best practice at all levels as shown in Figure 1.

Figure 1 Monitoring At All Levels

Level	Monitoring Advice
European	The Strategic Environmental Assessment (SEA) Directive seeks to ensure that development plans are as sustainable as possible. The SEA that will accompany all new plans being prepared after July 2004 will require back up by technical evidence and data.
National	The Government is seeking LPAs to undertake monitoring as part of the continuous plan process. In particular, Planning Policy Guidance (PPG) 12 on Development Plans seeks the LPA to keep under review the matters which may be expected to affect the development or the planning of the area to ensure that plans are achieving what they set out to. PPG3 on Housing and PPG11 on Regional Guidance acknowledge the importance of the Plan, Monitor, Manage approach to plan making. Guidance has also been published on monitoring of specific topics, e.g. Monitoring Provision of Housing Through the Planning System: Towards Better Practice. Most recently, draft Planning Policy Statement (PPS) 12 on Local Development Frameworks (LDF) emphasises that review and monitoring will be crucial and should be undertaken on a continuous, proactive basis. It stipulates that LPAs should develop monitoring systems and produce an Annual Monitoring Report (AMR) to review actual plan progress against targets, identifying reasons why targets are not being met and instances where policies need to be adjusted.
Regional	The Regional Planning Guidance for the South East (RPG9) expresses the need for monitoring of regional circumstances using targets and indicators to measure the effectiveness of policies.
Sub-Regional	The Thames Gateway Planning Framework (RPG9a) acknowledges the important role of assessing performance against the objectives of the Framework, including the approach set out in the Framework principles.
County	The Kent and Medway Structure Plan: Deposit Plan sets out draft performance indicators, headline targets and issues of strategic importance for monitoring. Furthermore, it acknowledges that regular monitoring of the Structure Plan will ensure that LPAs in Kent can respond in an informed way to changing circumstances – economic, social and environmental.
Kent Thameside	Towards the Futureplace: Community Strategy for Kent Thameside sets out strategic targets to measure the strategy's progress.
Local	The Dartford Borough Local Plan Review: Second Deposit Draft (referred to in this report as LPR or the Plan) recognises the importance of monitoring and has a separate chapter dedicated to it. Chapter 16 recognises the need for monitoring to take on greater importance in the future. It also contains 26 targets that are to be achieved by the end of the Plan period and contains an Aim - <i>"To monitor the implementation of the Local Plan's key objectives by assessing the effectiveness of the policies and proposals"</i> .
Corporate	Best Value Performance Indicators (BVPI) and targets for the Planning Policy Team (as for others) have been established and are used to assess the Council's performance. Having readily accessible data as part of a monitoring system will help to inform, and increase the efficiency of collecting planning related data for, corporate-wide monitoring. In addition, the Audit Commission will be able to use monitoring reports as part of its Comprehensive Performance Assessment (CPA) of the Council.

1.1.2 In the future, the new planning system will focus on preparing LDFs. Data collected as part of an established monitoring system can help to inform, and prepare the policies contained in, the new LDF. Furthermore, clause 34 of the Planning and Compulsory Purchase Bill requires LPAs to produce an AMR for submission to the Secretary of State by 31 December each year.

1.1.3 Given the importance now attached to monitoring and considering targets have now been established in the LPR, it is an ideal time to start monitoring the Plan on a more formal and systematic basis. This first

report will assess a range of benchmarks, namely LPR Targets, BVPI and Planning Policy Targets, each of which are described below.

- 1.1.4 The Plan contains a set of 26 LPR Targets (see Appendix 7.1 for a full set of targets) which aim to comprehensively monitor the effectiveness of the policies. It is envisaged that the targets will be phased to make the implementation of the monitoring system manageable and this report will focus on the targets shown in Figure 2 that are critical to the delivery of the Plan.

Figure 2 Relevant LPR Targets

Topic	Target No.	Target
Land	1	60% of all new development located on previously-developed land.
Housing	5	Sufficient housing units provided to meet Structure Plan requirements.
Affordable Housing	7	30% of new residential development on qualified sites as affordable housing.
Employment	8	Net gain in employment floorspace to meet Structure Plan guidelines.
Retail	12	Planning permissions relating to retail developments in accordance with the sequential approach as specified in policy R1.
Open Space	15	New open spaces required by a development are provided for.
Town Centre	24	At least 70% of primary shopping frontage in A1 use.
Major Sites	25	MDS have adopted planning briefs prior to the submission of a planning application.

- 1.1.5 Best Value is an integral part, and can be useful in determining the effectiveness, of the Council's performance. Figure 3 shows the BVPI for 2000-2003, which can also be assessed in this report. Topics chosen to be monitored varies year to year. It is important to note that those marked * will not be included in the targets next year as they have been discontinued nationally.

Figure 3 Relevant BVPI

BVPI No.	Indicator
BV 106	Percentage of new homes built on previously developed land.
BV 107	Planning costs per head of population.
BV 108*	The number of advertised departures from the statutory plan approved by the authority as a percentage of total permissions granted.
BV 109/ BV 110 amended to form new BV 109	BV 109 Percentage of applications determined within 8 weeks; and BV 110 Average time taken to determine all applications. New BV 109 Percentage of planning applications determined in line with the government's new development control targets to determine a) 60% of major applications within 13 weeks; b) 65% of minor applications within 8 weeks; c) 80% of other applications within 8 weeks.
BV 111*	The % of applicants satisfied with the service received.
BV 112*	Score against a checklist of planning best practice.
BV 188	The number of decisions delegated to officers as a percentage of all decisions.

- 1.1.6 Planning Policy and Development Control (DC) teams also have the responsibility to achieve a number of Corporate Targets linked to Environmental Directorate Service Plans. Planning Policy have pursued a variety of targets in the year 2002/2003, as listed in Figure 4, which can also be assessed in this report. Those marked ^ will not be targets specifically for the Planning Policy Team in 2003/04, as targets are up-dated and aligned more closely with the new Corporate Plan.

Figure 4 Relevant Planning Policy Targets

Target No.	Target
PP4	All regeneration sites to have an adopted planning brief prior to planning application. For 2002/3: a) Eastern Quarry; b) Stone Lodge; c) Lowfield Street; d) West Hill Hospital;

	e) Swanscombe Peninsula; f) Stone House Hospital.
PP5^	Implement One Bell Corner enhancement by September 2002.
PP6	Prepare implementation and procurement strategy for Green Grid.
PP7^	Open Space to be provided in each major development at the rate required by Local Plan policies.
PP8^	Secure 30% affordable housing on all relevant sites from adoption of new policy.
PP9	Ensure 60% of development land is brownfield.
PP10	Contribute to a start on Fastrack during 2002/3.

1.1.7 Being the first of its kind, this report is the starting point in the monitoring process. Some types of data have been collected for years, some of it by other organisations outside the Council. Although the Planning Department is starting to put into place a formal monitoring system, a lot of information still remains missing, which in turn creates limitations for this report. Nevertheless, to provide a basis upon which following AMRs can be based, this report aims to assess relevant data since the Plan's First Deposit Draft was published in March 2000. Specifically, this report will look at:

- April 2000 – March 2001: Year 1;
- April 2001 – March 2002: Year 2; and
- April 2002 – March 2003: Year 3.

Further monitoring will be needed each and every year. Successive AMRs will gradually be expanded to cover a greater range of topics so that in time a full, comprehensive analysis can be delivered and comparisons can be made in successive years.

1.2 Delivering the Plan

1.2.1 Considering that the Plan has not yet been adopted, determining the degree of effectiveness of the policies in the Plan is somewhat subjective. However, given its status as the most up-to-date document reflecting Government Policy, the Plan is used as a material consideration when determining planning applications. To assess if the Plan is working, it is important to identify what the Plan is trying to achieve. The overall philosophy of the Plan's Strategy is *"to accommodate significant levels of growth in a way that maximises the achievement of sustainable objectives, fully serves the needs of both the existing and future residents of the Borough and conserves the best of the natural and manmade environment"*.

1.2.2 Recognising that this report is at an interim stage of a new monitoring process, it will:

- paint a picture of the state of the Borough at present using the 1991 and 2001 census;
- provide an appraisal of monitoring information held to date;
- specify which policies in the Plan relate to the targets;
- determine the degree to which targets have been achieved; and
- identify the changes that are necessary in order to improve monitoring in the future.

1.2.3 In addition, this report will try to answer whether:

- development is being delivered in accordance with the Plan's Strategy; and
- the Borough is moving towards the vision set out in the Plan.

2 APPRAISING THE LOCAL CONTEXT

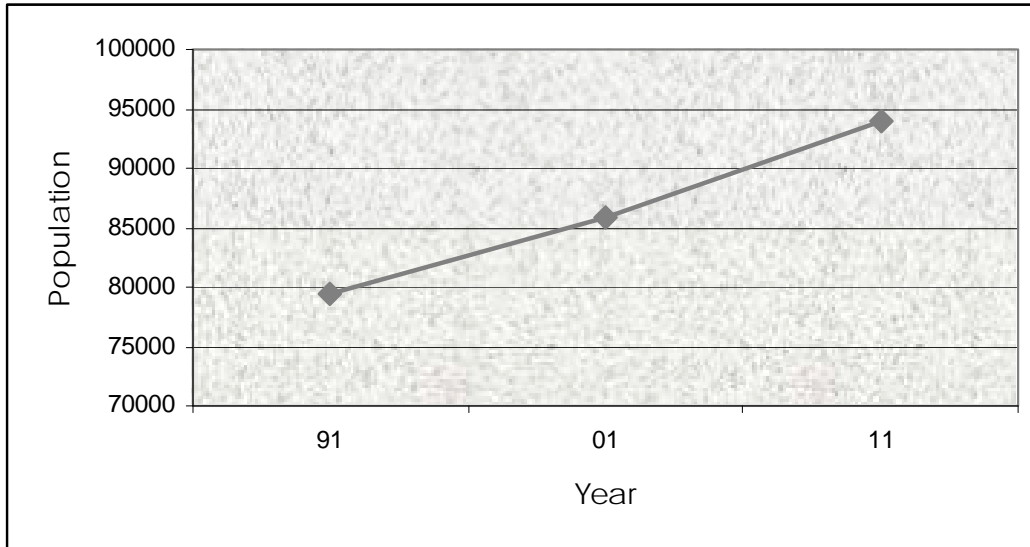
2.1 Census – A Current Picture

- 2.1.1 In looking at the effectiveness of the Plan, it is important to determine the current state of the Borough, so that it can be used as a baseline. This section describes a current picture of the Borough using data from the 1991 and 2001 Census, ONS Annual Business Inquiry/Annual Employment Census, the Dartford, Gravesham and Swanley Primary Care Trust's (DGS PCT) Health Improvement and Modernisation Plan, Department of the Environment, Transport and the Regions (DETR) Indices of Deprivation 2000, Recorded Crime Statistics and other documents from Kent County Council's (KCC) Strategic Planning Intelligence Group: Land Use and Transport Policy Unit.
- 2.1.2 To set the scene, the Borough of Dartford lies 25 km south east of Central London, within the County of Kent and covers an area of 7,631 hectares. The urban settlements of Dartford, Stone, Swanscombe and Greenhithe cover the majority of land in the northern part of the Borough, between the River Thames and the A2. There are 11 villages situated in the semi-rural, southern part of the Borough. Some parts of the natural environment are characterised by low lying ground (consisting of relatively inaccessible marshland) although most of the countryside is characterised by a predominantly open, gentle undulating landscape. Some of the land is covered by the Metropolitan Green Belt designation. The area to the north of the A2 covering Dartford and Gravesham form the Kent Thameside area of the Thames Gateway, a designation identified by Government as an important area with potential for significant growth.

2.2 Population

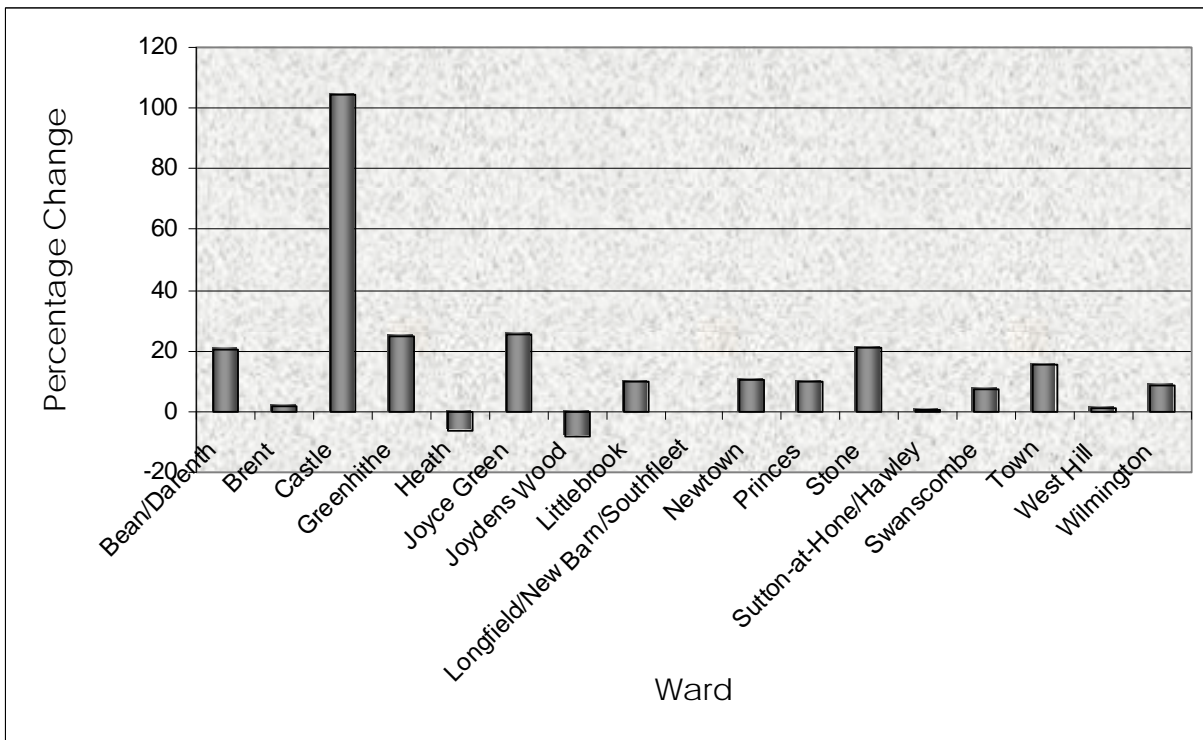
- 2.2.1 The basic composition of the Borough's population is described below:
- there were 85,911 people living in the Borough in 2001 - an additional 6,400 residents since 1991. See Figure 5 below;
 - in 2001, over 40% of the population were between the ages 30 and 59;
 - since the early 1980s live births have been greater than deaths and despite fluctuations, there has been natural growth in the population between +240 and +360 per year from 1991 to 2001;
 - generally, higher fertility rates existed in the wards of Horns Cross, Joyce Green, Greenhithe and Newtown in 2001;
 - the elderly population (aged 85+) has increased slightly from 1,051 in 1991 to 1,200 in 2001;
 - overall the mortality rate was higher than the national average in 2001;
 - 66% lived in the urbanised, northern part of the Borough in 2001;
 - in 2001, 49% were male and 51% were female;
 - the average density (number of people per hectare) has increased from 10.90 in 1991 to 11.26 in 2001. There was an average density of 15.61 in the urban wards and an average density of 5.07 in the rural wards in 2001. Overall, Newtown has the highest density and Longfield, New Barn and Southfleet has the lowest densities;
 - the majority of the population in 2001 was of White origin with 94.5% although other ethnic groups were present and comprised the following: 2.66% Asian/British Asian, 1.22% Mixed, 0.9% Black/Black British and 0.7% Chinese or other ethnic group;
 - migration in 2001 was balanced with 5.23% moving into the area and 5% moving out;
 - 4.35% of the population moved and resettled within the Borough in 2001; and
 - 10.33% of the population in 2001 were migrants. This is lower than the 11.44% of migrants in Kent and 12.24% migrants nationally.
- 2.2.2 Figure 5 shows that the population is increasing. Since 1991, the population has increased by 8%. It is estimated that the population will grow by 9.4% during the period 2001 – 2011. This equates to 6,400 additional residents for the period 1991 – 2001 and an estimated 8,089 additional residents for the period 2001 – 2011.

Figure 5 Growth of Population (1991 - 2011)



2.2.3 Figure 6 shows that the majority of the wards in the Borough have experienced an increase in population since 1991, except for the wards of Heath and Joydens Wood, which have seen a slight decline. However, the changes in ward populations relate to significant changes in ward boundaries as well as natural growth and migration. Indeed, 23 wards in 1998 were consolidated into 17 wards prior to the 2003 local elections.

Figure 6 Ward Population Changes (1991 - 2001)



2.3 Households

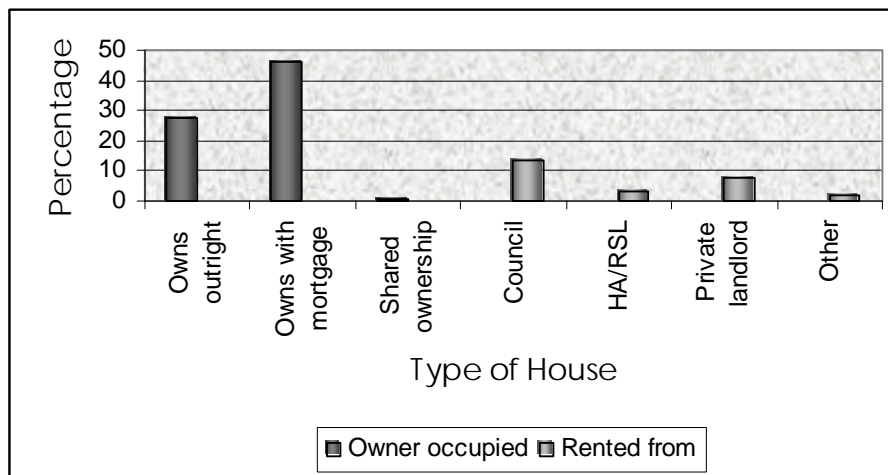
2.3.1 The composition of the Borough's households include:

- 35,240 occupied households in 2001;
- 752 vacant households accounting for 2.09% of the total stock in 2001;

- there has been a 13.9% increase in households since 1991. This is significantly higher than the household growth for the whole of Kent which amounts to 8.8% and the household growth for England which equals 9%;
- there has been a 0.12% decrease in household size since 1991 so that the average household size was 2.4 people in 2001. This change is more pronounced than it is at county level as the household size for the whole of Kent had a smaller decrease of 0.10%;
- the dwelling stock was composed of 81.82% houses and bungalows, 17.82% flats, maisonettes and apartments and 0.36% caravans or temporary structures in 2001;
- average house prices in 2001 ranged from £62,128 (flats) to £252,111 (detached houses);
- in 2001, the most common payment of Council Tax came from Band C (£52-68,000) with 36.6%;
- 21% were pensioner households and 9% were lone parent households in 2001;
- over 60% lived as married or cohabiting couples in 2001. Almost 30% lived in single households: those who have never married, separated, divorced and widowed; and
- in 2001, 6.35% of households were overcrowded and 6.36% had no central heating or sole use of shower/toilet/bath.

2.3.2 Figure 7 shows that almost 75% of the households were owner occupied whilst approximately 25% of the population rented properties from the Council, Registered Social Landlords (RSL) or private landlords.

Figure 7 Tenure and Ownership (2001)



2.4 Deprivation and Crime

2.4.1 Looking at DETR Indices of Deprivation, the Borough has been ranked as follows:

- In 1991, Dartford Borough ranked 6th worst for overall deprivation out of the 12 districts/boroughs in Kent. By 2000, the Borough had improved and was ranked the 8th worst in Kent for overall deprivation so that seven other districts/boroughs in Kent are now in a worse position than Dartford;
- for the housing domain, Bean is ranked the 3rd worst ward in Kent and is the most deprived *rural* ward in Kent;
- Joyce Green is ranked the worst ward, Littlebrook is ranked 3rd worst ward and Swanscombe is ranked the 9th worst ward in Kent for the education skills and training domain; and
- Joyce Green is ranked the 10th worst ward in Kent for the health deprivation and disability domain.

2.4.2 Looking at Recorded Crime Statistics, Dartford had 103.9 notifiable offences per 1000 population, ranking the 2nd highest borough/district in Kent. Dartford also ranked:

- 4th highest for domestic burglary crimes;
- 2nd highest for theft of and from motor vehicles crimes; and
- highest for robbery crimes.

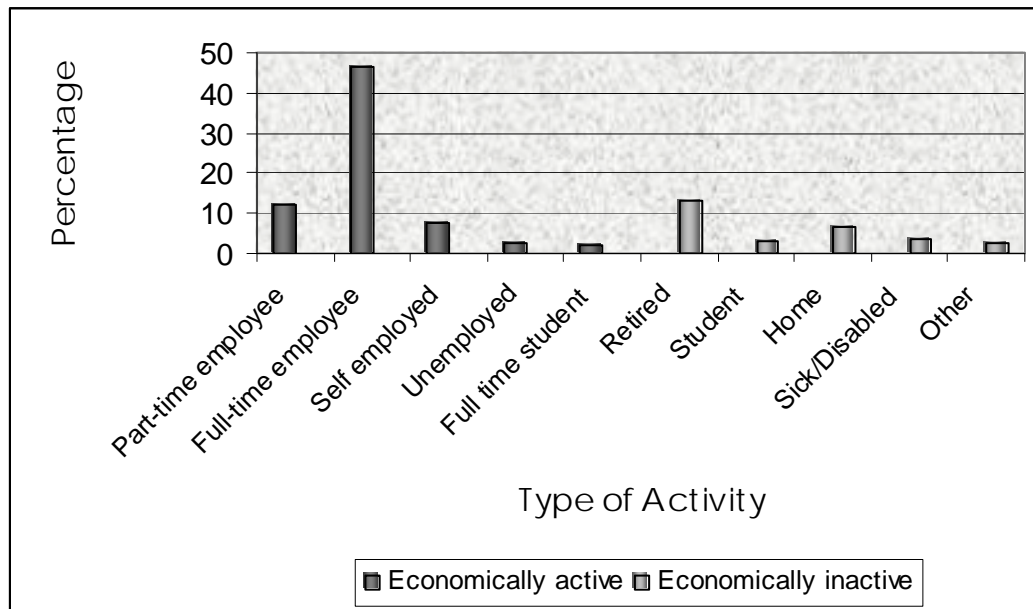
2.5 Economic Activity

2.5.1 The composition of the Borough's workforce includes:

- 42,225 people aged 16-74 were in employment in 2001;
- since 1991, there has been an increase of 8,026 jobs;
- generally there are more male than female employees;
- unemployment has fallen from its peak of 9.3% in 1993 to a low of 1.9% in 2001;
- in 2001, the wards of Littlebrook, Swanscombe and Joyce Green had higher levels of unemployment than the national average rate of 3.35%;
- in 2001, 28.19% of residents had no qualifications but only 4.7% of pupils in 1999 left school /college with no passes at GCSE level;
- the most common industry in 2001 to work in was wholesale and retail with 18.74% and then manufacturing with 13.20%;
- in 2001, the largest proportion of the economically active population worked as administrative (16.85%), managers (14.17%), associate professional/technical (13.24%) and skilled trade (12.49%);
- the average weekly earnings was £488.40 and the average household yearly income was £26,977 in 2000; and
- 24.6% of all households had no car/van and over 50% of the working population travelled to work by car or van in 2001.

2.5.2 Figure 8 shows that almost 75% of the population were economically active in 2001.

Figure 8 Economic Activity (2001)



2.6 Outlook

2.6.1 The data above presents a picture of the Borough that is generally positive. There are some grounds for concern but progress is already being made to overcome them:

- household growth, reduced household sizes, vacant and overcrowded/inadequate properties all point towards increasing demand for new houses in the future. The housing stock is already beginning to expand due to the construction of large scale residential development;
- gaining access to a decent home could be particularly problematic for pensioner households, lone parent households and those people living in rented accommodation. As house prices continue to rise, more people may be unable to afford a home of their own. The provision of affordable housing is beginning to take place on sites allocated in the Plan;
- social exclusion may occur for people without a car, for those with limiting long term illness and for those who do not have qualifications. Some of the programmes currently dealing with the creation of more socially inclusive communities include the Community Strategy for Kent Thameside, the

Area Investment Framework (AIF), URBAN II in Swanscombe, Greenhithe and Horns Cross, Sure Start in Temple Hill and Princes Tree Estate and most recently the Swanscombe Neighbourhood Renewal Action Plan; and

- the majority of the workforce currently travel to work by car. Encouraging new jobs within the Borough and greater public transport opportunities such as *Fastrack*, CTRL, Crossrail and Thameslink 2000 will help reduce the dependence of the economically active population on the car. Providing a bus station at Bluewater with regular links to Greenhithe Rail Station, Dartford and Gravesend Town Centres and even through to the Boroughs of London has created a catalyst effect for public transport use with 11% of its visitors and staff using the bus to travel to/from Bluewater.

2.7 Policy Context

2.7.1 This report has been produced within a changing national, regional and local scene. Some of the main changes that have occurred since April 2000 (the start date of this report), that may impact on how the policies and proposals in the Plan are being implemented, are set out below:

- the Government has set out its general commitment to improving the efficiency of the planning system, with more emphasis on regional level planning, less focus on structure level planning and a changed focus for local level planning;
- the Government has increased its commitment to focussing growth in the Thames Gateway in regional guidance RPG9, consolidating the approach taken in RPG9a; and
- Sustainable Communities: Building for the Future sets out the Government's approach to tackling housing shortages in the South East.

2.7.2 The Government has reissued a variety of national guidance over the three year period as can be seen in Figure 9.

Figure 9 Policy Changes (2000 – 2003)

Topic	Date Issued	Main Change
Housing	Oct 2000	Residential Development on Greenfield Land Direction
	Oct 2000	Monitoring Provision of Housing Through the Planning System: Towards Better Practice
	July 2001	Planning to Deliver: The Managed Release of Housing Sites: Towards Better Practice
	Feb 2003	Affordable Housing Sustainable Communities: Building for the Future
Countryside	March 2001	Statement on Farm Diversification and Best and Most Versatile Agricultural Land
Telecommunications	Aug 2001	PPG8: Telecommunications
Regional	Oct 2000	PPG11: Regional Planning
Transport	March 2001	PPG13: Transport
Open Space, Sport and Recreation	July 2002	PPG17: Planning for Open Space, Sport and Recreation
Tourism	Feb 2003	PPG21: Tourism (Consultation Draft)
Renewable Energy	April 2002	PPG22: Renewable Energy – Annex on Photovoltaics
Pollution	July 2002	PPG23: Planning and Pollution Control (Consultation Draft)
Flood Risk	July 2001	PPG25: Development and Flood Risk

2.7.3 Overall, in recent years there has been a shift in policy emphasis towards:

- using land more efficiently including re-utilising previously developed land and existing premises;
- locating development in accessible places, in town centres and/or close to public transport networks;
- locating retail developments in town centres, in line with the sequential approach to retain the vitality and viability of existing town centres;
- reducing car parking standards and increasing housing densities in locations well served by a range of modes of transport;
- creating mixed use developments, in central and accessible locations, helping to create urban regeneration;

- accommodating a range of house types and sizes including affordable housing to ensure a mixed, balanced community results;
- strengthening the protection given to open spaces;
- using less energy and encouraging energy efficiency; and
- locating development using the sequential approach to minimise flood risk.

2.8 Major Developments

2.8.1 There have been some major changes in the Borough over the last few years, including:

- Bluewater Regional Shopping Centre in 1999;
- Prospect Place, Sainsbury's and Asda's retail developments;
- Darent Valley Hospital in 1999;
- various large scale housing developments such as Darent Park, Neptune Park, Ingress Park, Bexley Hospital, Bow Arrow Lane and Waterstone Park; and
- continuing expansion of Crossways Business Park.

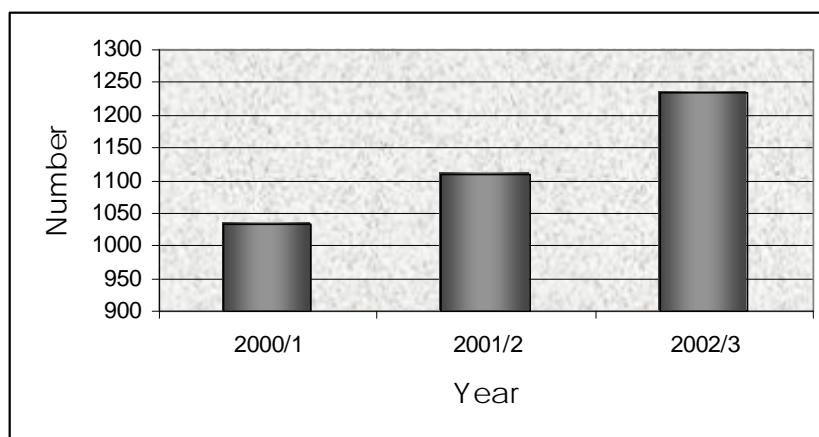
2.8.2 Many of these developments are helping to secure an improvement in the quality and perception of the area. Crossways is now the largest business park in Europe. Bluewater has won many awards and is seen as a shopping centre of excellence and Ingress Park has won awards for its high quality urban design.

3 PERFORMANCE ANALYSIS

3.1 Development Control and Planning Administration Performance

3.1.1 It is the DC process which, in effect, secures the implementation of the Plan. Overall, a total of 3379 applications were processed within the three year period. Figure 10 shows that the number of applications received each year has been steadily increasing.

Figure 10 Planning Applications (2000 – 2003)



3.1.2 Figure 11 shows that the most common types of application are full applications (57%), approval of reserved matters (12%), change of use (6%), tree preservation orders (6%), advert applications (5%) and consultation with county planning (4%).

Figure 11 Type of Application (2000 – 2003)

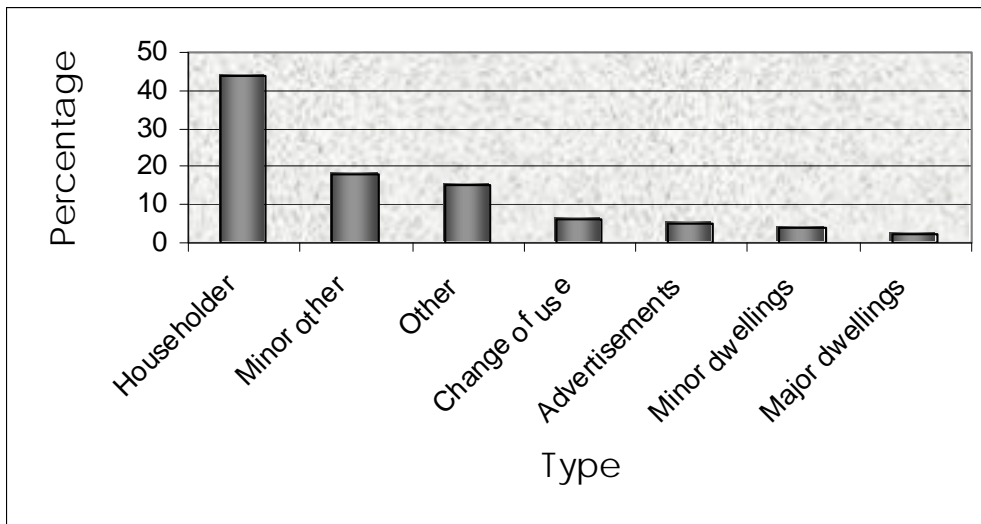
Type of Application	2000/1	2001/2	2002/3	Total
ADV - Advert Application	91	39	38	168
AGR - Agricultural	0	1	1	2
CON - Conservation Area Consent	3	5	8	16
COU - Change of Use	60	61	80	201
CPO - Consultation with County Planning	30	62	50	142
CTRL - Channel Tunnel Rail Link	4	7	17	28
FUL - Full Application	580	649	712	1941
HSC - Hazardous Substance Consent	1	0	0	1
LBC - Listed Building Consent	15	19	19	53
LCA - Land Compensation Act 1961	0	0	1	1
LDC - Lawful Development Certificate	11	6	7	24
OBB - Outside Borough Boundary	17	18	20	55
OUT - Outline Application	19	23	32	74
REM - Approval of Reserved Matters	118	124	155	397
TDA - Telecommunications Determination	27	27	15	69
TDA28 – Telecomm. Determ. 28 Days	1	0	0	1
TPO - Tree Preservation Order	54	64	76	194
TRCON - Trees in Conservation Area	3	4	5	12
TOTAL	1034	1109	1236	3379

3.1.3 Out of the total 3379 applications received, 2613 or 77% of applications relate to full, outline, change of use and reserved matters applications. It is these four types of application that have most impact on actual development on the ground as many other types of application are associated with other activities than built development.

3.1.4 Figure 12 relates to 94% of the applications received and shows that householder applications are most common. Other types of applications (apart from those shown in Figure 12) that have also been received include:

- ✦ office development - both major and minor;
- ✦ manufacturing development – both major and minor;
- ✦ retail development – both minor or major;
- ✦ other major development;
- ✦ Listed Building alterations and demolitions; and
- ✦ development in Conservation Areas.

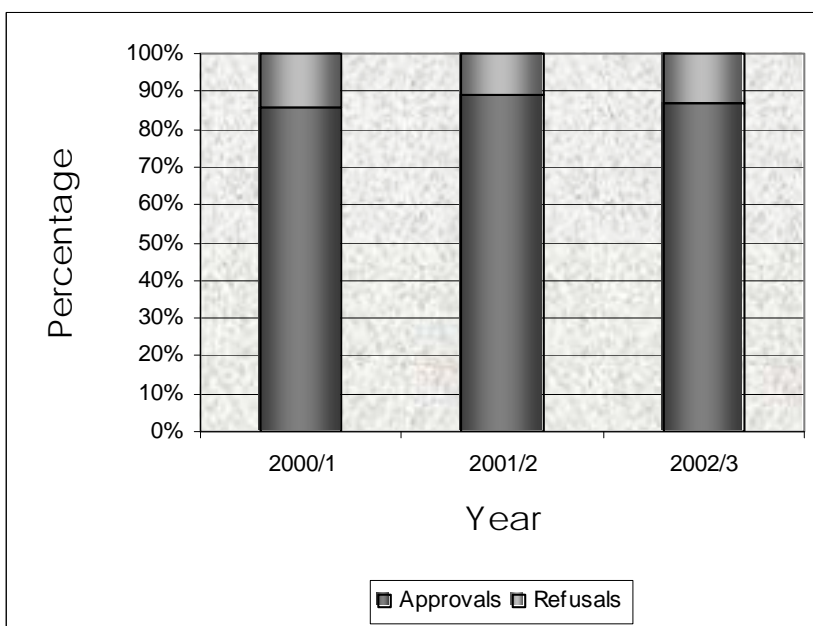
Figure 12 Main Types of Development (2000 – 2003)



3.1.5 Figure 13 shows that the majority of applications are approved, with an average of 12.6% being refused each year although not all applications are determined in the same year. Outstanding applications at the end of each year are as follows:

- ✦ 2000/1 – 248;
- ✦ 2001/2 – 212; and
- ✦ 2002/3 – 209.

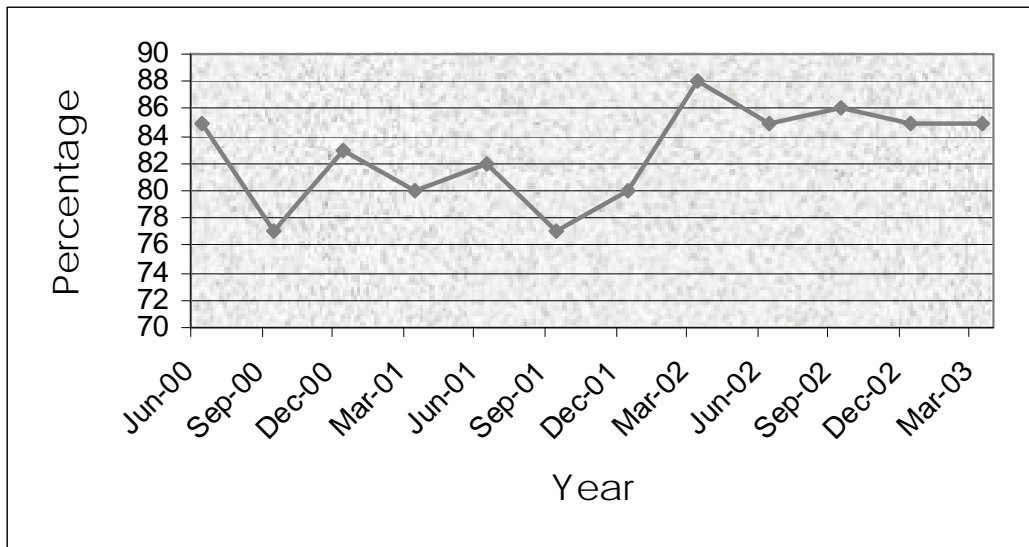
Figure 13 Determination of Planning Applications (2000 – 2003)



3.1.6 Figure 14 shows that only a minority of the applications are decided by the DC Board and that there has been a high level of delegation although it has been below the target of 90% and has fluctuated over the

three years. However, many of the applications submitted have been major applications, many of which receive numerous representations and it is appropriate that these types of applications are reported to the DC Board instead of being delegated as officer decisions, to ensure that Members have the opportunity to assess the applications in full.

Figure 14 Delegated Decisions (2000 – 2003)



- 3.1.7 The time taken to determine planning applications is seen as a key factor when assessing performance. Between April 2000 and March 2002, the actual determination of applications meeting the 8 week deadline fluctuated between 66% and 81% (between 76% and 88% for household applications). This level of performance is well above the national average of 62% and the Council is one of the most improved LPAs, ranking second best in Kent. Furthermore, since BV 109 has been amended, actual performance at 81% has exceeded the target for determining 80% of minor/other applications within 8 weeks. 60% of minor applications were determined within 8 weeks, as opposed to the target of 65%. Major applications have fared less well as only 42% - 52% have been determined within 13 weeks, falling short of the 60% target. However, this reflects the large scale and complexity of the major applications being submitted and due to their nature it is often not possible to determine these applications in such a short timescale.
- 3.1.8 The Planning and Land Best Value Review that took place in February 2003 was positive about the Council's approach to regeneration in general and concluded that the Council's DC, Building Control, Economic Development and Land and Estates Management teams provided a "good service with promising prospects for improvements".
- 3.1.9 Another test of performance is the amount of service complaints and ombudsman investigations that has taken place. There have been 21 service complaints and out of the 11 ombudsman cases, 10 were found to have either no grounds for complaint or no maladministration involved. There has also been over 900 enforcement queries over the last three years, however, many of these were not considered severe enough to warrant enforcement action.
- 3.1.10 Over the last three years, 95 appeals have been lodged including enforcement appeals. Figure 15 shows that 63 appeals were dismissed and 25 appeals were allowed. This equates to a dismissal rate of 66% compared to an approval rate of 26%. Appeals which are part allowed/part dismissed, appeals that have been withdrawn (4%) and applications that have been withdrawn occur infrequently. Only 4% of the appeals lodged in the three year period still need to be determined.
- 3.1.11 Figure 16 shows that the most popular form of appeal is written representations (80%). Appeals against conditions (COND), informal hearings (INFHEA), non determination (NONDET) and Public Inquiries (PUBINQ) happen infrequently but can contribute significantly to the workload of DC.

Figure 15 Appeal Decisions (2000 – 2003)

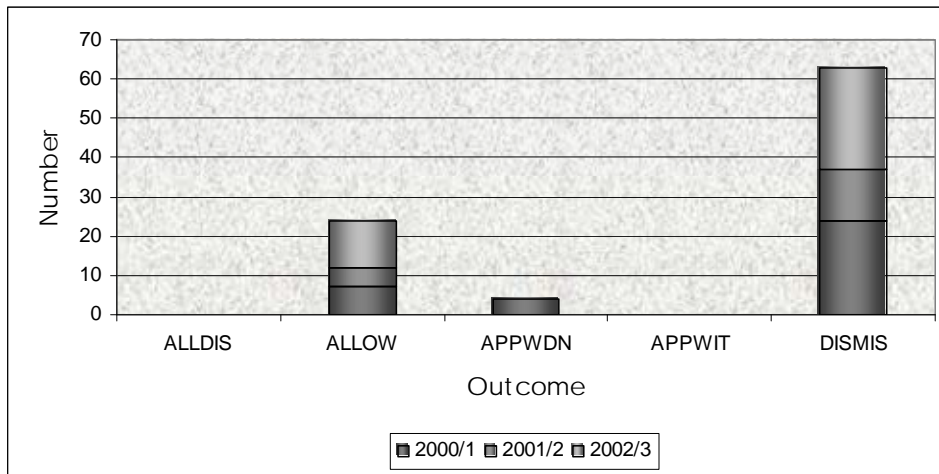
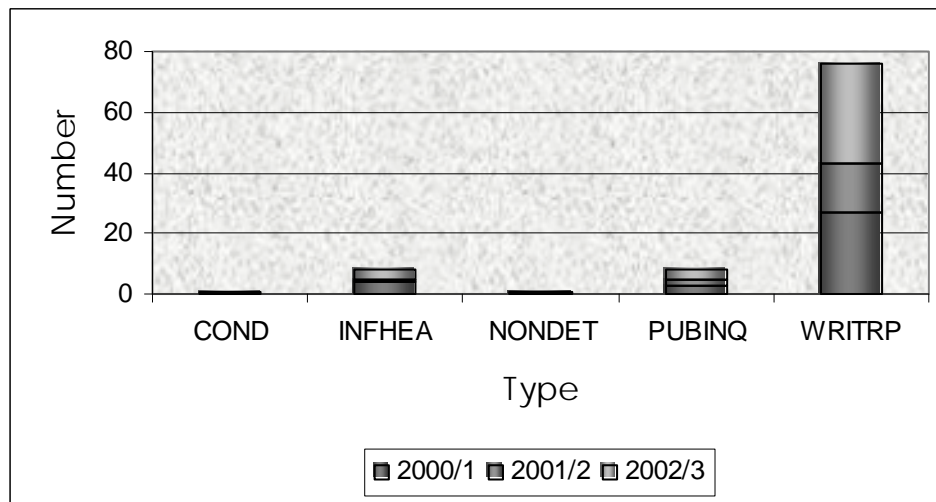


Figure16 Types of Appeal (2000 - 2003)



3.1.12 Negotiations on section 106 agreements are an important part of the DC workload, and can often take a considerable time to prepare and complete. Although they are not necessary for all permissions granted, a significant number of section 106 agreements are signed each year, especially relating to large development sites. These are important tools to use to ensure that the Plan is being implemented effectively and that all policy requirements of the Plan are being provided on each site, e.g. school spaces, highways improvements, open space, affordable housing, other community and social facilities. An important function for DC is to monitor section 106 agreements and whether:

- a range of documents is submitted prior to construction;
- facilities are actually built prior to the specified trigger points; and
- financial contributions are actually paid by the specified trigger points.

Appendix 7.2 shows the outstanding obligations for some of the section 106 agreements that have been signed within the three year period. In particular it illustrates that each section 106 agreement is tailored to meet the needs of the particular site.

3.1.13 The targets and actual performance for the relevant BVPI during the three year period are shown in Figure 17. Overall, good progress has been made at reaching the targets. Some targets have been met or exceeded (as denoted by bold text). Other targets have yet to be achieved. In many instances, there has been a fluctuation in performance where targets have been met one year but not the next. In the future, improvements in performance will be necessary to meet BV107. Although BV112 has not been achieved, it does not need to be monitored as a target next year.

Figure 17 BVPI Performance (2000-2003)

BVPI	Target	Actual	Target	Actual	Target	Actual

	2000/1	Performance 2000/1	2001/2	Performance 2001/2	2002/3	Performance 2002/3
BV 106 % new homes on previously developed land	60%	77%	75%	79%	75%	68%
BV 107 Planning costs per head of population	£9.00	£14.63	£11.34	£14.75	£14.75	£16.60
BV 108 % advertised departures from plan	1%	1%	1%	0.11%	-	-
BV 109 Time to determine planning application	70% applications determined in 8 weeks	75%	75% applications determined in 8 weeks	72%	45% major applications in 13 weeks. 62% minor applications in 8 weeks. 81% other applications in 8 weeks.	52% 60% 81%
BV 110 Time to determine planning application	14 weeks	Overall 11 weeks. Householder 8 weeks. Major 72 weeks. Minor 14 weeks.	Overall 12 weeks. Householder 8 weeks. Major 65 weeks. Minor 13 weeks.	Overall 12 weeks. Householder 7 weeks. Major 37 weeks. Minor 15 weeks.	-	-
BV 111 % applicants satisfied with service	80%	86%	-	-	-	-
BV 112 Score checklist of planning best practice	90%	50%	90%	70%		
BV 188 Delegated decisions	-	-	-	-	90%	85%

3.1.14 There have been a range of influences, challenges and significant work loads impacting on the DC team as a whole. The Best Value Review, DC Charter, changing targets, introduction of the Planning Delivery Grant, satisfaction surveys, upgrade of Uni-form7, eGovernment and electronic document management have increased workloads significantly. Major applications for Ingress Park, Waterstone Park, Dartford Park, CTRL, Bexley Hospital, West Hill Hospital, Mabledon Hospital, Eastern Quarry as well as a range of appeals have put pressure on the DC process. Indeed, at January 2003, there were 23 major applications being considered.

3.2 Planning Policy Performance

3.2.1 The Planning Policy team has an important role to play in shaping development on the ground. Planning briefs are seen as a vital document to guide developers towards the most appropriate form of development on specific sites. The Planning Policy team also frequently provide structured planning policy advice on a number of planning applications, which in turn are considered by the DC case officer prior to determination of the application. In the last month, March 2003, seven planning applications were assessed by Planning Policy and in general approximately 5-10% of all applications being submitted each month are assessed. Policy planners are involved in scrutinising environmental assessments, transport assessments and other strategies that accompany major planning applications and they also contribute to section 106 negotiations.

3.2.2 Advancement of policy is also taken forward by a range of meetings and working groups with internal officers and external bodies. For instance, some of the cross cutting work involves:

- playing an important part in progressing the Green Grid concept;
- negotiations with KCC progressing Fastrack. The Public Inquiry was completed in early 2003, phase 1 of *Fastrack* is due to start construction in June/July 2004 with the service being operational by March 2006. Planning Policy Target PP10 is well on its way to being achieved;
- overseeing contractors complete the One Bell Corner enhancement scheme. The scheme was completed by November 2002, slightly later than anticipated in the target, but overall Planning Policy Target PP5 has been satisfactorily achieved;
- appointing consultants to undertake studies of Lowfield Street, Stone Lodge and Greenhithe.

Some of this work is important in paving the way so that the private sector is encouraged to invest and other departments within the Council can progress the schemes through to delivery.

3.2.3 To avoid duplication, some of the Planning Policy Targets will be assessed alongside the following LPR targets:

- PP4 will be considered in section 4.2 on planning briefs;
- PP6 and PP7 will be considered in section 4.8 on open space;
- PP8 will be considered in section 4.5 on affordable housing; and
- PP9 will be considered in section 4.3 on previously developed land.

3.2.4 Planning Policy has an important role to play in responding to new planning documents including plans and strategies from local to national level and providing guidance to Members through Cabinet reports regarding the conformity of these plans and strategies with the goals that are being promoted at the local level. Planning Policy has also raised awareness that large scale growth in housing needs to be accompanied with employment growth and additional investment for community and transport infrastructure. Enhanced recognition of the need to build high quality, design led development has also been brought to the attention of the Commission for Architecture and the Built Environment (CABE).

3.2.5 Much of Planning Policy's workload relates to advancing the Plan. This begins with drafting criteria based policies, allocating specific sites to particular land uses and suggesting particular proposals for certain areas in the Borough. Furthermore, the Plan provides the arena in which the local community and developer interests can debate the appropriate allocations for specific types of land use. So far in the review of the Plan, there has been discussions and correspondence with approximately 490 different consultees.

3.2.6 In terms of LPR work in the three year period, approximately 1550 consultee comments from the First Deposit Draft were taken into account and the Second Deposit Draft was prepared and published. Approximately 300 comments were submitted on the Second Deposit Draft between September and November 2002. In the future, the continuing reassessment of PPGs, the overhaul of the planning system as a whole and the introduction of new LDFs will pose significant challenges.

3.3 Overview

3.3.1 DC, Planning Administration and Planning Policy play an important role in shaping development taking place throughout the Borough. One way in which the planning function could improve would be to undertake more monitoring of applications. This would ensure that accurate data is available to be fed back into the AMRs and the new LDF. It would also ensure that the teams can be more responsive to how their actions impact on development on the ground and why changes in development are taking place. New ways of implementing a monitoring system are detailed in section 5.

3.3.2 To summarise:

- BVPI 108 and 111 have been exceeded and BVPI 106 has been achieved;
- BVPI 109 and 188 have been substantially achieved;
- BVPI 107 has still to be achieved;
- BVPI 112 has not yet been achieved but has been discontinued nationally; and
- Planning Policy Targets PP5 and PP10 have been achieved.

4 POLICY IMPLEMENTATION

4.1 Assessing Policies

- 4.1.1 The Plan contains 183 policies (see Appendix 7.3 for details): clearly not all of these policies can be assessed at this time. This report looks at seven different policy topics and determines whether development in the Borough replicates the planning guidance promoted in these policies. Figure 18 identifies these topics alongside the relevant policies in the Plan.

Figure 18 Topics and Relevant Plan Policies

Topics	Policies
Planning Briefs	H2b, LRT2, all MDS.
Housing Completions	H1, H1a, H4.
Affordable Housing	H16, H17.
Employment Floorspace	E1, E7.
Retail and A1 Primary Shopping Frontage	R1, R2, R4, TC1, TC4, TC9.
Open Spaces	LRT11, LRT12, DD5, DD6.

4.2 Planning Briefs

- 4.2.1 Supplementary Planning Guidance (SPG) is an important tool to help implement the Plan. Some of the policies, e.g. H2b and LRT2 specifically identify that planning briefs will be required prior to site development. Paragraph 15.2.4 of the Plan also emphasises that development proposals for Major Development Sites (MDS) should conform with a planning brief and be accompanied by a masterplan. Planning briefs are important because they elaborate on LPR policy and give guidance to developers as to the preferred option for land use on a site and the acceptable form of development that it needs to take. SPGs are also subjected to a period of public consultation and are used as a material consideration when determining planning applications. As such it is important that MDS have adopted planning briefs prior to any planning application being made. LPR Target 25 seeks MDS to have adopted planning briefs. Figure 19 highlights that only MDS8 does not have an adopted planning brief or development framework as it would be premature to prepare a planning brief for Swanscombe Peninsula East at this time.

Figure19 Planning Briefs for Major Development Sites

LPR Target 25	Planning Brief
Ebbsfleet (MDS1)	Adopted jointly by the Council, Gravesham Borough Council and KCC in June 1996.
Ingress Park (MDS2)	Adopted in November 1998.
North Dartford (Dartford Park) (MDS4)	Adopted in March 1999.
Eastern Quarry (MDS5)	Adopted in July 2002.
Swanscombe Peninsula West (MDS7)	Draft prepared and consultation carried out.
Swanscombe Peninsula East (MDS8)	No brief has been prepared yet as development due to take place beyond 2011.

- 4.2.2 Planning Policy Target PP4 identifies six regeneration sites which require adopted planning briefs. Figure 20 shows that all of the sites have either an adopted brief or are some way towards preparing a masterplan or guidelines for development.

Figure 20 Planning Briefs for Regeneration Sites

Planning Policy Target PP4	Planning Brief
Eastern Quarry (MDS5)	See Figure 19.
Stone Lodge (LRT2)	Consultants prepared a masterplan study in 2001. The consultants are now working towards the implementation phase, along the lines suggested in the masterplan.
Lowfield Street	Consultants prepared regeneration options in 2001. Developers have now identified a specific scheme and aim for construction to be completed by 2006.
West Hill Hospital (H2d)	Adopted September 2003.
Swanscombe Peninsula (MDS7 and MDS8)	See Figure 19.
Stone House Hospital (H2b)	Joint working with English Heritage in preparing a design brief.

4.2.3 In addition, planning briefs and/or guidelines have also been adopted, or are being prepared, for other development sites within the Borough including:

- Land South of Watling Street (November 1999);
- Bendigo Wharf (October 2000);
- Everards Site (June 2001); and
- Greenhithe – Two Sites (consultants study underway).

4.2.4 To summarise:

- LPR Target 25 has been achieved;
- Planning Policy Target PP4 has been substantially achieved; and
- Policies H2b, LRT2 and all MDS are helping to achieve the Plan's Strategy, aims and objectives.

4.3 Previously Developed Land

4.3.1 The re-utilisation of previously developed land (also known as brownfield land) can help to ease pressure for development on greenfield sites and can contribute to the regeneration of existing urban areas. LPR Target 1 and Planning Policy Target PP9 aim to assess all types of development located on previously developed land. At this stage, the Council does not hold data for all types of development. However, the development of residential properties on greenfield and brownfield sites can be assessed. Information has been derived from housing completion figures from Best Value Reports, KCC Housing Land Supply and National Land Use Database (NLUD) Previously Developed Land 2002. As shown in Figure 17 above, the performance of new homes built on previously developed land equates to the following percentages: 77% in 2000/1, 79% in 2001/2 and 68% in 2002/3. In two out of three instances performance has been above the Council's yearly BV 106 Target. These figures also exceed the national target of 60%.

4.3.2 Although much of the new residential development is taking place on previously developed land, some of the new housing that has been completed has been developed on greenfield land and includes a total of 251 units concentrated on three sites (totalling 67 hectares), as shown in Figure 21. Planning permissions for Neptune Park and Powdermill Lane predate revised PPG3 and the changed policy emphasis to focus new build on previously developed land.

Figure 21 Housing Completions on Greenfield Sites (2000-2003)

Sites	Units			
	2000/1	2001/2	2002/3	Total
Neptune Park (East of Crayland's Lane) - 11.7 ha greenfield land.	52	26	58	136
Waterstone Park (or Stone Castle) - 48.8 ha greenfield land.	0	11	67	78
Powdermill Lane - 6.7 ha of greenfield land.	0	5	32	37
Total	52	42	157	251

4.3.3 NLUD carry out monitoring of brownfield land and as at July 2003, the main statistics for the Borough of Dartford include:

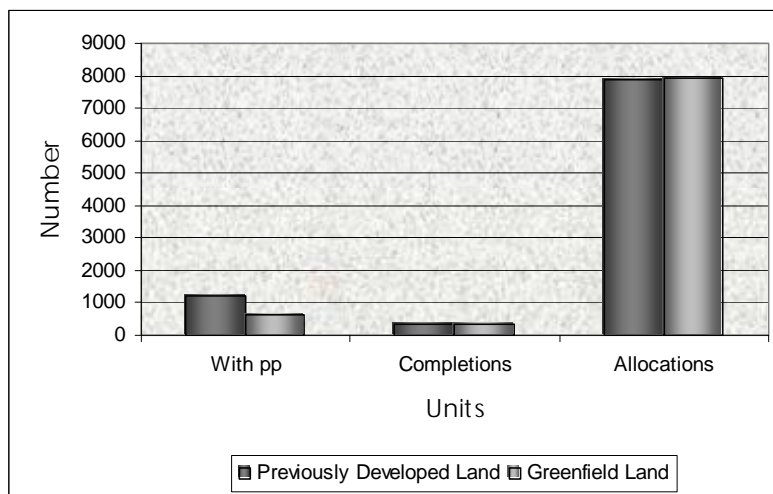
- there were 748.21 hectares of brownfield land;
- 92.50% of all brownfield land was privately owned;

- mixed use development was proposed on 93.19% of all brownfield land;
- 3.90% of all brownfield land remained unallocated in the Plan and had no proposed use in the future; and
- only 0.49% of all brownfield land had planning permission.

Decontamination and multiple ownership also add to the difficulties involved in preparing a brownfield site ready for development. Actual development of previously used land may therefore be more difficult to achieve.

4.3.4 Data from Housing Land Supply in Kent has been replicated in Figure 22 which shows that as at March 2001, approximately half of the housing allocations in the future will occur on greenfield land. This suggests that it will be more difficult to meet the targets in the future although this is not because the new focus on previously developed land is being ignored. It reflects that the majority of the new residential development in the Borough will take place on a small number of MDS, which although defined as greenfield sites in PPG3 terms, are actually damaged land once used for quarrying/landfill. Without the development of these strategic sites (which have been identified at the regional and strategic level), it will not be possible to deliver the amount of growth expected for this sub-region.

Figure 22 Housing on Previously Developed and Greenfield Sites (2001)



4.3.5 To summarise:

- LPR Target 1 has currently been exceeded, although only residential development has been assessed;
- Planning Policy Target PP9 has currently been exceeded, although only residential development has been assessed; and
- BVPI 106 has been achieved.

4.4 Housing Completions

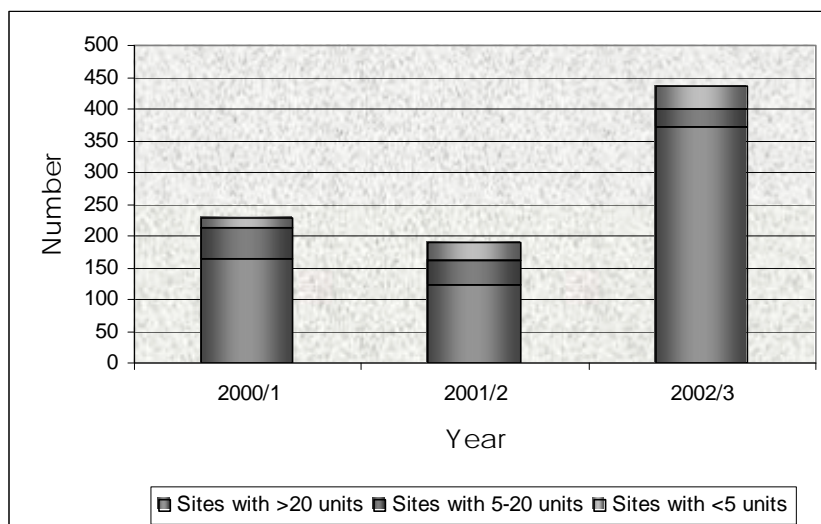
4.4.1 The Structure Plan housing requirement for the Borough for the period 1991 to 2011 is 10,500 dwellings. At present, for the period 2001-2006, the Structure Plan requirement for Dartford is 3,347 units. As Dartford has an identified land supply of 3,988, there will be a surplus of 641 dwellings. Furthermore, for the full plan period, 2000-2011, Dartford's land supply is sufficient to meet 115% of the Structure Plan residual requirement. It is appropriate to maintain such a surplus to compensate for any delay in the availability of the major sites that may arise or other changing circumstances in relation to them.

4.4.2 Figure 23 highlights the actual amount of house building that has taken place over the last three years. Data shows that from a total of 855 units, the majority of this house building has taken place at larger sites (over 20 dwellings) including:

- Ingress Park;
- Neptune Park;
- Waterstone Park;

- Darenth Park;
- Darenth Wood Road;
- Bow Arrow Lane;
- Bexley Hospital;
- Powdermill Lane; and
- Joyce Lane.

Figure 23 Housing Completions (2000-2003)



- 4.4.3 In assessing these housing completions, there are a few main points to consider:
- many of these sites lie within close proximity of the Key Traffic Routes and/or Key Bus Corridors such as London Road and are therefore easily accessible by bus;
 - smaller scale residential development taking place on sites below 5 units contributes only 5% of the 5 year land supply 2000-2005;
 - there has been 105 housing completions at small and large windfall sites (sites that fall under Policy H4). This suggests that only 12% of all house building has not been previously identified;
 - very little house building has taken place in mixed use developments (residential use combined with retail, employment and other land uses); and
 - there has been no residential development taking place on land already allocated in the plan for other land uses such as retail and employment.

4.4.4 Although the Borough is capable of meeting the Structure Plan requirement by 2011, the 855 completions over the last three years equates to a low average yearly build rate of 285. This compares with an annual build rate of 525 dwellings that is needed to ensure that Structure Plan requirement can be met. The result is a short term under supply of housing until 2003 - 2004, as can be seen in Appendix 7.4. However, a large amount of mixed, residential development is planned beyond 2006. From 2003 - 2004 onwards, it is estimated that the average annual build rate will be 843, enabling the Structure Plan requirement to be achieved.

4.4.5 It is therefore evident that the Borough of Dartford is currently at the start of a large scale house building programme that will stretch beyond 2011. The majority of new residential dwellings will be concentrated on sites accommodating over 20 units, including a few large strategic sites that can accommodate over 1000 dwellings. Figure 24 provides more detail and reflects an up-to-date version of policies H1 and H1a.

Figure 24 Anticipated Timetable of Development on Residential Sites (Over 20 Units)

Sites	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11+
Sites with Planning Permission									
Bexley Hospital									
Ebbsfleet									Æ
Ingress Park									

Powdermill Lane									
Waterstone Park phase 1									
Lingfield Road									
Wilmington House									
NWKent College									
Previously Developed Sites									
Darenth Road									
East Hill ATC									
S of University Way									
Station Road,									
Stone House Hospital									
Tylers House									
Watling Street									
West Hill Hospital									
Other Sites									
St Mary's Road									
Strategic Sites									
Dartford Park									Æ
Eastern Quarry									Æ
Waterstone Park phase 2									
Swanscombe E									Æ
Swanscombe W									Æ

4.4.6 Figure 24 also shows that with the exception of Ebbsfleet, those sites that already have planning permission will come forward for development and be completed in the next few years. Most of the strategic sites are not due to come on stream until after 2006 although preparation for the development of these sites has already begun, for instance:

- Dartford Park received planning permission in April 2003;
- a planning application for Waterstone Park (phase 2) was granted in May 2003;
- an outline planning application has been submitted for Eastern Quarry and is due to be decided in March 2004;
- the Springhead Master Plan for Ebbsfleet has been approved subject to certain requirements by Gravesham Borough Council; and
- a planning application for Swanscombe Peninsula West is expected in 2004.

4.4.7 Furthermore, these strategic sites are located sustainably in close proximity to the rail stations, Key Traffic Routes, Key Bus Corridors and/or the proposed *Fastrack* routes, making them easily accessible by a range of modes of transport.

4.4.8 To summarise:

- LPR Target 5 will be on track to meet the Structure Plan requirement by the end of the Plan period; and
- Policies H1, H1a and H4 are helping to achieve the Plan's Strategy, aims and objectives.

4.5 Affordable Housing

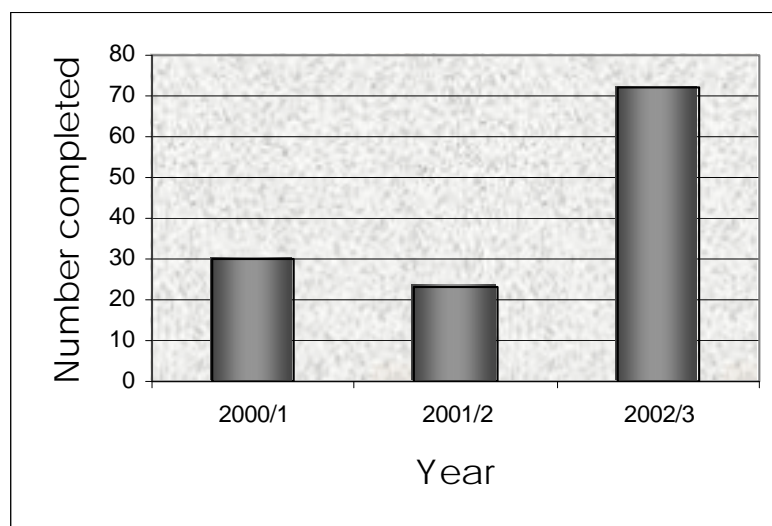
4.5.1 LPR Target 7 seeks 30% affordable housing on all urban windfall sites over 0.5 hectares or 15 units or more (Policy H16) and 50% affordable housing at 11 specific villages and other rural sites where 2 or more residential units are proposed (Policy H17). Planning Policy Target PP8 seeks 30% affordable housing on relevant sites from the adoption of the new policy approach.

4.5.2 Affordable housing provision is monitored within the Council's Housing Strategy Department on a monthly basis, at site and Ward level. For the period up to July 2002, the Council sought 20% affordable

housing on all sites. This was raised to 30% and 50% as above, taking account of the results of a 2001 Housing Needs Survey, and was consequently incorporated into Local Plan Review policy. It should therefore be noted when assessing the affordable housing completions for the 2002/2003 period that any Section 106 agreements completed before the implementation of the new policy will reflect the 20% target.

4.5.3 Figure 25 shows the affordable housing completions over a three year period. As can be seen, completions rose quite sharply in 2002/2003 to 72 units. Furthermore, the Council has identified in its Housing Strategy Action Plan that it aims to provide a minimum of 80 affordable homes per annum in subsequent years. All of the affordable housing units to date have been built in the urban part of the Borough but it is anticipated that at least two rural schemes will come forward within the next two years. Most of the completed affordable units have been built on smaller sites such as Stanhope House, Westgate Road, Powdermill Lane, Bow Arrow Lane, Ingress Vale Church and The Brent which are small windfall sites, outside those identified in policy H16. As the Council itself no longer builds new affordable housing, all units are owned and managed by a Registered Social Landlord partner. The Council also aims to provide a proportion of low cost home ownership units on all development sites, where possible in order to facilitate access for those in intermediate housing need and to ensure that balanced and sustainable communities are supported. From the total affordable housing completions over a three year period, shared ownership accounted for 13% of completions on average.

Figure 25 Affordable Housing Completions (2000-2003)



4.5.4 Figure 26 shows the amount of affordable housing completions that have taken place at those sites identified in policy H16 that have housing completions for the period June 2002 – March 2003 (starting date of the 30% affordable housing policy to the end of the monitoring period for this report). As can be seen, two schemes, Powdermill Lane and West of Archery House were completed in May 2002. Due to the long lead-in period to development of some of the larger sites, the remaining are scheduled for completion in 2003-2004/5. It should be noted that all section 106 agreements set out in Figure 26 were signed before the new policy H16 was implemented.

Figure 26 H16 Sites and Affordable Housing Completions (2002 – 2003)

Site	Number of Affordable Housing Completions	% Affordable Housing as Overall Completed Residential Scheme
Bexley Hospital	0 (completion due March 2004)	20%
Ingress Park	0 (completion due October 2004)	10%
Waterstone Park (ph.1)	0 (completion due October 2004)	20%
Powdermill Lane	13 (5 rent and 5 shared ownership)	18%
West of Archery House	8 rent	18%

4.5.5 The Plan specifies a target of 2500 affordable houses to be built within the Plan period, 2001-2011. Although the average amount of affordable housing completions so far (for the years 2001-2002 and

2002-2003) falls short of providing 250 homes per annum over a ten year period to reach the Local Plan target, Dartford has a number of larger sites coming forward up to 2011 which will provide a substantial number of units.

4.5.6 It should be noted that the focus of the Local Plan in the period 2000-2003 has been to provide affordable housing aimed at the needs identified in the Housing Needs Survey 2001. It is becoming increasingly clear that a broader consideration of housing need and housing mix is now required, both to ensure that intermediate needs are addressed and to underpin the Council's economic development aims. In the ongoing process of the Local Plan Review these issues will be addressed in 2004.

4.5.7 To summarise:

- It is estimated that LPR Target 7 will be on track to meet the Local Plan target by the end of the Plan period;
- It is estimated that Planning Policy Target PP8 will also be on track by the end of the Plan period but will not be a target specifically for the Planning Policy Team in 2003/04; and
- Policies H16 and H17 and their relative delivery rates should be considered carefully in successive AMRs.

4.6 Employment Floorspace

4.6.1 The Kent Structure Plan provides an employment floorspace guideline for the Borough for the period 1991-2011. It is split into two parts:

- 410,000 m² of A2/B1 use (financial, professional and business services); and
- 260,000 m² of B2/B8 use (industrial and warehousing).

After taking into account the commitments in employment floorspace between 1991 and 2001, which amount to approximately 100,000 m², policy E1 of the Plan makes a total employment land supply allocation for the period 2001-2011 of 587,000 m² for A2, B1, B2 and B8 use classes. This is sufficient to meet the Structure Plan guideline.

4.6.2 To assess how far the Council has achieved this guideline, data has been taken from KCC Employment Land Survey, Crossways website and Kent Property Market 2003. Figure 27 details the gross and net floorspace completions for both A2/B1 and B2-B8 over the last three years.

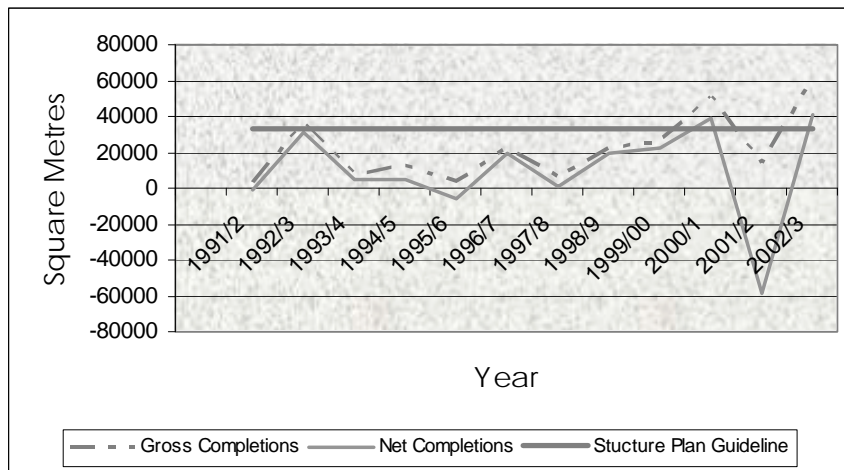
Figure 27 Employment Floorspace m² Completions (2000-2003)

Employment Floorspace	2000/1		2001/2		2002/3		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
A2/B1	36,884	35,791	10,210	2,375	13,354	13,064	60,448	51,230
B2-B8	14,054	3,113	3,859	-60,994	47,737	27,843	65,650	-30,038
Total							126,138	21,192

4.6.3 There has been a significant amount of employment floorspace completions over the last three years, especially at Crossways, GlaxoSmithKline and Ingress Abbey. However, when loss of employment floorspace is taken into account, a far lower net figure results. In fact, as from March 2000, only an additional 21,192 m² of employment floorspace has been created. This is a result of the loss of some of the employment floorspace at Northfleet Industrial Estate and the Kent Kraft Industrial Estate in 2001 to make way for the construction of phase 2 of the CTRL.

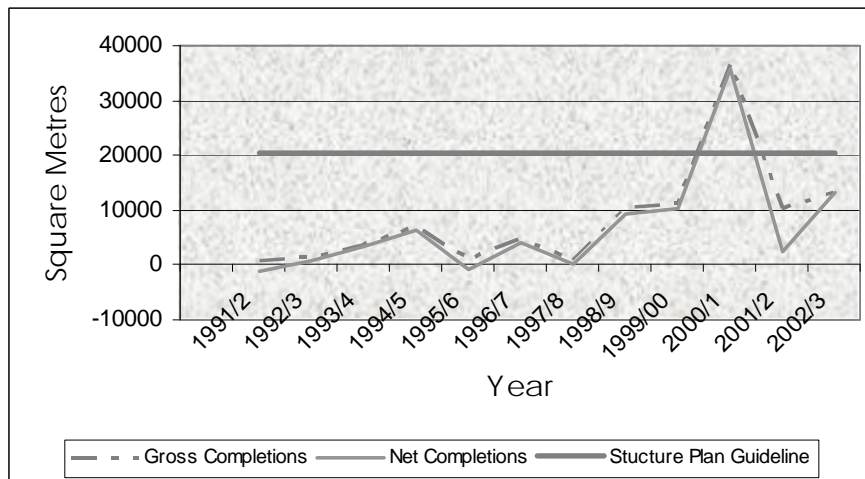
4.6.4 In total 14,000 m² of B2, 7,000m² of B1 and 16,000m² of B8 has been lost on these two estates. The Plan protects the remainder of these two sites for employment purposes and restricts further change of use in policy E7. In addition, 23,000m² of B2 was lost at the Empire Mills at Greenhithe in 2001-2002. The overall loss of employment floorspace is reflected in Figure 28 which shows that the net employment floorspace completions have fallen significantly in 2001-2002, which in turn has hindered the ability of the Borough to reach the necessary yearly build rate.

Figure 28 Use Classes A2/B1 and B2-B8 Floorspace m² Completions (1991 – 2003)



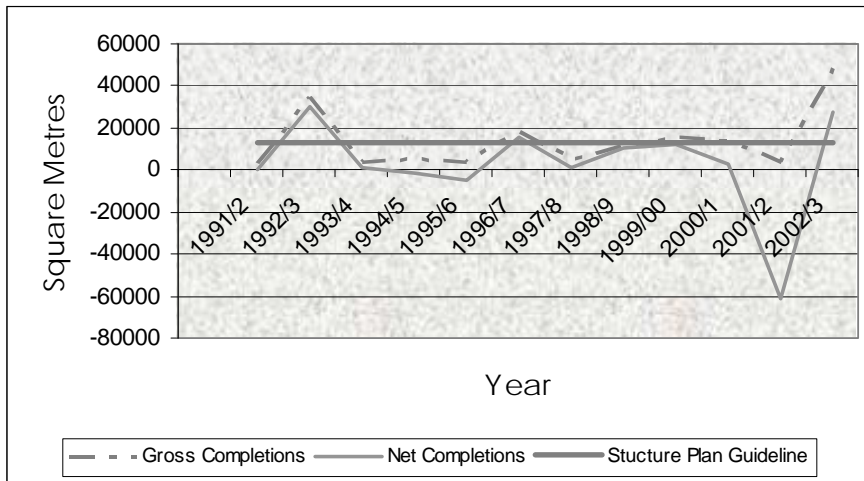
4.6.5 When looked at separately, Figure 29 shows that office floorspace completions have fluctuated since 1991. Generally, office completions per year are not performing well enough to meet the Structure Plan guideline although office construction is set to increase in the future, as the MDS are developed out. In the future, to offset the current under provision, office completions per year will need to create 20,500 m² or more of A2/B1 floorspace in order that the requirement is met by the end of the Plan period. Crossways is increasingly being seen as an important and attractive office location which can provide high quality office space suitable to accommodate a range of business uses, including some large office units that can be subdivided and leased or rented out to smaller firms.

Figure 29 Use Class A2/B1 Floorspace m² Completions (1991 – 2003)



4.6.6 Similarly, Figure 30 shows that for B2-B8 use there has also been a fluctuation in floorspace completions since 1991. Industrial and warehouse completions are fairing better than the A2/B1 use. Crossways is continuing to be a good location for B2 and B8 uses due to its proximity to the M25. However, there has still been a number of years when completions have not reached the yearly build of 13,000 m² to meet the Structure Plan guideline. Once again, greater amounts of industrial and warehouse building will take place in conjunction with the development of the MDS.

Figure 30 Use Class B2-B8 Floorspace m² Completions (1991 – 2003)



4.6.7 Fluctuations in industrial employment floorspace are inevitable in a growth area. Losses in employment floorspace may not necessarily be detrimental to the local economy as older, less suitable and less sustainable employment premises are being lost whilst new up-to-date employment facilities are being constructed, specifically tailored for B1, B2 and B8 uses. This will in turn extend the stock of modern employment accommodation and will help the Borough to respond better to employers needs.

4.6.8 There was 396,400 m² of employment floorspace allocated at 2001-2002. This equates to 11,000 new jobs if all the floorspace is developed out. However, taking into consideration that much of this allocated floorspace is not yet committed, there is no guarantee that the full amount of jobs will be created and so far committed sites will generate only 4000 jobs.

4.6.9 In the future, a range of employment floorspace will continue to be needed including “easy-in, easy-out” units or office space for start ups. The majority of new employment floorspace will take place at locations that have been allocated in policy E1. Some floorspace will be built alongside housing on the large strategic sites:

- Ingress Park;
- Dartford Park;
- Waterstone Park;
- Eastern Quarry;
- Ebbsfleet; and
- Swanscombe Peninsula West.

As at March 2003, no employment floorspace completions have taken place except for Ingress Park with the conversion of the Abbey to office premises.

4.6.10 Other floorspace will be built on land designated solely for employment uses at:

- Crossways;
- Dartford Fresh Marshes;
- Darenth Road;
- GlaxoSmithKline (Murex development); and
- Sandpit Road (Prologis space).

As at March 2003, only Crossways had started construction with approximately 70% of the planned employment floorspace at Crossways completed. The remaining 30% is planned for completion by 2006 and occupation of the existing floorspace is currently running at 93%.

4.6.11 Although progress on employment floorspace completions has been slow in the past, there is plenty of employment land allocated to meet the Structure Plan guideline. Crossways in particular, has been successful in attracting potential business investment into the area and this should continue as more employment floorspace comes on line alongside the development of the MDS.

4.6.12 To summarise:

- LPR Target 8 will be on track to meet the Structure Plan guideline by the end of the Plan period; and
- Policies E1 and E7 are helping to achieve the Plan's Strategy, aims and objectives.

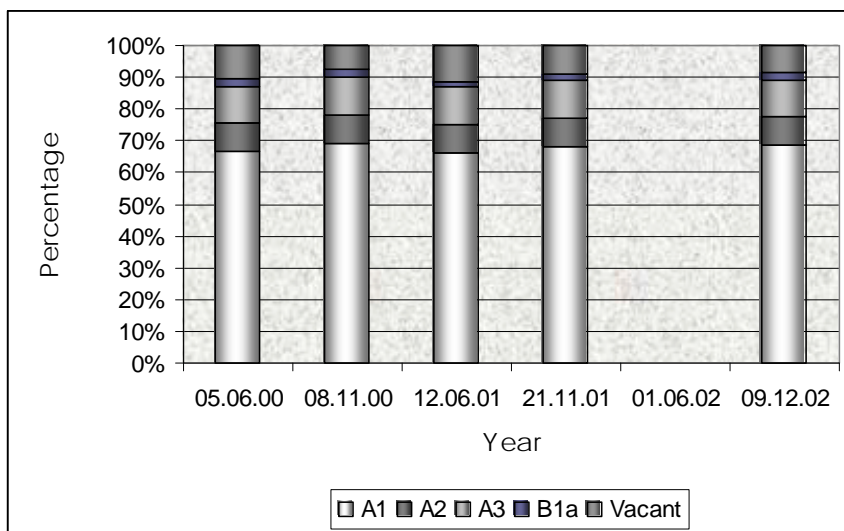
4.7 Retail and A1 Primary Shopping Frontage

4.7.1 Retaining the vitality and viability of the town centre is a critical element of the Plan. To assess the health of the retail sector within the town centre, information has been taken from the six monthly A1 frontage assessments that have been undertaken by Planning Policy, the Colliers retail demand study and KCC's Strategic Planning Intelligence Group reports. In September 2002, the town centre had 560 units, totalling 215,089 m² of retail floorspace. The town centre's primary shopping frontage is designated in the Plan and covers the following streets/shopping centres with an overall total of 1403.75 m of frontage:

- High Street North – 255.50 m;
- High Street South – 172 m;
- Spital Street North – 180.25 m;
- Spital Street South – 176.50 m;
- The Orchards – 337 m; and
- Priory Shopping Centre – 282.50 m.

4.7.2 Figure 31 shows that the different types of primary frontage fluctuates, but that the most common use is A1 (retail shops). The amount of vacant frontage has ranged from 105.50 m to 157.25 m, equating to a low vacancy rate of 9.35% on average. Please note that data for June 2002 is not available and that sui generis uses have not been plotted as they account for only 0.36% or 5 m of the total frontage.

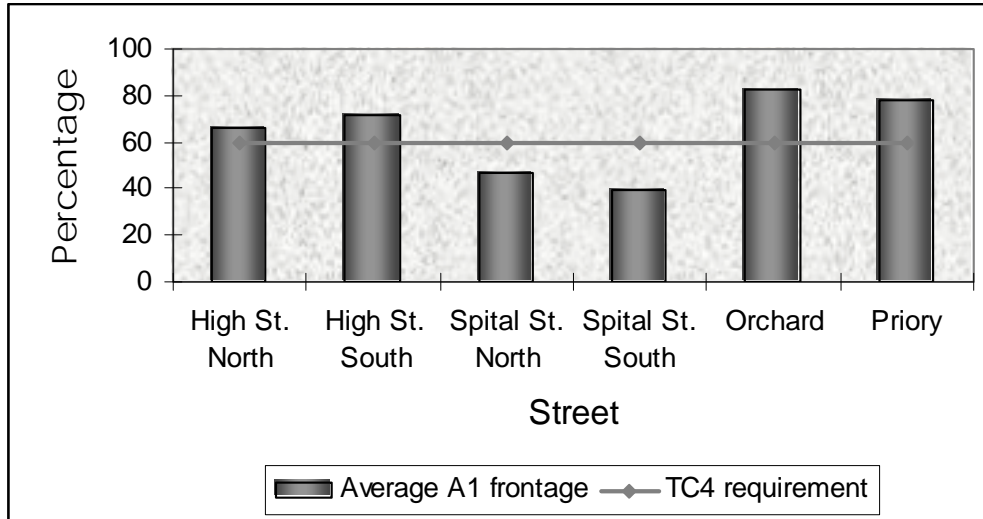
Figure 31 % of Primary Shopping Frontage (2000 - 2003)



4.7.3 The average A1 frontage in the primary shopping area amounts to 67.51% which is slightly lower than the policy TC4 of the Plan and the LPR Target 24 which aims to have 70% or above of the total primary shopping frontage as A1 use. However, some of the units that are identified as vacant will have permitted A1 use and thus A1 frontage could theoretically increase in the future as and when these units are re-opened.

4.7.4 Policy TC1 in the Plan permits redevelopment of the town centre so long as it incorporates a mix of uses (A1, A2, A3, B1, C1, C3, D1, D2 and sui generis) and contributes to the vitality and viability of the town centre. Policy TC4 also specifies that each individual frontage in the primary shopping area should contain at least 60% of A1 use. Figure 32 shows that much of the A1 use within the primary shopping frontage reaches above 60% but that Spital Street has less A1 frontage than policy TC4 requires. Further loss of A1 units along Spital Street should therefore be restricted in the future.

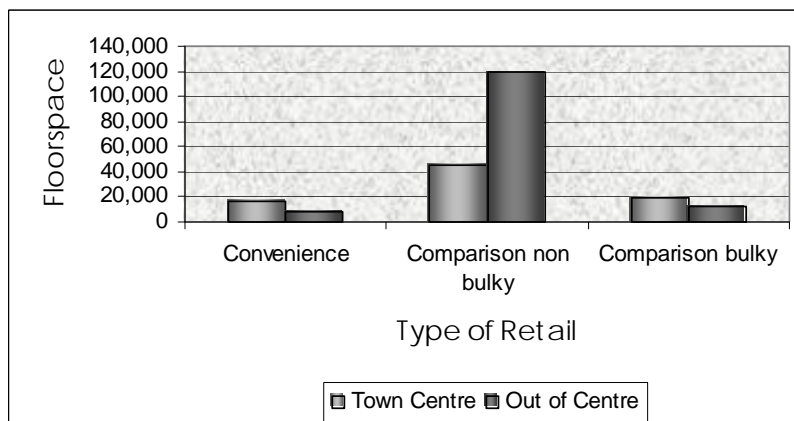
Figure 32 Average % of A1 Uses for Individual Frontages (2000 - 2003)



4.7.5 Other town centre health indicators show that various towns in Kent perform better than Dartford town centre. For instance, Dartford (excluding Bluewater) contained 1,054 m² of retail floorspace per 1000 population in 2002. There has also been a 3.1% decline in the average weekly footfall and 3% decline in spending between 2000 and 2002. This marginal decline is most probably due to the opening of Bluewater but is less than anticipated. As at September 2002, multiples account for only 20% of the retail offer and 48% of the retail floorspace. However, prime zone A retail rents have increased from £323 per m² in 2000 to £431 per m² in 2002.

4.7.6 Figure 33 shows the difference between the types of retail available within the town centre and out of centre, as recorded by the last survey in 2002. The majority of convenience and comparison bulky goods are located within the town centre. The large amount of comparison non bulky floorspace located out of centre reflects retail floorspace at Bluewater. This is somewhat of an anomaly as Bluewater is identified in Kent and Medway Structure Plan Deposit Plan as becoming a major centre for retail, leisure and entertainment embedded within the new urban area of Kent Thameside and that over the next 20 years it will major as a central place. In addition, as at September 2002, permitted floorspace out of centre included 2,429 m² of convenience and 2,398 m² of comparison non bulky and these permissions relate mostly to retail development at Crossways, Ingress Park and Dartford Park.

Figure 33 Town Centre and Out of Centre Floorspace m² (2002)



- 4.7.7 In assessing the performance of the town centre, three main points need to be raised here. Firstly, there has been an increase in the overall retail floorspace in the town centre. This may be as a result of guidance in PPG6: Town Centres and Retail Development taking effect, by encouraging retail developments to locate within town centres. Sainsbury's foodstore, with a gross retail floorspace of 4429 m², started trading in February 2000, just before the three year period being assessed in this report. Work also commenced on the site allocated at the North West Quadrant for the creation of 30,000 m² of gross non food retail floorspace as part of the new development called Prospect Place. This retail opportunity was identified in policy TC9 of the Plan's First Deposit Draft in 2000. Phase 1 started in Autumn 2002 and was trading by summer 2003. Phase 2 is currently under construction. When completed, the Prospect Place development will increase the town centre's occupied retail floorspace by 48%.
- 4.7.8 Secondly, Dartford town centre will experience a further increase in retail floorspace in the future. In particular, proposals for a mixed use regeneration scheme at Lowfield Street, which were announced in October 2003, will enhance the future trading of the town centre.
- 4.7.9 Thirdly, the new retail floorspace that has been built elsewhere in the Borough has been built in line with the retail development sequential approach outlined the Plan. For instance, priority was given to the committed Bluewater Regional Shopping Centre (which opened in 1999, prior to the start period of this report) in the adopted Kent Structure Plan in 1996. This approach has also been reflected in the adopted Local Plan and in the Local Plan Review's policies R1 and R2 which permit retail floorspace of 139,350 m².
- 4.7.10 Policy R5 of the adopted Local Plan permitted local shopping facilities to be developed at Station Road, Greenhithe and policies R1 and R4 of the Local Plan Review identify Station Road, Greenhithe as a local centre. Asda now provides a gross retail floorspace of 4100 m² for the foodstore and a gross 550 m² of additional floorspace for adjoining retail units (which opened in November 2000).
- 4.7.11 In the future, no further large scale retail development is planned outside of the town centre, except that to accompany the housing and employment floorspace being created at the strategic sites, as allowed in part 1f of policy R1. Recently, an application for a 8,067 m² retail superstore out-of-centre at West Hill was refused. As the sequential approach has been followed, LPR Target 12 has been met.
- 4.7.12 To summarise:

- LPR Target 24 has been substantially achieved;
- LPR Target 12 has been achieved; and
- Policies R1, R2, R4, TC1, TC4 and TC9 are helping to achieve the Plan's Strategy, aims and objectives.

4.8 Open Spaces

- 4.8.1 Policy DD5 of the Plan identifies 27 existing open spaces that form key components of the Green Grid network (identified on the Proposals Map) that are protected against development and their value is recognised as being important in terms of recreation, visual, wildlife conservation, landscape and an alternative mode of travel. Policy DD6 specifies that open spaces of a scale and quality that can contribute to the Green Grid should be provided on allocated development sites and windfall sites of more than 1 hectare.
- 4.8.2 To assess whether open spaces and the Green Grid are becoming an integral part of the urban fabric, it is necessary to collate information regarding the amount and quality of open space created at each development site. This information has not been formally monitored because staff resources are insufficient for such detailed monitoring. However, an indicative picture can be drawn by looking at the work being undertaken by the Green Grid Project. An independent review of Green Grid was undertaken in 2002 and concluded that the Green Grid has so far made good progress toward the achievement of its objectives. In the future, the initiative will need to move beyond networking and concentrate on actual delivery. However, this would require the appointment of a dedicated Green Grid team. Some of the key achievements of the Green Grid initiative in its first five years of operation can be found in Figure 34.

Figure 34 Green Grid Achievements

Green Grid has successfully:
<p>identified 21 landscape character areas throughout the Borough; made a start on project delivery with 36 Green Grid projects; been integrated into the DC and LPR process and is now an important part of the regeneration process for the Kent Thameside area; been incorporated into the area's aspirations via the North Kent Area Investment Framework; raised awareness of environmental matters in both planning officers, developers and key stakeholders; and helped to protect existing green spaces and increase the pressure for new developments to be designed with Green Grid principles in mind.</p>
Green Grid in the future:
<p>will need to implement the Design Strategy currently in preparation and co-ordinate the work for specific project briefs and funding bids; should focus on advancing projects identified in phase 1 at Greenhithe, Swanscombe and Northfleet; should continue to develop a network of Green Grid linkages and make provision for the maintenance of schemes; could benefit from identifying how it impacts upon the quality of the local environment and hence the quality of residents' lives; and should further engage stakeholders and strengthen community empowerment activities.</p>

4.8.3 A Public Open Space Strategy has yet to be undertaken for the Borough. However, it is evident that parts of the Borough have a limited supply of public open space and when accessibility and quality issues are considered, the supply of high quality, accessible public open space diminishes further. In an attempt to protect open spaces, they have been identified on the LPR Proposals Map as key components of the Green Grid network. Policy LRT11 seeks to protect the extent, quality, visual amenity, nature conservation, recreational function and the Green Grid contribution of existing open spaces. Within the Borough existing open spaces have generally been protected and there have been very few planning applications that seek to develop public open spaces.

4.8.4 Policy LRT12 seeks the provision of, or contributions towards, new public open spaces in line with a range of standards (or minimum level of provision to be provided pro rata to all residential developments). Phasing of open space alongside the residential build and future management /maintenance is also specified in policy LRT12. Listed below are some of the achievements of the last three years:

- new development projects currently taking place recognise the importance of open space and that it is an integral part of the overall development. Ingress Park has won awards for its high quality design with open space complementing the residential build. The landscaped amphitheatre in front of Ingress Abbey is particularly impressive. Much of the natural planting and woodland copses within the original estate have also been incorporated into the overall design. New open space is also being provided at the Waterstone Park development. Bluewater is surrounded by high quality open space including a series of lakes and employment floorspace at Crossways Business Park is interspersed by pleasant greenery;
- works have been undertaken to enhance parklands including Central Park. The new Darenth Country Park was opened in 2002 and plans are advancing for the creation of a new Regional Park in the future;
- some of the contributions outlined in Appendix 7.2 make provisions for open space and request that developers create a public open space management regime and secure a covenant from an estate management company to maintain open spaces and/or play areas;
- site guidelines and planning briefs often consider the need for, and specify the amount of, open space required for certain development sites. For instance, the Planning Brief for North Dartford (Dartford Park) specifies that a framework of green links and spaces should be provided within the development, contributing to the Green Grid and that these spaces will be expected to play a key role on this site in helping to define spatially the built form, help uplift the quality of the environment etc; and

- current applications that have been submitted for Eastern Quarry and Ebbsfleet have been accompanied by Open Space or Leisure Strategies which acknowledge the importance of open space in the overall development design and in creating a sense of place.

4.8.5 To summarise:

- LPR Target 15 has been substantially achieved;
- Planning Policy Targets PP6 and PP7 have been substantially achieved; and
- Policies LRT11, LRT12, DD5 and DD6 are helping to achieve the Plan's Strategy, aims and objectives.

4.9 Overview

- 4.9.1 From the summary boxes highlighted above, the overall message is positive at this early stage in the monitoring process. Many of the policies in the Plan are helping to achieve the Plan's Strategy, aims and objectives. Many of the targets have been achieved, some have even been exceeded. Many of the targets that have still to be achieved are estimated to be on track by the end of the Plan period, mainly due to progress that will be made regarding the MDS towards the latter years of the Plan. However, it is too early to get a true picture and the next AMR should revisit, and consider more thoroughly, the seven different policy topics discussed in this report.

5 NEXT STEPS

5.1 Future Annual Monitoring Reports

- 5.1.1 The limitations connected with this report have been recognised from the outset. Paragraph 1.1.7 recognises that this report is the starting point in the monitoring process. This has resulted in a report which provides a detailed but simplistic assessment of some of the targets that are critical to the delivery of the Plan.
- 5.1.2 The SEA Directive: Guidance for Planning Authorities provides some ideas on how the AMRs can be improved in the future by including:
- an assessment of the magnitude of change taking place in the Borough, looking at the geographical scale, the time frames involved and whether the change is temporary or permanent, positive or negative;
 - identification of the impacts created by the plan including those that are direct, indirect, cumulative and synergistic, and whether the problems can be reversed and the damage offset/mitigated; and
 - predictions regarding the future state of the Borough and what the differences would be if the Plan was implemented compared to a scenario when the Plan is not implemented and business as usual occurs.
- 5.1.3 To ensure that AMRs become an effective tool to assess the Plan's implementation, information needs to be collected which is at the right scale, up-to-date, reliable and unbiased. The Planning Department should put into place arrangements for collecting a range of new information. For instance, Figure 35 lists some (but by no means all) of the baseline information that could have been assessed in this report if data had been readily available.

Figure 35 Other Useful Baseline Information

Topics	Baseline Information
Previously Developed Land	development of previously developed land versus greenfield sites for all categories of development including windfall sites.
Housing Completions	range/type of new units built; amount of houses lost through re-development; vacant units; and % change in the housing stock.
Affordable Housing	amount/type of affordable housing completions on site by site basis; amount of affordable housing on non allocated sites; payments in lieu of affordable housing; type of, and number/% of key workers accommodation built; % of lifetime homes created as total of units built; and amount of completions for special needs accommodation etc.
Employment Floorspace	% change in employment floorspace stock; new employment floorspace outside allocated employment areas; and vacant floorspace.
Retail and A1 Primary Shopping Frontage	amount of new retail development in district/local shopping centres; % change in the stock of retail floorspace including losses; and change of use from A1 in primary and secondary shopping frontage.
Open Space	hectares of open space/Green Grid space created, improved or lost; and amount of footpaths, bridleways and cyclepaths created.

- 5.1.4 In the future, AMRs should be expanded to encompass all topics in the Plan in order that a more comprehensive assessment can be carried out. These future AMRs will need to be based upon sets of data relating to all other topics and LPR Targets (see Appendix 7.1), especially those which have not been assessed at all in this report including:
- transport – e.g. whether public transport usage increases as a result of locating residential use in close proximity to a range of modes of transport;

- Green Belt – e.g. whether Green Belt land has been lost to development and whether applications submitted for development of the Green Belt are being refused planning permission in order to protect the openness of the Green Belt;
- community facilities – e.g. whether existing community facilities are being adequately protected and what new provision is being made;
- built environment – e.g. whether new development impacts on existing historic/archaeological buildings of worth or the designated Conservation Areas;
- natural resources – e.g. whether new development and its associated traffic has an impact on the environmental quality of the Borough in terms of air pollution, water pollution, traffic congestion/pollution and noise nuisance;
- the countryside – e.g. whether new development impacts on important local landscapes and wildlife areas of worth; and
- the River Thames – e.g. whether new development impacts on the riparian environment or restricts aquatic or riverbank activities.

5.1.5 Further contacts and liaison may need to occur with a range of different parties, in order that all of the data can be collected. The Office of National Statistics (ONS), Department for Environment, Food and Rural Affairs (DEFRA), Environment Agency (EA), Office of the Deputy Prime Minister (ODPM), Countryside Agency (CA), Regional Observatories and KCC all have a role to play in monitoring and can be a useful way to expand the database of information without the need for specific data collection by the Council.

5.1.6 Monitoring needs to become an integral part of the plan making process. The preparation of the new LDF will be an ideal opportunity to bring about this change. It will be critical for the LDF to determine what aspects of the Plan should be monitored and what targets and indicators should be used. Linking targets in the Plan with targets identified in other strategies (such as RPG or the Community Strategy) should also be considered. There may be merit in establishing a common set of targets that will enable a larger group of organisations to work more effectively towards meeting standardised targets instead of individual organisations working towards an array of different ones. Monitoring should also be covered within the Environmental Report (produced as part of the SEA).

5.2 Programme for Implementing Monitoring Systems

5.2.1 As can be seen from Figure 36, further work needs to be completed in order that an effective monitoring system is put in place, is operational and can accommodate the following steps:

- Step 1 - establish a monitoring working officers group with periodic meetings, to ensure the system is implemented on time and maintains momentum over the years. The group should consist of Planning Department officers with an invitation to external bodies when necessary;
- Step 2 - highlight the existing monitoring information held and collected to date;
- Step 3 - determine what other types of data is needed and the source of the data;
- Step 4 - establish a procedure for collecting data methodically. The working group should discuss the merits of different types of collection techniques, e.g. monitoring officers, facesheet on planning applications, data input operator;
- Step 5 - establish with IT what data can be collected as part of the Uni-form7 Development Monitor and Development Planning Modules or establish another software package;
- Step 6 - determine the need for training sessions on data collection, input and storage;
- Step 7 - determine start date when the system goes live;
- Step 8 - assess and interrogate data when collected to avoid heavy workloads;
- Step 9 - undertake quality control to ensure the monitoring system is running properly and efficiently. This should take place approximately 6 months after the system has gone live and result in changes to the system being made where necessary; and
- Step 10 - prepare and publish the next AMR.

Figure 36 Steps to Implement a Monitoring System

STEPS	Sep 03	Dec 03	Mar 04	Jun 04	Sep 04	Dec 04	Mar 05	Jun 05	Sep 05	Dec 05	Mar 06
Step 1 Working Group Meetings			i				i			i	i

Step 2 Existing Monitoring	À										
Step 3 Data Collection Needed	À										
Step 4 Methods of Collection											
Step 5 System of Data Storage											
Step 6 Training Needed											
Step 7 System GOES LIVE											
Step 8 Analysis of Data											
Step 9 Quality Control/Review											
Step 10 Publish Monitoring Report											

5.2.2 The aim will be to implement a new monitoring system based on Figure 36 above, although there will be resource implications. The degree of implementation will be dependant upon these resource implications being addressed.

6 CONCLUSION

6.1 Are we Delivering the Plan?

- 6.1.1 Now that a range of topics have been assessed, has development that has been completed in the three year period been in accordance with the Plan's Strategy? *"to accommodate significant levels of growth in a way that maximises the achievement of sustainable objectives, fully serves the needs of both the existing and future residents of the Borough and conserves the best of the natural and manmade environment"*.
- 6.1.2 The Plan allocates numerous sites for residential, employment and mixed land uses, dealing with growth of a 'new town' scale with sites being developed out over a 20 year timescale. In allocating these sites, the Plan attempts to create a new, sustainable urban structure which can embrace existing town centres and communities. The Plan also recognises the large scale of infrastructure investment required over a number of years to accompany this new growth. Not enough time has elapsed to fully assess whether this new vision will be achieved and the rate and quality of new development will depend upon external factors such as:
- securing adequate funds from ODPM and/or the South East England Development Agency (SEEDA) to prepare the sites for development and encourage inward investment into the area;
 - securing adequate funds from organisations such as KCC in order to make provisions for the required community infrastructure;
 - developer interest and their priorities for developing a range of sites within the Borough against the priorities for developing elsewhere; and
 - the right market conditions to encourage house building and expansion of employment floorspace.
- 6.1.3 Although there are no firm answers, the Borough is constantly evolving and there are examples of good planning practice. The assessment of policy implementation in this report highlights that residential and employment development to meet the scale required has just begun. The quality of these new schemes together with initiatives such as Green Grid and *Fastrack* should ensure that:
- the overall quality of the environment and the perceived image of the Borough improves over time;
 - a sustainable pattern of development results where built development is complemented by increasing accessibility by a range of modes of transport; and
 - services/community facilities will be accessible to both existing and new populations alike.
- 6.1.4 In addition, identifying a series of public open spaces as part of the Green Grid concept has given strategic importance to these sites. This in turn will provide greater protection against development and help consolidate funding for environmental enhancement projects. Public open space and the public realm is starting to be treated as an important element in creating a setting for high quality built development. RPG9a expresses that *"it will be important to foster locations capable of attracting development which can secure a change in image, economic buoyancy and an improved quality of life"*. The Council is making progress in achieving this.
- 6.1.5 A general assumption can therefore be made that the Borough is starting to be turned into the vision that the Plan foresees and the Strategy in the Plan is starting to be delivered on the ground and turned into a reality. It will be important to continue to monitor new development as it is completed, especially the MDS, to ensure that mixed, balanced communities occur.
- 6.1.6 Figure 37 shows a summary of the target achievements.

Figure 37 Targets Achieved or Not?

Targets	Not Yet Achieved/ Still to	On Track	Substantially Achieved	Achieved	Exceeded

	Achieve				
LPR Targets					
1					9
5		9			
7		9			
8		9			
12				9	
15			9		
24			9		
25				9	
BVPI					
BV 106				9	
BV 107	9				
BV 108					9*
BV 109			9		
BV 111					9*
BV 112	9*				
BV 188			9		
Planning Policy Targets					
PP4			9		
PP5				9^	
PP6			9		
PP7			9^		
PP8		9^			
PP9					9
PP10				9	

Please note that those marked * have been discontinued nationally and ^ will not be a target specifically for the Planning Policy Team in 2003/04.

- 6.1.7 As the Plan has not yet been adopted, there has been inadequate time to fully assess the impact that the Plan is having on the condition of the environment. There is generally a time lag between adopting the Plan and new planning permissions reflecting its content. However, the summary boxes throughout this report highlight that many policies in the Plan are helping to achieve the Plan's Strategy, aims and objectives. Many of the targets have been met (as can be seen in Figure 37) and it is anticipated that all of the targets can be met by the end of the Plan period.

7 APPENDICES

7.1 Targets and Indicators in Dartford's Local Plan Review Second Deposit Draft

Target Number	Targets	Indicators
Chapter 2 Development and Design		
1	60% of all new development located on previously-developed land	x Percentage of new development and conversions, permitted and completed, on previously-developed land compared to greenfield land development
2	(i) 50% of new development* located within 400 metres of a neighbourhood centre; and (ii) 20% of new development* located within 100 metres of a neighbourhood centre (* excluding B8 use)	x Percentage of new development* located within 400 metres of a neighbourhood centre x Percentage of new development* located within 100 metres of a neighbourhood centre
3	Planning permissions on identified sites and windfall sites larger than 1 hectare in accordance with policy DD6	x Number of planning permissions granted not in accordance with policy DD6 x Amount of new open space created via the granting of planning permissions which contribute to the Green Grid
4	Public art incorporated into development schemes larger than 2 hectares	x Percentage of new development schemes larger than 2 hectares which incorporate public art
Chapter 3 Housing		
5	Sufficient housing units provided to meet Structure Plan requirement	x Total number of housing units permitted by 2006 and by 2011, compared to the Structure Plan requirement x Percentage of housing units permitted on windfall sites compared to total new residential build
6	(i) Residential permissions with densities of 30 dwellings per hectare or above; and (ii) Residential permissions within 400 metres of a bus stop and/or 800 metres of a train station with average densities above 60 dwellings per hectare	x Percentage of residential permissions with average densities above 30 dwellings per hectare x Percentage of residential permissions not achieving 30 dwellings per hectare x Percentage of residential permissions within 400 metres of a bus stop and/or 800 metres of a train station with average densities above 60 dwellings per hectare
7	30% of new residential development on qualified sites as affordable housing	x Percentage of residential permissions on qualified sites (H16) as affordable housing compared to total new residential build on qualified sites
Chapter 4 Employment		
8	Net gain in employment floorspace to meet Structure Plan guideline	x Total B1 and B2-B8 floorspace permitted x Percentage of floorspace permitted compared to the Structure Plan guideline x Loss of floorspace from existing employment sites
Chapter 5 Transport		
9	(i) 75% of new development* located within 400 metres of a bus stop and 800 metres of a rail station; and (ii) 25% of new development* located within 200 metres of a bus stop and/or 400 metres of a rail station (* excluding B8 use)	x Percentage of new development* located within 400 metres of a bus stop and/or 800 metres of a rail station x Percentage of new development* located within 200 metres of a bus stop and/or 400 metres of a rail station
10	New development does not exceed maximum parking standards	x Percentage of new permissions in urban locations which exceed the maximum car parking standards x Percentage of new permissions in rural locations which exceed the maximum car parking standards x Percentage of residential permissions with off street car parking spaces per dwelling of 1.5 or below, compared to total new residential build x Average off street car parking spaces for residential permissions within 400 metres of a bus stop and/or 800 metres of a rail station
Chapter 6 The Green Belt		
11	No inappropriate development in the Green Belt	x Number of planning permissions granted not in accordance with GB policies.
Chapter 7 Retailing		
12	Planning permissions relating to retail developments in accordance with the sequential approach as specified in policy R1	x Number of planning permissions granted not in accordance with the sequential approach as specified in policy R1 x Amount of new retail floorspace developed in the town centre, Bluewater, edge of centre, neighbourhood centres, and out of

		town
		x Percentage of new convenience retail floorspace in locations other than identified sites
		x Total amount of new comparison retail floorspace
Chapter 8		Community Facilities
13	Community facilities required by a development are provided for	x Number and type of community facilities required by developments x Number and type of community facilities provided for, through section 106 agreements or by other means
Chapter 9		Leisure, Recreation and Tourism
14	New leisure and recreation development to be permitted at identified locations throughout the Borough	x Number of planning permissions granted not in accordance with policies LRT1 and LRT5 x Total floorspace and range of leisure/recreation activities in locations other than identified sites
15	New open spaces required by a development are provided for	x Hectares of open space required by developments x Hectares of open space provided for as part of developments, through section 106 agreements or by other means x Percentage of new development with open spaces not meeting the standards in policy LRT12
Chapter 10		Built Environment
16	No damage or loss to Listed Buildings, Conservation Areas and Scheduled Ancient Monuments	x Number of proposals permitted which would damage or result in the loss of Listed Buildings, Conservation Areas and Scheduled Ancient Monuments
Chapter 11		Natural Resources
17	Planning permissions relating to development in the floodplain in accordance with flooding policies	x Number of planning permissions granted within the floodplain which are contrary to: - technical guidance in PPG25 - the advice given by the Environment Agency
18	Planning permissions relating to noisy developments in accordance with noise policies	x Number of planning permissions granted which are contrary to: - technical guidance in PPG24 - the advice given by Environment Health
19	Planning permissions relating to pollution emitting developments in accordance with air and water policies	x Number of planning permissions granted which are contrary to: - technical guidance in PPG23 - Dartford Borough Council's Air Quality Strategy - the advice given by Environment Health and/or the Environment Agency.
20	No new development located on contaminated and/or landfill sites prior to the completion of an investigative survey and remediation works.	x Percentage of new developments (which require investigations into contamination issues) that are commenced only after contamination issues have been identified in an investigative survey and remediation works have been completed to the satisfaction of the Council x Number of planning permissions granted which are contrary to: - technical guidance in PPG23 - Dartford Borough Council's Contaminated Land Strategy - the advice given by Environment Health and/or the Environment Agency.
Chapter 12		The Countryside and the Villages
21	No new development located on best and most versatile agricultural land	x Number of planning permissions granted for built development on best and most versatile agricultural land
22	No damage or loss to SSSIs, NNRs, SNCIs, LNRs and woodlands	x Number of proposals permitted which would damage or result in the loss of SSSIs, NNRs, SNCIs, LNRs and woodlands
Chapter 13		The River Thames
23	New development to provide access to the banks of the River Thames	x Number of planning permissions granted for built development which precludes public access to the banks of the River Thames
Chapter 14		Dartford Town Centre
24	At least 70% of primary shopping frontage in A1 use	x Percentage of total town centre frontage in A1 use
Chapter 15		Major Development Sites
25	MDS have adopted planning briefs prior to the submission of a planning application	x Percentage of MDS with adopted planning briefs prior to the submission of planning applications x Number of adopted planning briefs which conform with relevant MDS policies x Percentage of MDS where planning applications been granted
Chapter 16		Monitoring and Implementation
26	All targets monitored	x Percentage of targets monitored

7.2 Outstanding Obligations in Section 106 Agreements

Site	Date Signed	Date of Monitor	Outstanding Obligations
------	-------------	-----------------	-------------------------

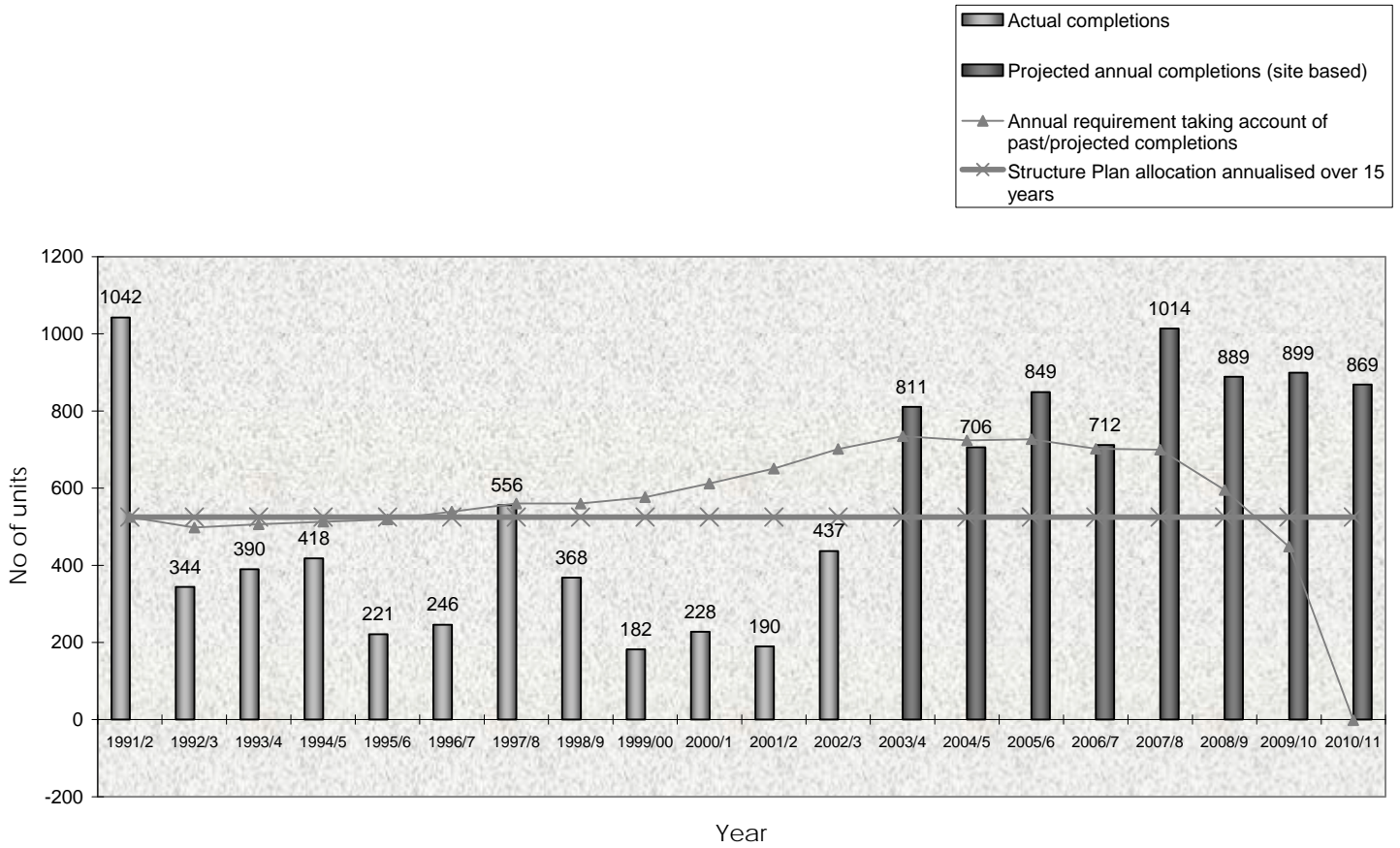
Stanhill Farm	Apr 2000	Dec 2002	No specific actions outstanding.
Archery House	Jun 2000	Dec 2002	Provision for: i) public play area and open spaces, ii) affordable housing units or low cost market units or pay commuted sum. Assistance for: i) creating a public open space management regime and securing covenant from estate management company to maintain POS and/or play area, ii) determining whether RSL needs to be nominated.
Waterstone Park	Oct 2000	Dec 2002	Provision for: i) fence to be erected along London Road boundary, ii) highways improvements - bus stops and shelters, cyclelink, real time passenger information and vehicle detection at the improved site access junction. Contributions for: i) KCC primary and secondary education. Assistance for: i) transferring public open space to appropriate Local Authority, ii) naming RSL.
Westgate Road	Mar 2001	Jan 2003	Provision for: i) each dwelling to provide supported housing, ii) tenants not to own or require use of motor vehicle and no entitlement to parking permits, iii) Council to have full initial nomination rights and 75% subsequently.
Powdermill Lane/Hawley Road	Apr 2001	Jan 2003	Provision for: i) construct and maintain public open space, ii) children's play area for public use, iii) highway works, iv) affordable housing, v) restricting occupiers from parking more than one vehicle on site. Contributions for: i) agreed KCC education, applying to SoS for stopping up order. Assistance for: i) creating a public open spaces management regime and securing direct covenant from the estate management company to maintain open space and play area.
Broomwood Close	May 2001	Dec 2002	No outstanding obligations.
Knockhall Road Reservoir	Jul 2001	Jan 2003	Contributions for: i) KCC education.
Sandpit Road	Aug 2001	Jan 2003	Provision for: i) increasing public footpath and providing riverside walk/cycleway. Contributions for: i) bus service between Burnham Road and Town Centre. Submission of: i) Green Travel Plan.
Ingress Vale Church	Oct 2001	Jan 2003	Provision for: i) works on north & south of London Road, ii) all units are affordable and managed in accordance with a RSL.
Princes/ Darenth Road	Oct 2001	Jan 2003	Provision for: i) installation of lights as part of highway works.
Bendigo Wharf	Dec 2001	Jan 2003	Provision for: i) road safety improvements, ii) possibly to curtail vehicular access to Pier Road. Contributions for: i) improvements to barge. Submission of: designs for work and maintenance.
Bluewater Hotel	Feb 2002	Jan 2003	Provision for: i) highway improvements and bus service improvements. Submission of: i) approved landscaping scheme prior to start of construction.
Joyce Green Lane	Apr 2002	Jan 2003	Provisions for: i) affordable housing to be constructed for Moat Housing, ii) public open space. Contributions for: i) education provision to KCC.
Cascades, Watling St	May 2002	Jan 2003	Provision for: i) play area and open space. Contributions for: i) education provision to KCC. Assistance for: i) sale of land to RSL for affordable housing units.
NW Kent College	Aug 2002	Jan 2003	No outstanding obligations.
Dartford Fresh Marshes	Aug 2002	Dec 2002	Provision for: i) pedestrian and cycle routes, ii) new ditches for ecological objectives. Contributions for: i) education provision to KCC. Submission of: i) Transport Plan.
Ebbsfleet	Nov 2002	Dec 2002	Provision for: i) open land with public access, ii) museum service within a community building, iii) day care facilities for elderly in one of the community centres, iv) 20% of residential units as affordable housing. Contributions for: i) funding a dedicated officer, ii) secondary schools. Assistance for: i) establishing a environmental liaison advisory committee, ii) establishing an architectural consultative group, iii) transferring school site and playing fields to KCC.
Prospect Place	Feb 2003	Feb 2003	Contributions for: i) implementing a resident parking scheme on adjacent roads.

7.3 Policies in Dartford's Local Plan Review Second Deposit Draft

No.	Policy Title	No.	Policy Title
Chapter 2 Development and Design			
DD1	Public Transport Orientated Development	DD8	(deleted)
DD2	Mixed-Use Urban Villages	DD9	Existing Neighbourhood Centres
DD3	Walkable Neighbourhoods	DD10	Land south of Watling Street, Dartford
DD4	Mixed-Use Development	DD11	Development and Design General Criteria
DD5	Green Grid Safeguarding	DD12	Access for the Less Mobile
DD6	Green Grid and Development Sites	DD13	Security
DD7	Community Woodland in the Urban Fringe	DD14	Public Art
Chapter 3 Housing			
H1	Housing Provision	H11	Residential Conversions
H1a	Strategic Sites	H12	Flats and Flat Conversions
H2a	Land at Station Road, Greenhithe	H13	Extensions and Alterations
H2b	Stone House Hospital	H14	(deleted)
H2c	Bow Arrow Lane	H15	Demolition
H2d	West Hill Hospital	H16	Affordable Urban Housing
H3	(deleted)	H17	Affordable Rural Housing
H4	Windfall Sites	H18	Payment in Lieu of Affordable Housing
H5	(deleted)	H19	Special Needs Accommodation
H6	Loss of Residential Accommodation	H20	Residential Care and Nursing Homes
H7	(deleted)	H21	'Lifetime' Homes'
H8	Layout, Design and Density	H22	Gypsies, Travellers and Travelling Show People
H9	(deleted)	H23	Areas of Special Residential Character
H10	Vehicles in Residential Development		
Chapter 4 Employment			
E1	Provision of Employment Land	E6	Business Development in Residential Areas
E2	Dartford Fresh Marshes	E7	Protection of Employment Areas
E3	Crossways	E8	Development outside Allocated Employment Sites or Protected Existing Employment Areas
E4	Darenth Road	E9	Accommodation for Small Sized Firms
E5	(deleted)	E10	Amenity
Chapter 5 Transport			
T1	Fastrack	T11	Vehicle Parking Requirements
T2	Channel Tunnel Rail Link	T12	(deleted)
T3	Other Safeguarded Transport Schemes	T13	Parking Strategy
T4	Cycle Routes	T14	Parking Layout
T5	(deleted)	T15	Cycle Parking
T6	Other Transport Schemes	T16	On Site Design and Transport Measures
T7	Transport Infrastructure and Services	T17	Travel Plans
T8	Off Site Transport Measures	T18	Transport Assessments
T9	New Accesses	T19	Freight
T10	Replacement Accesses to Existing Development	T20	Aviation
Chapter 6 Green Belt			
GB1	Definition of the Green Belt	GB6	Engineering and Other Operations and Any Material Change in the Use of Land in the Green Belt
GB2	New Buildings in the Green Belt		
GB3	Re-use of Buildings in the Green Belt	GB7	Major Developed Sites in the Green Belt
GB4	Extensions to Dwellings in the Green Belt	GB8	Bexley Hospital
GB5	Replacement of Dwellings in the Green Belt	GB9	Oakfield Lane Campus
		GB10	Mabledon Hospital
Chapter 7 Retailing			
R1	Retail Development: Sequential Approach	R4	District and Local Shopping Centres
R2	Bluewater	R5	Takeaway and Drive Through Restaurants
R3	(deleted)	R6	(deleted)
Chapter 8 Community Facilities			
CF1	Community Facilities - Siting and Accessibility	CF4	(deleted)
CF2	Utilities Infrastructure - Siting and Design	CF5	Existing Community Facilities
CF3	New Development Requirements	CF6	Safeguarded Future Community Facilities
Chapter 9 Leisure, Recreation and Tourism			
LRT1	Leisure Development in Dartford Town Centre (LT1)	LRT9	Visitor Attractions (LT4)
LRT2	Stone Lodge (LT2)	LRT10	New Hotel Development (LT5)
LRT3	Land at Princes Road/Darenth Road (LT3)	LRT11	Existing Open Spaces (LT10)
LRT4	Existing Sports and Recreational Facilities (LT6)	LRT12	New Open Spaces (LT11)
LRT5	New Sports and Recreational Facilities (LT7)	LRT13	New Open Spaces (Specific Proposals) (LT12)
LRT6	New Playing Fields (LT8)	LRT14	Existing Allotments (LT13)
LRT7	Dual Use of School Sports Facilities (LT9)	LRT15	Public Rights of Way (LT14)
LRT8	Golf Courses (LT16)	LRT16	Improvements to Footpaths, Cycleways and Bridleways (LT15)

Chapter 10 Built Environment			
BE1	Demolition of Unlisted Buildings in a Conservation Area	BE8	Development Affecting the Setting of a Listed Building
BE2	New Development within a Conservation Area	BE9	Areas of Special Character
BE3	Alterations and Extensions to a Building in a Conservation Area	BE10	Scheduled Ancient Monuments
BE4	Changes of Use of a Building in a Conservation Area	BE11	Protection of Sites of Local Archaeological Value
BE5	Alteration, Extension or Minor or Partial Demolition of a Listed Building	BE12	Design of Shopfronts
BE6	Total or Substantial Demolition of a Listed Building	BE13	Advertisements
BE7	Change of Use of a Listed Building	BE14	Telecommunication Masts and Aerials
		BE15	Satellite Dishes
		BE16	Outdoor Lighting
		BE17	Overhead Power Lines
Chapter 11 Natural Resources			
NR1	Sewerage and Drainage	NR12	Development Affecting Air Quality Management Areas
NR2	Alternative Methods of Sewerage Treatment	NR13	Noise: Residential Development
NR3	Private Sewage Treatment Works	NR14	Noise: Non-Residential Noise-Sensitive Development
NR4	Surface and Groundwater Protection	NR15	Noise Impact
NR5	Water Resources	NR16	Noise Assessments
NR6a	Fluvial Flood Risk Area – Developed Areas	NR17	Noisy Sports and Recreational Activity
NR6b	Fluvial Flood Risk Area – Undeveloped, Sparsely Developed Areas and the Functional Flood Plain	NR18	Residential Development at Landfill Sites (deleted)
NR7	Tidal Flood Zone	NR19	(deleted)
NR8	Surface Water	NR20	Contaminated Land
NR9	Culverts	NR21	Decontamination of Residential Sites
NR10	Air Quality: Minimisation of Pollutants	NR22	Renewable Energy
NR11	Air Quality Impact Assessments	NR23	Energy Efficiency
Chapter 12 The Countryside and the Villages			
C1	Development in the Countryside	C11	Facilities for Outdoor Sport and Recreation
C2	Re-use of a Rural Building	C12	Legally Protected Species
C3	Use of Land for Horses or for Stables and Related Facilities	C13	Sites of Special Scientific Interest and the Swanscombe National Nature Reserve
C4	Best and Most Versatile Agricultural Land	C14	Sites of Nature Conservation Interest
C4a	Farm Diversification	C15	Proposed Local Nature Reserves
C5	Agricultural Buildings	C16	Other Areas of Nature Conservation Value
C6	Landscape Character	C17	Rural Lanes
C7	(deleted)	C18	Settlements Identified as Villages
C8	Darent Valley and Darent Valley Footpath	C19	Housing Development in Villages
C9	Existing Trees and Woodlands	C20	Small-Scale Business Uses in Villages
C10	Outdoor Sport and Recreation	C21	Shopping and Community Facilities in Villages
Chapter 13 The River Thames			
RT1	Riverside Development	RT4	Public Access to the Riverside
RT2	Ports and Wharves	RT4a	Public Access to the Foreshore
RT2a	Passenger Transport	RT5	Nature Conservation Interest
RT3	Recreation	RT6	Thames Tidal Defences
Chapter 14 Dartford Town Centre			
TC1	Town Centre Development	TC6	Business Development in the Town Centre
TC2	North-eastern Edge-of Centre Development	TC7	Business Development at Highfield Road
TC3	Southern Edge-of-Centre Development	TC8	Westgate Road
TC4	Primary Shopping Frontages in Dartford Town Centre	TC9	North West Quadrant
TC5	Secondary Shopping Frontages in Dartford Town Centre	TC10	Mill Pond Road
Chapter 15 Major Development Sites			
MDS1	Ebbsfleet Valley	MDS6	(deleted)
MDS2	Ingress Park	MDS7	Swanscombe Peninsula West
MDS3	Stone Castle (Waterstone Park)	MDS8	Swanscombe Peninsula East
MDS4	North Dartford (Dartford Park)	MDS9	(deleted)
MDS5	Eastern Quarry		

7.4 Comparison of Dartford Housing Supply with Structure Plan Requirement



8 ABBREVIATIONS

➤	AMR	Annual Monitoring Report
➤	BVPI	Best Value Performance Indicator
➤	CA	Countryside Agency
➤	CABE	Commission of Architecture and the Built Environment
➤	CTRL	Channel Tunnel Rail Link
➤	CPA	Comprehensive Performance Assessment
➤	DC	Development Control
➤	DEFRA	Department for Environment, Food and Rural Affairs
➤	DETR	Department for the Environment, Transport and the Regions
➤	DGS PCT	Dartford Gravesham and Swanley Primary Care Trust
➤	EA	Environment Agency
➤	KCC	Kent County Council
➤	LDF	Local Development Framework
➤	LPA	Local Planning Authority
➤	LPR	Local Plan Review
➤	MDS	Major Development Sites
➤	NLUD	National Land Use Database
➤	ODPM	Office of the Deputy Prime Minister
➤	ONS	Office of National Statistics
➤	PPG	Planning Policy Guidance Notes
➤	PPS	Planning Policy Statement
➤	RPG	Regional Planning Guidance
➤	RSL	Registered Social Landlord
➤	SEA	Strategic Environmental Assessment
➤	SEEDA	South East England Development Agency

9 BACKGROUND READING

9.1 Dartford Borough Council Documents

- (April 1995) Adopted Borough of Dartford Local Plan.
- (March 2000) Dartford Borough Local Plan Review: First Deposit Draft.
- (September 2002) Dartford Borough Local Plan Review: Second Deposit Draft.
- File B99: Best Value Indicators.
- File LPR100: Local Plan Monitoring.
- Quarterly Performance Reports and Appendices to DC Board.
- Best Value Performance Reports and Best Value Review Reports.
- Planning Policy Targets.
- Environment Directorate Service Plan.
- Data from Uni-form7: Local Plans and Development Control Modules.
- Colliers (May 1999) Analysis of the Future Retail Demands in Dartford.

9.2 Kent County Council Documents

- Kent Planning Officers Group (1998, 1999, 2000, 2001) Housing Land Supply in Kent.
- Strategic Planning Intelligence Group (2000, 2001/2002) Employment Land System Monitoring Survey.
- Strategic Planning Intelligence Group - Land Use and Transport Policy Unit Series.
- KCC (1996) Kent Structure Plan.
- KCC (Sept 2003) Kent and Medway Structure Plan Deposit Draft: Mapping Out the Future.

9.3 Central Government Documents

- DETR: Planning Policy Guidance Notes, including PPG3: Housing, PPG6: Town Centres and Retail Development, PPG11: Regional Planning and PPG12: Development Plans.
- DETR (October 2000) Monitoring Provision of Housing Through the Planning System.
- ODPM (July 2002) Making Plans: Good Practice Advice.
- ODPM (November 2002) Monitoring Regional Planning Guidance: Good Practice on Targets and Indicators.
- ODPM: Planning Policy Statements, including PPS12: Local Development Frameworks.
- ODPM (February 2003) Sustainable Communities: Building for the Future.
- ODPM (October 2003) The Strategic Environmental Assessment Directive: Guidance for Planning Authorities.
- Department of the Environment (June 1995) RPG9a: The Thames Gateway Planning Framework.
- GOs (March 2001) RPG9: Regional Planning Guidance for the South East.
- ONS: Annual Business Inquiry/Annual Employment Census.

9.4 Other Documents

- Bexley Council (1996-97 and 1998) Annual Monitor.
- Thurrock Council (2000 and 2001) Annual Monitoring Report.
- Thanet District Council (June 2001) Thanet Local Plan Deposit Draft.
- LGA: Sustainable Development Plans Group (September 2001) Development Plans and Sustainable Development: Making the Links and Measuring the Impacts.
- SEERA, GOSE, SEEDA, Environment Agency and National Health Service (July 2001) A Better Quality of Life in the South East: The Regional Sustainable Development Framework.
- Audit Commission (September 2002) Quality of Life: Using Quality of Life Indicators.
- ODPM/English Partnerships (August 2003) NLUD Previously Developed Land 2002.
- Kent Thameside Local Strategic Partnership: Towards the Futureplace: A Community Strategy for Kent Thameside.
- Dartford and Gravesham Borough Councils, Sport England and Southern and South East Arts: Kent Thameside Cultural Strategy and Action Plan.
- (2003) Kent Property Market.
- Dartford Gravesham and Swanley Primary Care Trust (2002-2005) Health Improvement and Modernisation Plan.