

Consultation Statement

Dartford Local Plan 2017 - 2037

Contents

1.0 Introduction	3
1.1 Purpose	3
1.2 Background	3
1.3 Structure of Statement.....	4
2.0 Plan Production Timeline	5
3.0 Summary of Process and Main Issues	7
Appendix 1 Strategic Issues Consultation.....	9
Introduction	9
Who was consulted, publicity and methods of consultation.....	9
Main Issues Raised and Response	10
Conclusion.....	11
Schedule 1: Details of the consultation database	13
Schedule 2: Details of the publicity and consultation	1
Schedule 3: Summary of responses received	2
Appendix 2 Preferred Options Consultation	1
Introduction	1
Who was consulted, publicity and methods of consultation.....	1
Main Issues Raised and Response	7
Conclusion.....	1
Schedule 1: Details of the consultation database	1
Schedule 2: Details of the publicity and consultation	2

1.0 Introduction

1.1 Purpose

This Consultation Statement sets out how Dartford Borough Council has engaged with groups and individuals so far in two rounds of public consultation (Regulation 18) as part of the Local Plan production process. This statement includes:

- i. which bodies and persons the local planning authority invited to make representations under regulation 18,
- ii. how those bodies and persons were invited to make representations under regulation 18,
- iii. a summary of the main issues raised by the representations made pursuant to regulation 18,
- iv. how any representations made pursuant to regulation 18 have been taken into account;

The aim of this document is to demonstrate that Dartford Borough Council carried out periods of public consultation in accordance with both national guidance and the adopted Statement of Community Involvement.

Dartford's Statement of Community Involvement can be found [here](#).

1.2 Background

The Council began preparing a new Local Plan for the Borough in 2017. This new Dartford Local Plan replaces the existing Core Strategy 2011 and Development Policies Plan 2017. The Core Strategy set out ambitions for major transformation of the Borough by 2026, based on regeneration and development of large sites within the urban area in the north of the Borough (an approach which is successfully being implemented and will continue further, notably at Dartford town centre). Many aspects of policies originally within the 2017 Plan also remain relevant.

This new Local Plan sets out the Borough development strategy to 2037, including the Ebbsfleet Garden City in Dartford. The Plan aims to be concise but far reaching, focussing on the provision of high quality development that meets needs and is in sustainable locations. It is intended to be flexible to change whilst also providing clarity for investment and infrastructure planning. The time horizon to 2037 enables infrastructure providers to plan future provision, so that development and new facilities can be co-ordinated. A base year of 2017 for this Plan reflects the commencement of preparation after adoption of the last plan, and the local housing need method.

This Dartford Local Plan forms part of the statutory development plan. This also includes the adopted Kent Minerals and Waste Local Plan. It would also include Neighbourhood Plans but none have yet been adopted in the Borough. The Local Plan is supported by a number of Supplementary Planning Documents which give more information on the application of some of the policies.

The Council's Proposed Submission Local Plan and supporting documents, including the sustainability appraisal are being published now for Regulation 19 consultation.

1.3 Structure of Statement

This statement of consultation comprises four sections:

Section 1 is an introduction.

Section 2 sets out the timeline which has been followed in preparing the Local Plan which is in accordance with the up to date Local Development Scheme.

Section 3 summarises the main issues raised during the course of the consultation carried out under Regulations 18 and how the comments received have been considered by the Council. This section is supported by two appendices found in Section 4.

Section 4. Appendices one and two detail how the two periods of Regulation 18 consultation were carried out. Both appendix outline:

- who was invited to make representations and how (Regulation 22 (1)(c)(i) and (ii))
- a summary of the main issues raised by those persons (Regulation 22 (1)(c)(iii)) in Plan order and
- how those issues have been addressed in the preparation of the Local Plan (Regulation 22 (1)(c)(iv)).

2.0 Plan Production Timeline

The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early and ongoing engagement with the local community, businesses and organisations to develop a comprehensive document, tailored to the needs of the district in terms of strategy and the policies required. The below timetable outlines main consultation stages of the emerging Local Plan up until the Submission date.

Key Local Plan Stages Undertaken

1. Identify issues and collect evidence: 2017

The Council surveyed conditions in the Borough and reviewed existing policies and identified potential gaps in policies, evidence bases, and any changes in national policy since the adoption of local plan documents.

2. Strategic Issues Consultation: 2018

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Dartford Borough Council carried out a period of early public consultation on the big '[Strategic Issues](#)'. The consultation was held from 8 June 2018 to 20 July 2018 and sought to receive feedback on what was needed for the future growth and sustainable development of Dartford and the future of the Dartford Local Plan.

3. Creation of the Preferred Options document: 2018-2020

Based on the consultation responses, and further scoping, a Preferred Options Consultation Document was created. During this time various evidence studies were commissioned or produced in house. These included:

- Economy and Employment Paper;
- Strategic Housing and Land Availability Assessment (SHLAA);
- Dartford and Ebbsfleet Residential Needs Assessment (DERNA);
- Gypsy and Traveller Accommodation Assessment;
- Transport Study (Interim Report);
- Cycle Network Development Study;
- Crossrail to Ebbsfleet C2E A Corridor for Growth; and
- Retail Study (Progress Update);

4. Preferred Options Consultation Period: 2020

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Dartford Borough Council carried out a period of public consultation, titled the 'Preferred Options' consultation, to seek views on how to guide future investment in Dartford and key planning and infrastructure decisions in the preparation of the Dartford Local Plan. The public consultation set out emerging proposals alongside alternative approaches: in the [Preferred Options Consultation document](#) and a [Sustainability Appraisal](#) and took place between 10 January and 21 February 2020.

5. Draft Local Plan production: 2020

Based on the strategic direction outlined at Preferred Options (accounting for consultation responses), and further research, a draft plan was produced. Work on evidence was continued and completed during this time with some new work being commissioned including:

- Strategic Flood Risk Assessment (SFRA); and
- Whole Plan viability

6. Regulation 19 (Publication): 2021

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Plan is now at Regulation 19 stage.

Following the completion of the Regulation 19 publication period, the following steps will be taken:

- 7. Review (representations on soundness/ compliance): 2021**
- 8. Submission to the Secretary of State: 2021**
- 9. Examination: 2021 - 2022**
- 10. Plan Adoption: 2022**

3.0 Summary of Process and Main Issues

As outlined in Section 2, the preparation of the Dartford Local Plan included two separate and distinct periods of consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Prior to these consultations, the Council also opened up a Call for Sites consultation from 4 May 2018 to 5 June 2018. Simultaneously, the Council undertook consultation on the draft SHLAA methodology, demonstrating how it was in line with national guidance. The consultation was open to all organisations and individuals. Views on this methodology were also specifically sought from public sector partners, under the Duty to Cooperate requirement that applies to Local Plan production. No objections were received from any party on the overall structure or approach proposed.

The first Regulation 18 consultation period was then undertaken in the summer of 2018 sought to receive feedback on what was needed for the future growth and sustainable development of Dartford and the future of the Dartford Local Plan – details of this consultation period including who was invited, how they were invited, other communication methods and a report on what was heard can all be found within appendix 1.

Using the representations received the Council progressed further on shaping the Local Plan, this included commissioning further evidence and preparing options. During this time, one of the pieces of further evidence commissioned was the Dartford and Ebbsfleet Residential Needs Assessment (DERNA). To help with this assessment, a stakeholder workshop was held 20 June 2019. 24 different organisations, including Registered Providers, developers and planning professionals, were invited. 5 organisations attended the event as well as representatives from housing and planning from the Council and the EDC. Written feedback was welcomed following the workshop. Further detail of the consultation event can be found within the [DERNA](#). Further information regarding the Strategic Issues consultation can be found at Appendix 1.

A second period of consultation under Regulation 18 was then carried out in early 2020 outlining the alternative and preferred options. This consultation sought views on how to guide future investment in Dartford and key planning and infrastructure decisions in the preparation of the Dartford Local Plan. The public consultation set out emerging proposals alongside alternative approaches: in the [Preferred Options Consultation document](#) and a [Sustainability Appraisal](#) and took place between 10 January and 21 February 2020. Specific and general consultees were notified and sent reminders via either letter or email. The Council additionally published adverts in magazine, newspaper and online via social media. Plain English and visually attractive flyers were created to reach new audiences and promote the consultation. To communicate further on the consultation, the Council attended and presented at a number of pre-existing and regular community and/or Council forums.

The consultation resulted in written representations being made by 88 consultees. Figure 1 below highlights the type of respondents that made representations, showing a good diversity across public, private, organisation and individual.

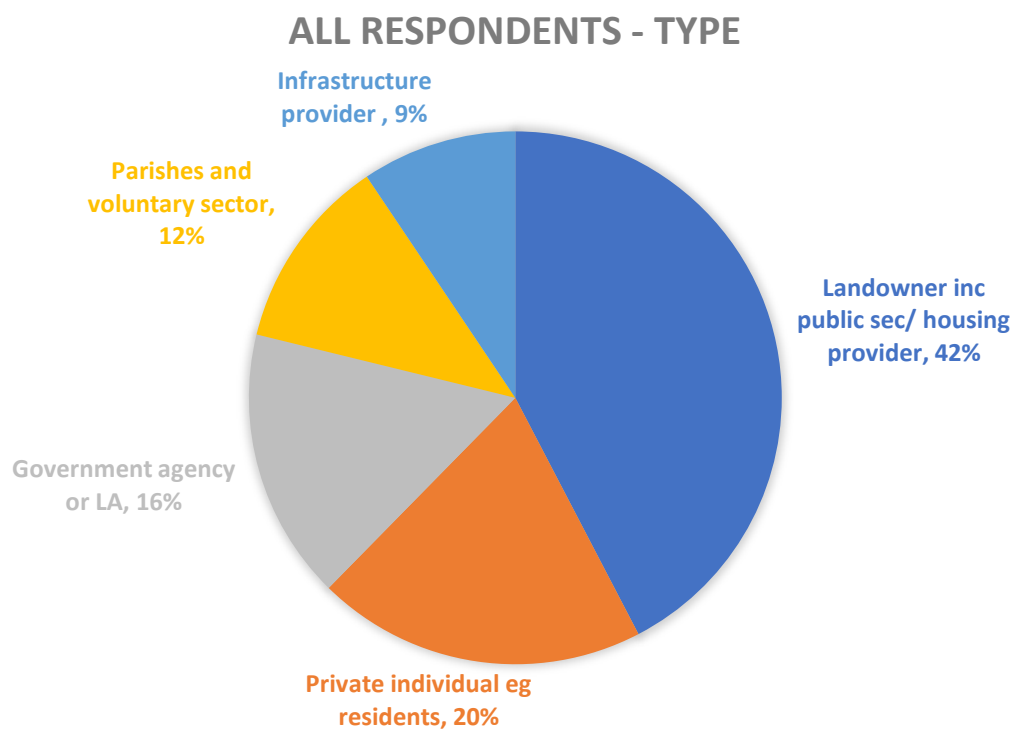


Figure 1 Respondent Type

In addition to the written representations received, feedback was gathered in person at consultation events and via social media. Further information on the responses received during the preferred Option consultation will be provided in Appendix 2, including a robust table listing the main issues along with the Councils response and action taken.

Following the analysis of representations, the Council responded to many areas of concern raised by the consultees. The following actions were taken:

- Structured review of comments and representations made;
- Determination of policy coverage;
- Scoping of specific proposals; and
- Continued work on evidence procurement as outlined above; and
- Preparation of a new Infrastructure Delivery Plan (IDP).

With the additional evidence, the Council prepared the draft submission document that is now at Regulation 19 stage.

Appendix 1 Strategic Issues Consultation

Introduction

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Dartford Borough Council carried out a period of early public consultation on the big '[Strategic Issues](#)'. The consultation was held from 8 June 2018 to 20 July 2018 and sought to receive feedback on what was needed for the future growth and sustainable development of Dartford and the future of the Dartford Local Plan.

Who was consulted, publicity and methods of consultation

Email and letters

A number of significant consultees were also emailed ahead of the consultation period in order to ensure maximum engagement was received. The list of organisations in receipt of early emails can be seen at schedule 1.

On 8 June 2018 when the consultation commenced, notification via letter or email was sent to 228 consultees, consisting of both specific and general bodies. A copy of the notification sent can be seen at appendix 2a with the response form at appendix 2b.

Shortly after the consultation commenced it was noted that an additional 14 consultees had opted in to Dartford's Planning Policy Database, as a result an email was sent to these additional consultees on 20 June 2018. This brought the total number of consultees being notified to 242.

A reminder email was sent to consultees with email on 11 July 2018 and can be seen at appendix 2c.

Presentations

Council staff presented at existing forum meetings to provide information on the consultation period and seek engagement. Flyers (see appendix 3) were handed out at each meeting. The meetings attended, as well as a brief description on the purpose and makeup of the forum, can be seen below in table 1.

Table 1 - Forums presented to

Name of forum/network	Purpose/make-up	Date attended for presentation
Bluewater Community Forum, held at Bluewater	The Bluewater Community Forum was set up by Bluewater before construction began, to share views and concerns with their neighbours. Since opening, the forums have continued with generally bi-monthly meetings held at Bluewater with representatives from Residents Associations and local groups including the Police.	24 May 2018

Name of forum/network	Purpose/make-up	Date attended for presentation
Ebbsfleet Community Partners, held at Eastgate Centre	This group is made up of officers from both Gravesham and Dartford Councils, from the Ebbsfleet Development Corporation and a number of local residents.	11 June 2018
Tenants and Leaseholders Forum Committee Meeting, held at Dartford Borough Council Civic Centre	The Dartford Tenants' and Leaseholders' Forum is made up of tenants and leaseholders living in Dartford who share a common goal - 'To ensure that the services delivered by Dartford Borough Council are accessible to all'	12 June 2018
Youth Council meeting, held at Dartford Borough Council Chambers	Dartford Youth Council (DYC) is a non-political body of young people elected from the schools and voluntary youth groups in the Borough of Dartford (ages: 12-18 years).	15 June 2018
Parish Councils, held at Dartford Borough Council Civic Centre	The Parish Council network meeting is made up of chairs of each of the Parish Councils, Dartford Borough Council is invited to these meetings. The meetings are held every 3 months.	3 July 2018

Social Media

The Council used Twitter and Facebook to reach new audiences and those that otherwise may not be aware of Council's planning updates. Tweets were published on 13 June, 13 July and 20 July 2018 and can be seen within schedule 2.

Website and printed document

On 8 June 2018 the Council's planning policy webpages were update to include information on the consultation as well as documents and response forms for downloading. Documents and response forms were also placed in the Central Library for community access on 8 June 2018.

Main Issues Raised and Response

Responses were received from 53 organisations. A summary of responses to the consultation, categorised per theme, were published on the website and can be viewed [here](#) or within Schedule 3.

In support of the consultation, a 'state of play' sustainability report was made available online following the link above, as part of work towards the formal Sustainability Appraisal process.

The consultation response was used by Dartford Borough Council officers to inform the scope and proposals for the review of the Local Plan.

Conclusion

As demonstrated, this period of consultation was carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The table below demonstrates how the key promises from within the Statement of Community Involvement were addressed and met.

Table 2 Conformity with Dartford's Statement of Community Involvement

Commitment	Implemented	Evidence
Set a Local Development Scheme	✓	Dartford's Local Development Scheme was published in 2018 and can be found online here
Allow representations for a 6 week period	✓	The consultation was held from 8 June 2018 to 20 July 2018.
Produce user-friendly summaries, glossaries and non-technical studies where possible	✓	Document can be viewed here
Availability of the document to be online and in libraries	✓	Document was online and in libraries
Those with expressed interest will be notified	✓	Schedule 1 includes contents of the notification that was sent out
Aim to attend and engage with existing consultative sessions	✓	The consultation was discussed at five existing forums or networks
Seek to use selective additional activities and awareness rising	✓	The consultation was raised at existing forum meetings as above, and social media was used
Seek to maximise input from parties through aiming to time participation exercises together, or working with other organisations	✓	The consultation was discussed at five existing forums or networks

Commitment	Implemented	Evidence
Keep our contacts list of interested people up to date	✓	The public are able to self-enrol onto the Local Plan mailing list here
Consider specific actions to further raise the profile of public involvement opportunities (social media)	✓	Use of social media is included at Schedule 2
Expect to use additional methods of public participation (exhibitions)	✓	The consultation was brought to existing forums/ networks
Ensure we inform a range of key local residents/ businesses, statutory consultees, voluntary bodies, and groups representing religious, ethnic, nationality and disabled interests of Local Plan consultations	✓	The consultation was brought to existing forums/ networks that represent local interests
Seek participation across all groups in Dartford society (taking efforts to include those that may be 'hard to reach')	✓	Social media was used to reach new audiences. Existing forums were also consulted see section 3.2
Conduct a Customer Access Review to consider implications for a range of groups in the borough	✓	Completed
Ensure strategic cross-boundary issues are identified and addressed	✓	See Duty to Cooperate statement and Statements of Common Ground

Schedule 1: Details of the consultation database

1.1 Organisations emailed ahead of Strategic Issues Consultation

Organisation	Date of email sent
Ebbfleet Development Corporation	17 May 2018
Gravesham Borough Council	22 May 2018
Sevenoaks Borough Council	22 May 2018
Highways England	23 May 2018
Highways England	24 May 2018
Kent County Council	23 May 2018
Thurrock Council	23 May 2018
London Borough of Bexley	25 May 2018
Clinical Commissioning Group	25 May 2018
Environment Agency	25 May 2018
Historic England	25 May 2018
Natural England	25 May 2018
South East Water	25 May 2018
Southern Water	25 May 2018
Thames Water	25 May 2018
Bean Parish Council	18 May 2018
Darenth Parish Council	18 May 2018
Longfield Parish Council	18 May 2018
Southfleet Parish Council	18 May 2018
Stone Parish Council	18 May 2018
Sutton-at-Hone and Hawley Parish Council	18 May 2018
Swanscombe and Greenhithe Town Council	18 May 2018
Wilmington Parish Council	18 May 2018
Bean Residents Association	21 May 2018

DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION

Regulation 18: The Town & Country Planning (Local Planning) (England) Regulations 2012

Dartford Borough Council has started a six week public consultation to inform future planning strategy (new Local Plan), ending 20th July 2018. We are contacting you as you recently confirmed you wished to be kept informed of Dartford Planning Policy updates (or your organisation is identified as a specific or general consultee in the Regulations).

The main consultation document is designed to be viewed [electronically](#), and a variety of updates and supporting information are also now available online. These other documents include the statutory Core Strategy Review: Policy Monitoring, and proposed 2018 Five Year Housing Land Supply, on which comments are also being invited.

Please consider the Strategic Issues consultation paper and its range of questions, the other documents of interest, and let us know your views in writing by **5pm Friday 20th July 2018** to ldf@dartford.gov.uk Please use the attached response form.

FUTURE CONTACT

In order to comply with the Data Protection Act 2018 and the Privacy and Electronic Communications (EC Directive) Regulations 2003 (as amended), we are obliged to notify you of your right to opt-out/ unsubscribe from further communication from us.

You can [Unsubscribe](#) to easily confirm your details to be removed. **Please can an alternative person opt-in using this link, or a generic email address be provided, as a contact point for organisations** (e.g. groups or voluntary bodies representing communities or people within society, or those representing business interests, or public bodies). This is as we have to comply with Regulations 19(b) other the 2012 regulations requiring us to contact these bodies again when the Local Plan reaches Publication stage.

Our Privacy Notice at <https://www.dartford.gov.uk/privacy-statement> tells you what to expect when we collect personal information and who to contact if you have any concerns or questions about how we look after your personal information. On receiving an opt-out/unsubscribe request, we will suppress details rather than deleting them. This way, we will have a record not to contact you.

Regards,

Mark Aplin

Dartford New Local Plan – Strategic Issues Consultation 2018

REPRESENTATION FORM

Dartford New Local Plan Strategic Issues Consultation

DARTFORD
BOROUGH COUNCIL



For office use only

Ref No:

Dartford Borough Council welcomes your comments on the [Strategic Issues Consultation](#). Please ensure that you complete section A and record your comments against the relevant questions in sections B-E as appropriate.

By providing your details to comment on this consultation – held under The Town and Country Planning (Local Planning) (England) Regulations 2012 – you are **consenting** to us legitimately retaining your contact details for the purposes of Dartford planning policy consultations. Under Regulation 19, we have duties to inform certain consultees again when the Local Plan reaches Publication stage.

You may exercise your right under the Data Protection Act 2018, and the Privacy and Electronic Communications (EC Directive) Regulations 2003, to unsubscribe from further communication from us by completing this [electronic form](#) or writing to us at the address below. Our Privacy Notice at www.dartford.gov.uk tells you what to expect when we collect personal information and who to contact if you have any concerns or questions about how we look after your personal information.

Local Plan representations cannot be kept confidential or be made anonymously, but contact details will not be published. All responses must be received by **5pm on Friday 20 July 2018**.

Completed forms should be emailed to: LDF@dartford.gov.uk

Alternatively, they can be sent to:
Planning Policy Team
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent DA1 1DR

If you have any queries about this consultation, please contact the Planning Policy Team by emailing LDF@dartford.gov.uk or by phoning 01322 343213.

Section A: Your Details

Name	
Job Title (if applicable)	
Company/organisation name (if applicable)	
Client's name (if applicable)	

Dartford New Local Plan – Strategic Issues Consultation 2018

Postal address	
Email address	

Section B: Dartford's Strategic Development Objectives and Issues

NATIONAL POLICY AND SCOPE OF THE PLAN

1. What do you think of the current strategic objectives and future vision for Dartford?

- 2a. Should the next Dartford Local Plan be predominantly concerned with major strategic policies, or is it also necessary to prepare a further update of detailed development management policies?

- 2b. What do you think is the most important long-term topic for future strategic policies for the Borough?

- 2c. Is there a pressing need to deliver new local guidance on other policy areas? If so, what should this cover?

STRATEGIC PLANNING, INFRASTRUCTURE AND THE DUTY TO COOPERATE

- 3a. What do you consider is the main cross boundary planning/infrastructure issue extending beyond the Borough for the Council to work on with other councils and public sector agencies?

- 3b. Do you support the aims in the Protocol for Action and Communication?

- 3c. What do you think are the main implications for the Dartford Local Plan, in the Borough and with cross boundary working, of the government's consultation on the approach to development contributions?

Section C: Features of the Development Strategy for the Borough

EXISTING STRATEGIC ISSUES

- 4a. Looking at issues identified in current policy, is there anything additional that needs to be tackled in the new Local Plan?

- 4b. Which issues are of less importance in terms of future strategic policies for the Borough?

5. Considering available evidence on homes, workplaces, retail and leisure, including the Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

HOMES

- 6a. What types of housing, including those now within the new draft National Planning Policy Framework, are particularly relevant to Dartford Borough, and why?

Dartford New Local Plan – Strategic Issues Consultation 2018

- 6b. Are there circumstances/locations in Dartford that may provide a robust justification to continue to seek affordable housing contributions on private developments of ten units or less, despite government policy?

- 6c. Should Dartford's Local Plan expect all dwellings to be accessible/adaptable for all users and ages through national design standards? If so, what proportions should be set in referring to the Building Regulations that will apply?

- 7a. Do you think unplanned (windfall) housing in the Borough is problematic in the case of: i) small sized plots of land, and ii) larger plots of land?

- 7b. Does the windfall sites policy DP6 continue to have relevance for Dartford, or is it necessary for local policies for new housing on small sites (under half hectare/1.24 acres) to be relaxed to better reflect the direction of government policy?

WORKPLACES

- 8a. What development is needed for the economic activities most important to Dartford's long-term economy and future quality of life?

- 8b. Can new economic growth in the Borough be primarily focussed on sectors that will deliver development and prosperity in locations that are, or will be in future, very well served by public transport?

Dartford New Local Plan – Strategic Issues Consultation 2018

- 8c. Should new economic growth be primarily focussed on sectors which match the local skills and experience of the resident workforce, so as to reduce the need for long travel to work journeys?

RETAIL AND LEISURE (INCLUDING DARTFORD TOWN CENTRE)

- 9a. With the progress in delivering a revival of Dartford town centre as set out in the Local Plan and the Town Centre Framework Supplementary Planning Document, what do you think are the main further strategic planning opportunities in the Town Centre?

- 9b. How can change be planned by the Dartford Local Plan in order for Bluewater to maintain an appropriate and sustainable role in the future as a Borough and regional centre for retail and/or leisure?

TRANSPORT AND COMMUNITY INFRASTRUCTURE

10. Considering available evidence on transport and community infrastructure, including the Infrastructure Delivery Plan and Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

- 11a. In addition to the planned Strategic Transport Infrastructure Programme Schemes, should priority be given to improvement projects that tackle traffic congestion at the Dartford crossing, and would this focus assist with congestion and capacity issues on the Borough's roads?

Dartford New Local Plan – Strategic Issues Consultation 2018

- 11b. In addition to all these improvements, what do you think are the other highway measures which could improve the performance and free running of local roads in Dartford?

12. How can the Dartford Local Plan best promote and encourage use of sustainable transport, such as bus/Fastrack services and cycle facilities?

- 13a. What do you think are the three most important long-term issues facing future rail services in the Borough, and why:
- (i) journey times,
 - (ii) peak capacity (overcrowding),
 - (iii) punctuality/reliability,
 - (iv) quality of rail stations in the Borough,
 - (v) cost of travel, or
 - (vi) maintaining access to existing London termini stations?

- 13b. Should there be investigation as to whether some train stations on the North Kent line can be rebuilt in a new slightly different location on the line (remaining within their local area) to provide improved facilities and access for all users, and closer proximity to major employers and the greatest concentrations of residents?

- 13c. Given the potential identified by Network Rail for a new train service linking London Victoria the north east of the Borough, via a link using the existing underused railway south of Ebbsfleet International, what would be the implications of exploring the route further and/or seeking private funding?

- 14a. To what extent will transport and community infrastructure planned in the Infrastructure Delivery Plan meet the range of needs arising from new development

Dartford New Local Plan – Strategic Issues Consultation 2018

in the Borough? Are there other types of infrastructure that will be required by development?

- 14b. Are there new funding mechanisms and approaches that the Council and infrastructure partners should explore to deliver the infrastructure needed in the Borough?

NATURAL ENVIRONMENT

15. Considering available evidence on the natural environment, climate change, energy and air quality, and design and conservation, including the Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

16. Do you think that Dartford's mitigation approach to the protection of international habitats and species on the North Kent coast will continue to be suitable for large developments in the east of the Borough helping mitigation and strategic greenspace provision in the area; and are there other approaches to achieving mitigation that should be considered?

CLIMATE CHANGE, ENERGY AND AIR QUALITY

- 17a. How important to you are measures to reduce impact on climate change, and what do you think is the most relevant issue?

- 17b. How can local planning best support action to reduce harmful emissions at source, decrease reliance on diesel and petrol vehicles through providing alternative travel options, promote electric/hybrid vehicles, and deliver improved air quality in Dartford?

- 17c. What are the main future implications for the Local Plan of how new technology and alternative options can reduce the need to travel in environmentally impactful ways, minimise pollution or help save energy usage in buildings?

DESIGN AND CONSERVATION

- 18a. How can the Local Plan better ensure local environmental, economic and community heritage is respected and reflected in future development?

- 18b. How should the need for a strategy for good design inform the preparation of the Local Plan and potential new redevelopment?

Section D: Main Areas and Types of Future Development

PATTERN OF DEVELOPMENT

19. Should the focus of development generally remain on the locations identified in the Core Strategy? Are there any other feasible major alternatives?

STONE, GREENHITHE, SWANSCOMBE AND THAMES RIVERSIDE

20. How should strategy for the Ebbsfleet to Stone Priority Area be updated consistent with overall Borough objectives?

1.4 Reminder Email Strategic Issues Consultation, plain text of email

Dear Sir or Madam

DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION

Regulation 18: The Town & Country Planning (Local Planning) (England) Regulations 2012

I advised you in June that Dartford Borough Council is carrying out a six week public consultation to inform future planning strategy (new Local Plan) and this is a reminder that the consultation will end on 20 July 2018.

The current consultation comprises a Strategic Issues Consultation document supported by a Dartford Core Strategy Policy Review and a Five Year Housing Land Supply document. A number of other documents providing information and updates have also been produced. All the documents can be found online [here](#).

This is your chance to comment on current main issues and local long-term infrastructure and planning needs. It will inform preparation of specific options, new policies and site proposals for future public consultation.

Any responses will need to be made by **5pm on 20 July 2018** using the form attached. This should be sent to ldf@dartford.gov.uk.

FUTURE CONTACT

In order to comply with the Data Protection Act 2018 and the Privacy and Electronic Communications (EC Directive) Regulations 2003 (as amended), we are obliged to notify you of your right to opt-out/ unsubscribe from further communication from us.

You can [Unsubscribe](#) to easily confirm your details to be removed. **Please can an alternative person opt-in using this link, or a generic email address be provided, as a contact point for organisations** (e.g. groups or voluntary bodies representing communities or people within society, or those representing business interests, or public bodies). This is as we have to comply with Regulations 19(b) other the 2012 regulations requiring us to contact these bodies again when the Local Plan reaches Publication stage.

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Kind regards

Mark Aplin MRTPI BA(Hons) MA MSc

Planning Policy Manager

Regeneration Services

Dartford Borough Council

Civic Centre,

Home Gardens,

Dartford, Kent

DA1 1DR

Schedule 2: Details of the publicity and consultation methods

2.1 Poster

Consultation on Dartford's New Local Plan



The current Dartford Core Strategy is part of the Local Plan which is the basis for deciding planning applications. It provides the overall development approach for the Borough to 2026, including major development locations, the amount and type of housing, Green Belt protection and the approach to commercial uses. It was approved in 2011 and now there is a need to update it looking towards the 2030s.

What are we doing now?

We will be carrying out a public consultation on 'Strategic Issues' to guide the scope of the new Local Plan. The purpose of the consultation is to:

- Consider Dartford's current planning priorities and seek comments on future priorities
- Seek views on how Dartford can continue to develop in a way which supports vibrant communities, contributes to a strong economy, and protects the natural and built environment
- Focus on the 'big picture' longer-term development matters

The consultation document poses a series of questions, including a number where local input will be vital.

The consultation will take place from the week commencing 4 June 2018 for 6 weeks until mid July 2018. We will produce a Planning Policy Bulletin which will explain what we are doing. Both the consultation document and the bulletin will be available online at www.dartford.gov.uk/policyconsultation. They will also be available for inspection, free of charge, at the Dartford Civic Centre and Dartford Library.

This is your chance to tell us what you think and help shape the planning policy for your Borough.

What happens next?

The responses we receive to this consultation will help us to draw up more specific proposals. These will be subject to a detailed further public consultation. We aim to adopt the Plan in 2020/2021.

How do I make comments?

Comments should be made in writing by 5pm on the closing date in mid July 2018 by:

- Emailing response forms to LDF@dartford.gov.uk; or
- Posting response forms to Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

If you have any queries, please contact the Planning Policy team by emailing LDF@dartford.gov.uk or phoning 01322 343213

DARTFORD
BOROUGH COUNCIL

2.2 Tweets published, Strategic Options Consultation

6pm on 13/06/18 (and other sporadic times as appropriate)

Dartford's New Local Plan – We would like your views to help guide our future approach to development in Dartford. Visit www.dartford.gov.uk/policyconsultation to respond to a number of questions on Strategic Issues by 20 July 2018.

Noon on 13/07/18

Dartford's New Local Plan – There's only one week to go for you to give us your views to help guide our future approach to development in Dartford. Visit www.dartford.gov.uk/policyconsultation to respond to a number of questions on Strategic Issues by 20 July 2018.

7am on 20/07/18

Dartford's New Local Plan – It's the last day for you to give us your views to help guide our future approach to development in Dartford. Visit www.dartford.gov.uk/policyconsultation to respond to a number of questions on Strategic Issues by 5pm today.

Appendix A
Strategic Issues Consultation – Main Issues Arising

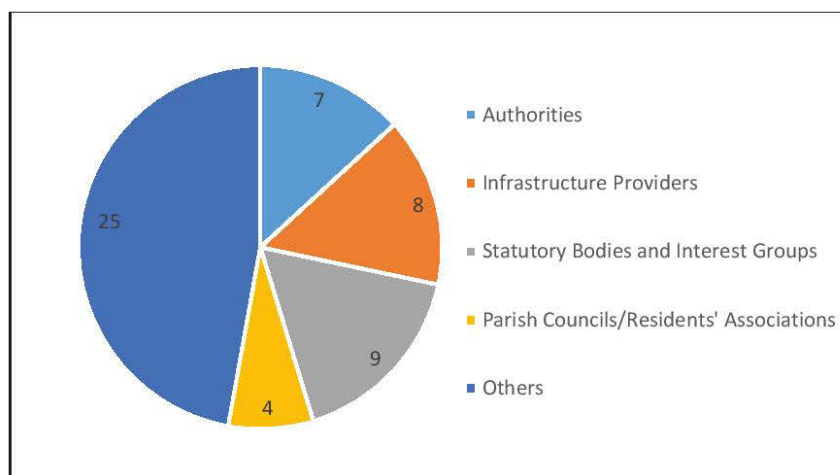
Contents

Introduction	3
Section B: Dartford's Strategic Development Objectives and Issues	3
Strategy and Scope of the Plan (Questions 1-2c and 4a)	3
Strategy	3
Scope of the Local Plan	4
Important Long-term Topics for Future Strategic Policies	4
New Policy Guidance	4
Cross Boundary Issues and Duty to Co-operate (Questions 3a-b)	6
Main Cross Boundary Planning/Infrastructure Issues	6
Protocol for Action and Communication	6
Section C: Features of the Development Strategy for the Borough	7
Homes (Questions 5 part, 6a-c, 7a-b and 25a-c)	7
Policy Approach/Housing Numbers (see also Strategy section above)	7
Housing Types	7
Affordable Housing	7
Accessible/Adaptable Dwellings	8
Windfall Development	8
Efficiency of Land Use/Brownfield Land	8
Employment	9
Retail and Leisure (Questions 9a and 9b)	9
Policy Approach	9
Dartford Town Centre	10
Bluewater	10
Transport, Infrastructure and Developer Contributions (Questions 3c and 10-14b)	10
Transport General Comments	10
Highways/Parking	11
Buses/Fastrack	11
Cycling/Walking	11
Railway Services/Stations	11
River Transport	12
Other Infrastructure	12
Infrastructure Delivery Plan	12
Infrastructure Funding	13
Natural Environment (Questions 15 and 16)	13

Open Space (Questions 26a-c)	14
Climate Change, Energy and Air Quality (Questions 17a-c)	15
Flood Risk.....	15
Water Resources	15
Emissions/Air Quality	15
Energy/Technology	15
Design and Conservation (Questions 18a-b)	16
Section D: Main Areas and Types of Future Development	17
Pattern of Development (Question 19).....	17
Stone, Greenhithe, Swanscombe and Thames Riverside (Questions 20-23).....	17
Ebbsfleet to Stone Priority Area	17
Stone and Greenhithe Former Landfill Sites.....	17
Swanscombe Regeneration	17
Thames Waterfront Priority Area	18
Ebbsfleet Garden City (Questions 24a-c)	18
General	Error! Bookmark not defined.
Swanscombe Peninsula.....	18
Ebbsfleet Central	19
Other Sites	19
Green Belt (Questions 27a-b).....	19
Local Priorities (Questions 28a-c).....	20
Area Needs.....	20
Small or Brownfield Sites	20
Specialist and Alternative Sources of Housing	20
Other/General.....	Error! Bookmark not defined.
Annex: Sites submitted through the SHLAA and Local Plan consultation	22

Introduction

In total, responses were received from 53 different organisations. The diagram below shows the type of organisations who responded.



The Strategic Issues consultation occurred shortly after the SHLAA 'call for sites' period. There is a clear link between developer/interested party land interests and the nature of responses made to the Local Plan consultation. There are a number of tables in the Annex outlining some of the land interests that make up part of the 'other' respondents.

Consultation Document Section B:

Dartford's Strategic Development Objectives and Issues

Strategy and Scope of the Plan (Questions 1-2c and 4a)

Strategy

A number of respondents consider that **the current strategy is appropriate** and that the emphasis should continue to be on the current approach of focussing development on existing brownfield/ underutilised land within settlement confines by making more efficient use of land and optimising the density of development to support regeneration whilst protecting the Green Belt. However, some comment that the strategy needs to take account of **changes to the mix of uses coming forward** on some strategic sites and consider the future role of Bluewater (see relevant sections below).

Some developers comment that the current strategy is appropriate but that it should promote a higher level of housing provision on suitable sites, including non-strategic previously developed sites, and a higher density of development in Dartford Town Centre.

Other developers state that the strategy should be reviewed to allow for more housing in rural villages/Green Belt (including a Green Belt review and the allocation of sites) and that

there should be a more even spatial distribution across the Borough rather than relying on key delivery sites in the urban area.

There have been a number of general comments including the need for the Local Plan to:

- reflect **updated policy and legislation**; and
- clarify the **plan period** which should be at least 15/20 years from the date of adoption.

Scope of the Local Plan

A number of statutory and local bodies support the Local Plan being **focussed on strategic policies** but there are some references to the need to update development management policies to:

- comply with the strategic approach, current legislation and national planning policy;
- strengthen planning controls; and
- reflect the Dartford Town Centre Masterplan.

A number of developers consider that there should be a single new Local Plan which includes strategic policies and development management policies. Some refer to the need to include site allocations.

The EDC suggests that, for proposals on sites that span both Boroughs, and as far as possible, the policies and proposals in DBC should be consistent with those being reviewed in Gravesham to avoid obvious conflicts. The Marine Management Organisation considers that the Local Plan needs to take into account marine planning.

Important Long-term Topics for Future Strategic Policies

Respondents list a wide variety of important topics for future strategic policies. Statutory and local bodies in particular cite **transport/highways**, including the provision of sustainable transport options and lorry parking, and infrastructure provision, including superfast broadband, water supply and energy supply. There are also references to green belt protection, biodiversity, green infrastructure, environmental net gain, flood mitigation, air quality, design and the historic environment.

A number of developers list **the delivery of new dwellings** as being important, particularly to address needs in the rural area. Reference is also made to facilitating a mix of housing types, including **older persons' accommodation**, and the need for development which creates communities to enable families to stay close.

A statutory body considers that economic development is important. One landowner refers to the importance of repurposing/regenerating Dartford Town Centre in considering future strategic policies for the Borough.

New Policy Guidance

A large number of policy areas have been listed as needing new or updated local policy/guidance. These relate to strategic sites, other site issues, house types, infrastructure, environmental issues, the built environment, the green belt, and recreation and tourism. These are listed in the table overpage.

Policy Areas needing New or Updated Local Policy/Guidance

Strategic Sites	<ul style="list-style-type: none"> • Ebbsfleet Garden City • Swanscombe Peninsula
Other Site Issues	<ul style="list-style-type: none"> • Windfall sites including former quarries/landfill sites and Borough Open Spaces • Viability assessments • Reinvigorating employment locations
House Types	<ul style="list-style-type: none"> • Affordable housing for local people • Older persons' accommodation (new and retention of existing housing suitable for older people) • Lifetime homes • Build to rent • Co-living • Student accommodation • HMOs
Transport Infrastructure	<ul style="list-style-type: none"> • Highways/transport • Traffic management • Use of River Thames for transport • Public rights of way
Other Infrastructure	<ul style="list-style-type: none"> • Energy generation • Water utilities • Wastewater • Waste management • Education provision including allocating land for schools • Emergency planning and resilience • SUDS • Technology • Green infrastructure
Environmental issues	<ul style="list-style-type: none"> • Climate change • Energy efficiency, renewable energy and local energy generation • Water efficiency and supply • Environmental net gain • Biodiversity • Electric vehicle connections • Air quality • Dark skies protection • Protecting the best quality agricultural land
Built environment	<ul style="list-style-type: none"> • Heritage and conservation (including local list of assets) • Design tools to support place-making • Building on sloping sites
Green Belt	<ul style="list-style-type: none"> • Traveller sites • Housing • Boundaries
Recreation and Tourism	

Cross Boundary Issues and Duty to Co-operate (Questions 3a-b)

Main Cross Boundary Planning/Infrastructure Issues

The following key cross boundary issues have been identified, particularly by statutory bodies:

- Housing
- Employment
- Retail/role of Bluewater
- Key development sites including Ebbsfleet Garden City, Swanscombe Peninsula and the Thames Waterfront area
- Green Belt
- Infrastructure including education, health, TE2100, water supply, wastewater management
- Transport infrastructure including Crossrail extension, Fastrack (and possible link to the north Bexley proposed transit scheme), public transport, walking, cycling, traffic management, A2 junction improvements/M25/Dartford Crossing, Lower Thames Crossing, use of and access to the River Thames, modelling
- Green infrastructure

There are also some references to environmental sustainability and resilience, decentralised energy and electric vehicle charging infrastructure, heritage, and air quality in a cross boundary context.

Gravesham BC, Thurrock Council, the GLA and the EDC refer to the potential of producing **joint plans**. Some make reference to the Thames Estuary 2050 Growth Commission report in this respect. A number of statutory bodies also refer to the duty to co-operate, including the preparation of other strategic and local plans in neighbouring areas and the implications and opportunities to engage with these.

Protocol for Action and Communication

Respondents generally offered clear **support for the protocol** and its aims. One comments that this should be reviewed in light of the revised NPPF and PPG guidance on duty to co-operate and the need for statements of common ground. The EDC has already committed to work with DBC through a recent Memorandum of Understanding.

Section C: Features of the Development Strategy for the Borough

Homes (Questions 5 part, 6a-c, 7a-b and 25a-c)

Policy Approach/Housing Numbers (see also Strategy section above)

A significant number of respondents comment that the policy approach should be informed by **updated evidence/assessments including consideration of other housing/employment scenarios** – SHMA, SHLAA, SA/SEA. The GLA refer to their demographic modelling which provides alternative population and household projections which could be taken into account when applying the government's standard approach to calculating housing need.

Sevenoaks DC and Gravesham BC refer to the potential difficulties of meeting their housing needs in their areas and the potential of neighbouring areas to meet some of these needs. A number of developers consider that DBC should accommodate some of the housing shortfalls arising from surrounding areas, deliver its Core Strategy housing target and/or provide an oversupply of housing. However, some local bodies express concerns about increasing housing provision in the borough.

Housing Types

As already referred to above, some respondents consider that the size, type and tenure of housing needed in the borough should be informed by an updated Strategic Housing Market Assessment. One developer considers that this should take account of local demand factors, site opportunities and constraints.

The EDC states that consideration needs to be given to alternative models of housing, including the private rented sector, self-build and custom build, as well as specialist housing to support specific needs and assist in downsizing. Other respondents also recognise the importance of providing **homes suitable for older and disabled** people, including KCC who refer to the need for extra care housing and residential care homes.

Swanscombe and Greenhithe TC considers that consideration needs to be given to starter homes and live-work units. In addition to private sale and affordable housing, developers suggest that the Local Plan needs to have regard to build to rent, co-living, and rent to buy housing.

There is also reference to the need for a range of house types and locations. One respondent considers that there should be more flexibility in the houses/flats ratio based on site characteristics and market demand. The EDC states that there needs to be clarification of the housing mix ratios in the Thames Waterfront area.

Affordable Housing

A number of developers consider that Dartford should apply **the national policy approach**, i.e. not seek affordable housing contributions on developments of ten units or less and update the definition of affordable housing in accordance with the NPPF.

Conversely, some local bodies and developers support the current policy approach of seeking affordable housing contributions on smaller sites in the rural area. KCC consider that it may be appropriate to seek an affordable housing contribution from smaller sites if an appropriate level cannot be achieved through larger sites, taking viability into account.

Some local bodies refer to the need to provide affordable homes which genuinely meet the needs of local people.

Accessible /Adaptable Dwellings

There is a mixed response to the question of whether all dwellings should be accessible/adaptable for all users and ages through national design standards with local bodies in favour and developers generally against such a requirement. One developer suggests a 10% allowance. The EDC considered that there should be an explicit policy setting out this requirement for all new dwellings unless it is not possible due to physical constraints. KCC consider that the requirement for accessible/adaptable homes should apply to all affordable units and to at least 75% of market units (excluding 1-bed units) and that at least 2% of units on sites of more than 50 dwellings should be made wheelchair accessible.

Windfall Development

Large/Small Sites

Local bodies consider that windfall development is problematic, particularly on small sites, due to the loss of amenity space and parking issues. One developer refers to the limited availability of small windfall sites in the urban area which are not easily deliverable. Conversely, a local resident considers that windfall development is only an issue in the case of **larger sites**.

A number of developers submit that windfall development is not problematic, contributes to meeting housing needs and should be supported subject to good standard of design, causing no harm and meeting sustainable development objectives.

KCC refer to the fact that infrastructure can be more easily planned for sites identified through the Local Plan process. Whilst both small and large windfall sites lead to a need for additional infrastructure, this is more difficult in the case of larger sites due to the cost of providing land and delivering the facilities.

Policy DP6: Sustainable Residential Locations

There is **support** for the current policy from local bodies, a local resident and KCC. Some developers state that it needs to comply with national policy while others consider that it should allow for the development of open spaces which do not fulfil that purpose and the redevelopment of previously developed sites.

Efficiency of Land Use/Brownfield Land

Local and statutory bodies consider that Dartford can best make efficient use of land by **focussing development on brownfield sites but it is recognised that this is a finite resource**. There are references to taking a more flexible approach to housing densities, with KCC suggesting that **higher densities** should be allowed in appropriate locations (e.g. around railway stations).

Developers put forward a range of ways in which Dartford can make efficient use of land, including: bringing forward development on previously developed sites in the urban area and the Green Belt; setting differential CIL rates/not requiring excessive planning obligations for development of brownfield sites; factoring in the cost and timescales for developing brownfield land; allowing a wider range of housing types; and locating development where this supports services within settlements.

Some local bodies and a developer consider that the Local Plan should contain a target of 80% of housing to be on brownfield land. Conversely, developers with an interest in greenfield sites consider that there should not be such a target as the availability of brownfield land will reduce and it is subject to constraints, both of which may affect the delivery of growth in the long term. Natural England consider that the target should be driven by the available area of low environmental value, possibly using a brownfield audit. KCC supports the focus on brownfield land subject to the provision of infrastructure.

In relation to whether the focus should be on delivering sites in part 1 of Dartford's Brownfield Land Register, some developers point out that: it fails to include all brownfield land (e.g. former quarry and landfill sites, brownfield sites in the Green Belt); it will not support rural communities; and there should be more emphasis on the delivery of greenfield sites. The issue of the diminishing supply of brownfield sites is also raised.

Employment

A number of statutory bodies comment that the employment policy approach should be informed by **updated evidence/assessments** and consideration of whether the existing strategy is still appropriate – employment needs, employment land assessment. Stone PC consider that there should be some flexibility to allow workplaces to change use. A landowner wants the plan to maintain the approach of protecting successfully operating employment uses at Victoria Industrial Park.

Statutory bodies consider that DBC should consider **land for industry and logistics** and quality commercial space to provide for future economic development in Dartford. Local bodies refer to the need for live-work units, provision for home working and provision for businesses perceived as under threat from the possibility of a London Resort. The owner of the former Littlebrook Power Station suggests that the focus should be on advanced logistics and the storage and distribution employment sector. One landowner considers that the Plan should seek to regenerate land in or with potential for employment use in order to maximise job creation whilst another states that job targets are not transferable to retail need and should not be used to support out of town retail development.

There is support for new economic growth focussed on **locations that are well served by public transport and walking/ cycling**. Some respondents also consider that new economic growth should reflect the local skills and experience of the resident or future workforce. The EDC would like to see the creation of a vibrant commercial destination at Ebbsfleet which maximises access to the public transport, walking and cycling network. KCC seeks policies which encourage development to commit to Local Employment Initiatives.

Retail and Leisure (Questions 9a and 9b)

Policy Approach

A number of respondents consider that the retail and leisure policy approach should be informed by **updated evidence/assessments** – retail capacity/need/impact studies, leisure study. A couple of local bodies state that the plan should reflect changes in retail habits, e.g. online shopping.

Dartford Town Centre

In terms of Dartford Town Centre, KCC considers that the major opportunities have already been identified and that the redevelopment of the Station Mound could have the greatest impact. Some respondents consider that there could be opportunities to increase residential development, e.g. through taller buildings, though a local resident is concerned about the impact of this on infrastructure and open spaces. One landowner considers that there is potential to maintain/expand civic and community uses. The GLA notes that any significant retail/leisure development would need to consider impacts on London's centres.

Bluewater

A number of neighbouring authorities consider that any policy for Bluewater needs to consider its **future role/status** and impacts on other centres, taking into account updated evidence.

The owners of the site state that the current policy strikes the right balance between protecting existing centres and allowing changes to retail provision at Bluewater but that it should include updated guideline figures. Both the owners and EDC consider that the policy should allow for flexibility of uses to respond to changing needs/demands in the retail sector. The owners refer to the potential for dining, leisure, hotel and residential development.

KCC comment that the Local Plan should support the further expansion of Bluewater so that it can compete with rival shopping locations subject to it complementing the offer at Dartford and Gravesend, not making any further parking provision, improving sustainable forms of transport and the completion of the A2 Beas junction improvement.

A major landowner within Dartford Town Centre considers that future development/expansion of Bluewater should be resisted to allow town centres to benefit from increased expenditure capacity in the leisure/retail sectors. Local bodies state that the parking and opening time conditions need to be clarified and its setting should provide the context for any future change.

Transport, Infrastructure and Developer Contributions (Questions 3c and 10-14b)

Transport General Comments

A number of respondents consider that there is a need for an updated, robust transport evidence base, including what impact the Lower Thames Crossing will have at Dartford.

Interestingly, Network Rail refer to the issue of narrow platforms on curves at **Dartford station** and the fact that there may be the opportunity to move the station westwards for improved rail operation. [This is a new proposal and is being discussed with them. The relationship with the potential Crossrail extension is uncertain]. They also mention the potential to lengthen trains through Dartford to 12-car.

The GLA/TfL state that DBC could consider extending some of the Mayor's strategic transport policy objectives.

Highways/Parking

Highways England state that the strategy, policies and allocations should support the operation of a **safe and reliable transport network and alternatives to the car**. KCC recognise that severe traffic congestion on the local road network is often a result of incidents at the Dartford crossing. They support improvements at the Dartford Crossing and the new Lower Thames Crossing. There is a need for further investment beyond the planned STIPS schemes and DBC should continue to engage with KCC/Highways England to identify measures to improve the performance of the local road network. Other respondents also raise issues of traffic congestion and support projects/improvements to ease this. Local bodies have suggested the need for: road and parking enforcement; smart traffic lights; separation of local and through traffic; and action on lorry parking. EDC suggest that there should be bespoke parking standards for sites in their area.

Buses/Fastrack

There is general support for improving the Fastrack/ bus network and services and ensuring that destinations are well served by them. Swanscombe and Greenhithe TC considers that they should be made more reliable and affordable and that more efficient use should be made of bus lanes. EDC make the suggestion that developer contributions should be used to fund Fastrack infrastructure and that this should be included on the CIL 123 list. Bexley Council consider that there is the opportunity to link an expanded Fastrack scheme with the proposed transit scheme in north Bexley. A local resident has expressed concerns about the relocation of buses from Market Street to Home Gardens.

Cycling/Walking

Respondents consider that better provision should be made for cyclists/pedestrians, i.e. a network of high quality routes and facilities. EDC suggest that reference should be made to the Ebbsfleet Implementation Framework whilst KCC think that DBC should develop a cycle strategy with the development of traffic free cycle routes set out as a priority.

KCC wish to see policies which: encourage walking and cycling; ensure development provides high quality access infrastructure; address public rights of way issues; improve equestrian access; ensure developments do not adversely impact on non-motorised users of rural lanes; and protect and enhance promoted routes, e.g. England Coast Path National Trail.

A developer suggests that developer contributions could be used to fund cycle paths and cycle parking at railway stations.

Railway Services/Stations

Respondents identify **overcrowding (peak capacity)** as the most important issue facing future rail services in the Borough. Maintaining access to existing **London termini stations and the quality of local stations** are identified as the next most important issues. Reliability and cost of travel and are identified as the other key issues.

In terms of relocating/rebuilding stations on the North Kent line, the issue of funding is raised, i.e. capital funding would need to be met by the private sector. Opportunities should be investigated but any relocation would need to consider the impacts on local facilities.

There is support from EDC and Swanscombe and Greenhithe TC for the relocation/improvement of Swanscombe Station and Network Rail consider that there may be the opportunity to improve it if London Resort goes ahead.

Partners support the **Crossrail extension** to Ebbsfleet, with some making reference to the development opportunities that this would facilitate. One respondent states that the route should continue to be safeguarded.

There are some issues raised over the possibility of linking the London Victoria railway line to the existing underused railway line south of Ebbsfleet International. Statutory bodies question what impact it would have on development at Ebbsfleet Central and the capacity of Ebbsfleet station, how it would be funded, how services would operate, and how the A2 would be crossed. Local bodies and residents are concerned about impacts on residents, businesses, existing train services through Longfield/Farningham Road stations and the road network/parking provision.

River Transport

A number of statutory bodies comment that policies should support river transport, including between North Kent and Essex/London. The PLA specifically refers to the use of the river to transport construction materials, freight and passengers, and the role of operational wharves. Dartford and Crayford Creek Restoration Trust states that Dartford Creek should remain navigable.

Other Infrastructure

Infrastructure providers and statutory and local bodies consider that policies and schemes should take account of the need for:

- wastewater treatment, efficient/sustainable use of wastewater assets and the need to protect sensitive development from odour pollution
- water supply including the protection of groundwater and surface water sources from pollution and the efficient/sustainable use of water resources
- SuDS
- education provision through robust planning and safeguarding land/identifying sites
- health facilities including the potential for the future expansion of Darent Valley Hospital
- sports and leisure facilities – indoor and outdoor
- more facilities for children in villages
- wider service provision which does not just include facilities
- the provision of more community and social uses
- care home provision for older people
- high speed broadband to be provided in new housing

There is a need to provide these at the necessary time to meet the needs arising from new development and ensure that they are accessible by a variety of transport modes.

KCC consider that policies on housing delivery (CS11), community services (CS21) and delivery and implementation (CS26) are important for the delivery of infrastructure and that the Local Plan should allocate land for community facilities.

Infrastructure Delivery Plan

Respondents refer to the need for the IDP to include sufficient provision for infrastructure and provisions for review. Comments have been received from infrastructure providers, statutory and local bodies stating that the IDP should include reference to:

- Community service needs arising from all development including changes to the delivery of services
- Sufficient GP facilities to meet needs arising from new development, to be funded through CIL
- Green infrastructure, including public rights of way, green space and enhancing habitats
- The need for riparian lifesaving equipment and suicide prevention measures to be provided by development on the riverside
- Crossrail
- Use of the River Thames
- Possible support for the Kenex Thames Transit was raised by Bean RA (although no response was received from the organisation directly on this).

Infrastructure Funding

A number of comments have been made on the proposed changes to the system of development contributions. KCC consider that both CIL and S106 obligations could apply, particularly for larger sites, and they support the ability for authorities to recover the cost of monitoring obligations. EDC consider that the current dual CIL/S106 agreement process adds uncertainty and complication. They support **CIL review**, and particularly the proposals for viability assessment to be carried out at the plan making stage and for CIL to be based on existing land value with links to the residential/commercial index. However, EDC are concerned about the implications of nationally set contributions and the proposed strategic infrastructure tariff which could have a negative impact on securing the infrastructure needed to support development in Dartford and the provision and funding of major infrastructure (notably the proposed Crossrail extension). The CCG consider that the proposals will lead to the need to review Dartford's CIL rates and developers state that viability needs to be taken into account.

KCC are keen to work with DBC if new funding approaches are explored and reference the need to work collaboratively to plan for strategic transport infrastructure beyond the current STIPS programme. A number of statutory bodies refer to the need for developer contributions/CIL to provide sufficient school places, green infrastructure and improvements to railway facilities.

Natural Environment (Questions 15 and 16)

Local and statutory bodies consider that planning policies should achieve **environmental net gain** and plan positively for networks of biodiversity and green infrastructure including: protecting SSSIs and ancient woodland; enhancing biodiversity on new developments; considering the role of trees as part of a wider integrated landscape approach; and creating opportunities for greater public understanding and engagement with the local natural environment (e.g. River Darent, Dartford Marshes).

In terms of the approach to mitigating the impacts of large developments on the international habitats and species on the North Kent coast, a number of statutory bodies support the existing approach which should continue. It is considered that DBC will need to consider the implications of the recent judgement on this issue.

Open Space (Questions 26a-c)

The question on where the focus of greenspace and outdoor recreation improvements should be elicited a variety of responses. Statutory bodies make reference to the need to focus improvements in deprived areas and where there is a deficiency in provision, as well as increasing requirements for open space provision.

Stone PC and Bean RA have made a number of suggestions for increased/improved open space provision as follows:

- former landfill sites that offer low development potential;
- Bean Triangle, funded by the EDC;
- Beacon Wood Country Park, funded by Tarmac; and
- The Thrift ancient woodland, funded by Highways England.

The Dartford and Crayford Creek Restoration Trust would like the Local Plan to support improvements at Dartford Creek and surrounding areas as a destination and catalyst for outdoor activity, health and wellbeing, as well as making the Darent Valley Path a more visible and inviting green route. A couple of developers state that open space should be provided as part of developments whilst another considers that open space improvements should take place throughout the Borough.

Some statutory bodies refer to the need to: create a green space/ecological network; protect existing sites; and carry out an assessment of needs for open space sport and recreation facilities. Sport England make particular reference to the protection of playing fields and sports facilities and the need for a Playing Pitch Strategy.

A number of suggestions are made on how open space enhancement should be funded including developer contributions and CIL. One developer suggests that capital receipts generated through the development process should be used.

The EDC are currently investigating options for the long-term stewardship of open spaces in its area. Swanscombe and Greenhithe TC consider that parish councils should fund enhancements through agreements with developers and they also raise the issue of residents of new developments currently being double charged due to development service charges.

Local bodies recognise the need for new open space as part of new development to provide a healthy and safe environment for all ages. Statutory bodies consider that such spaces should be accessible to all users and by sustainable modes of transport, as well as multifunctional. A number of respondents refer to the importance of making adequate provision for long term maintenance. KCC makes reference to the need to integrate with the drainage system whilst the EDC consider that provision should be made for soft landscaping and, in the case of larger spaces, public toilets and refreshment facilities. NE consider that provision should be made for publicly accessible semi-natural habitats.

Climate Change, Energy and Air Quality (Questions 17a-c)

Flood Risk

KCC consider that policies should reflect the government's recent Climate Change Risk Assessment and the forthcoming National Adaptation Plan.

The EA states that Dartford's SFRA should be updated to include their modelling updates. They also consider that there is a need to give greater resilience and protection to existing drainage infrastructure and flood defences, including setting development back from them, and to take account of measures in the TE2100 Plan.

Some statutory bodies recognise that that flood risk can be reduced by working with natural processes, using green infrastructure (including trees) and SUDS. KCC consider that policies should reflect changes that have occurred in respect of the way SUDS are delivered in line with their policy statement. Thames Water also consider that reference should be made to the Dartford Surface Water Management Plan.

Water Resources

Water companies want policies which promote the efficient and sustainable use of water resources and prevent development which would lead to a deterioration in the quality and yield of ground and surface water. They are also keen to ensure that new development does not result in sensitive receptors being introduced to areas where they may be affected by existing land uses (policy DP5). EDC comment that policies should support water sensitive design and sustainable water management.

Emissions/Air Quality

Respondents comment that policies should support modal shift by ensuring convenient access to public transport and safe/accessible pedestrian and cycle routes/facilities as well as supporting the use of the River Thames for transport. Natural England suggest that a green infrastructure strategy should be produced. A number of statutory and local bodies consider that there should also be a requirement for new development to make provision for electric vehicles and charging points.

Some respondents recognise that air pollution is an issue in the Borough and this should be considered when planning for future development in the Borough. KCC specifically refers to the government's Clean Growth Strategy and 'Road to Zero' consultation

The land use strategy can reduce emissions by locating residential close to employment areas and/or public transport.

Energy/Technology

Statutory and local bodies respond that planning policies should support broadband/high speed internet provision and encourage the use of green, brown and blue roofs, solar panels and rain water collection. EDC consider that the references to the Code for Sustainable Homes should be updated to allow the application of future nearest equivalent standards.

Design and Conservation (Questions 18a-b)

In terms of heritage, Historic England suggest that the Local Plan needs to consider how the historic environment can assist in the delivery of wider objectives as well as how new development can contribute to local distinctiveness and the conservation/enhancement of heritage assets. There is also the suggestion that masterplans or design briefs should be produced and that all documents should refer to the Borough's heritage/character. Local bodies recognise the need for development to reflect local heritage, including the application of existing policies DP12 and DP13. Historic England/KCC and the EDC go further by respectively suggesting that a heritage strategy or SPD should be developed and the Ebbsfleet Character Study should be expanded to cover the Borough. NE refer to the need to address connections between people and places and to integrate new development into the natural, built and historic environment. KCC refer to a project involving volunteers from the Kent Gardens Trust reviewing the heritage significance of gardens.

Statutory bodies have put forward a significant list of suggestions which need to be considered to ensure good design, largely reflecting their areas of focus. These include: green infrastructure; heritage; sustainable drainage systems; and the riverside environment. KCC consider that further design guidance should be produced which uses examples and covers a number of topic areas. The EDC considers that the Plan should consider:

- tall buildings;
- public realm;
- public open space;
- private amenity space; and
- Building for Life 12

Section D: Main Areas and Types of Future Development

Pattern of Development (Question 19)

There is significant support for **the locations identified in the Core Strategy** from statutory and local bodies as well as the developers of sites identified within the current plan. Natural England considers that sites with the least environmental impact should be progressed to deliver sustainable development.

Developers with an interest in other sites consider that the plan should: recognise the role of non-strategic previously developed sites; allow for the development of suitable windfall sites that are well related to the priority areas; and/or provide a more even distribution of housing across the Borough including sites at villages south of the A2.

Stone, Greenhithe, Swanscombe and Thames Riverside (Questions 20-23)

Ebbsfleet to Stone Priority Area

See also the comments set out in the relevant sub-sections below.

Local bodies have made a number of comments. They consider that policies need to recognise that this may no longer be a single area, there should be prioritisation of health services rather than residential development and the early provision of public transport should be required.

Stone and Greenhithe Former Landfill Sites

In relation to former landfill sites, statutory bodies state that consideration should be given to comprehensive restoration, ecological and landscape value, and opportunities for green infrastructure. Similarly, a number of local bodies refer to their potential for recreational use but safety issues are also raised. A developer submits that they are suitable for residential led redevelopment which can provide housing and bring community benefits.

There is general support from local bodies for these sites to provide public benefits/access though Natural England consider that this should be part of a wider green infrastructure strategy.

There are concerns from local bodies that redevelopment of landfill sites could increase pressures on infrastructure, lead to the loss of green space/gaps, adversely impact on the character of the area and exacerbate poor air quality.

Swanscombe Regeneration

The EDC considers that the regeneration in Swanscombe could be supported by reinforcing connections between **Swanscombe and Ebbsfleet Central**, whilst Natural England recognises the importance of securing the long term management of the Swanscombe Skull Site NNR. The Town Council recognises that there are parking issues and raises the issue of funding availability.

Thames Waterfront Priority Area

Stone Parish Council considers that any development should be **mixed use**, include facilities and maximise access to public transport. In addition, the appearance of the industrial area should be improved and there should be new links north/south of the railway line.

Some developers state that the policy and diagrams should be **updated** to reflect development undertaken since 2011. One supports existing policies which promote redevelopment on the proviso that they remain flexible given the presence of complex brownfield sites.

A number of respondents consider that the policy should support river transport and the use of the River Thames though Natural England point out that there is a need to ensure that there are no impacts on coastal designated sites. The relationship between the waterfront and Dartford Creek with regard to river use, leisure provision, public realm and amenity needs to be taken into account.

The PLA wants the references to wharves, the need for a study on cargo handling viability where sites are proposed for redevelopment and the encouragement of proposals which incorporate sustainable river transport uses using the wharves in policy CS6 to be retained. The policy should be updated to refer to the Kent Minerals and Waste Local Plan 2016.

In relation to the former Littlebrook Power Station, the future role of the site needs to be clarified. The landowner suggests that the whole of the site should be shown as a key development site suitable for new employment floorspace.

There are references to London Resort/Swanscombe Peninsula which are addressed in the section below.

Ebbsfleet Garden City (Questions 24a-c)

The EDC consider that the Ebbsfleet policy approach should support the principles and aspirations set out in the **Ebbsfleet Implementation Framework** and require development to reflect the site's character as set out in the Character Study. GBC consider that the Garden City principles should extend beyond the EDC's area to ensure that existing adjoining communities benefit from the public investment being made.

Thurrock Council comment that Ebbsfleet should contribute as much as possible to meeting development needs. Comments are also made in relation to the importance of a high quality public realm, environmental issues, technology and the potential for a heritage/cultural centre.

Swanscombe Peninsula

Local bodies have concerns about the impacts of the potential London Resort theme park on the local area, businesses and development of Ebbsfleet Central whilst the GLA require any significant retail/leisure development to consider impacts on London's centres.

A number of statutory bodies recognise the **uncertainties** regarding the potential London Resort theme park and KCC suggest a specific policy for Swanscombe Peninsula which

reflects the emerging proposal for London Resort and prospective alternative development if this does not come forward. The EDC consider that a policy could support a mixed use development subject to overcoming constraints (including ecological value), integrating with the surrounding area and maximising the use of river based transport.

The potential developer asserts that London Resort is a fundamental part of growth at Swanscombe Peninsula and the plan should emphasise its importance to the regeneration of the area, its benefits to the local economy/jobs, improvements to roads/infrastructure, and an enhanced green network.

Ebbsfleet Central

There is **uncertainty over what will be delivered**. The EDC recognise that the extant permission has not fully come forward due to viability issues but state that the landowner is exploring options within the parameters of the consent. Policy CS5 provides a strong starting point though reference should be made to the Implementation Framework including the aspiration for a mixed and vibrant community supporting Ebbsfleet as an economic destination and enhancing connectivity including a pedestrian connection between Ebbsfleet and Northfleet stations

KCC consider that policy should allow for **higher density development** and an intensification of uses on the site including a Centre of Excellence for Healthcare, further education provision and/or a major leisure/cultural attraction. The EDC also refer to the potential to provide a medical campus at Ebbsfleet. The CCG make reference to the delivery of high order community/ cultural facilities, residential and major economic development on the site.

The landowner states that the Ebbsfleet permission is still live, could be brought forward and should not be considered for alternative infrastructure use. Whilst they support sustainable, high quality development of the site, they would like a flexible policy position which allows for a residential led development with 4,000 homes anticipated as part of the Garden City.

Other Sites

KCC recognise that other sites are limited by environmental/ecological **constraints** and issues of contaminated land though a number of statutory bodies consider that there may be opportunities for these to be developed for green infrastructure, e.g. former landfill site north west of Ebbsfleet Station, Craylands Gorge, Swanscombe Heritage Park.

KCC consider that there is possible potential for the redevelopment of Manor Way Business Park in conjunction with redevelopment of Northfleet Industrial Estate in Gravesham if an alternative route to relieve the A226 over HS1 were to be delivered

The plan should include a vision for Bean Triangle, which is subject to an environmental improvement scheme commissioned by the EDC. This should recognise the need to protect the ancient woodland. Bean Residents' Association consider that if Ightham Cottages are demolished, these should be rebuilt close to their current location and considered as a rural exception site.

Green Belt (Questions 27a-b)

There is support for the **protection** of the Green Belt and the current strategy from a number of statutory and local bodies. This is in accordance with national planning policy.

Bean RA want to see the Green Belt protected, with specific reference to Bean Triangle and Beacon Wood Country Park. They also consider that only replacement dwellings should be allowed and that no new traveller sites should be allowed adjacent to villages.

A number of developers state that a Green Belt **review** should be carried out.

Local Priorities (Questions 28a-c)

Area Needs

Some respondents have referred to the need to protect/improve community facilities and infrastructure e.g. **cycling** links. Stone PC and Bean RA make specific reference to safe walking/cycling routes for children and others in their areas whilst the Dartford and Crayford Creek Restoration Trust refer to improved mooring provision, navigability and environmental improvements at Dartford Creek.

Some developers refer to the support that housing/employment development in the rural area can give to rural communities and meeting local housing needs. One claims that the employment generating uses in Sutton at Hone, Hawley and South Darenth are greater than shown in the area profiles.

Bean RA comment on the need for the Bean and Darenth Area Profile to separate the statistics for Bean and investigate the reason for lower life expectancy.

Small or Brownfield Sites

Some developers have put forward small or brownfield sites for potential development. The tables in the Annex contain lists of sites in which developers have expressed an interest.

The Dartford and Crayford Creek Restoration Trust has suggested that the Bus Garage or Steam Crane Wharf could be used for employment and community use related to its riverside location.

KCC consider that the level of new housing that could be sustained should be informed by information on schools.

Specialist and Alternative Sources of Housing

KCC consider that developments for vulnerable adults should be located in areas with good transport links and close to community facilities. Swanscombe and Greenhithe TC would like to see specialist and alternative sources of housing located in all locations to create vibrant, mixed communities. Developers put forward options which support the potential development of their sites including: provision on brownfield or other suitable land in sustainable locations with low environmental value; adjacent to transport hubs and within 800/400m of local services; and where the needs arise rather than relying on strategic allocation sites.

Stone PC raise the issue of affordability for aspiring owners in their parish and the fact that housing stock does not often provide effective downsizing opportunities. A degree of parish housing priority would help address this issue.

A few sites have been put forward as suitable for specialist residential needs and alternative sources of housing. These are included in the tables in the Annex. Bean RA suggests that

Branton's Brickfield Bean could treated as a rural exception site suitable for the rebuilding of Ightham Cottages.

Annex: Land submitted through Local Plan consultations and subsequently

Land promoted by developers/ interested parties through the Local Plan consultation (not requested for Strategic Housing Land Availability Assessment 'SHLAA' consideration):

Name of site	Nature of submission
Blackshole Farm, Watling Street	Mixed use proposal.
Swanscombe Peninsula, London Resort	Tourism/ leisure led proposal.
Croxton & Garry site, Tiltman Avenue	Existing residential permission- subject S106.
Top Dartford Road	Residential proposal.

Local Plan representations potentially relating to land submitted to the SHLAA:

Name of site	SHLAA ref.
Highfield Farm, Betsham Road	186
Birchwood Park Golf Centre, Wilmington	196
Bluewater*	-
West of Darenth Road*	-
Land surrounding Ebbsfleet Station	1
Edwin Road, Wilmington	201
1-11 Ightham Cottages/Branton's Brickfield, Bean	176
North of Elizabeth Street, Stone	189
Clock House, West of Green Street Green Road	191
Malt House Farm, Green Street Green Road	61
West of Green Street Green Road and North of Gill's Road	192
Lords, Lane End and Manor Farm, North of Green Street Green Road	194
West of Hawley Road and North of Arnolds Lane, Hawley	163
Bybow Farm, south of Highfield Road, Wilmington	72
Former Heathside Nursery, Leyton Cross Road, Wilmington	47
Former Littlebrook Power Station, Dartford	180
Biffa Site, London Road, Greenhithe	34
East of Main Road, South of Keith Avenue, Sutton at Hone	66
West of Main Road, North of Chaplin Court, Sutton at Hone	67
Priory Shopping Centre, Dartford	212
North Kent College, Oakfield Lane, Wilmington	46
Park Comer Road, Betsham	115
Warrigal Farm, Sandbanks Hill, Green Street Green	188
School Lane, Bean	181
Ship Lane, Sutton at Hone	174
Rear of South Darenth Primary School, North of St Margaret's Road	193
St Margaret's Farm, St Margaret's Road, Darenth	59
North of Shellbank House, Shellbank Lane, Bean	187
North of Steele Avenue, Greenhithe*	-
The Whittings, Longfield	179
Westwood Farm, West of Westwood Road, East of Highcross Road	195

** Late sites may be resubmitted at the next Local Plan consultation and may necessitate further SHLAA work after that stage.*

Other land submitted late to the SHLAA (post Local Plan consultation):

Name of site
Barton Road, Sutton at Hone*
North of Main Road, Longfield*

** Late sites may be resubmitted at the next Local Plan consultation and may necessitate further SHLAA work after that stage.*

Appendix 2 Preferred Options Consultation

Introduction

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Dartford Borough Council carried out a period of public consultation, titled the 'Preferred Options' consultation, to seek views on how to guide future investment in Dartford and key planning and infrastructure decisions in the preparation of the Dartford Local Plan. The public consultation set out emerging proposals alongside alternative approaches: in the [Preferred Options Consultation document](#) and a [Sustainability Appraisal](#) and took place between 10 January and 21 February 2020.

The Preferred Options consultation document included 24 questions for respondents.

The Preferred Options consultation document was the main consultation document that provided information to enable representations. The document included an introduction to the consultation and a background summary of the demographics of the borough. Chapter 3 of the document then provided the vision and objectives of the plan. Chapter 4 went on to provide current proposals as well as identify some of the big topic issues where the Borough faced real choices. The various ways in which these themes could be tackled were highlighted along with the Council's preferred option. Each theme included a comparison between the alternative options and the Council's preferred option and a question to gain feedback from the public. Following this, chapter 5 put forward preferred principles to guide policies for the Local Plan Review. This was based around key topics to better enable the public to digest and respond according to their interests. This chapter included possible policy options and questions for the public to respond to. The final chapter of the document, chapter 6, included a list of policies that Dartford considered at that time to be suitable to carry forward with minimal change. The public were also prompted to provide feedback on this approach.

Who was consulted, publicity and methods of consultation

The Preferred Options consultation was open for all to partake in, and effort was made to promote the consultation widely as will be demonstrated in section 3.2 below.

However, the Council specifically notified bodies or persons referenced in Regulation 18(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012:

- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
- (b) such of the general consultation bodies as the local planning authority consider appropriate; and
- (c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

Notification to Specific and General Consultees

On 24 December 2019 early notification was sent to Parish Councils (8), Leaders Advisory Group Councillors (8), Environment Agency, Kent County Council, Natural England, Historic England and Highways England.

Once the consultation period commenced, Dartford Borough Council notified all specific and general consultation bodies via either letter or email on 10 January 2020. In total, 367 notifications were sent to these consultees, 6 via postal letter and the remainder via email.

The specific consultation bodies includes all statutory bodies and includes 96 contacts, representing 67 organisations - this list of organisations can be seen within Schedule 1.

The list of general consultation bodies is made up of those who have expressed interest in being kept up to date on the development of the Local Plan and is made up of 42 councillors, 198 organisations and 31 individual persons, totalling 271. The general consultees, excluding Councillors, can be seen within Schedule 1, for GDPR reasons, the names of individuals has been redacted and replaced with 'private individual'.

See Schedule 1 for plain text version of the general notification sent out on 10 January 2020 and for the attachment to that notification, which was a response form.

A pre-closing reminder notification was sent to those specific and general consultees with email capabilities on 14 February 2020, a copy of this email can be seen within Schedule 1.

In addition to the specific or general consultees, the Council considered that Gypsy and Traveller Site owners would have an interest in the consultation and sent them notification.

Figure 1 below highlights the overall balance of those receiving a targeted invitation to participate in the Preferred Options consultation based on Dartford's consultation databases.

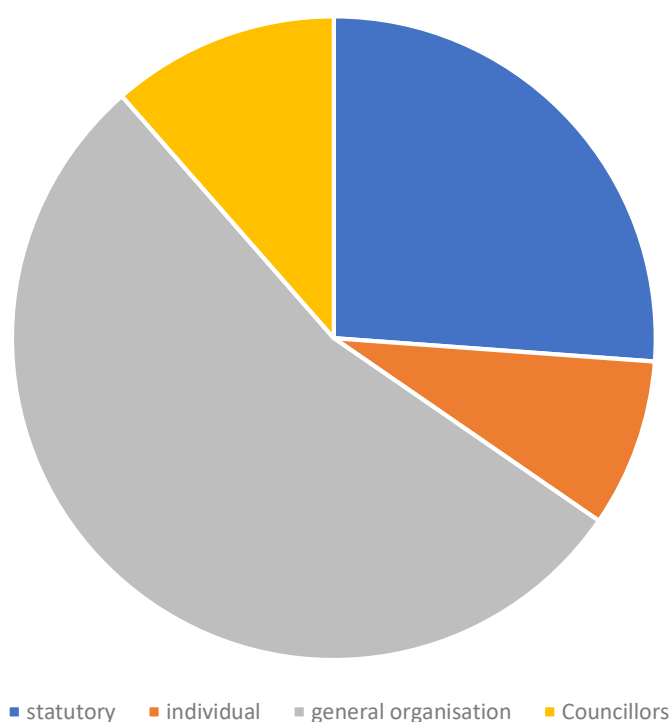


Figure 1 Bodies receiving invitation to respond to Preferred Options consultation

Publicity

In addition to the formal invitations sent as described above, the Council also promoted the consultation period publicly. The consultation was promoted by various methods of communication with the aim of reaching as many community members as possible. This included:

- Magazine and newspaper
- Flyers and poster
- Presentations at existing network meetings
- Social media posts
- Website and printed document

Magazine and newspaper adverts

A full page colour ad was placed in the online [Dartford Living Magazine](#) (page 31) – see Schedule 2. The advert included details of consultation events and contact details for the Council. It was placed in the January 2020 edition which was published on 24 December 2019.

Adverts were also placed in the KM Messenger Extra Gravesend and Dartford printed newspaper on 21 and 28 January 2020 - see Schedule 2.

Flyers and Poster

Nine eye-catching and plain English flyers were produced in order to publicise the consultation period as well as provide information. There was one general flyer to promote the consultation and eight that each focussed on a particular theme; where development is going; Dartford Town Centre; Ebbsfleet Central; Swanscombe Peninsula; Housing, Green Space; Infrastructure; and Transport. The information provided was intended to inform and seek engagement from those who may be less likely to read larger documents, such as the entirety of the Preferred Options consultation document or the sustainability appraisal. The flyers can be seen within Schedule 2.

Flyers were available at the Central Library and Dartford Civic Centre from 22 January 2020, with more taken to the Library on 4 February 2020. They were also available at drop-in sessions and given out at presentations given by the Council – as explained below. They were offered to the Parish Councils – Swanscombe and Greenhithe Town Council requested this and were sent an electronic version.

A poster was displayed at consultation events, see Schedule 2.

Presentations

Council staff presented at existing forum meetings to provide information on the consultation period and seek engagement. Flyers were handed out at each meeting. The meetings attended, as well as a brief description on the purpose and makeup of the forum, can be seen below in table 2.

Table 3 - Forums presented to

Name of forum/network	Purpose/make-up	Date attended for presentation
Youth Council Forum meeting, held at Dartford Borough Council Civic Centre	Dartford Youth Council (DYC) is a non-political body of young people elected from the schools and voluntary youth groups in the Borough of Dartford (ages: 12-18 years).	17 January 2020
Town Centre Partnership Board, held at Dartford Borough Council Civic Centre	The Town Centre Partnership Board is a regular space where retailers, businesses, local media, the police and stakeholders who work in the town come together.	24 January 2020
Bluewater Community Forum, held at Bluewater	The Bluewater Community Forum was set up by Bluewater before construction began, to share views and concerns with their neighbours. Since opening, the forums have continued with bi-monthly meetings held at Bluewater with representatives from Residents Associations and local groups including the Racial Equality Council, Council for Voluntary Service and the Police. Disability groups and religious organisations often attend also.	30 January 2020
Elders' Forum, held at the Orchard Theatre	The Elders Forum is a group made up of residents, usually over 55, who belong to a Dartford based group or organisation. The Forum is run by the Council and the group are asked relay information back to their groups. The forum meet about 3-4 times per year.	14 February 2020

Social Media Posts

The council utilised both Facebook and Twitter in order to reach new audiences, especially those who may not otherwise be updated on planning policy news. Opening up dialogue via social media channels also provides opportunities for easy engagement with those who are unable to attend the exhibitions or contact council offices within opening hours via phone.

Facebook: Facebook advertising was used and started on 13 January 2020 for one week and 25 January 2020 for one week.

Facebook analytics shows that the advert was shown 30,975 times with 12,512 being recorded as engaging with the advert. Figure 2 below shows a breakdown of the ages of those who engaged with the advert. As can be seen, there is a good variety of ages who have engaged with the advert.

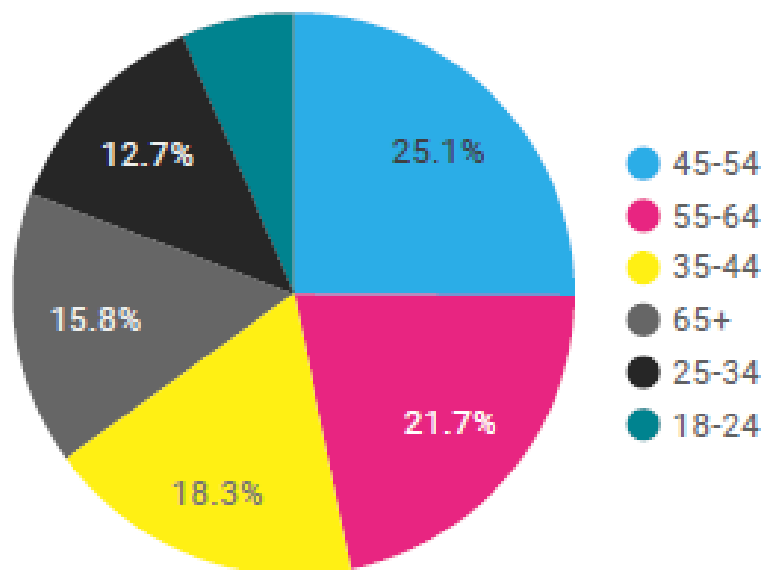


Figure 2 Age of those engaging with advert on Facebook

Twitter: Tweets were published on the Council's twitter account (@welovedartford) on the following dates:

- 10 January
- 24 January
- 29 January
- 3 February
- 4 February
- 14 February

In addition, both Dartford Living (@dartfordliving) and Ebbsfleet Development Corporation (@ebbsfleetdc) promoted the consultation via their own twitter pages.

- Tweets by Ebbsfleet Development Corporation on: 10 January, 16 January, 29 January and 3 February about the consultation and the Ebbsfleet drop in event
- Tweets by Dartford Living on: 10 January and 14 January and retweets on 10 January, 14 January, 24 January, 29 January, 3 February, 4 February and 14 February

See Schedule 2 for examples of the tweets made.

[Website and printed document](#)

The consultation was publicised on the Latest News and New Local Plan pages within the Planning Policy section and also was publicised on the DBC homepage from 21st January. An online version of the response form was on the New Local Plan page as a Snap survey.

A user-friendly [bulletin](#) was prepared and available on the Council's Planning Policy webpage that gave clarification over the process as well as information on how to get involved.

A [glossary](#) of terms was also published to ensure that all planning jargon used within the consultation could be easily defined. The bulletin and glossary can be seen within Schedule 2.

Ebbsfleet Development Corporation website also updated their website to promote the consultation, they also linked directly to the bulletin.

Snapshots of the webpages are within Schedule 2.

Copies of the Preferred Options document and the Sustainability Appraisal were available at the Central Library.

Consultation Methods

Representations were welcomed in written form – via post or email and a response form was provided for the community to complete and return.

The Council held three drop-in sessions to provide opportunity for dialogue and for any questions to be answered ahead of submitting a representation. The drop-in events were promoted extensively and the design and scheduling of the drop-in sessions was carefully considered to maximise participation rates.

The broad locations chosen for the drop-in events represented the main two growth areas proposed through the Preferred Options. Specific locations were chosen that were central, accessible and considered to be within the general reach of communities' daily routine – train stations and shopping centre. The purpose of this was to enable attendance at ease and also capture new audiences. The chosen times of the events allowed both those finishing work but also parents of families on their way home from school to attend in a way that wouldn't necessitate an extra trip nor be too out of their usual routine. This was successful and participation was received from older people and families in the town centre and younger commuters at Ebbsfleet.

The dates, times and locations of the events can be seen in table 3 below.

Table 4 - Details of Drop-in sessions

Date	Location	Time
Wednesday 29 January	Dartford Civic Centre, Home Gardens (by the railway station)	3 - 7pm
Monday 3 February	Ebbsfleet International Railway Station	3 - 7pm

Tuesday 4 February	The Orchards Shopping Centre, Dartford Town Centre	2 - 5:30pm
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The drop-in sessions were set up in exhibition style, comprising of:

- 4 x A0 exhibitions boards
- Flyers
- Hard copy response forms

The mixture of components available meant that staff were able to have conversations with those who wanted in depth-conversations but could also give out materials to those who didn't have time to stop and chat.

Each drop-in session received a steady level of attendance from interested parties. This led to conversations with over 100 individuals/ households, most of which were in-depth discussions.

Notes of conversations were recorded, from this it can be seen that there was a small number of re-occurring topics. These were:

- Infrastructure needs to be addressed;
- Interest in Town centre regeneration;
- Interest in Ebbsfleet Central and Swanscombe Peninsular future; and
- Interest in Open Space and benefits

Photos and a more in-depth summary of conversations held across the 3 events can be found within Schedule 2.

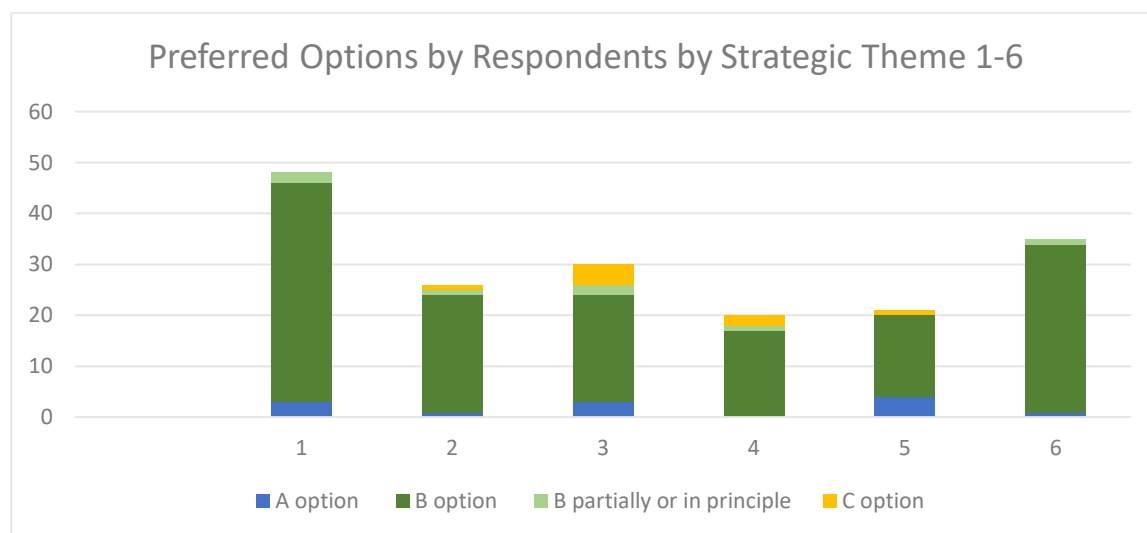
Main Issues Raised and Response

The Preferred Options consultation paper requested views on six key strategic themes. For each theme three options were presented to the public, with the Council's preferred option always being B. For majority of the strategic themes, the response received was largely that of support for option B. The six themes were:

1. Pattern of development/ Greenbelt and Brownfield
2. Dartford Town Centre
3. Open spaces/ Biodiversity approach
4. Ebbsfleet Central
5. Swanscombe Peninsula
6. Transport network

Figure 3 below shows the preferred options as put forward by the consultees.

Figure 3 Responses to Strategic Themes



In addition to the six options, the consultation also asked for feedback on policy approaches – highlighting those that were believed to be significantly updated and those that were expected to be retained from the Development Policies Plan.

Table x below highlights the level of support received for a number of topics. It is important to note that each topic received differing numbers of representations, as no questions in the consultation form were compulsory. This means that the topics cannot be compared and the analysis below simply shows the support or objection received for each topic individually.

Table 5 Responses per Topic

Topic	Percentage of respondents that clearly supported the Councils approach	Percentage of respondents that conditionally supported the Councils approach	Percentage of respondents that opposed the Councils approach
Patterns of development/green belt	39%	37%	24%
Housing target approach	74%	-	26%
Open spaces/ biodiversity approach	46%	46%	7%
Renewable energy, flood and water conservation	70%	25%	5%
Affordable Housing	55%	25%	20%
Town Centre	53%	47%	-
Employment	35%	35%	30%

Additionally, the reason for support or opposition is not captured here and is best portrayed in the following tables.

The following tables include responses raised by the Regulation 18 consultation. It includes only representations that were consistent across multiple respondents or where key information was raised in relation to policies. Representations relating to wording, grammar or punctuation changes have not been captured here.

Alongside the feedback received, the Councils response, if any, and action taken since the consultation closed, if any, has also been provided. This gives a thorough understanding of the concerns and support received as well as how the Council has since responded.

The representations have been categorised here according to key topics in line with the Preferred Options consultation questions.

Additionally, information captured by consultees attending physical events can be found at schedule 2.9 although issues raised are generally covered within this table.

Pattern and Delivery of Development/ Housing Sites Q2, Q8, Q9, Q10 & Q11

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
Brownfield land may not meet the Borough's housing target	The council has a track record of delivery on brownfield land. Trajectory shows sufficient sites to meet both the Borough's five and ten year supply. 88% of units in the trajectory, over the trajectory period, are on brownfield sites.	The SHLAA sites have been reviewed in order to confirm that our housing target can be met.	01384 01373 01517	Diocese of Rochester Burhill Developments Countryside Properties & Colyer Greenhithe Trust
Brownfield land is not defined and/or should include despoiled land e.g. Swanscombe peninsula	Noted.	A definition has been inserted into the Local Plan glossary. The SHLAA takes into account whether land meets the definition of brownfield or not. The potential for development within Swanscombe Peninsula has been considered and addressed through the SHLAA and the area chapter within the Local Plan.	01490 0034 0518	National Grid Environment Agency Swanscombe LLP
Brownfield focus will restrict provision of necessary range of housing .e.g. too many flats due to viability issues of brownfield being able to deliver family homes. The DERN flags up a need for 4+bed homes.	The focus on Brownfield redevelopment follows National Policy and guidelines. Large developments, for example at Ebbsfleet are providing large volumes of family homes. The Viability study has assessed a large range of housing typologies and land types to demonstrate that a range of	Dartford has carefully reviewed policy M8 on housing mix, taking evidence findings into account, to ensure sufficient a mix of housing types come forward.	01427 01373	South Darent Farms & Cold Stores Burhill Developments Ltd

	homes provided on brownfield land are viable.			
Need to consider sustainably located greenfield sites.	<p>The focus on Brownfield redevelopment follows National Policy and guidelines. The sustainability of greenfield development proposals has nevertheless been considered.</p> <p>Development on greenfield sites is not in line with Council strategy and the Council can meet its housing needs largely on brownfield sites within the existing urban area. Greenfield land has not been precluded in criteria informing the identification for sustainable residential sites, as demonstrated in the current methodology/ SHLAA update.</p>	NA	01508 01516	Imperial Corporate Capital Plc Wrenbridge Land Ltd
Need to plan positively to redevelop Brownfield sites in the Green Belt	The Council can meet its development needs primarily on brownfield sites in the urban area which is the most sustainable location. There is no need to release any strategic housing sites etc. in the Green Belt to meet needs.	NA	0191 01174 01531 01423	Hawley Garden Centre Bellway Homes Kitewood J Clubb Ltd
There is not provision for sustainable development of the southern part of the Borough including how housing needs such as for the ageing population, or affordable housing, will be addressed.	The plan sets out enhanced expectations for meeting needs for affordable housing and accessible/adaptable dwelling design across the Borough, including the south. Individual applications will continue to be assessed in accordance with the Plan and national policy.	Dartford has carefully reviewed policy M8 on housing mix to ensure a sufficient mix of housing types come forward. Policy M7 seeks to ensure that affordable housing is provided to meet needs.	0004 01441 0042 0115 01433	8 Bean Residents Association Cooper Estates Gravesham BC Sutton at Hone & Hawley Parish Council William Chaplain Ltd Kitewood

			01531	
More development in the south of the Borough is needed to support its shops and services	There is no evidence that development in the south of the Borough would ensure future service or shop provision and using this as a means to justify development would be contrary to national policy which seeks to direct development to more sustainable, urban locations and protect the Green Belt, and likely require very large scale urban development to be effective.	Policies M18 (Community Uses) and M23 (District and Local Centres) should ensure that shops and services are protected on a Borough-wide basis.	0004 01441	Bean Residents Association Cooper Estates
Some Green Belt boundaries are inappropriately drawn against the purposes of the Green Belt	There is no evidence to suggest that the Green Belt boundaries are inappropriately drawn and there are no exceptional circumstances to justify altering the Green Belt boundaries for residential development (NPPF paragraph 136)	NA	01517 01518 01531 01534	Countryside Properties & Colyer Greenhithe Trust Berkeley Homes Kitewood CODE Development Planners Ltd
A more mixed portfolio of sites is needed for a steady, reliable, housing supply	There is a mix of size and types of sites proposed, with the focus being on sites in central Dartford and Ebbsfleet Garden City. The trajectory, which meets national policy, includes a broad range of sites including small sites. 13% of projected delivery is set to occur on small sites over the plan period. Extensive interventions will occur under	Policy S4 should ensure a steady supply of deliverable sites for housing. Dartford has carefully reviewed policy M8 on housing mix to ensure a sufficient mix of housing types come forward.	01513 01514 01517	Private Individual KCC Countryside Properties & Colyer Greenhithe Trust

	national protocols should supply not prove sufficiently reliable.			
Plan should not just rely on brownfield or urban land for employment delivery/ flexibility of economic strategy.	There is a healthy supply of employment land in the pipeline and no further sites are needed for land allocation.	NA	01516 01433 01534	Wrenbridge Land Ltd William Chaplain Ltd CODE Development Planners Ltd
Allow all development land where it facilitates new public transport services	A huge focus of the Plan is to ensure infrastructure can be unlocked and that a shift towards more sustainable travel can be realised within the Plan period. Strategic Objective I2 aims to facilitate upgrades to the transport network including through public transport. Various upgrades to public transport networks are identified in Policy S2. Despite this, all aspects of development must be taken into consideration and development cannot be approved simply because it may provide public transport services.	Policy S2 sets out that development will be plan led to ensure delivery of new infrastructure to meet demand and that growth stays in step with infrastructure capacity. Communities should have access to day to day facilities together with development being located where it is well served by public transport. Large and trip generating developments will be expected to support public transport use and facilitate new infrastructure	01518 0518	Berkeley Homes Swanscombe LLP
Sustainability Appraisal does not consider potential growth options in the south of the Borough	In accordance with national planning policy, the plan focusses development on brownfield land in the urban area to provide a sustainable pattern of development to continue regeneration. Development in the south of the Borough would require large scale release of Green Belt land and there are	NA	01441 01427	Cooper Estates South Darenth Farms & Cold Stores

	no exceptional circumstances to justify this.			
Under provision of housing from other Boroughs should be directly considered. Proposed housing target is insufficient in meeting need from elsewhere	<p>Noted. This has had direct consideration under the Duty to Cooperate. Surrounding area needs have been considered but there is not a duty to agree.</p> <p>Dartford's trajectory shows that there are only limited additional deliverable and developable sites beyond those that meet our own identified needs.</p> <p>Dartford's housing target has been determined based on the standard methodology and the amount of deliverable and developable identified land, and consideration of national policy/guidance on meeting overall needs .</p>	<p>Dartford has participated extensively and directly in Duty to Cooperate discussions and in the process set up by the Mayor London in relation to the London Plan.</p> <p>Dartford has carefully reviewed and updated the SHLAA and found no strategic scale capacity to take on the needs of any neighbouring authorities. Gravesham has previously made a formal request for Dartford to absorb some of its need but has not yet provided a figure or evidence to justify this. A statement with Sevenoaks was signed without Dartford being expected to take its need, and its position is currently unclear as legal proceedings are continuing. No request for Dartford to take housing needs has been received from Bexley or Greater London. However, Dartford continues to progress with Statements of Common Grounds with neighbouring authorities.</p>	<p>01490 019127 0042</p> <p>01506</p> <p>01508</p> <p>01521 01066 01384 01517</p>	<p>National Grid Hawley Garden Centre Gravesham BC Home Builders Federation Imperial Corporate Capital Plc Muse Developments Ltd PMG Diocese of Rochester Countryside Properties & Colyer Greenhithe Trust</p>
The housing target should a minimum above (with a buffer beyond) 797pa to ensure consistent delivery	Noted.	The Local Housing Need has been calculated following the government's Standard Methodology. Together with identified developable sites, this has been used to set the housing target.	<p>01506</p> <p>01373</p> <p>01517</p>	<p>Home Builders Federation Burhill Developments Ltd</p>

of at least that figure and competition, choice etc.		A 10% buffer is built into the 5yr supply for this reason. Sufficient development sites have been identified to show that Dartford can meet slightly more than the current Local Housing Need and this will be set as our housing target.	01531	Countryside Properties & Colyer Greenhithe Trust Kitewood
Expressing housing target as a range would be inappropriate	The housing target is not expressed as a range.	Policy S4 sets out that new homes are required to be delivered at a rate of 790 per annum (on average), equating to 15,800 dwellings over the plan period.	01506 01423	Home Builders Federation J Clubb Ltd
The housing target must not limit delivery in sustainable areas (e.g. the town centre)	Noted.	There are policies that allow flexibility for potential additional regeneration including housing at locations such as central Dartford. The total level of high quality and well served housing growth is not arbitrarily limited at the most highly sustainable locations.	01509 0518	Tristan Capital Partners Swanscombe LLP
Proposed housing target should be less than 797pa due infrastructure etc.	The Council would need exceptional circumstances to use and justify a figure lower than that derived from the standard method. Housing supply including extant planning permissions shows we can achieve the current standard method figure. CIL will be collected and infrastructure is planned as set out in the Infrastructure Development Plan.	The Council has determined the housing target in accordance with national policy and guidance.	0004 0116	Bean Residents Association Swanscombe & Greenhithe Town Council

A clear and positive policy for the London Resort is needed to ensure the regeneration of Swanscombe Peninsula and beyond	Dartford Borough Council acknowledges both limits to the potential for regeneration within the Peninsula, and its status within the Garden City boundary.	Dartford has been closely monitoring the progress of the London Resort. At the current point in time, there is still uncertainty whether London Resort will come forward. The Ebbsfleet chapter was drafted based on available evidence at the time. The local policy approach to the area has been updated accordingly.	0518 01330	Swanscombe LLP London Resort Company Holdings
Sites are needed for a Plan period to at least 2037	The plan period is 2016/17 to 2036/37 and a long-term (and deliverable short term) housing supply is in place to meet needs over the plan period.		01373	Burhill Developments Ltd
Windfall policy should be more flexible south of the A2. Windfall proposed approach is not fully clear or well worded	Not in line with council strategy. The windfall policy applies to unidentified sites equally regardless of their location and is intended to ensure all development can be delivered sustainably.	Policy M9 (Sustainable Housing Locations) brings together two previous policies in the Core Strategy and Development Policies Plan and provides clarity of approach.	0115 01433 01503	Sutton at Hone & Hawley Parish Council William Chaplain Ltd Simply Planning

Town Centre and Retail Q3, Q14 & Q15

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
The right approach is necessary to high density development in the town centre	Noted..	Continuing on from the Preferred Options consultation, the density is not prescribed in policy and a design-led approach has been put forward	0005 01509 01515 01423	Bean Parish Council Tristan Capital Partners British Land J Clubb Ltd

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
		Review of the Town Centre, including developable sites within the Central Dartford area has been carried out to understand an indicative capacity of the area. The Dartford Central chapter has been developed in light of this work and other studies such as the viability assessment.		
Infrastructure needs to be in place for town centre redevelopment, including with the proposed growth in residential	Agreed. Policies D1 and D2 place a strong emphasis on the provision of infrastructure along with development within Central Dartford. Policy S2 also seeks to ensure the co-ordinated delivery of new infrastructure.	The Council works closely with service providers to identify infrastructure necessary to support development which is captured in the Council's Infrastructure Delivery Plan (IDP). The Council also brings forward the delivery of infrastructure itself such as the public realm improvements which has recently seen the completion of the new Brewery Square.	0104 01174 01371 01528 01234	Sevenoaks DC Bellway Homes KCC Private Individual KCC Education
There should continue to be a careful focus on the environment and success of Dartford High Street within the plans for the town centre as a whole.	Agreed.	The Core Frontage has been slightly amended and now focusses on the High Street. A key focus of the Central Dartford chapter is improving connectivity of the Town Centre specifically from both the north and the south of the High Street. In addition, the importance of the heritage environment and character of the area has been put forward within the chapter.	0013 0135	Darenth Parish Council Wilmington Parish Council

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
The River Darent needs to be ecologically restored as parts of it are running dry in periods of drought. This could be through using clean surface water run-off from adjoining development but care is needed so that development does not adversely impact on the health of the river. The River Darent could also be used for recreation.	Agreed. Existing green spaces will continue to be protected through policies.	Another focus of the Central Dartford chapter, and in particular policy D7, is the restoration and improvement of the River Darent. The opportunities for improved leisure space and recreation use both on and around the river have been identified. Further work on the ecological restoration will take place at design and implementation stages.	01529 - 01501 0407 0087	Private Individual Private Individual KCC Emergency Planning Private Individual Port of London Authority
Plan needs to justify and clarify proposals for a city centre and retailing at Ebbsfleet Central	The Plan provides further detail than the Preferred Options consultation paper. The plan does not seek a typical/ traditional city centre scale of retailing at Ebbsfleet Central.	Policy E4 (Ebbsfleet Central Allocation) sets out the approach to development, including retail as a District Centre, in this location.	0013 01315 0042	Darenth Parish Council EDC Gravesham BC
Further information is needed on the future of Bluewater	Noted. The Plan provides further detail than the Preferred Options consultation paper	The plan updates policy for Bluewater – Policy M22. It is appropriate for the plan to continue to set out the overall planned role for Bluewater. Even without the presence of a large planning application which is under implementation but may or may not be largely built out at Bluewater; there is clearly uncertainty across the retail sector at present.	0004 0124 0066	Bean Residents Association Thurrock Council LB Bexley
Outputs from the Retail Study need to be	Noted.	The study is published along with the Plan. Local authorities were invited to a	0521 0217	CPRE GLA

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
confirmed/consulted on – is a cinema in the TC justifiable? Other leisure facilities may be better given cinema at BW is close		briefing, and a chance to input, to the study. A cinema would be a very appropriate use in the town centre, as the study confirms. The study has fully informed the Plan.	01528	Private Individual
Heritage needs consideration of TC regeneration / character	Agreed..	Heritage has a strong focus throughout the Central Dartford chapter and the rest of the Local Plan. The heritage environment and assets were a key consideration when drafting the Central Dartford chapter and policy reflects this.	01052 0005 01371 01423 0013	Historic England Bean Parish Council KCC J Clubb Ltd Darenth Parish Council
Needs more emphasis on environmental improvements to town centre	Agreed. The Plan provides further detail than the Preferred Options consultation paper	The Central Dartford section has strong emphasis on this. The council is continuing to take forward more projects for improvements to delivery.	-	Private Individual
Regeneration of Town Centre and Bluewater raises cross-boundary strategic issues	It has not been demonstrated that the regeneration of Dartford town centre raises significant strategic matters of cross-boundary significance. Bluewater is a regional facility.	Dartford has engaged extensively with neighbouring authorities on retail and other matters, including a town centre focused session with partners in 2020. Town centre plans have benefited from significant publicity and further discussion can readily occur as required for interested parties. Policy for Bluewater has been informed by points raised by local authorities.	0042 0066	Gravesham BC LB Bexley
Sites in Dartford Town Centre for additional development need to be reviewed in order to have a complete audit of	Extensive consideration has been given to town centre opportunities for Plan policy, and via the adopted 2018 Framework. National policy is complied	All sites with potential for development have been reviewed in the SHLAA. In terms of housing, those deemed developable/ deliverable are included in	0042	Gravesham BC

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
available land in line with the NPPF	with as sufficient land exists to meet potential identified retail needs within the town centre.	the trajectory in line with the NPPF and PPG guidance.		
High density, as option 2A, is also supported in suitable places	Continuing on from the Preferred Options consultation, the density is not prescribed in policy and a design-led approach has been put forward, without a narrow focus on prescribing high density to all sites in the area.	NA	01371 01509 01515 01521	KCC Tristan Capital Partners British Land Muse Developments Ltd
Traffic needs to be addressed, comprehensive active travel network needed. There needs to be additional requirement to address exacerbation of traffic congestion caused by new housing in town centre on immediately neighbouring residential areas as most of this traffic uses Burnham Road/St Vincent's Road.	The proposed approach seeks to enhance public transport and active travel options. The Transport study considers locations which will be negatively impacted by new development identified in the Local Plan, after taking into account an uplift in active and sustainable travel. The Plan and IDP identifies schemes that will support increased active and sustainable travel and that particularly mitigate identified impacts, including within the town centre and neighbouring areas.	Travel needs and opportunities were a key consideration when drafting the Dartford Central chapter, in particular the Broad Location policy which seeks to improve connectivity of the Town Centre across the Ring Road. Policies M16 and 15 require developments to make provision to minimise and manage arising transport impacts, including promotion of active travel.	01526 01528 01533 01529 -	Private Individual Private Individual Private Individual Private Individual Private Individual
Policy criteria must allow for flexibility – adaptability,	Agreed	Policy has been designed to achieve borough strategies whilst also allow for flexibility. The wording has been reviewed in light of the need for flexibility and changing needs.	01315	EDC Ebbsfleet Central
Retail opportunities of rural areas have been overlooked	The retail study is Borough-wide, however throughout the country the	N/A	01433	William Chaplain Ltd

<u>Main Issues raised</u>	<u>Council Response</u>	<u>Council Action</u>	<u>Respondents' unique ID</u>	<u>Respondents' name</u>
	scope for low density population areas to viably support new retail is low.			

Infrastructure and Transport Q7, Q12 & Q13

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Third river crossing is an important consideration for transport policy/strategy. Lower Thames Crossing needs to be carefully managed as to not disrupt the current network	Consideration has been given to the effect of Local Plan development on the current network with or without delivery of the proposed river crossing through the Transport Study. Findings have informed policy and identification of infrastructure projects	The Council will continue to monitor the progress of the Lower Thames Crossing proposal and work with partners to reduce impacts on Dartford's road network.	0013 0116 0503	Darenth Parish Council Swanscombe & Greenhithe Town Council TfL
Impact of Crossrail needs to be considered. Is Crossrail deliverable within the plan period? Current infrastructure should not be jeopardised and the benefits have not yet been quantified. Crossrail has potential to impact on: flood risk, environment, homes, business, current passenger journeys/ passenger congestion, car use into the borough to get on train.	It is understood that the introduction of Crossrail within the Borough of Dartford would potentially represent a major change in infrastructure provision and could have other impacts; however there is substantial uncertainty over the form, prospects and timing of any intervention.	The monitoring framework within the Local Plan identifies factors that may trigger the need for a review of this Local Plan. The approval for Crossrail extending into Dartford is one such trigger identified and would necessitate a Local Plan review.	0013 0034 01529 0521 0503 01524 -	Darenth Parish Council Environment Agency Private Individual CPRE TfL Private Individual Private Individual
Accessibility of train stations needs addressing	Agreed	Upgrades to train stations are supported in transport policy.	01443	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Partnership with health providers needed for delivery of health infrastructure / Health provision needed (Darent Valley Hospital) Definition of 'Health Hub' needed	The Council works with the NHS Clinical Commissioning Group, KCC Social Care and Darent Valley Hospital Trust as service providers for health and well-being facilities and will continue to do so. Health Hub defined in the glossary.	Through this partnership approach infrastructure necessary to support development for improved health provision is identified within the Council's Infrastructure Delivery Plan which is regularly reviewed.	01315 0004 01524 0542 0407 -	EDC Bean Residents Association Private Individual Fawkham Parish Council Private Individual
Education provision – clear need to be identified and articulated. No capacity for school expansions therefore need must be delivered by provision of new schools, funding to be considered	The Council works with KCC Education, the local education authority, on the provision of schools to meet the demand generated by planned development. Policy S2 supports large development sites retaining land for essential infrastructure and elsewhere land being safeguarded when necessary.	New and expanded school provision is identified within KCC's Commissioning Plan for Education in Kent which is reviewed annually. The Council's Infrastructure Delivery Plan reflects this document and the Council work with KCC to overcome any issues regarding the delivery of this key infrastructure.	01234 01505	KCC Education Department for Education
Concerns around CIL, clarity on review and funding gaps	Whilst a review of CIL is not needed for Local Plan soundness, the Council will consider the findings of the Local Plan Viability Study, in considering a need to review the current rates in the Borough.	The 2021 LDS recognises the potential need to review the CIL charging schedule and outlines a potential programme. The Infrastructure Delivery Plan will continue to be updated, in conjunction with infrastructure delivery partners, and the programme of CIL funding forward to support delivery will continue. The IDP seeks to identify funding requirements and gaps.	01234 0004 01315 01371	KCC Education Bean Residents Association EDC Ebbsfleet Central KCC
Cycleways needed, parking over-spill is an issue	The Transport study considers an uplift in active travel modes. It is acknowledged that such an uplift will require measures such as new	Promotion of active travel infrastructure included in active travel policy, in line with the Cycle Network Development Study by Sustrans. Additionally, Strategic	0004 0521 01525	Bean Residents Association CPRE Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	cycleways. Local Plan policy promotes and requires development to provide active travel infrastructure. Identified schemes are included in the IDP.	Objective I2 encourages a high quality and comprehensive walking and cycling network. Policies M16 and 17 require development to respond to localised impacts including parking pressure, provision of cycle routes particularly to facilities and associated infrastructure such as cycle parking. It is planned that the Council's current Supplementary Planning Documents, including that on Parking, will likely be reviewed after the adoption of the Local Plan. EDC are bringing forward guidance for the Garden City.		
Infrastructure to be delivered on site first to mould new residents' behaviour. Temporary uses should be supported	Agreed. This should occur as much as feasibly possible.	Strategic Policy S2 encourages major sites to be masterplanned to ensure that infrastructure can be delivered when it is needed. Meanwhile uses supported at EDC where most opportunity exists	0521 0116 01423	CPRE Swanscombe & Greenhithe Town Council J Clubb Ltd
Plan should safeguard tram route	Strategic Objective I2 aims to facilitate public transport links. At the present time however there is a lack of evidence regarding the viability and deliverability of a tram within the Plan period.	NA	0521 01537 01443	CPRE Private Individual Private Individual
Green Grid/ Open Space needs to be addressed	Agreed.	Policy S2 ensures that the Green Grid network will continue to be upgraded and expanded.	0004 01520	Bean Residents Association Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
		Policy M14 continues to ensure that green and blue infrastructure is delivered through new development and that existing open spaces are protected.		
Transport infrastructure south of the borough needed	The Transport study has considered the impact on the road network of Local Plan proposed development. Whilst forecast development is concentrated in the north of the Borough, the study has considered if issues may arise in the south of the Borough. It is not envisaged that major new transport infrastructure will be required as a result of the Local Plan.	The Council will continue to work with Kent Highways to monitor and review the need for new transport infrastructure in the south of the Borough, as part of regular programme reviews.	01427	South Darent Farms & Cold Stores
Digital infrastructure to be addressed	Agreed.	Strategic Policy S2 proposes that new high quality and advanced communications infrastructure developments will occur in line with national policy and Borough needs.	01371	KCC
Waste to be addressed	Kent County Council has recently adopted a new Minerals and Waste Plan. Within this, there were no new identified sites in Dartford.	Residential design provisions are set out to account for waste. The Council has worked with Kent County Council with regard to land opportunities for waste facilities and will continue to do so.	01371	KCC
Strategic Flood Defence Zone should be extended. Will land for new barrier be protected by green belt policy and if so what	Agree that the Strategic Flood Defence Zone should be extended to include all the areas alongside existing/ potential Thames flood defences.	The Council has been working with the Environment Agency regarding the Strategic Flood Defence Zone and the potential need for new flood defences.	0034 0124 0217	Environment Agency Thurrock Council GLA

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
would this mean for a new barrier being built on green belt land? What area is Long Reach?	There has not yet been a decision on whether a new flood barrier would be located at Long Reach or the extent of land required for this. This land will remain in the Green Belt.	The infrastructure diagram has been amended to include the Flood Defence Zone.		
Highway improvement	The Council works with Kent County Council, as the local highway authority, and Highways England, responsible for the strategic road network in identifying and bringing forward highway improvements.	Improvements to the A2 Bean and Ebbsfleet junctions are underway and work is progressing on bringing forward improvements to the M25(A282) Junction 1A. The Council has carried out a comprehensive Transport Study of the planned development set out in the Local Plan and any further highway improvements identified will be included within the Council's Infrastructure Delivery Plan.	01416	Bericote Properties
Poor air quality should be considered in decision making (102d – NPPF) Concern is held around Air Quality and the boroughs 4 air quality monitoring areas - no assessment appears to have been prepared that considers possible effect of the scale of the new development on the air quality and whether these	Noted, the Plan provides further detail than the Preferred Options consultation paper. Air quality has been closely considered.	Policy M2 (Environmental and Amenity Protection) will apply to all development. This includes reference to impacts on air quality, in particular impacts within or immediately adjacent to Air Quality Management Areas (AQMAS). Policies put forward actions on planning related matters of air quality. The AQMAS are currently subject to review and the Action Plans are being updated.	0135 01501 0521	Wilmington Parish Council KCC Emergency Planning CPRE

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
areas need to be adjusted / or new ones adopted.				
Should maximise use of the Thames (102d – NPPF) and consider riverside infrastructure	Agreed	Enhancement to riverside areas and use of river supported through strategic policy	0116 0042 01522 0087	Swanscombe & Greenhithe Town Council Gravesham BC Dartford & Crayford Creek Restoration Trust Port of London Authority
Need to consider the impact on existing residents and/or road network – road network is already strained (102a – NPPF) Should also address impact on local residential roads that provide access (for example, Burnham Road)	Noted. As strong emphasis is placed on development being well located to public transport and the provision of Active Travel to reduce the need to travel by private car. A Transport Study has also been commissioned to assess the impact of planned development.	Development Management Policies M16 and M17 set out the requirements that development will need to meet including any potential impact on local areas. Outputs from the Transport Study will inform the Council's Infrastructure Delivery Plan regarding the need for localised highway improvements.	0004 0116 0046 01525 0066 0115 -	Bean Residents Association Swanscombe & Greenhithe Town Council Private Individual Private Individual LB Bexley Sutton at Hone & Hawley Parish Council Private Individual
Should consider promoting sustainable travel network to reduce car use / Healthy Streets principles / GI for promoting sustainable travel (102c / 104d – NPPF) including	Agreed. The Council has an ambition to achieve transport modal shift away from the use of private vehicles towards more sustainable modes of travel. Within the Local Plan there is a strong emphasis on development having access to public	Strategic Policies S1, S2 and S3 set out broad principles for development regarding public transport accessibility and the provision of walking/cycling infrastructure. These are followed	0503 01315 01397 0031 0042 0104	TfL EDC Private Individual Natural England Gravesham BC Sevenoaks DC

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
rights of way and infrastructure provision	transport, providing safe and accessible walking and cycling routes and contributing to a wider Green Grid network.	through in policies relating to Central Dartford and Ebbsfleet Central. More specific requirements for development are set out in Development Management Policies with M16 and M17 focusing on travel management and more sustainable forms of transport.	01509 01371 01514 01416 01501 01525 01533 01536 01537 0407 01423 0725 0445 0217 01443 -	Tristan Capital Partners KCC KCC Bericote Properties KCC Emergency Planning Private Individual Private Individual Private Individual Private Individual J Clubb Ltd Medway Council Southfleet Parish Council GLA Private Individual
Areas in the south that are, or can be made, sustainable should be considered (103 – NPPF)	Sites (including the south of Borough) are assessed within the SHLAA following the set methodology and are reviewed in line with national policy.	N/A	01441 01427 01373 01514 01517	Cooper Estates South Darenth Farms & Cold Stores Burhill Developments Ltd KCC Countryside Properties & Colyer Greenhithe Trust

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Duty to Cooperate – must not impact cross boundary road networks	Noted. The Council has worked closely with neighbouring authorities and other partners since 2017 and intends to continue with the aim of completing Statements of Common Ground, updating/ building on agreed drafts or discussions,during/ directly following the Regulation 19 consultation.	The Council will share outputs from the Transport Study publically, including with neighbouring authorities, Kent County Council (as local highway authority) and Highways England (strategic road network) to reach agreement on any impacts and improvements required to the cross-boundary road network.	0725	Medway Council

Ebbsfleet Garden City Q5 & Q15A

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Consider what development can be achieved in light of market signals	Noted. The Ebbsfleet Central Masterplan is currently being drafted by the EDC with close regard to delivery and market requirements.	The drafted Local Plan sets expectations in terms of employment, retail and community floorspace and is based on the commissioned evidence.	01519 -	Heaton Planning Private Individual
Focus more on higher density residential development	The Plan's proposals for Ebbsfleet Central are not based on driving up density from previous levels.	Housing numbers for EDC have been determined based on current permissions and pending applications as well as robust masterplanning using design, character, heritage and infrastructure to set parameters. The Ebbsfleet Central Masterplan, which is currently being drafted, will provide further detail once finalised.	01518	Berkeley Homes
Allocation should be flexible to allow a high-quality mixed-use	Agreed.	Ebbsfleet Central has been allocated for mixed use development with broad criteria based policy to encourage	01315	EDC (Ebbsfleet Central)

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
development of residential and employment uses		development to come forward as intended. The Council has worked closely with the EDC in the development of the Ebbsfleet Chapter and the policy remains flexible to the changing needs of the area.		
Avoid damaging existing communities/ town centres and be integrated with the wider community	Agreed	The applicable chapter has taken Swanscombe town into consideration for this reason, and close regard has been given to links and impacts.	0135 01443	Wilmington Parish Council Private Individual
Provide cultural/ leisure/ sports facilities	Agreed	Policies require good provision of land for recreation. Policy E3 on the Ebbsfleet Central Allocation highlights the expectation for education, health and community facilities to be delivered on site.	0445 01494 01537	Southfleet Parish Council Land Securities Private Individual
Evidence of transport impacts needed and take account of London Resort access	London Resort is not proposed by the Plan.	Close consideration of transport impacts is occurring. The monitoring framework within the Local Plan identifies factors that may trigger the need for a review of this Local Plan. The first stage of significant construction, should the London Resort gain approval, will trigger a review of the Local Plan to ensure all impacts can be addressed.	0004 0042	Bean Residents Association Gravesham BC
Need to understand the role of function of the centre relative to the wider network of centres, including Bluewater; should be underpinned by evidence	Agreed.	This occurs through the retail & leisure study.	0042	Gravesham BC

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Protect habitats, species and designated sites of importance for biodiversity – acknowledge the biodiversity and importance of brownfield sites also. Black Duck Marsh is nationally significant. the vertical planned development should be shifted further east away from Black Duck Marsh	Consideration has been given to the protection of habitats, species and designated sites and current policy reviewed and updated. This has included review of national policy requirements. The proposed update to the policies plan has identified both designated and locally important land in the Borough.	A significant area of Swanscombe Peninsula has been identified as Borough Open Space due to the variety of habitats and importance to biodiversity within this area, this includes Black Duck Marsh. Policy M14 and M15 will apply to development proposals in this area to protect biodiversity value and ensure mitigation where necessary.	0031 01371 01501 -	Natural England KCC KCC Emergency Planning Private Individual
Retain and enhance the landscape and use it for flood attenuation	Agreed	This is addressed in a range of policies.	01501	KCC Emergency Planning
Enhance green space, also create new ones	Agreed	Policy M14 (previously Core Strategy Policy CS14) continue to ensure open space is delivered through development and that existing Borough Open Space is protected.	01371	KCC
Impacts on all heritage assets, including scheduled monuments and archaeology, should be assessed and included in the masterplan	Noted.	The masterplan for Ebbsfleet Central is being developed by the EDC.	01052 01371	Historic England KCC
Protect riparian heritage	Agreed	Riparian and heritage policies feature in DM policies	01503	Simply Planning
Terms need to be clearly defined	Agreed	A glossary has been developed and included in the Plan.	-	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Proposed development would result in the direct loss of open mosaic habitat (a priority habitat) which supports significant amounts of invertebrates and other species. Contrary to para 174 of the NPPF which requires them to be safeguarded. Need to consider alternative development scenarios.	It is not the Council's intention to see the entirety of the peninsula developed. The council acknowledges the importance and benefits of the open mosaic habitat and other ecological benefits in the area.	The Land North of Swanscombe policy (E6) clarifies the area deemed suitable for regeneration and makes reference to the need to protect and enhance important ecological habitats. Additionally the majority of priority habitats on the Peninsula have been identified for Borough Open Space designation due to their biodiversity function and will be protected and managed by policy M14.	0031	Natural England
Clarity needed on uses, form and amount of development proposed and its impacts, approach is unclear given the SHLAA results	The Plan provides further detail than the Preferred Options consultation paper	The Ebbsfleet (and Swanscombe) area has its own section within the Local Plan to provide clarity and detail on development and provision..	0042 0124	Gravesham BC Thurrock Council
Entertainment resort must be the preferred option for the delivery of regeneration on the peninsula	The Resort has not been advanced via the Local Plan process. The promoter has instead been seeking a DCO. Limited firm information has been available on the scheme throughout plan preparation.	Land north of Swanscombe policy developed to provide criteria based policy for any future development, and appropriate plan provisions set out should the resort come forward	0518 01330	Swanscombe LLP London Resort Company Holdings
Policy should not preclude higher density development	It has not been demonstrated that the Peninsula is suitable for higher density development.	Area policy highlights design constraints. Generic policy sets expectation for design based density and does not set maximum levels.	0518	Swanscombe LLP

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Enabling development will be needed to deliver an ecological park	Noted. An ecological part is a suitable and reasonable delivery focus for the Garden City in this location.	Land is protected in the plan for open space to secure its status and enable implementation proposals to be formulated.	0518	Swanscombe LLP
Should identify opportunities for smaller scale development sites to come forward independently	Noted	Policy is consistent with this.	0518	Swanscombe LLP
Protect existing businesses	Agreed.	The existing employment area within Swanscombe is to be retained.	0004 01538	Bean Residents Association Private Individual
Alternative development would involve retaining the employment uses in the south east, residential development in the south west, retaining the marshes, a marina/ Visitor centre and residential in the north	Noted.	Policy criteria have been included that may allow a number of aspects of this.	01538	Private Individual
Cross boundary strategic approach required, development should be subject to a comprehensive masterplan for the whole peninsula	Noted	The Ebbsfleet Implementation Framework covers/plans for the whole Garden City, which has been subject to regular formal discussions for several years. The approach draws from the Framework's proposals .	0042 0124	Gravesham BC Thurrock Council
Consider how proposals would integrate with and impact on the surrounding area; need for investment in Swanscombe	Noted	Policy E3 (Swanscombe) sets out the approach, including benefits which should derive from development in Ebbsfleet Garden City.	01315 0005 01494 01526	EDC Bean Parish Council Land Securities Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Amount of retail and leisure development should be ancillary so that it does not harm the vitality and viability of Bluewater	Noted	The Borough retail & leisure study takes into consideration both the permitted floorspace additions at Bluewater and the planned floorspace within Ebbsfleet Garden City. The study has informed Plan drafting.	01494	Land Securities
Need to consider transport (and air quality) impacts, road network improvements required	The Council is working in partnership with the Ebbsfleet Development Corporation, Kent County Council and Highways England regarding transport provision within the Ebbsfleet Garden City. A Transport Study has also been commissioned to assess the impact of the planned level of development.	Improvements to the transport network within Ebbsfleet Garden City are coming forward through the EDC's Investment Programme and the Strategic Transport Infrastructure Programme (STIP) managed by KCC. These are then incorporated into the Council's Infrastructure Delivery Plan. Highways England has started work on improvements to the A2 Bean and Ebbsfleet Junctions. Any requirements for further highway improvements identified through the Transport Study will be discussed with partners and neighbouring authorities.	0005 0042 01371 01494	Bean Parish Council Gravesham BC KCC Land Securities
Safeguarded minerals area due to sub-alluvial river terrace deposits which are high quality potential sand and gravel resources	Noted. Kent Minerals and Waste Plan policies will apply.	NA.	01371	KCC
Need for more waste facilities	The recently adopted Kent Minerals and Waste Local Plan does not show any new sites for waste facilities within	NA.	01371	KCC

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	Dartford Borough, but discussions are ongoing with KCC.			
Assess and retain areas of ecological importance, consider need for biodiversity net gain	Agreed	Policies S2 (Infrastructure Strategy) and M15 (Biodiversity and Landscape) ensure that areas of ecological importance are protected and that new development will result in biodiversity net gain.	0135 01371 0034 01501 -	Wilmington Parish Council KCC Environment Agency KCC Emergency Planning Private Individual
Restore the landscape to provide flood attenuation and climate change resilience	Noted	Policies S2 (Infrastructure Strategy) and M14 (Green and Blue Infrastructure and Open Space Provision) aim to upgrade and expand the Green Grid/ Green and Blue Infrastructure network. Policy M4 (Flood Risk and Riverside Design) requires major new developments to include multifunctional Sustainable Drainage Systems where appropriate. These policy requirements will lead to greater opportunities for flood attenuation.	01501	KCC Emergency Planning
Need to define what 'high-class 21st Century Garden City' and 'quality' neighbourhoods mean	The Plan is to provide further detail than the Preferred Options consultation paper	This has been expanded upon in the relevant Plan section	-	Private Individual
Need to define what 'efficiently designed' means	The Plan is to provide further detail than the Preferred Options consultation paper	This wording has not been used in the Plan itself, instead the concept has been expanded upon in the Ebbsfleet chapter	-	Private Individual
Need to reference what Garden City 'principles' are	Noted	Garden City Principles have been included in the Ebbsfleet chapter	-	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Impacts on archaeology should be assessed and included in the development proposals	Archaeological impacts of development will be assessed on a site by site basis at the development management stage.	NA.	01052 01371	Historic England KCC

Natural Environment, Energy and Flooding Q4, Q17 & Q18

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Plan should address improvements to existing green spaces or Council created open space/green grid provision. Green space should also be designated for protection. Greater amount of open space may be needed given flatted development. Green Infrastructure should be strategically planned. Historic Landscape Characterisation will assist develop a coherent green grid (NPPF 170)	Noted	Policy M14 (previously Core Strategy Policy CS14) continues to ensure open space is delivered through development and that existing Borough Open Space is protected.	0004 0005 01507 01371 01501 0521 0031 01371	Bean Residents Association Bean Parish Council Private Individual KCC KCC Emergency Planning CPRE Natural England KCC
Accessibility to woodlands/ open spaces needs to be improved	Noted.	Several policies address this.	01501 01529	KCC Emergency Planning Private Individual
Allotments important especially if flats developed	Noted	Ebbsfleet Central has plans for allotment. Existing allotments in the Borough are protected, many by PLGS or others by BOS.	01535	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Edible landscaping should be promoted	Noted	Key component of garden city. Referenced in new residential amenity space policy to ensure new homes have gardens which provide opportunity for residents to grow their own food.	01507	Private Individual
Environmental survey should be carried out. No disruption to green spaces should be made unless for ecological reasons	Noted	Policy M14 (Green and Blue Infrastructure and Open Space Provision) will ensure that new development makes provision for new open space and that existing open spaces are protected.	0116	Swanscombe & Greenhithe Town Council
Policy around green spaces should also ensure biodiversity/wildlife does not deteriorate (NPPF 174)	Noted	Green Infrastructure and Open Space Provision policy addresses this.	0034	Environment Agency
The Strategic Habitats Regulations Assessment may affect the plan – climate change may impact estuary habitats and therefore impacts of development	Noted	The Habitats Regulations Assessment (HRA) has not found any adverse impacts on internationally important biodiversity sites as a result of the policies and allocations in the Plan. Additional supporting text to policy M15 has been included to reflect the recommendation in the HRA.	0521	CPRE
Green infrastructure policies should reduce flood risk of the Darent River. Opportunity to improve public realm along rivers exists and should be enabled.	Agreed	River Darent highlighted as key opportunity/ asset in Central Dartford Chapter, Enhancement of river is part of Central Dartford vision and policy D1, river regeneration key aspect of broad location allocation policy D6. Also referenced in DC policy re open space. River included in green grid definition.	0104 0034 01501 0087	Sevenoaks DC Environment Agency KCC Emergency Planning Port of London Authority
Is there a need for sport centres? If so how will they be funded? (NPPF 96) Playing Pitch strategy 2016 Does the playing pitch strategy include the needs of employers in the Borough?	Noted	The Ebbsfleet Central Allocation policy ensures that sufficient health, education and community use provision will be delivered. The Fairfield Leisure Centre was recently upgraded.	0521	CPRE

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
		Sports pitches have been provided at Ebbsfleet Green.		
Stronger policy on protecting gardens from development needed	Noted	Policy amended.	- 01529	Private Individual Private Individual
G9 is too inflexible and needs to consider site constraints/opportunities (30% site delivered as green space).	This approach is in existing policy. Historic delivery of open space in line with this policy (previously CS14) is good. This is an important policy for the borough to be able to achieve environmental ambitions and it is not intended that the provision be reduced.	Where communal open space is delivered on site, this will now be permitted to be included in the 20/30% calculation to provide some flexibility and promote land use efficiency.	01066 0518 01518 01505	PMG Swanscombe LLP Berkeley Homes Department for Transport
Development should provide its own open space. Quality expected from developer is critical. Definition of 'good quality' needed, Minimum size for balcony/garden provision and communal amenity size requested	Noted	Policy M14 (previously CS14) will continue to ensure new developments provide open space. A new policy (M10) regarding residential amenity space has been introduced with clear guidance on what good quality amenity space is and what is expected of developments. Minimum size for communal space has not been provided due to the inconsistency of site sizes/ constraints. Communal space will be supported however private amenity space is preferred.	01423 01507 01315 -	J Clubb Ltd Private Individual EDC Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
<p>Inclusion of water efficiency conditions on any planning permissions would be beneficial</p> <p>Water efficiency could also be promoted to existing buildings, and not limited to new buildings, either residential or non-residential across the Council.</p>	Noted. Condition of 110litres/day already in use and will continue	BREEAM excellent required for large non-resi and 110litres/day required for residential conversions and new builds. Grey-water recycling also encouraged for large scale residential development under a new sustainable construction policy (M3).	01138	Thames Water
Kent Design Guide to be referenced	Agreed.	The Kent Design Guide has been referenced in Good Design for Dartford Policy (M1).	01371	KCC
<p>Electric vehicle charging points needed, policy should stick to national guidelines for consistency, if not wording needs to be clear. EVC strategy may be useful. Consideration of negative impact of electric vehicles also to be considered</p>	Noted	Electric Vehicle charging points are required for new residential properties with dedicated/ allocated parking spaces, and for a proportion of parking spaces provided as part of new employment, leisure and retail development under policy M1. Additionally all shared parking spaces must provide charging points or enable future provision.	0521 01506 01371 01501	CPRE Home Builders Federation KCC KCC Emergency Planning
How credible is it to reduce car use by 2036 from 2020 levels	Getting new homes in the right location is essential. The overall level of housebuilding for the Borough is however set out by government.	The Local Plan Transport Assessment will compare 2037 forecast traffic levels, taking into account planned development, with 2019 levels. The assessment will also compare 2037 levels with forecasts that assume a higher proportion of people will travel by sustainable modes. These findings will indicate the degree of change to vehicle levels during this period that can be expected. Taking into account planned development growth, a number of Local Plan	-	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
		policies provide the potential for higher levels of sustainable travel to be achieved.		
Solar should be required	Noted	A new sustainable construction policy (M3) encourages use of renewable and/or low carbon technologies.	0521	CPRE
Future Homes Standard/ net zero policies should be introduced, especially at Ebbsfleet	Noted	Government policy is due to change but has not been confirmed, though an approach is set out to this end. 19% beyond Part L of the building regs required ahead of Future Homes Standard under a new sustainable construction policy (M3). 19% is the maximum that a Local Authority can prescribe in a Local Plan in line with latest PPG.	0521 01371 -	CPRE KCC Private Individual
More detail should be provided on SuDS – should achieve Greenfield run-off rates, Surface water and waterways should be included within the policy, water recycling should be required (NPPF 165 for major dev)	Noted	Importantly policy secures land for SuDS. Policy M4 (Flood Risk and Riverside Design) requires major new developments to include multifunctional Sustainable Drainage Systems where appropriate. Further information is set out in the Strategic Flood Risk Assessment. Policies S3 (Climate Change Strategy) and M3 (Sustainable Technology, Construction and Performance) require developments to incorporate water efficiency measures.	01138 01371 -	Thames Water KCC Private Individual
SFRA needed, more than 100 year period should be considered	Noted	A Strategic Flood Risk Assessment has been carried out. This considers different climate change scenarios and epochs, including 2120. This approach was agreed with the Environment Agency.	0521 01371 0034	CPRE KCC Environment Agency

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Policies should also do more to increase resilience – particularly flood and drought. The latest UK climate projections (CP18), indicate that Dartford will be increasingly vulnerable to climate change impacts, so it is important policies consider future risks, not just the weather extremes currently experienced.	Noted	Policy S3 (Climate Change) requires development to be well located, innovatively designed and constructed to mitigate and adapt to the effects of climate change. It sets out the roles of Green Infrastructure, Flood Risk Management and Sustainable Design and Technology in this, all of which are subject to more detailed development management policies (M3, M4 and M14)	01371	KCC
Waste management should be included in policy (for climate change goals)	Noted	Sustainable design and construction policy introduced (M3)	01371	KCC
Duty to cooperate – green grid is a cross boundary issue that needs attention	Noted	Green Infrastructure diagram shows strategic Green Grid links such as the England Coast Path and NCR1.	0042	Gravesham BC
Duty to Cooperate - Barrier at long reach needs decision, safeguarding site important and has cross-boundary impact (Thurrock)	Noted	The supporting text to Policy M4 (Flood Risk and Riverside Design) refers to a potential flood defence barrier at Long Reach and its indicative location is shown in the Infrastructure Diagram. Policy M4 refers to the need to take into account future flood defences.	0004 0124	Bean Residents Association Thurrock Council
Public rights of way should be addressed within the policy (98 – NPPF). Policy for new developments must see that dev positively accommodates existing PRoW and contributes towards the delivery of network improvements.	Noted	Public Rights of Way have been identified and included within the Green Grid policy (M14). Public Rights of Way are included in the definition of Green Infrastructure. Public Rights of Way will be addressed on a site by site basis at the development management stage	01371	KCC
Add tree protection alongside tree provision and specify preferred types.	Noted	The development management policy on Biodiversity and Landscape (M15) relates to tree protection and provision. Country Parks referenced in supporting text.	-	Private Individual

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
The approach to protecting residential gardens from development needs to be strengthened not continued. Need to add improvement of country parks/SSSI/Ancient Woodland/heath/marshes.		Policy relating to the protection of existing garden space has been reviewed and strengthened (M11).		
Ecological benefits of green space should not be lost from developments - maintenance	Noted	Policy M14 (previously Core Strategy Policy CS14) continue to ensure open space is delivered through development and that existing Borough Open Space is protected.	0013	Darenth Parish Council
Green infrastructure and flooding should be referenced for Ebbsfleet Central – link to flood policies. Different types of defences provide protection from tidal flood risk in this location	Noted	Flooding referenced in North Swanscombe policy. The development management Flood Risk Policy (M4) applies borough wide.	0034	Environment Agency

Employment Q16

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
What evidence is there on traffic generation of Littlebrook? Concern on the ability of the road network to cope with Littlebrook dev. Travel plan is essential, crossways and Watling street already under pressure when Dartford Crossing slows.	This relates to the planning application(s). Planning consent for the redevelopment of Littlebrook Power Station was granted on 12 June 2020 (DA/01515/FUL). Consent was granted with	The Council is working with Highways England and Kent County Council regarding the longer term improvements to A282 Junction 1A. This work will be informed by outputs from the Local Plan Transport Study which will assess the impact of planned development with and without the Lower Thames Crossing.	0013 0004 0116 0521	Darenth Parish Council Bean Residents Association Swanscombe & Greenhithe Town Council CPRE

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Development should depend on improvements at J1A. Needs to consider LTC, dev should be delayed until LTC	Conditions on the provision of a Delivery & Servicing Management Plan and a Traffic Management Plan. A s106 Agreement was also completed including with obligations requiring the provision of Travel Plan and improvement to A282 Junction 1A.		01371	KCC
Concerns over odour for Littlebrook given proximity to SWS – Thames water	This relates to the planning application(s).	Thames water input to application.	01138	Thames Water
Policy approach should contain aims, indication of scale, mix and quantum, and the criteria including design and place requirements plus a commitment to an Area Action Plan/ masterplan. Objection to Swanscombe Peninsula concept – ecology	Noted	<p>The Plan provides further detail than the Preferred Options consultation paper.</p> <p>Dartford has been closely monitoring the progress of the London Resort. At the current point in time, there is uncertainty whether London Resort will come forward.</p> <p>The Ebbsfleet area chapter has been drafted based on best available evidence at the time and in line with the Councils intention for protecting important green and open spaces.</p> <p>The Swanscombe policy within the EDC chapter clarifies the area deemed suitable for regeneration.</p>	0124 0034	Thurrock Council Natural England

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
		Additionally the majority of priority habitats on the Peninsula have been identified for Borough Open Space designation due to their biodiversity function and will be protected and managed by policy M14.		
Employment figures are unclear at the moment. Lack of certainty around Ebbsfleet Central and Swanscombe Peninsula. Further evidence should cover this and cover transport impacts of cross-boundary travel to work.	The Plan provides further detail than the Preferred Options consultation paper	The Council has carried out further work in identifying the employment areas and indicative floorspace area. Employment land has been considered in transport study.	0521 0042	CPRE Gravesham BC
Use of Thames must be maximised	Agreed.	Support for use of the Thames, for recreational and transportation uses, has been given in Strategic Policies S1 and S2 and in Travel Management Policy S16.	0087	Port of London Authority
Policy fails to recognise economic contribution of the rural areas	Not in line with council strategy.	NA	01433	William Chaplain Ltd
Intensification should exclude Bean Triangle	Noted	Bean Triangle is within the Green Belt. Policy E5 recognises this and applies national policy which offers protection to Green Belt sites.	0004	Bean Residents Association
Provision is needed for employment uses not neatly defined – open yard, storage etc. Bean Triangle should be designated for this	Noted	Bean Triangle is within the Green Belt. Policy recognises this and complies national policy which offers protection to Green Belt sites.	0191	WT Investments

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Green Belt review could find suitable locations for mixed-use development in the south NPPF 83	Development needs can be met in sustainable locations in the urban part of the Borough and there are no exceptional circumstances to justify a Green Belt review.		01531	Kitewood

Affordable Housing Q19

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
Impact of the requirements on the viability of development needs to be understood	Agreed.	Viability Study has been produced and the policies reflect the outputs from this.	01514	KCC
Should retain a sufficient amount of flexibility (i.e. amount of provision, tenure mix) to ensure viability, 35% unlikely to be realistic for urban redevelopment schemes	Noted.	Viability study has been produced and the Affordable Housing Policy (M7) has been refined accordingly	01509 01518 01521	Tristan Capital Partners Berkeley Homes Muse Development Ltd
Is the uplift in affordable housing and change of tenure achievable in the light of the large proportion of the housing land supply being made up of previously permitted sites?	Noted	The requirements in policy M7 (Affordable Housing) reflect the results of the Viability Study which found that 35% affordable housing provision is viable in developments in all parts of the Borough except Central Dartford where 20% is a more realistic figure.	0042	Gravesham BC

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
There needs to be reference to site sizes that the threshold will apply to, not just numbers of dwellings	Agreed.	Affordable Housing Policy (M7) applies to sites over 0.5 hectares (etc) in addition to the number of dwellings.	0004	Bean Residents Association
The proposed strategy reduces the ability to provide any meaningful amount of affordable housing	The strategy of focusing development on brownfield sites in the urban area to promote regeneration complies with national policy and is the most sustainable approach. The Residential Needs Assessment and Viability Study indicate that affordable housing to meet needs can be provided.	NA	01531	Kitewood
There is no indication of whether the targets and thresholds can deliver the amount of affordable housing required	This was set out in evidence.	This is addressed in the Residential Needs Assessment, however the proposed targets and thresholds reflect the outcome of the viability study.	0521	CPRE
Affordable home ownership should not focus on shared ownership but should allow for flexibility of products including rent to buy	Noted..	Policy M7 (Affordable Housing) allows for a flexibility of affordable housing products, in accordance with national planning policy. The supporting text refers to rent to buy as one of these products.	01322	Rentplus
Question whether there should be a minimum percentage of social housing	Noted	For developments where affordable housing provision is required, the supporting text to policy M7 (Affordable Housing) refers to 20%	0115	Sutton at Hone & Hawley Parish Council

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
		of the total housing being provided as social/ affordable rented tenures. This is in accordance with the recommendation in the Residential Needs Assessment.		
New affordable social housing should be safeguarded and retained in perpetuity	Social/ affordable rented housing is subject to right to acquire and right to buy legislation.	NA	0521	CPRE
Question of meeting the affordable housing needs of people living in the area to the south of the A2, given the strategy, the proposed thresholds and the lack of allocations	Noted	The Residential Needs Assessment considers the affordable housing needs of those living in the Borough as a whole. In terms of the Local Plan strategy, it is not considered that there is clear evidence of a distinct "rural" housing market operating independently of the rest of the Borough. However the dwelling threshold for when affordable housing is required is smaller for developments south of the A2 than elsewhere, and appropriate wholly affordable housing is supported in policy for all the Borough.	01441 0042	Cooper Estates Gravesham BC
Boundary should be whole rural area not just south of A2	Noted	The key diagram identifies the urban area. The "rural area" is the remainder of the Borough and includes some land to the north of the A2.	0004	Bean Residents Association
Question if the approach meets the requirements of para 57 of the NPPF which places the emphasis for viability testing on the Local Plan rather than on	The Local Plan Viability Study has been undertaken in compliance with national	The requirements in policy M7 (Affordable Housing) reflect the results of the viability study which found that 35% affordable housing provision is viable in developments	01506	Home Builders Federation

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
negotiations between LPAs and developers at the planning application stage. The assumption is that all development that is fully policy compliant is viable. Viability assessment must take into account all relevant policies, and local and national standards. AH target should be prescriptive and not up for	policy requirements, taking into account all relevant proposed policies and standards.	in all parts of the Borough except Central Dartford where 20% is a more realistic figure.		

Housing Type and Design Q20, Q21 & Q22

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
The policy should set out the expected number of M4(3) wheelchair user dwellings to be provided within new development.	Noted.	Policy M8 (Housing Mix) requires the provision of a limited proportion of wheelchair user dwellings (M4(3)) on developments of 100 or more dwellings. The Residential Needs Assessment did not include sufficient evidence to justify a policy requirement setting out a specific proportion of units to meet this dwelling standard.	01315 01532	EDC Habinteg Housing Association
In relation to the provision of M4(2) accessible and adaptable dwellings, a standardised, national approach rather than a local approach should be used). Evidence is not sufficient to support approach – it does not include number of	Noted	Policy M8 (Housing Mix) requires all new build dwellings to meet the M4(2) accessible and adaptable dwelling standard unless it can be robustly demonstrated that this is not possible. This is in accordance	01506 01427 01509 01406	Home Builders Federation South Darenth Farms & Cold Stores Tristan Capital Partners

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
homes that have already been adapted. Concern that it is not practical/viable, viability testing should be done		with the recommendations in the Residential Needs Assessment and has been shown to be viable in the viability study.		M Scott Properties
The wording in relation to the provision of Category M4(2) accessible and adaptable dwellings should be stronger to ensure that development cannot demonstrate constraints and therefore avoid the application of the policy.	Noted	Policy M8 (Housing Mix) requires all new build dwellings to meet the M4(2) accessible and adaptable dwelling standard unless it can be robustly demonstrated that this is not possible. There are valid circumstances which mean that 100% provision cannot always be achieved, including site topography and raising floor levels to mitigate flood risk. These are referred to in the supporting text.	01532	Habinteg Housing Association
Self-build register should be updated	The Council's Self-Build register is continuously updated as applications are received.	NA.	01506	Home Builders Federation
Sites should be found for housing for older people	The Residential Needs Assessment identifies some needs for specialist dwellings for older persons and nursing/ residential care home spaces. New care homes are now coming forward in the Borough, and with the relatively young demographic characteristics of Dartford it has not been	NA.	01506 01406	Home Builders Federation M Scott Properties

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	<p>possible to confirm the allocation further sites for the provision of these.</p> <p>There are currently two care homes under construction within Dartford. One at The Bridge and another at West Hill.</p>			
Trend of multigenerational families living together means larger but fewer houses	Noted	Housing Mix Policy (M8) ensures a good range of house sizes are delivered	0521	CPRE
Policy should consider minimum number of flats of 1 bedroom to be provided in large developments. The approach places too much strain on town centre/Ebbsfleet Central development to provide family homes so policy should omit town centre sites or allow a different mix to be acceptable – i.e. less larger units, Mix should be determined on a site by site basis	Noted	The Residential Needs Assessment considered the sizes of dwellings required to meet the needs of the Borough's population over the plan period. It found that the greatest need is for 3 bedroom homes, but with significant need for 2 and 4 bedroom homes (see Figure X in the Plan). Policy M8 (Housing Mix) reflects this. Policy also recognises that the different nature of development in Central Dartford means that smaller scale developments will not need to make provision for larger family sized homes.	01509 01514 0013 01518 01521	Tristan Capital Partners KCC Darenth Parish Council Berkeley Homes Muse Development Ltd
Reliance on brown field sites will minimise delivery of family homes	This is not necessarily the case, current brownfield sites	The Local Plan Viability study has tested a variety of development and	01373 01423	Burhill Developments Ltd

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	are/have providing/ed large volumes of family homes, inc at Ebbsfleet.	site types. Results indicate, after taking into account associated costs, delivery of the mix of housing types required by policy M8 on brownfield sites, will be viable and achievable. Housing Mix Policy (M8) applies to all residential development regardless of land type.		J Clubb Ltd
Temporary residential uses should be supported (meanwhile use)	Agreed.	Supported in the Ebbsfleet chapter where opportunity exists	01510	Modomo
Mix should not be strictly prescribed by Council	Noted	The Housing Mix Policy (M8) provides flexibility to ensure site delivery.	01506	Home Builders Federation
design-led approach is too vague, health and wellbeing of occupiers is important – access to open space etc.,	Noted	New residential amenity space policy (M10) has been introduced to ensure that all occupants have access to high quality amenity space.	0004 01520 01501	Bean Residents Association Private Individual KCC Emergency Planning
Criteria approach Should be sympathetic to character, design criteria should be ambitious, should favour sustainable transport uptake, should apply to non-residential uses too, should be site specific and allow low-density if housing typology requires it (elderly homes), guidance on existing density levels for areas in the borough would be useful for applicants	Noted	The Council has reviewed the Design Policy (M1). This policy addresses density and details a design-led process to ensure high quality development is delivered. The policy will be reviewed at the development management stage on a case by case basis.	01315 0116 0521 01509 01406 01371 0518	EDC Swanscombe & Greenhithe Town Council CPRE Tristan Capital Partners M Scott Properties KCC Swanscombe LLP

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
The approach of not adopting minimum densities could conflict with paragraph 123 of the NPPF which requires optimising the use of land and applying minimum densities in areas well served by public transport and elsewhere.	NPPF says Minimum densities should be "considered" if "there is an existing or anticipated shortage of land..." This is not the case in Dartford.	N.A.	0042	Gravesham BC

Gypsies, Travellers and Travelling Showpeople Q23

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
There is a need for well-appointed and sustainably located, resilient and affordable Gypsy and Traveller sites	Noted.	Policy M12 (Gypsy, Traveller and Travelling Showpeople Accommodation) seeks to ensure that a sufficient number of sites are provided in appropriate locations to meet needs.	01501	KCC Emergency Planning
Focus on the intensification and expansion of existing sites will lead to an overconcentration of sites in a single part of the Borough; these should be subject to the same criteria as the identification of new sites	In accordance with national planning policy, the Council needs to find sites that are deliverable to meet five year needs. Most of the needs arise from existing sites so it is logical to consider whether these sites can be intensified or expanded to meet those needs.	Policy updated, and it is not considered to promote an over concentration in the growth of sites.	0013 0005	Darenth Parish Council Bean Parish Council
Focus should be on brownfield sites and those within EDC's control	Consideration has been given to whether there are any suitable sites available within the urban	Policy E1 (Ebbsfleet Garden City Strategy) states that the EDC and council will explore opportunities for	0013 0005	Darenth Parish Council Bean Parish Council

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	area, including those within Ebbsfleet Garden City. The Council is liaising with the Ebbsfleet Development Corporation on this matter.	achieving appropriate Gypsy Travellers and Travelling Showpeople site provision to help meet the needs of the Borough		
Sufficient sites need to be identified to protect the Green Belt	Noted	Policy M12 (Gypsy, Traveller and Travelling Showpeople Accommodation) sets out the Council's strategy for achieving a five year supply of deliverable sites, with the aim of promoting planned provision with adverse impacts minimised. .	0013 0135 0005 0115	Darenth Parish Council Wilmington Parish Council Bean Parish Council Sutton at Hone & Hawley Parish Council
Ebbsfleet Central would not be an appropriate location for sites and it is unclear which sites in Ebbsfleet Garden City would be suitable	Noted.. It is considered that large scale, strategic developments normally can incorporate provision for gypsies and travellers and it has not been demonstrated this is not possible.	Policy E1 (Ebbsfleet Garden City Strategy) states that the EDC and council will explore opportunities for achieving appropriate Gypsy Travellers and Travelling Showpeople site provision to help meet the needs of the Borough	01315	EDC
The study does not consider the needs of travelling showpeople arising as a result of the illegal occupation of Drudgeon Farm	Noted	Drudgeon Farm was occupied after the Gypsy and Traveller Accommodation Assessment was undertaken. It is subject to ongoing enforcement action and planning/ enforcement appeals.	0004	Bean Residents Association
Questions over the sites identified in terms of their private ownership, capacity and location south of the A2	The sites referred to in the Preferred Options document are all known gypsy, traveller	Work is ongoing including with site owners/ occupiers where five year needs arise to establish whether	0115	Sutton at Hone & Hawley Parish Council

Main Issues raised	Council Response	Council Action	Respondents' unique ID	Respondents' name
	and travelling showpeople sites. Some have since been granted planning permission.	there is capacity to intensify/ extend their sites to meet their needs.		
Hillside Farm is a suitable site	Noted. Hillside Farm now has planning permission for an increased number of pitches within the existing site.	NA	01511	Private Individual
How will the needs of those who do not meet the definition be met?	The first focus is on meeting needs of those who do meet the definition.	NA	0124	Thurrock Council
Will neighbouring authorities only be approached if insufficient sites can be found in Dartford?	Yes	This will be done as soon as sufficient clarity; options within the Borough including within Ebbsfleet Garden City are continuing to be explored	0066	LB Bexley

Conclusion

As demonstrated, this period of consultation was carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The table below demonstrates how the key promises from within the Statement of Community Involvement were addressed and met.

Table 6 Conformity with Dartford's Statement of Community Involvement

Commitment	Implemented	Evidence
Set a Local Development Scheme	✓	Dartford's Local Development Scheme was published in 2018 and can be found online here
Allow representations for a 6 week period	✓	The Preferred Options consultation was open from 10 January to 20 February, 2020. This complies with the 6 week period
Produce user-friendly summaries, glossaries and non-technical studies where possible	✓	A number of solutions were taken forward to ensure that the consultation was legible and understandable to the community, as discussed in section 3.2
Availability of the document to be online and in libraries	✓	The document was online and at the Central Library
Those with expressed interest will be notified	✓	Those with interest were emailed or sent letters as discussed in sections 3.1
Aim to attend and engage with existing consultative sessions	✓	Officers presented at a number of existing forums therefore limiting consultation fatigue and maximising engagement, see section 3.2
Seek to use selective additional activities and awareness rising	✓	Council held drop-in events and used social media see sections 3.2 and 3.3
Seek to maximise input from parties through aiming to time participation exercises together, or working with other organisations	✓	Council engaged with a range of existing forums to prevent consultation fatigue and ensure community groups were reached see section 3.2
Keep our contacts list of interested people up to date	✓	The public are able to register themselves onto Dartford's planning policy database via an online form here . As can be seen at section 2.1, the database is monitored regularly and notifications are sent out accordingly

Consider specific actions to further raise the profile of public involvement opportunities (social media)	✓	Council used social media see section 3.2
Expect to use additional methods of public participation (exhibitions)	✓	Council held three exhibition style drop-in events see section 3.3
Ensure we inform a range of key local residents/ businesses, statutory consultees, voluntary bodies, and groups representing religious, ethnic, nationality and disabled interests of Local Plan consultations	✓	Council engaged with a range of existing forums and used social media and events to attract new audiences, see section 3.2
Seek participation across all groups in Dartford society (taking efforts to include those that may be 'hard to reach')	✓	Social media and drop-in events were designed to reach new audiences. Existing forums were also consulted see section 3.2
Conduct a Customer Access Review to consider implications for a range of groups in the borough	✓	The customer access review can be found here or within schedule 2.
Ensure strategic cross-boundary issues are identified and addressed	✓	See Duty to Cooperate statement and Statements of Common Ground

Schedule 1: Details of the consultation database

1.1 Specific Consultation Bodies Notified of Preferred Options Consultation

COMPANY
PINS
Historic England
National Amenity Society
Bexley Council
GLA
Coal Authority
Natural England
Civil Aviation Authority
Essex County Council
Fawkham Parish Council
Gravesham Council
Hartley Parish Council
Horton Kirby & South Darenth Parish Council
Tonbridge & Malling Council
EELGA
Sevenoaks Council
KCC
Marine Management Organisation
Ebbsfleet Development Corporation
Meopham Parish Council
Port of London Authority
NHS
National Grid
Office of Rail & Roads
Natural England
Bromley Council
South East Coast Ambulance NHS Trust
South East Water
Southern Water
Southern Gas Networks
Swanley Town Council
Medway Council
Transport for London
Kent Police
UK Power Networks
Environment Agency
NHS CCG
BT
Dartford Gravesham & Swanley CCG
The Crown Estate
EON
Farningham Parish Council
Highways England
HM Prison Service
Kent Fire & Rescue
RWEN Power
Bean Parish Council
Darenth Parish Council

Longfield & New Barn Parish Council
Southfleet Parish Council
Stone Parish Council
Sutton at Hone & Hawley Parish Council
Swanscombe & Greenhithe Parish Council
Wilmington Parish Council
Avison Young for National Grid
Mayor of London
T Mobile
Ministry of Justice
Mobile UK
National Health Service Commissioning Board
EE
Scotia Gas Networks
Scottish Power
Southern Electric
Thames Water
UK Power Networks
Vodafone

1.2 General Consultation Bodies Notified of Preferred Options Consultation

NAME	COMPANY
	Age UK North West Kent (Dartford)
	Arriva Southern Counties
	Longfield Academy
	Bean Residents Association
	Bean Parish Council
	Council For Voluntary Service
	Dartford Grammar For Girls
	Kent Fire and Rescue
	Fields in Trust
	National Farmers Union (NFU)
	Network Rail
	South Darenth & Horton Kirby Parish Council
	Forestry Commission
	Wilmington Grammar School For Boys
	Bellway Homes Urban Renewal
	Thames Gateway South
	Freight Transport Association
	Graham Simpkin Planning (representing various clients)
	Haig Homes
	Rochester Diocesan Society
	Barton Wilmore for Littlebrook Power Station
	Kent Rural Community Council
	J Clubb Limited
	WYG
	The London Green Belt Council
	General Aviation Awareness Council
Private Individual	
Private Individual	
	David Lock Associates
	The Planning Bureau
	Chairman of the Wilmington Society
Private Individual	
	St Mary's Greenhithe c/o The Church Warden
	The Design Council
	Montagu Evans
	Hartley Parish Council
	King of Glory Assembly (RCCG) Dartford
	Kent Equality Cohesion
	Dartford Youth Council
	ES Pipelines Ltd
	Tarmac Cement and Lime Ltd & Swanscombe Development LLP
	Protect Kent
	Kent County Playing Fields Association
	The British Wind Energy Association
	MP for Dartford
	Farningham Parish Council
	Swanley Town Council
	Meopham Parish Council
	Fawkham Parish Council
	DPDS Consulting
	Society for Protection of Ancient Buildings
	Kent Police
Private Individual	

	M Scott Properties Ltd (represented by DHA Planning)
	Hanson UK
	Dartford and Gravesend Muslim Association
	North Kent Disabled Foundation
	M Scott Properties Ltd
	Thames Gateway Kent Partnership
	Barton Willmore LLP
	Barton Willmore for Bericote Properties
	Williams Gallagher
	Chair of Temple Hill Trust
	CPRE Kent Dartford and Gravesham
	Holbrook Griffith Developments Ltd
	Union4Planning for J Clubb Ltd
	Barton Willmore for Storefast Solutions Ltd
	Barton Willmore for South Darenth Farms Ltd
	Barton Willmore for Gibbs and Ball Ltd
	Barton Willmore for Hawkins (South Darenth) Ltd
	Barton Willmore for Esquire Developments Ltd
	Pegasus Group for Kitewood Estates
	Rural Planning Practice for William Chaplin Ltd
Private Individual	
	Millwood Designer Homes
	FM Conway Ltd
Private Individual	
	JIG Planning & Development
	Sustrans
	Bell Cornwell
	Phillips Planning Services
	Quod
	Thames Gateway Tramlink Ltd
Private Individual	
	Savills
Private Individual	
Private Individual	
	Thornby (Property) Ltd
Private Individual	
	Legion Car Sales
Private Individual	
Private Individual	
Private Individual	
Private Individual	
Private Individual	
Private Individual	
	Rochester Bridge Trust
	Weald Enterprises
	GEO Kingsbury Holdings Ltd
	Crown Coast
	WYG

	Woodland Trust
	Chartway Group
	Moat
	CBRE
	BDW Homes
	Clarion Housing
Private Individual	
	Goodman
	Home Group
	Plainview Planning
	Obsidian Strategic
	Strutt & Parker
	Montagu Evans
	Heatons
	Armstrong Rigg Planning
	Countryside Properties
	Crest Nicholson
	Persimmon Homes
	Taylor Wimpey
	Redrow Homes
	Ebbfleet Residents' Association
Private Individual	
	Iceni Projects
	DCS Caistor
	Quod for Land Securities
	Carter Jonas
	Bellway Homes
	Arriva Southern Counties
	Temple Hill Trust
Private Individual	
Private Individual	

1.3 Notification Sent to Consultees for Preferred Options Consultation

Dear Consultee,

Dartford Local Plan Preferred Options Consultation – Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Dartford Borough Council has started a six week public consultation on its Local Plan 'Preferred Options' (Regulation 18) consultation.

Full details of the consultation, including the Plan document and the evidence, are available [online](#). The public consultation includes staffed drop- in events for people to find out more information and ask questions.

Comments need to be received by **midday on Friday 21 February 2020**. In responding to this consultation, please either email the attached response form (in Word format or non-scanned PDF format) to localplan@dartford.gov.uk, or use the online response form available [here](#).

You are being contacted as you have previously informed us of your interest in planning policy consultations or because you are a statutory consultee under the Regulations. If you are not a statutory consultee and do not wish to receive further communications from us or your details need to be updated, please let us know by emailing us or completing the online contact form available [here](#).

Please email localplan@dartford.gov.uk or phone 01322 343213 with any questions about the consultation process.

Kind regards,

Mark Aplin

Planning Policy Manager

Dartford Borough Council

Dartford Local Plan – Preferred Options Consultation 2020

RESPONSE FORM

For office use only

Ref No:



Dartford Borough Council welcomes your comments on the Local Plan Preferred Options Consultation. Please ensure that you complete the Your Details section below and record your comments in the Your Response section overpage.

By providing your details to comment on this consultation – held under The Town and Country Planning (Local Planning) (England) Regulations 2012 – you are **consenting** to us legitimately retaining your contact details for the purposes of Dartford planning policy consultations. Under Regulation 19, we have duties to inform certain consultees again when the Local Plan reaches Publication stage.

You may exercise your right under the Data Protection Act 2018, and the Privacy and Electronic Communications (EC Directive) Regulations 2003 to unsubscribe from further communication from us by completing this [electronic form](#) or writing to us at the address below. The Planning Policy Privacy Notice at <https://www.dartford.gov.uk/privacy-statement> tells you what to expect when we collect personal information and who to contact if you have any concerns or questions about how we look after your personal information.

Local Plan representations cannot be kept confidential or be made anonymously, but contact details will not be published. All responses must be received by **midday on Friday 21 February 2020**.

Completed forms should be emailed to: localplan@dartford.gov.uk or sent to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

If you have any queries about this consultation, please contact the Planning Policy Team by emailing localplan@dartford.gov.uk or by phoning 01322 343213.

Your Details

Name	
Job Title (if applicable)	
Company/organisation name (if applicable)	
Client's name (if applicable)	
Postal address	
Email address	
Date	

Dartford Local Plan – Preferred Options Consultation 2020

RESPONSE FORM

For office use only

Ref No:

Your Response

Question 1 – Do you support the proposed Vision and Strategic Objectives? If not, how do they need refining and why?

Yes ☐

No ☐

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

Question 2 – For Main Plan Options 1, which option do you prefer, and why?

Option 1A ☐

Option 1B ☐

Option 1C ☐

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

Question 3 – For Main Plan Options 2, which option do you prefer, and why?

Option 2A ☐

Option 2B ☐

Option 2C ☐

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

Question 4 – For Main Plan Options 3, which option do you prefer, and why?

Option 3A ☐

Option 3B ☐

Option 3C ☐

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

Question 5 – For Main Plan Options 4, which option do you prefer, and why?

Option 4A ☐

Option 4B ☐

Option 4C ☐

Dartford Local Plan – Preferred Options Consultation 2020

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 6 – For Main Plan Options 5, which option do you prefer, and why?

Option 5A		Option 5B		Option 5C	
-----------	--	-----------	--	-----------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 7 – For Main Plan Options 6, which option do you prefer, and why?

Option 6A		Option 6B		Option 6C	
-----------	--	-----------	--	-----------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 8 - Do you support the approach of:

- focusing development on the two Priority Regeneration Centres of Dartford Town Centre and Ebbsfleet Garden City
- some brownfield development at sustainable locations in the rest of the urban area (where very well served by public transport) especially for community uses
- small scale brownfield development in the villages
- no strategic release of Green Belt land?

If not, what are the reasonable alternative options for the distribution of development and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 9 - Is the approach of planning for the provision of 797-865 homes per year appropriate or should an alternative upper figure be used? What evidence do you have to support the use of an alternative upper figure?

797-865 homes		Alternative upper figure	
---------------	--	--------------------------	--

Dartford Local Plan – Preferred Options Consultation 2020

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 10 - Should any other major sites/broad location options (in addition to Ebbsfleet Central and Dartford Town) be shown as suitable for mixed use development? If so, why?

Yes		No	
-----	--	----	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 11 - What are your views on the preferred approach to unplanned windfall housing proposals and why?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below.

--

Question 12 - Do you have any comments on Dartford's continued involvement in exploring the potential of the Crossrail (Elizabeth Line) extension to the Borough, and what this may mean for broadening the public transport options and supporting further regeneration in the Borough?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 13 - What infrastructure (in addition to that set out in the current Infrastructure Delivery Plan) is necessary to support the delivery of development in the new Local Plan and how can land needed for this be secured? What evidence do you have to support this?

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Dartford Local Plan – Preferred Options Consultation 2020

Question 14 - Do you support the preferred policy approach and key development sites for Dartford Town Priority Regeneration Centre? If not, what are the reasonable alternative options and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 15 - Do you support the preferred approach for retail and commercial leisure development, including for Bluewater and Dartford Town Centre? If not, what are the reasonable alternative options and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 16 - Do you support the preferred approach to business premises and employment sites in the Borough, including the proposed strategic employment allocation and criteria for development at the former Littlebrook Power Station? If not, what are the reasonable alternative options at Littlebrook and elsewhere, and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 17 - Do you support the preferred approach to protecting, enhancing and providing new public open spaces, the provision of private space, biodiversity and landscape? If not, what changes should be made and why?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Dartford Local Plan – Preferred Options Consultation 2020

--

Question 18 - Do you support the preferred approach to renewable energy, water conservation and flood risk? If not, what alternative approach should be adopted and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 19 - Do you support the preferred approach for thresholds, percentages and tenures of affordable housing provision? If not, please set out an alternative option and explain your reasons.

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 20 - Do you support the preferred approach to accessible/adaptable and wheelchair user homes and minimum space standards in Dartford? If not, what reasonable alternative option should be adopted and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 21 - Do you support Dartford's preferred approach to the mix of development on sites? If not, what alternative option should be adopted and what evidence do you have to support this?

Support		Conditionally Support		Object	
---------	--	-----------------------	--	--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Dartford Local Plan – Preferred Options Consultation 2020

--

Question 22 - What do you think Dartford's preferred approach should be to the density of development on sites and what evidence do you have to support this?

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 23 - In terms of gypsies, travellers and travelling show-people:

- Do you support the preferred approach towards identifying deliverable sites to meet needs over the next 5 years? If not, please set out an alternative way that this could be carried out.
- What are your views on the potential sources of sites? Are there any alternative sources or specific sites that we should consider as an option?
- Do you have any views on the proposed changes to the existing criteria based policy?

Support	
---------	--

Conditionally Support	
--------------------------	--

Object	
--------	--

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

Question 24 - Do any of these current policies need significant updating? If so, how and why should they be updated?

Please provide an explanation for your response in the box below. This should include reference to any attachments you are including.

--

1.5 Email Reminder of Preferred Options Consultation

Dear Consultee,

Reminder: Dartford Local Plan Preferred Options Consultation – Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

There is one week left to respond to the Dartford Local Plan 'Preferred Options' consultation. Comments need to be received by **midday on Friday 21 February 2020**. To respond, please either email the attached response form (in Word format or non-scanned PDF format) to localplan@dartford.gov.uk, or use the online response form available [here](#).

Apologies if you have already responded to this consultation.

Full details, including the [full](#) Plan consultation document, and short and simple topic briefings, are available [online](#). All evidence base documents for this stage of plan making are present online. You can comment on any section of the Plan (whether or not a question is included) and on evidence documents.

You are being contacted as you have previously informed us of your interest in planning policy consultations or because you are a statutory consultee under the Regulations. If you are not a statutory consultee and do not wish to receive further communications from us or your details need to be updated, please let us know by emailing us or completing the online contact form available [here](#).

Please email localplan@dartford.gov.uk or phone 01322 343213 with any questions about the consultation process.

Kind regards,

Mark Aplin

Planning Policy Manager

Dartford Borough Council

Schedule 2: Details of the publicity and consultation methods

2.1 Advert Dartford Living Magazine, Preferred Options Consultation



Places Leisure
Part of Places for People

Forecast for 2020: fitter, healthier and happier!

Join for
£20

Get your first month free!
Start sweating and smiling today

Offer available until 9th January only
Join online quoting **SMILE** or give us a call today

Fairfield Leisure, Lowfield Street,
Dartford, DA1 1JB
01322 421166
www.fairfieldleisure.org

HAVE YOUR SAY ON DARTFORD'S NEW LOCAL PLAN

The Council wants as many people as possible to have their say on a new Local Plan.

The Local Plan will decide where we target future investment in the borough and manage the growth pressures on our communities. Your views will help guide key planning and infrastructure decisions until 2036.

How can I get involved?

Find out more at our drop in events:

- **Wednesday 29 January 3-7pm:** Dartford Borough Council Civic Centre
- **Monday 3 February 3-7pm:** Ebbsfleet International Station
- **Tuesday 4 February 2-5.30pm:** The Orchards Shopping Centre

Alternatively, you can view our Preferred Options Local Plan consultation document at www.dartford.gov.uk/policyconsultation

To share your comments please email localplan@dartford.gov.uk or write to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, DA1 1DR by **12pm on Friday 21 February 2020**.

If you have any queries about this consultation, please email localplan@dartford.gov.uk or phone 01322 343213.

DARTFORD
BOROUGH COUNCIL

Image 1 Newspaper Adverts, 21 and 28 January 2020

2 Sunday, January 28, 2018 Message Centre (C)2 www.kentonline.co.uk Have your say on this website KENTONLINE.CO.UK To advertise contact 01622 678877

NKC
NORTH KENT
COLLEGE

FEBRUARY
OPEN DAYS
3:30pm to 6:30pm
TUESDAY FEBRUARY 27
THURSDAY FEBRUARY 29

Pre-register: northkent.ac.uk/events

Your choice
YOUR CAREER
FUTURE

Open Days

www.northkent.ac.uk
01522 629400

Dad's horror at McDonald's flies

A dad was left horrified after he ordered a McDonald's breakfast for his children only to find the parcel had himself covered in flies.

Gary Parker was taking his two boys to school when he decided to stop at the branch in Faversham, Dartford, for a treat last Friday at 8 am.

The 36-year-old Bexley-based resident ordered a bagel for himself and sandwiches for his four-year-old son and five-year-old daughter.

But he made a disgusting error when he looked down to see his food had gotten so infested with mosquitos, as he said:

"Halfway through eating I noticed more and more, as it hid one of the staff," he said.

"Shortly after, I noticed a lot more so we went to tell the manager what I'd done saying the other member of staff telling her how playing it down saying it wasn't a problem."

"When the manager came over, she told me she'd looked shocked. He said: 'What I want you to do is look at the pictures and see if they are as there. As first I thought it was just something returning but it wasn't.'"

A McDonald's spokesman said they had instructed pest control experts to carry out tests at them, briefly covering every single ceiling panel including those to others.

"The manager genuinely looked shocked and said she would get it sorted, but I'm guessing they have quite a big picture of it because it's been in there for as long as that."

Kentonline says the flies pictured top, will be dealt with by regular pest control checks

HAVE YOUR SAY ON
DARTFORD'S NEW LOCAL PLAN

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How can I get involved?

Find out more about our events in dates:

- * Wednesday 29 January 3-7pm: Dartford Borough Council Civic Centre
- * Monday 5 February 3-7pm: Ebbsfleet International Station
- * Tuesday 4 February 2-5.30pm: The Orchards Shopping Centre

Alternatively, you can view our Preferred Options Local Plan consultation document at www.dartford.gov.uk/policyconsultation

To share your comments please email localplan@dartford.gov.uk or write to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, DA1 1DR by midday on Friday 21 February 2020.

If you have any queries about this consultation, please email localplan@dartford.gov.uk or phone 01322 343213.

DARTFORD
BOROUGH COUNCIL

2.3 Flyers, Preferred Options Consultation

HAVE YOUR SAY ON DARTFORD'S NEW LOCAL PLAN

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To share your comments please email localplan@dartford.gov.uk or write to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, DA1 1DR by **midday on Friday 21 February 2020**.

If you have any queries about this consultation, please email localplan@dartford.gov.uk or phone 01322 343213.

DARTFORD
BOROUGH COUNCIL

This is your chance to tell us what you think and help shape the future planning approach for your Borough.

What happens then?

The responses we receive to this consultation will help us to prepare our publication (final draft) Local Plan. There will be a consultation on this in mid 2020 with submission to the Secretary of State in late 2020. We aim to have the Plan finalised and legally in place in 2021.

How can I get involved?

Please look at the Preferred Options consultation document or attend one of our events. You can comment on questions in the consultation document, the separate supporting evidence documents, or more generally on the options facing the future of the Borough.

The consultation document is available online at:

www.dartford.gov.uk/policyconsultation

Hard copies are also available to view, free of charge at the Dartford Borough Council Civic Centre and Dartford Library.

Comments should be made in writing by **midday on 21 February 2020** by:

- Emailing localplan@dartford.gov.uk; or
- Posting response forms to Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR

If you have any queries, please contact the Planning Policy team by emailing localplan@dartford.gov.uk or phoning 01322 343213.

DARTFORD
BOROUGH COUNCIL



Schools, Health and other supporting Infrastructure

We know that residents are concerned to ensure that schools, GP surgeries and other community facilities are provided alongside new housing development. That is why it is a core principle of our current Local Plan.

A number of new primary and secondary schools have recently opened, including River Mill and Cherry Orchard Primary Schools and Stone Lodge Secondary School. Many school extensions have also been provided in the Borough.

We have worked closely with the organisations which provide these new facilities, including the NHS and Kent County Council, by helping to plan for future requirements, identifying sites and providing funding assistance through our development contributions.

We propose to keep a focus on providing new infrastructure in good time to meet the demands from new development. We are already planning a new primary school in Stone and further schools in Ebbsfleet Garden City. New GP surgeries are being planned in Dartford Town Centre (at Hythe Street/ Kent Road site), Stone/Greenhithe and at Ebbsfleet Garden City. In future there may be a need for new schools to serve Dartford Town Centre, north Dartford and the Greenhithe area.

The new Local Plan identifies sites for the schools and health facilities we will need to help provide certainty for their delivery. We will make best use of the developer contributions we receive to bring forward these facilities at the right time.

Please respond by midday on 21 February 2020 using the online form on the Local Plan Review link at www.dartford.gov.uk/policyconsultation

DARTFORD
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Dartford's New Local Plan – Consultation



Housing

Dartford is building a sufficient amount of housing to provide for local needs. Our study looked at the type of homes that are needed for the future population.

To provide the right balance of homes that local people could afford, new developments should deliver 20% of homes as social or affordable rented homes and 15% as subsidised owner-occupied homes such as shared ownership. We are carrying out further work to test if this is achievable financially.

People are living longer and with more complex health and accommodation needs. We propose that all new homes will be built to accessible/ adaptable standards, with flexibility and space. We also wish to encourage the provision of wheelchair user homes within new developments.

Our study also specifically identified a need for 3 and 4 bedroom family homes and homes suitable for older people. We propose that some of these are provided in all larger developments.

The government demands that we build a minimum of 797 homes per year. To prevent inappropriate sprawl, we are focusing developments on major sites such as Ebbsfleet Garden City. To put this in context, 413 homes were built there last year which represents a huge part of our total target.

There is already much approved development, which may be built out faster than we expect.

Please respond by midday on 21 February 2020 using the online form on the Local Plan Review link at www.dartford.gov.uk/policyconsultation

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Dartford's New Local Plan – Consultation



Dartford Town Centre

Work to improve Dartford Town Centre is now well underway. The Lowfield Street development is progressing, along with a micro-brewery and major enhancements to Market Street, other restaurants, shops and homes are also coming forward.

The Local Plan proposes the continued transformation of the town, encouraging sensitive development, particularly where this can add to the range of activities and convert underused shops and spaces for other purposes. New residential development as part of a wider mix of uses will increase expenditure, supporting local facilities and services.

New development will be expected to reflect the town's unique historic character. The scale of new buildings should be sensitive and complementary to adjoining existing buildings.

Plans will support new public spaces connected by green pedestrian routes, and linked with residential areas. This will create a high class environment which is attractive and safe for pedestrians, and which is easy to move around and enjoy. Regeneration is proposed at Hythe Street/ Kent Road (Former Co-op and Westgate car park site). The proposal is for:

- Leisure uses – cinema, food and drink, hotel
- Primary care health hub
- Homes
- Car parking

Opportunities for other brownfield redevelopment, which could enable the town centre to adapt to the nationally changing High Street context, will be explored for the Local Plan. For example, renewal of the Priory and/or Orchards Shopping Centre could bring a wider range of uses responding to local demands, providing better walking links and a higher quality environment.

Please respond by midday on 21 February 2020 using the online form on the Local Plan Review link at www.dartford.gov.uk/policyconsultation



Dartford's New Local Plan – Consultation



Where growth should happen (and where it shouldn't)

To safeguard the wider community, the Local Plan proposes a renewed focus on regeneration at Dartford Town Centre and Ebbsfleet Garden City.

Most development will take place in these 'Priority Regeneration Centres' where much development has already been approved and will continue to be built out over the lifetime of the new Plan. There is no Green Belt release planned for new housing.

In other parts of the urban area, the focus will be on consolidating improvements to social infrastructure. Some limited development of brownfield sites in these areas may be allowed where they are well served by public transport and particularly where they support improvements to infrastructure and the local environment.

The Plan details proposals for three specific major 'strategic sites':

- Ebbsfleet Central - mixed uses
- Dartford Town Centre (Hythe Street/Kent Road) - mixed uses
- Littlebrook Power Station - employment

This land would be allocated for major new facilities, jobs or homes; and development and infrastructure to improve the local environment.

Please respond by midday on 21 February 2020 using the online form on the Local Plan Review link at www.dartford.gov.uk/policyconsultation



Dartford's New Local Plan – Consultation



Ebbsfleet Central

Ebbsfleet Central is the area of land around Ebbsfleet International Station. This has long been agreed for large scale development and can meet a significant amount of Dartford's housing targets, focusing on the good public transport connections.

As the Ebbsfleet Central area grows, land uses will be reconfigured to balance the needs of the new community, including car parking.

We considered three options for the future use of the site:

- Option A: High Density Business District plus other uses, including residential
- Option B: Mixed, lively Urban Heart comprising employment, health, leisure, education, residential, restaurants/ bars and retail, potential for a centre of excellence for medical and education purposes.
- Option C: Residential-led Development

Our preferred option is Option B. It would provide: a focal centre of activity at the heart of the Garden City to complement Dartford and Gravesend Town Centres and Bluestwater, major new public open spaces/ parks, and a transport hub (interchange between at Ebbsfleet International and Northfleet railway stations), Fastrack, buses, and enhanced walking and cycling connections.



Dartford's New Local Plan – Consultation



Swanscombe Peninsula

The Peninsula is a largely open area of low-lying marsh land located between Swanscombe and the River Thames on the eastern boundary of the Borough.

Parts of the site are heavily contaminated by previous industry and there are current employment uses centred around Manor Way and Lower Road. It is within the Ebbsfleet Garden City area boundary.

We are aware of proposals for an internationally important entertainment resort but we have a responsibility in our Local Plan to consider alternative uses. The creation of a resort at Swanscombe Peninsula would have many advantages, particularly for jobs, skills and local leisure provision, but we must ensure that the local transport infrastructure is protected and that any proposal benefits the wider community.

Whilst we wait for these proposals we have given consideration to other alternatives and our preferred option is for an extensive ecological park combined with a sensitively integrated, lower density mixed use development to the south of the site near existing commercial uses. This would include outdoor/ leisure uses with retention of local jobs and some development on previously developed parts of the site.

A further alternative is to not specify potential uses but to include a criteria based policy to deal with any proposals that may come forward.

Please respond by midday on 21 February 2020 using the online form on the Local Plan Review link at www.dartford.gov.uk/policyconsultation



Dartford's New Local Plan – Consultation



HAVE YOUR SAY ON DARTFORD'S NEW LOCAL PLAN

The Council wants as many people as possible to have their say on a new Local Plan.

The Local Plan will decide where we target future investment in the borough and manage the growth pressures on our communities. Your views will help guide key planning and infrastructure decisions until 2036.

How can I get involved?

Find out more at our drop in events:

- **Wednesday 29 January 3-7pm:** Dartford Borough Council Civic Centre
- **Monday 3 February 3-7pm:** Ebbsfleet International Station
- **Tuesday 4 February 2-5.30pm:** The Orchards Shopping Centre

Alternatively, you can view our Preferred Options Local Plan consultation document at www.dartford.gov.uk/policyconsultation

To share your comments please email localplan@dartford.gov.uk or write to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, DA1 1DR by **midday on Friday 21 February 2020**.

If you have any queries about this consultation, please email localplan@dartford.gov.uk or phone 01322 343213.



2.5 Social Media Posts, Preferred Options Consultation



Image 2 Dartford Borough Council Tweet 10 January 2020

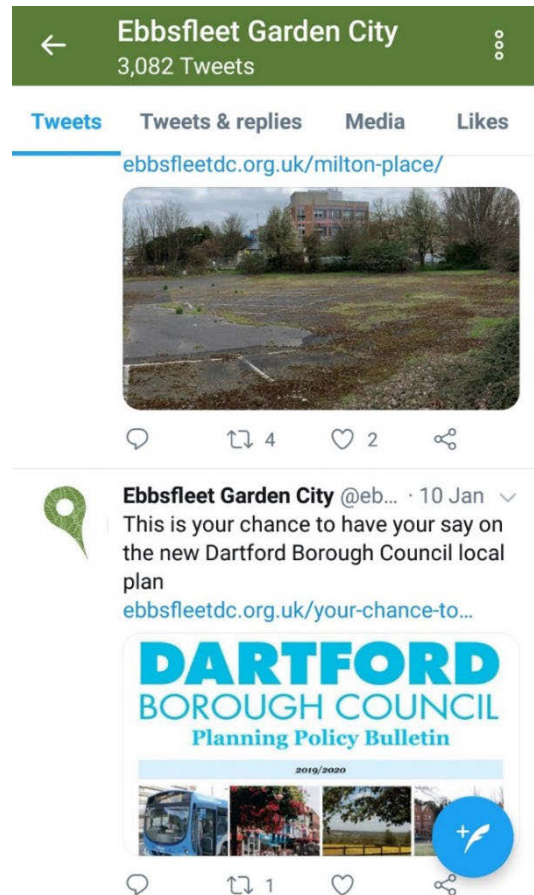


Image 3 Ebbsfleet Development Corporation Tweet 10 January 2020



Image 4 Dartford Borough Council Tweet 4 February 2020

2.6 Bulletin from website, Preferred Options Consultation

2.7 Glossary, Preferred Options Consultation

2.8 Webpages, Preferred Options Consultation

Latest News and Forthcoming Consultations

NEW: Local Plan Consultation

Public consultation has started on a 'Preferred Options' document, showing the current proposed approach for a new Local Plan. For details see [Local Plan Review](#) information: public 'drop-in' events are being held.

Comments should be received by midday 21st February 2020.

Latest CIL Financial Report

[Dartford CIL Monitoring Report 1st April 2018 - 31st March 2019 PDF, 236.36 KB](#)

Your contact information/ interest in our consultations

It is easy to let us know that you would or would not like to be kept informed of Dartford Planning Policy consultations and updates. Please complete this [online form](#). Alternatively, another way to let us know you would not like us to have your details (you will no longer be contacted) is to [simply email stating so](#) or call

Council Service A-Z

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H	I	J	K	L	M	N
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V	W	X	Y	Z		

Useful Pages

[Do it Online](#)

Latest News and Forthcoming Consultations

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Useful Pages

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New Local Plan

← → ↻

dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/new-local-plan

🔍 ☆ 📄

The current stage of plan-making is called Preferred Options (also known as 'Regulation 18'), setting out emerging proposals alongside alternative approaches to consider. We then will use public input and technical studies to put together a full final draft Local Plan.

[Adopted Local Plans \(and New Policies Map\)](#)

Have Your Say
Comment on the Preferred Options Consultation document PDF, 3287.32 KB 📄 proposals and questions.

Why not come along to our explanatory 'drop in' events to find out more? Please attend at one of the following times:

- Wednesday 29th January 3-7pm: Dartford Civic Centre, Home Gardens (by Dartford Railway Station)
- Monday 3rd February 3-7pm: Ebbsfleet International Railway Station
- Tuesday 4th February 2-5.30pm: The Orchards Shopping Centre, Dartford Town Centre

Short and simple summaries for a number of the key regeneration, infrastructure and environmental issues are now [available](#) PDF, 839.45 KB.

A full evaluation of proposals against environmental, social and economic indicators, [the Sustainability Appraisal](#) 📄 is also out for consultation.

Public consultation responses must be received in writing by midday Friday 21st February 2020. Please use this [response form](#) 📄.

Further Information and Evidence
 Available for the public, a 'bulletin' PDF, 861.73 KB 📄 outlines all about the consultation and existing policy documents. A [glossary](#) PDF, 276.67 KB 📄 of terms is available.

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Local Plans are also influenced by national policy and local studies (evidence). **You may wish also to look at or comment on the studies** informing the Preferred Options document. We have also recently produced annual updates of the [Brownfield Land Register](#) PDF, 321.15 KB 📄 and Authority's Monitoring Report of development delivery. The performance of the [existing approach has been reviewed](#) PDF, 2132.58 KB 📄, informing the new Local Plan.

We have also looked at the potential impact on various groups in the Borough through a [Customer Access Review](#), PDF, 244.99 KB 📄.

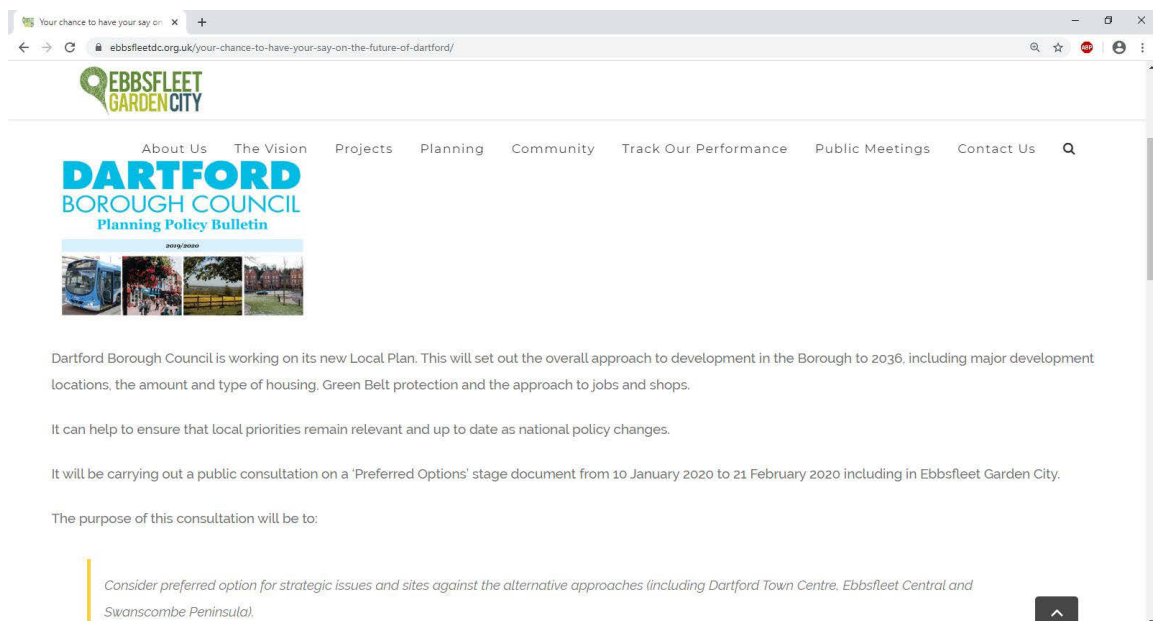
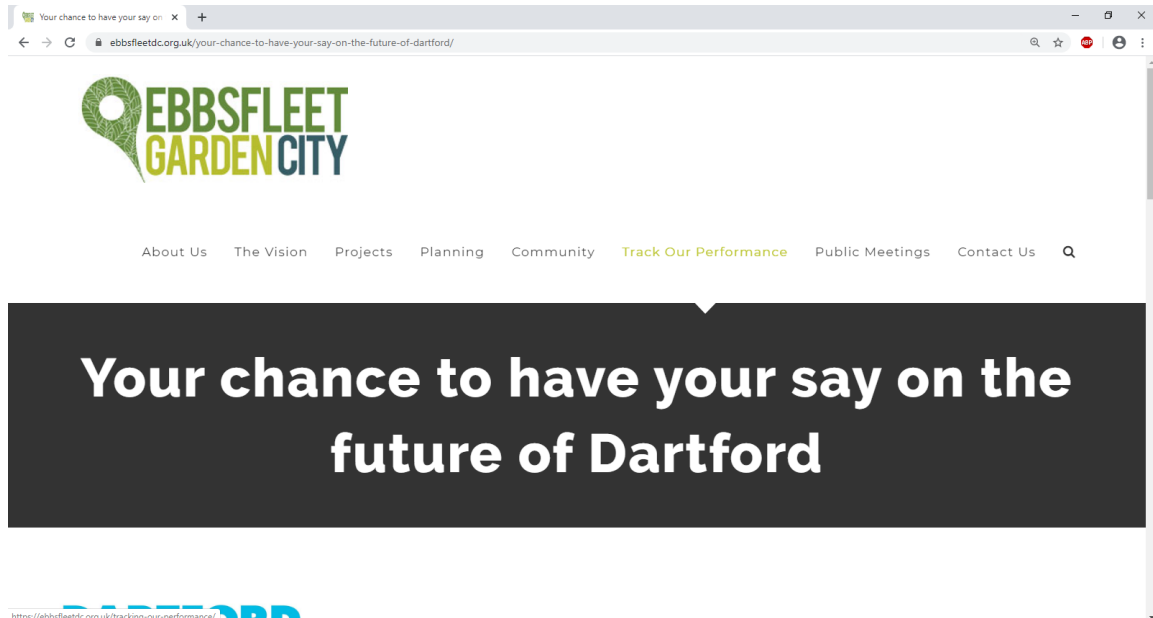
A [consultation on the big 'Strategic Issues'](#) PDF, 4398.3 KB PDF, 3204.51 KB 📄 for the development of the Borough was held in June/ July 2018. In support of the consultation, a 'state of play' report was available on [sustainability](#) PDF, 4318.37 KB. PDF, 2721.83 KB 📄 Individual [Responses to the consultation can be found here](#), and a commentary on the feedback (and sites put forward) is now available in [summary form](#) PDF, 1128.67 KB 📄

Please email localplan@dartford.gov.uk or call Dartford's Planning Policy team on 01322 343213 with any queries.

Last Updated: 23rd January 2020

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Top



2.9 Summary of verbal feedback, Preferred Options Consultation

Transport
Cycle: What detail/commitment on cycle paths (eg Darenth River) x 2 comments
Road Network: Road Network: Railways/highway M25 junctions: Dartford traffic and enforcement around M25/A2 junctions: What's happening about A2 access if London resort goes ahead; road junction improvements Too many parents driving children to school. Traffic; Widen Burnham Road for traffic – take gardens.
Public Transport: Train capacity; Need new railway station Kentex tram Working together with HS1, Network Rail etc; Capacity of HS1 an issue Fastrack extension – bus stops need to be in the right place; junction with Darenth Road/Princes movements fail; Fastrack route through to Bluewater, tram route, Springhead Bridge, Ebbsfleet central proposals Bus times don't link to train times; more buses; can buses go south from East Hill; No buses in Burnham Road; general quality, cost and frequency of buses Public transport x 3 – incentivise public transport/non-car use; Incentivise – people to not own a car – eg council tax reduction.
Health
Lack of GP surgeries; town centre health
Housing
Pro rented social housing. People need to be able to afford new housing in the town x 2 comments Right to buy should be cheaper for long term residents.
Ebbsfleet Central
Ebbsfleet Central – needs high quality employment/jobs; Interested in Ebbsfleet Central/High Street facilities – what will be provided?
Town Centre
Retail challenges for the town centre; Town Centre regeneration. Is there going to be more parking in the town centre Believes cinema won't happen but restaurants will occur. What use to keep the listed old town hall? Dartford's improved eg Central Park.
Sites/SHLAA
Travelling show people at Bean and lack of alternative site. Bean Triangle – why disqualified, TPOs felled. Drudgeon Way – resolution to allow, agree unsuitable, weak Shlaa. Swanscombe Peninsula future London Resort x 2
Open Space
Need to improve riverside access especially Thames. Trees (move) / keep Open spaces for ecology. Lack of open space/children's play areas on Temple Hill.
General

Interested generally in development plans for area, capacity of HS1 an issue.
General queries about Swanscombe Peninsula, Ebbsfleet Central and Dartford Town Centre.
Why not a Saturday consultation?

2.10 Images from Events, Preferred Options Consultation

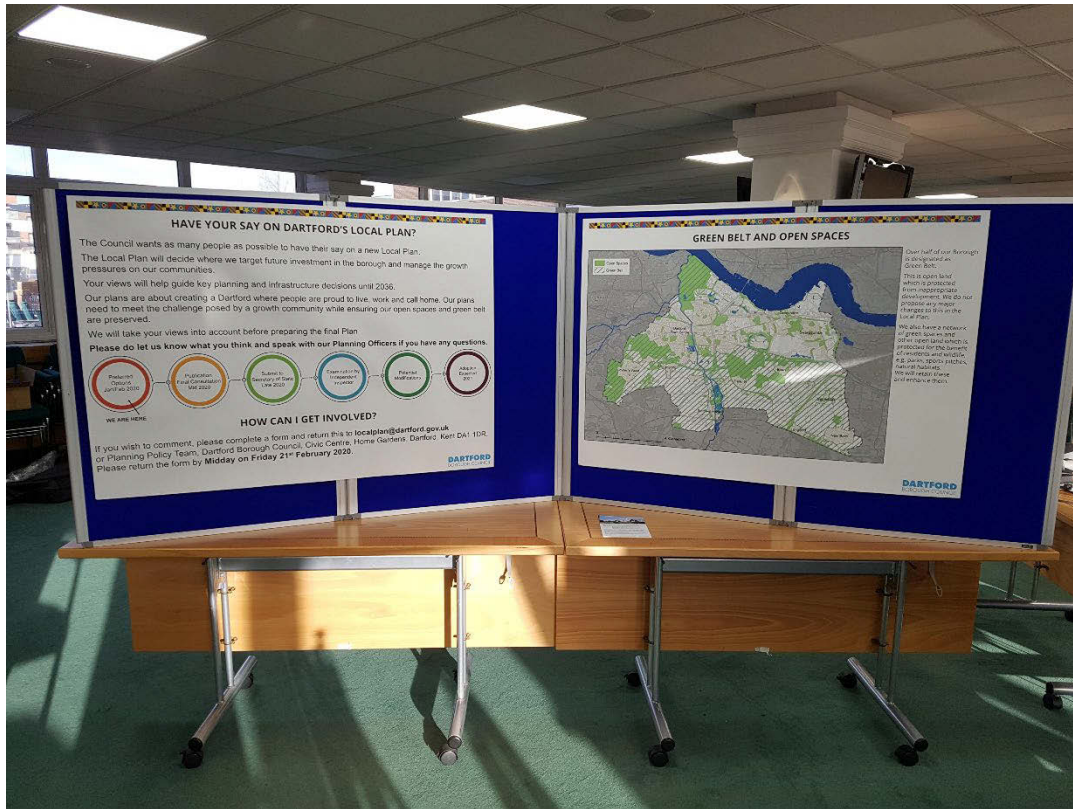


Image 5 Exhibition at Dartford Civic Centre



Image 6 Exhibition at Dartford Civic Centre



Image 7 Exhibition at The Orchards Shopping Centre

2.11 Customer Access Review, Preferred Options Consultation

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details		
Assessment area	Dartford New Local Plan – Preferred Options Consultation	
Date of assessment	24/12/2019	
Directorate and Service	Regeneration – Planning Policy	
Manager	Mark Aplin	
Officer conducting assessment	Luke Dickson	
Step 1: Scoping the assessment		
1	What are the aims and objectives of the activity or proposal?	<p>The purpose of the consultation is to:</p> <ul style="list-style-type: none">• seek views on the options to address the key planning issues for the Borough over the next 15 years; and• explain the Council's preferred options for meeting the Borough's needs over the plan period and obtain feedback on the best ways to make them work well for its residents, employees and business.
2	Who will be affected?	All residents, employees, businesses and other organisations carrying out activities in Dartford Borough.
3	How does the activity or proposal contribute to: a) any key performance indicators? b) Policies, values or objectives of Dartford Borough Council?	<p><u>Corporate Plan 2017-2020 Strategic Objectives</u></p> <p><u>ED1 Improve the quantity and range of jobs in the Borough</u> <u>ED2 Ensure jobs growth and housing delivery are balanced</u></p> <p>The new Local Plan will positively and proactively encourage job growth in sustainable locations and economic development in planned priority regeneration areas. To protect local industry and employment, including across the south of the Borough, it proposed to retain the existing designated employment areas. Intensification through redevelopment for economic purposes is also proposed. The preferred approach is also to give priority to proposals for knowledge-based creative or high technology industries, and the provision of managerial or professional jobs to improve the range of employment opportunities in the Borough.</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details		
		<p><u>ED3 Improve the economic performance of the Town Centre</u></p> <p>The preferred approach to Dartford town centre is secure its regeneration and harness development to improve economic performance and make it an enticing and inviting place that people want to live, work or visit.</p> <p><u>ED4 Ensure the delivery of timely transport</u></p> <p>For transport the preferred strategy is focus on development locations and help take forward beneficial transport schemes such as improvements to Fastrack and bus provision, as well as enhancements to key road junctions. The aim is to minimise the need to travel through the design and location of development and at the same time shift movement patterns towards the use of public transport.</p> <p><u>HW1 Increase the opportunities for participating in sporting, cultural and leisure</u></p> <p>The preferred approach, outlined in the Local Plan document, is to support the retention of existing open spaces, including playing pitches when needed. Dartford will continue to require all new development to provide a specific quantity of public open space, in accordance with existing requirements, but the preferred approach is also to strengthen the policy to ensure that the space is usable and of good quality. In addition, the policy for Dartford town centre will address the potential for new leisure uses and cultural services to complement the attractions of the town centre.</p> <p><u>E1 Reduce carbon emissions and improve air quality in the Borough</u></p> <p>The Local Plan document sets out preferred approaches which encompass measures to address carbon emissions and improve air quality. A range of measures to minimise carbon emissions and address climate change are outlined, including: locating new development in tandem with transport infrastructure to minimise the need to travel, seeking improvements to public</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
	<p>transport, requiring energy efficient development design, supporting the provision of low carbon energy supply, and encouraging the use of electric vehicles. Air quality is primarily addressed through an approach to transport which focuses on minimising car travel and congestion and promoting more sustainable modes of travel. In addition, the preferred approach is ensure that new development is located and designed in such a way as to minimise exposure to poor air quality.</p> <p><u>ET2 Ensure that development in Dartford is sustainable, with high standards of design, layout and water/energy efficiency.</u></p> <p>In the Local Plan Preferred Options, it is proposed to maintain the requirement that development must meet strict water efficiency standards and be designed, located and constructed to minimise the need regulate internal temperatures and to reduce energy consumption.</p> <p><u>ET4 Ensure a high quality street scene</u></p> <p>Key objectives, set out in the preferred options document, are to promote attractive neighbourhoods with a real sense of place that reflect the area's heritage and also to promote high quality built design.</p> <p><u>HS1 Work towards meeting the housing needs of the Borough.</u></p> <p>The preferred approach is to meet the Borough's current local housing needs within the Borough through the use of previously developed land. Sufficient suitable and developable housing land has been identified to achieve that aim. The document also sets out preferred approaches for meeting affordable housing needs, needs for specialist housing, and the needs for Gypsy and Traveller accommodation.</p> <p>The preferred approaches should contribute positively to the following indicators in the Corporate Plan 2017-20:</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
	<ul style="list-style-type: none"> • EH10 The average results from all air quality monitoring stations in the Borough • HPI-19 Number of affordable homes completed • BI2 District wide unemployment rate • BI3 Town Centre footfall • PI-27 / Number of new homes built annually
4	<p>Which aspects of the activity or proposal are dictated by legislation/regulation and where do we have discretion in how they are delivered?</p> <p><u>Section 19(1B) – (1E) of the Planning and Compulsory Purchase Act 2004</u> sets out that each local planning authority must identify their strategic priorities and have policies to address these in their development plan documents (taken as a whole).</p> <p>Under <u>regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)</u> local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. Most plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand.</p> <p>The development plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). Paragraphs 17 to 19 of the <u>National Planning Policy Framework</u> describe the plan-making framework which allows flexibility in the way policies for the development and use of land are produced.</p> <p><u>Section 19 of the Planning and Compulsory Purchase Act 2004</u> sets out specific matters to which the local planning authority must have regard when preparing a local plan. <u>Regulations 8 and 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012</u> prescribe the general form and content of local plans and adopted policies maps, while <u>regulation 10</u> states what additional matters local planning authorities must have regard to when drafting their local plans.</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
	<p>The duty to cooperate was introduced by the Localism Act 2011, and is set out in section 33A of the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan in the context of strategic cross boundary matters. Certain other public bodies are also subject to the duty to cooperate. These are prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended. These organisations are required to cooperate with local planning authorities and county councils in England, and the other prescribed bodies. All parties should approach the duty in a proportionate way, tailoring cooperation according to where they can maximise the effectiveness of plans.</p> <p>Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a plan during its preparation. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered) [NPPF para. 32].</p> <p>The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. Local Plans are produced within the parameters of and in accordance with tests of soundness set by national policy, above through the NPPF. Plans must address local issues, whilst being consistent with national policy.</p> <p>The NPPF sets out a requirement for plans to be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. In addition, their preparation needs to be</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
	<p>underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned [NPPF para. 16].</p> <p>In relation to equality and diversity, national planning policy requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes) [NPPF para. 61].</p> <p>The requirements for this specific stage of the process of public consultation on the Local Plan are specified in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Under the regulation the local planning authority is required to notify specific consultation bodies (statutory consultees such as the Environment Agency, Heritage England, Natural England etc.) that the authority consider may have an interest in the plan and invite them to make a representation on it. The local planning authority must also notify and invite any general consultation bodies it considers appropriate to make representations, such as:</p> <ul style="list-style-type: none"> • voluntary groups; • bodies that represent the interests of different racial, ethnic or national groups in the area; • bodies which represent the interests of different religious groups in the area • bodies which represents the interests of disabled persons in the area <p>In preparing the local plan, the local planning authority must take into account representations made to them.</p>
Step 2: Information collection	

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
Note: Equality and Diversity information for Dartford can be found at http://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/equality-and-diversity-data	
5	<p>What do you know about the groups of people who will be affected? i.e. demographic information in relation to the protected characteristic groups (age, disability, pregnancy and maternity, religion or belief, race, sex, sexual orientation, gender reassignment)</p> <p>Information has been drawn from various sources such as the Census and other studies/research which show demographic information on population change, housing, income, ethnicity, and employment.</p> <p><u>Housing Needs Evidence</u> The Council commissioned Residential Needs and Gypsy and Traveller Accommodation Assessments which have been completed and inform the approach in the Local Plan document.</p> <p>The Dartford and Ebbsfleet Residential Needs Assessment used data from various sources to assess the needs for different types of housing. This includes the needs of older people, those with disabilities, families with children and younger people.</p> <p>The Gypsy and Traveller Accommodation Assessment used a range of methods to assess needs, including interviews with residents of occupied pitches and plots.</p> <p><u>Age</u> The Residential Needs Assessment study finds that the housing projections suggest that there will be an increase in the number of households headed by someone over 65 from 10,185 in 2019 to 15,606 in 2036, an increase of 53.2%. The projections also indicate that the proportion of older persons living alone in Dartford will increase from 44.7% in 2019 to 47.3% in 2036.</p> <p>The Assessment concludes that, given the dramatic growth in the older population and the high levels of disability and health problems amongst older people, there is likely to be an increase requirement for specialist housing options. The study concludes that there is a requirement for additional specialist units for older people.</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details	
	<p><u>Disabled</u> The 2011 Census information show that, in 2011, some 15.1% of the resident population in Dartford had a long-term health problem or disability. Further analysis shows some 44.9% of all residents with a long-term health problem or disability in Dartford had a condition that limited day-to-day activities a lot, with 55.1% having a condition that limited activities a little. Data from the Department of Work and Pensions indicates that as at April 2019 there were 2,499 people in Dartford in receipt of Personal Independence Payments (PIP), which equated to 2.2% of the population in the Borough.</p> <p>The Residential Needs Assessment finds that the number of those aged 65 or over with a limiting long-term illness that limits them a lot is expected to increase by 50.0% between 2019 and 2036 in Dartford. This compares to an increase of 78.4% in the number of people aged 18-64 in Dartford with impaired mobility, a rise of 22.5% in the number of people aged 18-64 in Dartford with a common mental health disorder, an increase of 65.8% in the number of people aged 65 or over with dementia and an increase of 33.1% in the number of people in Dartford with a moderate or severe learning disability.</p> <p>The Assessment identifies that the number of those aged 65 or over that are unable to manage at least one mobility activity on their own is expected to increase by 57.6% between 2019 and 2036, compared to an increase of 55.2% in the number of people aged 65 and over who need help with at least one domestic task, an increase of 15.8% in the number of people aged 65 and over who need help with at least one self-care activity and an increase of 26.2% in the number of people aged 18-64 with a serious personal care disability. These changes better reflect the projected change in the demographics of the population (an ageing population) rather than a notable change in the overall health of people.</p> <p>Data sources imply that a notable uplift will be required to the number of homes that currently meet the accessible and adaptable dwelling M4(2)</p>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details				
		standard criteria. The study found that there will also be a requirement for M4(3) category homes – wheelchair user dwellings.		
6	What consultation has taken place with affected groups? Please describe who was consulted and the key findings	The Local Plan Preferred Options document will be subject to statutory public consultation. All those on the Council's consultation list will be given the opportunity to comment on the document. This includes groups representing gypsies, disabled people, older people and religious groups. The Council will also advise the Dartford Elders' Forum and the Dartford Youth Council of the consultation.		
7	Are there any gaps in information? If so, what additional research and/or consultation is needed to ensure that affected groups needs and views are taken into account?	No.		
Step 3: Assessing the equality impact				
8	Consider whether the activity or proposal has or will have any positive or negative equality impacts on the protected characteristic groups in relation to the following aims of the General Equality Duty: a) tackling unlawful discrimination b) promoting equality of opportunity c) promoting good relations			
		POSITIVE IMPACTS	NEGATIVE IMPACTS	NO IMPACT/UNKNOWN
a	Age	Providing for the future accommodation needs of an ageing population.	None	<input type="checkbox"/> <input type="checkbox"/>
b	Disability	Enabling provision to meet needs for accessible/adaptable and wheelchair user accommodation.	None	<input type="checkbox"/> <input type="checkbox"/>
c	Gender (including reassignment)	N/A	N/A	<input checked="" type="checkbox"/> <input type="checkbox"/>

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Assessment details				
d	Race	Providing for the future accommodation needs of gypsies, travellers and travelling showpeople.	None	<input type="checkbox"/> <input type="checkbox"/>
e	Religion/Belief	N/A	N/A	<input type="checkbox"/> <input checked="" type="checkbox"/>
f	Sexual Orientation	N/A	N/A	<input checked="" type="checkbox"/> <input type="checkbox"/>
g	Pregnancy/Maternity	N/A	N/A	<input checked="" type="checkbox"/> <input type="checkbox"/>
9	If 'no impact' or 'unknown' was selected, please explain	The proposals contained in the Local Plan Preferred Options document are not related, at this stage, in any meaning and tangibly direct sense to the protected characteristics of gender, religion/belief, sexual orientation, and pregnancy/maternality.		
10	If Dartford Borough Council works with partners to deliver the activity or proposal, please describe any circumstances that could give rise to positive or negative equality impacts between different groups	Many of the policy proposals would apply to developments within Ebbsfleet Garden City area where decisions on planning applications are taken by the Ebbsfleet Development Corporation rather than Dartford Borough Council. However, the EDC's decisions on planning applications need to be in accordance with policies in the Dartford Borough Council Local Plan and no circumstances are envisaged that would give rise to negative equality impacts between different groups.		
11	Any other comments			

Step 4: Action plan	
12. Based on the information in Steps 1 to 3, please list the actions that will be taken to address:	
a) any gaps in information and consultation	
b) how any negative impacts on equality will be mitigated or eradicated	
a) If additional information and/or consultation is required or the impact is still unclear, what actions will you put in place to gather the information you need?	

January 2020

DARTFORD
BOROUGH COUNCIL

Customer Access Review – Local Plan Preferred Options January 2020

Step 4: Action plan					
Information needs	Action	Intended outcome	Date for completion	How this will be monitored	Responsible officer
N/A	N/A	N/A	N/A	N/A	N/A
b) If any negative impacts on equality were found, what actions will you put in place to mitigate or eradicate these impacts?					
Identified impacts (and who is affected)	Action	Intended outcome	Date for completion	How this will be monitored	Responsible officer
N/A	N/A	N/A	N/A	N/A	N/A

Step 5: Decision making and future monitoring		
13	Which decision making process does this Customer Access Review need to go through? i.e. who does this need to be approved by?	The final draft (publication) Plan will be subject to full council approval. This will be repeated before coming into force (following Planning Inspectorate review).
14	How will you continue to monitor the impact of the activity or proposal on the equality groups?	The Authority Monitoring Report measures the provision of Gypsy and Traveller accommodation, accessible/adaptable and wheelchair housing.
15	When will you review this Customer Access Review?	The Customer Access Review will be reviewed at the next stage of the Local Plan production process (Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012) for which a draft plan containing policies will be produced.

January 2020

DARTFORD
BOROUGH COUNCIL