

Northern Gateway Supplementary Planning Document



**PART OF DARTFORD'S
LOCAL DEVELOPMENT FRAMEWORK**

Adopted 5 April 2012

DARTFORD
BOROUGH COUNCIL

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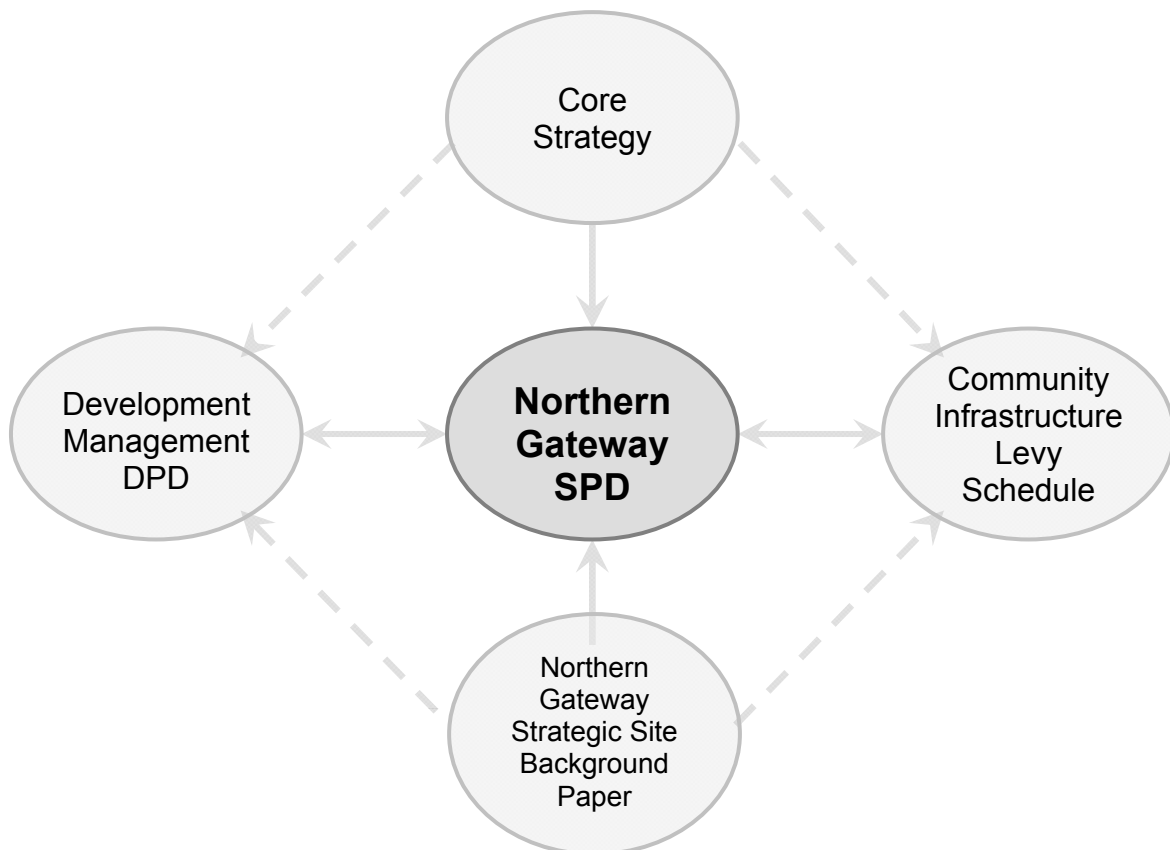
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1 INTRODUCTION

Status of the Supplementary Planning Document (SPD)

- 1.1 This Supplementary Planning Document (SPD) is one of the documents in Dartford's Local Development Framework (LDF). The SPD is informed by the Core Strategy¹ which provides the overarching strategy for development in the Borough over the next 15 years and should be read alongside it. The SPD should also be read in conjunction with future documents which will have a bearing on development in the area. These include the Development Management DPD and the Community Infrastructure Levy Schedule (in preparation 2012). The Council's Northern Gateway Strategic Site Background Paper² forms part of the evidence base that supports the Core Strategy as well as this document.
- 1.2 Although not part of the statutory development plan, this SPD will be an important consideration in the Council's determination of planning applications. Developers will be expected to comply with the SPD when drafting masterplans and preparing planning applications. Landowners and developers are advised to take the contents of this draft SPD into account when considering future development.

Diagram 1: Relationship with Other Documents



- 1.3 In advance of a Community Infrastructure Levy schedule being adopted, planning contributions will be sought as S106 obligations and will be informed by Core Strategy policies and guidance in this document.

¹ Dartford Core Strategy, Dartford Borough Council, Adopted September 2011

² Northern Gateway Strategic Site Background Paper, Dartford Borough Council, 2010

- 1.4 This SPD provides guidance on the implementation of Core Strategy policies³ and has three main purposes:
- To provide more detailed guidance explaining how the Core Strategy policies will be implemented and applied in the Northern Gateway context, especially in relation to Policy CS 3, Diagram 4, site objectives (paragraph 2.24) and site principles (paragraph 2.25).
 - To set out the requirements for each site, based on the Core Strategy policy and principles, including infrastructure requirements and financial contributions.
 - To define the location of on-site infrastructure as determined through site assessments, including a new primary school, and provide guidance as to how they can be delivered, phased and funded.
- 1.5 The overall objective for the Northern Gateway is to encourage the development of a sustainable living and working community which helps support the regeneration of Dartford Town Centre (Core Strategy, policy CS 3).

2 CORE STRATEGY CONTEXT

- 2.1 The Core Strategy⁴ establishes the objectives, scale and nature of development proposed at the Northern Gateway. References include:
- Policy CS 1 - Dartford Town Centre and Northern Gateway as one of three Priority Areas for Development, with the creation of a mixed community of homes and jobs at the Northern Gateway supporting the town centre.
 - Para 2.24 – objectives for the development of the Northern Gateway
 - Para 2.25 - principles that will guide the development of the Northern Gateway
 - Policy CS 3 – sets out the requirements for development at the Northern Gateway
 - Diagram 4 -provides a diagrammatic representation of Policy CS3.
 - Policy CS 7 - Employment land and job requirements for Dartford Town Centre and the Northern Gateway of 41,300 sqm of employment floorspace (B1, B2, B3 uses), equivalent to 1,500 jobs.
 - Policy CS 10 - Capacity of up to 3,070 new homes in Dartford Town Centre, including the Northern Gateway, between 2006 and 2026.
 - Table 1 - Up to 2,040 homes, 1,200 jobs, local shops, eating and drinking places around the Mill Pond, primary school, GP surgery and Fastrack running through the Northern Gateway site.
 - Appendix 5, Map 2 – defines the boundaries of the Northern Gateway Strategic Site and forms part of the Proposals Map
- 2.2 The Core Strategy specifically allocates the Northern Gateway as a strategic site for development. Appendix 1 of this document provides extracts from the Core Strategy setting out the broad policy approach for this strategic site.
- 2.3 Other Core Strategy policies which are relevant to the development of the site, including Vision, Strategic Objectives, CS 8, CS 9, CS 11, CS 14, CS 15, CS 16, CS 17, CS 18, CS 19, CS 21, CS 23, CS24, CS25 and CS 26. These will be considered later in the SPD.

³ The Core Strategy was assessed through a Sustainability Appraisal/Strategic Environmental Assessment and a Habitats Regulations Assessment. Appendix 1 provides a screening report to determine whether the SPD needs to be assessed further and concludes that no further SA/SEA is necessary.

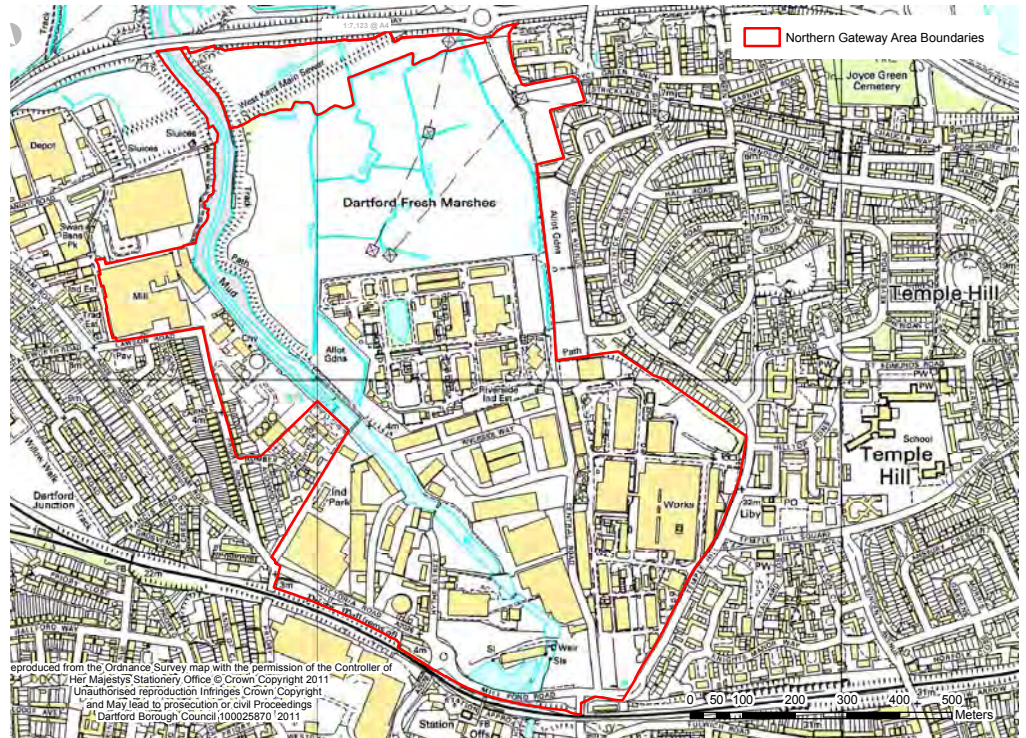
⁴ Dartford Core Strategy, Dartford Borough Council, Adopted September 2011

3 SITE BACKGROUND

Site Location

Diagram 2: Site Location

3.1 Diagram 2 shows the Northern Gateway's location immediately to the north of Dartford Town Centre, but separated from it by the North Kent Line and railway station. The site is bounded by the residential areas of Temple Hill to the east, the emerging mixed use development, 'The Bridge' to the north east and Burnham Road to the west. The River Darent flows from the town centre through the site then out to Dartford Marshes and the River Thames beyond. The Mill Pond at the southern boundary acts as a flood storage pond.



Redevelopment Potential

3.2 The Northern Gateway comprises approximately 90 hectares of land, in a number of different uses and site ownerships. Diagram 3 over page shows the different parcels of land in their current ownerships. Table 1 identifies the redevelopment potential of each site.

Table 1: Availability of land as at March 2012
(Site numbers are as referred to in Diagram 3 below)

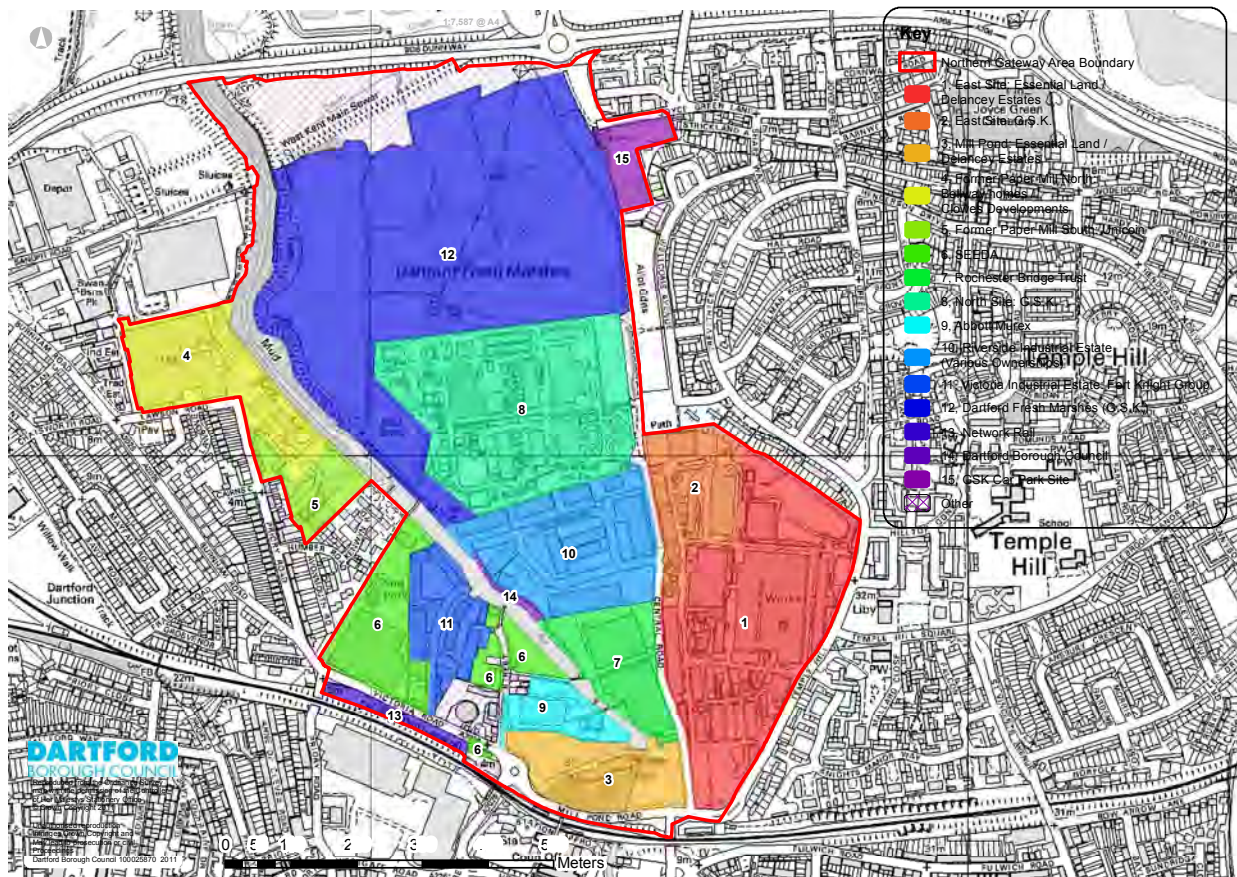
<p>Sites that are already redeveloped or are being redeveloped</p> <ul style="list-style-type: none"> Homes and Community Agency (HCA) owned land⁽⁶⁾ (formerly Unwins and Matrix Business Centre) now has a new employment hub called Basepoint. The remainder of this site has planning permission for employment uses.
<p>Sites that may be redeveloped in the future</p> <ul style="list-style-type: none"> The GSK East Site 1⁽¹⁾ and Mill Pond site⁽³⁾ have been sold by GlaxoSmithKline (GSK). Delancey Estates/ Essential Land have acquired the sites as joint development partners. A resolution has been made to grant planning permission subject to completion of a S106 agreement. The former Arjo Wiggins paper mill is now in two separate ownerships. The northern part⁽⁴⁾ has been purchased by Bellway Homes and Clowes Developments (UK) Ltd and Unicoin own the southern site⁽⁵⁾. Both sites are currently vacant awaiting redevelopment. Part of the north site has planning consent for new homes. The sites are currently partly constrained by the HSE Land Use Consultation Zone relating to the GSK North Site. The HCA owned land⁽⁶⁾ (eastern part) is available for redevelopment. The GSK North Site⁽⁸⁾, the north-western corner of the East site, GSK East Site 2⁽²⁾ and GSK former car park site⁽¹⁶⁾ are in the ownership of Glaxo Smith Kline (GSK) but are expected to be put on the market during 2012. Rochester Bridge Trust (RBT)⁽⁷⁾ land is currently leased to a number of businesses and is likely to remain in employment use for the time being. Redevelopment opportunities may arise when

leases come up for renewal.

Sites likely to remain in current use

- Employment uses at DiaSorin SPA⁽⁹⁾, Riverside Industrial Estate⁽¹⁰⁾ and Victoria Industrial Park⁽¹¹⁾ are likely to remain in their current use for the foreseeable future. Core Strategy policies support the retention of these uses.
- Residential uses adjacent to the south western corner of the Northern Gateway, along Hythe Street, Humber Road and Kenwyn Road will remain.
- The Core Strategy identifies Dartford Fresh Marshes (currently owned by GSK)⁽¹²⁾ as greenspace.

Diagram 3: Site Ownership



Site Characteristics

- 3.3 The Northern Gateway has a number of strengths, relating primarily to its location and natural assets. It is in close proximity to the town centre and public transport. It also has the potential to act as a gateway to the town, with good visibility of the southern end of the site from the railway station. The large quantity of land available for redevelopment provides a significant opportunity for mixed use development and natural assets such as the River Darent, Mill Pond and Dartford Fresh Marshes provide a good backdrop to development.
- 3.4 Diagram 4 and 5 below show that the Northern Gateway contains a number of site constraints and features which will influence or restrict the type of development and may require mitigation. They should be taken into account in development proposals. These include:
- Two Health and Safety Executive (HSE) Land Use Consultation Zones, one involving processing of hazardous materials at GSK’s North Site⁽⁸⁾ and the smaller one around the gas holder in the south western corner of the site. The future of the larger zone is likely to be resolved with cessation of GSK pharmaceutical activities at the site and release of the site onto the market.
 - Flood risk and limited escape routes from some sites. Land to the west of the River Darent, SEEDA sites⁽⁶⁾, Dartford Fresh Marshes and the GSK North⁽⁸⁾ site are all located in Flood Risk Zone 3a. Means of escape is particularly poor on the land to the west of the River Darent, in the southern

section. The potential for development on these sites is set out in the Council's 'PPS25 Flood Risk Sequential Test Borough-wide Assessment', 2010 and will be subject to Policy CS24 (Flood Risk) of the Core Strategy.

- The 2.5 hectare landfill site at the north eastern part of the East site: Essential Land⁽¹⁾ which will require ongoing monitoring and mitigation measures. Development within 50m of the landfill may require a specific design approach and ongoing monitoring.
- Contamination across the site (including elevated heavy metals and hydrocarbons), especially on former GSK land^(1, 2, 3 and 8) and former Paper Mill sites^(4 and 5)) which will require ongoing monitoring and mitigation measures. Development within 50m of the landfill may require a specific design approach and ongoing monitoring.
- The East site: Essential Land⁽¹⁾ slopes steeply upwards towards Temple Hill along its eastern boundary.
- The inner and outer Groundwater Source Protection Zones that cover all of the Northern Gateway.
- Two overhead power lines cross the Dartford Fresh Marshes and GSK former car park site⁽¹⁶⁾.
- A range of utility networks underground including low pressure gas main network, water mains, sewers and high voltage underground electricity transmission cables.
- A Tree Preservation Order (TPO) close to the gas holder and a cluster of TPOs along the western edge of the former Paper Mill sites^(4 and 5).
- Two Listed Buildings, including the Priory Walls located adjacent to the North Kent Line, and one property along Hythe Street.
- The Areas of Archaeological Potential that may contain historic remains.
- An Air Quality Management Area (AQMA) along Burnham Road and Victoria Road.
- A Crossrail safeguarding area along the North Kent Railway Line.

4 DEVELOPMENT PRINCIPLES

- 4.1 The Northern Gateway offers the opportunity to create a mixed use, sustainable community. The section below identifies relevant Core Strategy policies and considers how these should be applied in the Northern Gateway context so as to achieve the objectives. The Core Strategy should be referred to for the full policy text.

Built Form

- 4.2 The site's central location, near to Dartford Town Centre and rail station, provides an ideal opportunity to create a high quality and distinctive development linked with the town and supporting its economic performance. A high quality of design will be required in all developments. Development proposals will be expected to have considered and incorporated the principles of **Kent Design** into their schemes. See link [Kent Design Initiative](#) .
- 4.3 In order to achieve this, a number of policies and approaches from the Core Strategy should be taken into account, including:

Paragraph 2.25: Site Principle 2 and Policy CS 17(3) and (4): Quality of design will reflect the varied character of the place, from a more urban, compact and active character at the southern edge abutting the town centre and station, graduating northwards to a more intimate and green character, in keeping with the waterside and Dartford Marshes context. Whilst the form and density of housing will vary across the site in response to accessibility and other site characteristics, a broad indication of appropriate average net densities across the Northern Gateway site is over 50 dwellings/ha.

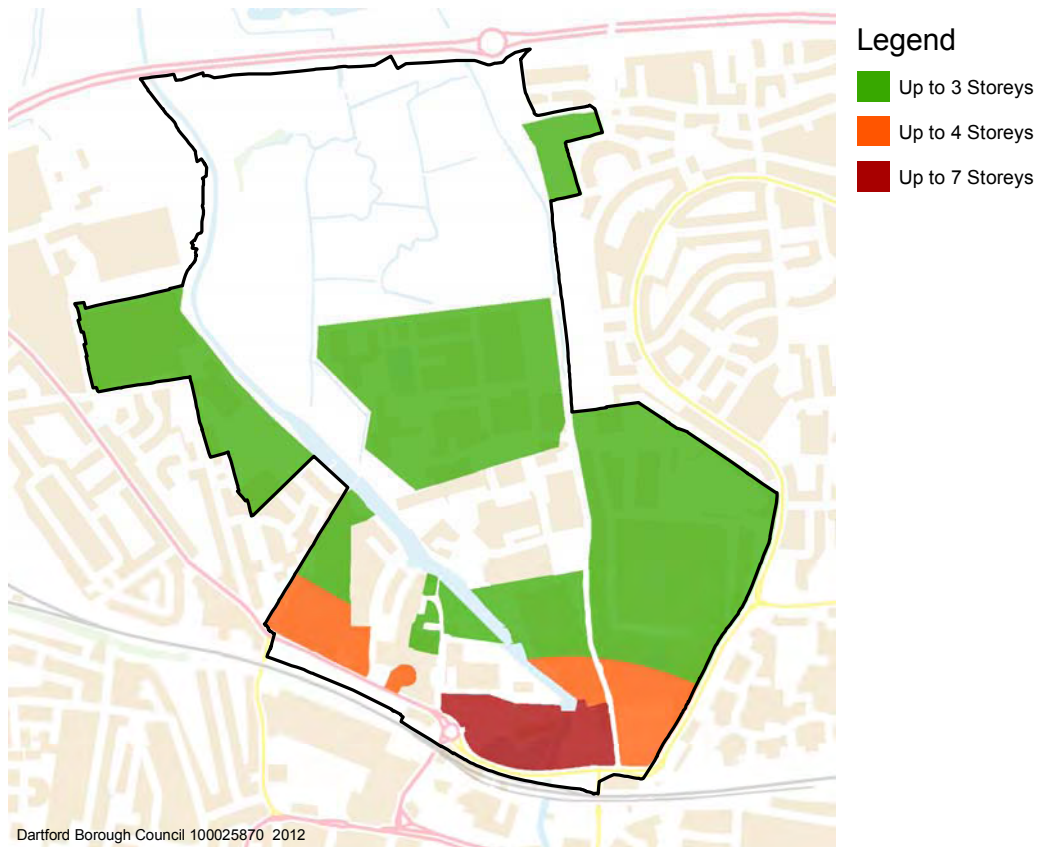
Policy CS 3(1k): Promotion of development that reflects and interprets the riparian and industrial heritage associated with the area, in order to create a sense of place. Archaeological potential within the site should be assessed prior to development.

Policy CS 17(1a): Require the application of the principles of the Kent Design Guide in developing housing proposals.

Policy CS 17(1b): Require that the criteria identified as locally important are addressed in the design of homes (see full policy).

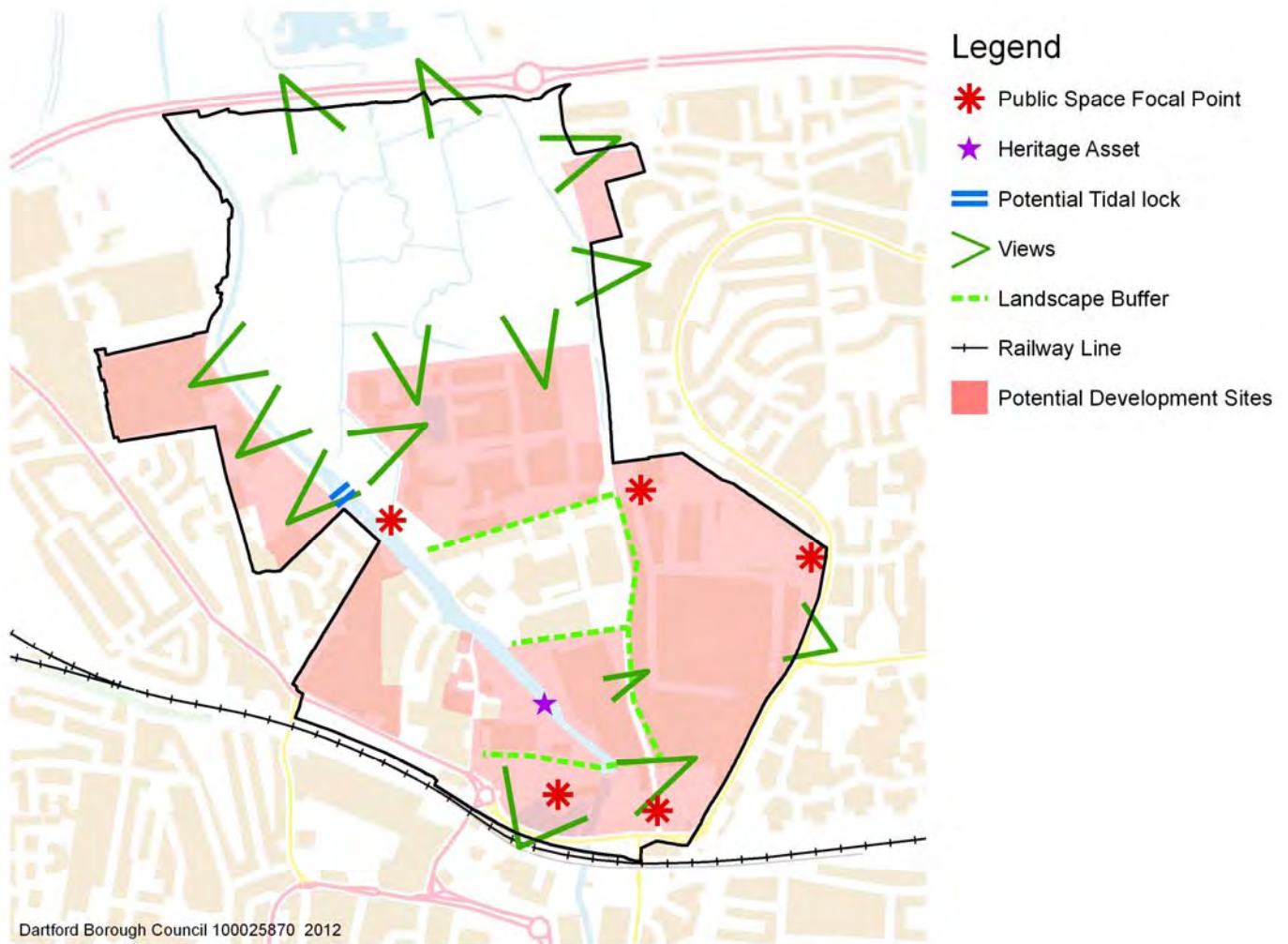
- 4.4 Diagram 6 below provides guidance on indicative heights (based on residential storey heights) across the site and applies to all types of development including commercial uses. The majority of the site is best suited for up to 3 storey development in the form of houses with gardens. Taller buildings of up to 7 storeys may be suitable around the Mill Pond⁽³⁾, in the southernmost part of the Northern Gateway where it adjoins the station and the town centre. Some development of up to 4 storeys could be accommodated immediately to the north and east of the Mill Pond and along Victoria Road at the West Sites⁽⁶⁾.

Diagram 6: Design of Sites – Indicative Height (applicable to all uses)



- 4.5 In considering the design and layout of sites, views are especially important, including views to the River Darent and across green spaces. Buildings should be oriented to maximise these and plot layout should allow views through. Careful attention should be given to the skyline created by the development, especially at GSK East Site 1⁽¹⁾ and Mill Pond ⁽³⁾ due to the sloping topography and prominent views of the site from the surrounding area and North Kent Railway Line.
- 4.6 Landscape buffers may be required, in order to deal with the juxtaposition of new residential development alongside existing industrial estates. Heritage interpretation displays, architectural reference to historic buildings on the site or place names will be an important way of referencing previous industrial and riparian heritage, thereby creating a sense of place. Heritage interpretation displays can be included within individual sites as part of the public open space and along the River Darent, including at the tidal lock and the former lifting bridge adjacent to Steam Crane Wharf. Supporting design statements should indicate how site heritage has been incorporated into the scheme design.

Diagram 7: Design of Sites - Focal Points, Views and Edges



Homes

- 4.7 The Core Strategy envisages the creation of a living community, comprised of a wide range of housing sizes and types. These include houses in a range of sizes, apartments/flats, accommodation for the elderly and disabled and lifetime homes that can accommodate residents' changing requirements. Whilst flats/apartments are appropriate around the Mill Pond and the southern end of the site, houses should predominate on the remainder of the site. Planning applications for residential development should normally comprise of 70% family houses or more. The following Core Strategy policies apply:

Policy CS 3(1a): Provision of up to 2,040 homes mainly as family housing but with apartments around the Mill Pond and at the southern end of the site.

Policy CS 18 (1a and b): In order to achieve a mix of housing sizes that meets needs and provides an appropriate long-term balance in the housing stock, the Council will normally require new development comprising 100 homes or more to provide approximately 70% as family houses of two bedroom or more, of which 5% provided as family houses with 4 or more bedrooms and 30% as flats. On developments of less than 100 homes, there will be a presumption in favour of providing a majority of family houses of 2 bedrooms or more. At the Northern Gateway, a higher proportion of flats may be acceptable.

The Council will require that where flats/apartments are provided, the accommodation is designed to a high quality, with generous internal space standards; the provision of private amenity space, such as

balconies and roof gardens, wherever possible; and provision of outdoor and/or indoor communal space.

Policy CS 3(1a) and Policy CS 18 (1d): Support the provision of specialist accommodation for older people⁵ and wheelchair accessible housing. Require developments to demonstrate that they are providing the maximum practical proportion of homes built to Lifetime Homes standards.

Policy CS 19 (1a and e) : Require private housing development of 15 units or more(net) or site size of 0.5ha or more to deliver 30% of the units as affordable housing. Require that, where possible, an element of 3 plus bedroom social-rented housing is provided as part of the affordable housing element.

Local Economy

4.8 The following Core Strategy policies apply:

Policy CS 3(b): Provision of 1200 jobs in B1, B2 and B8 uses, as far as these are compatible with adjacent residential uses.

Paragraph 2.24: Site Objective 1 Paragraph 2.25: Site Principle 1 and Policy CS 3(b):

Uses that are complementary to but not in competition with the town centre. Increased connectivity between two areas (the Northern Gateway and the Town Centre) encouraged, so as to maximise the additional footfall in the town centre from the new community. Low key waterside leisure activity at the Northern Gateway can act as a complementary attraction to the town centre. Provision of a mix of uses and the creation of a new area of public realm around the Mill Pond. Uses may include local shops and leisure uses, a hotel, community facilities and cafes, pubs and restaurants fronting onto the waterside.

Policy CS 3(5) and Policy CS 7(1a): Employment uses successfully operating on the site, including at Riverside Industrial Estate and Victoria Industrial Park, will be protected for B1, B2, B8 and A2⁶ uses, whilst the demand for them exists.

Policy CS 7(3b): In order to encourage the early delivery of jobs, the Council will: Work with partners to bring forward employment at an early phase in the development of the Northern Gateway.

Policy CS 8(1): The Council will seek a transformation of the economy by focusing on key growth sectors (see full policy).

Policy CS 9(1d): To ensure the provision of a locally skilled workforce to support the economic transformation of the Borough, the Council will: Require developments, commensurate with their size, to contribute to delivery of skills training, promotion of apprenticeships and skills training and provision of local schools with curriculum-based educational material (see full policy).

Policy CS 9(1e): Work with developers and Employ Kent Thameside⁷ to provide a job shop in the Borough on one of the large sites at any one time, as phasing permits.

4.9 Some of the existing employment areas are in need of environmental enhancement. Redevelopment of large parts of the Northern Gateway may provide an incentive to upgrade some of these areas. Opportunities should also be taken to improve site boundary treatments and create landscape buffer zones as part of redevelopment of adjoining sites, particularly where non-compatible uses adjoin.

⁵ Dartford Strategic Housing Market Assessment, Dartford Borough Council, 2010

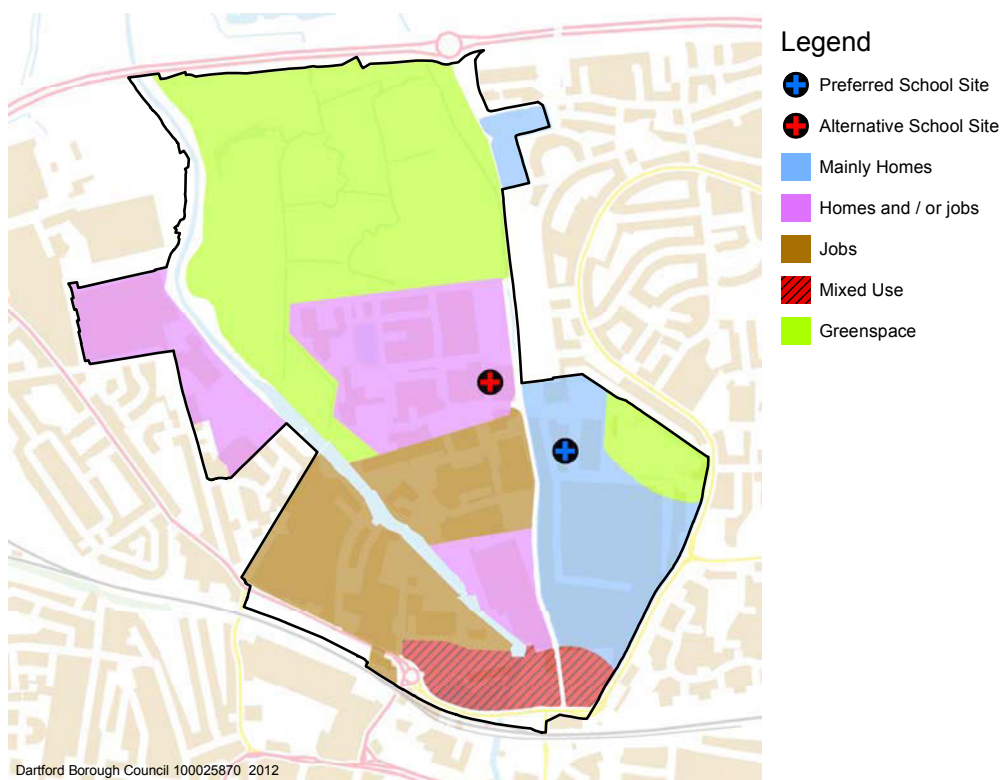
⁶ As identified in the Dartford Economy and Employment Technical Paper, Dartford Borough Council, July 2010, section 3 Employment Estates

⁷ Employ Kent Thameside is an organisation working to support the Kent Thameside Learning and Skills Strategy

Mix of Land Uses

4.10 Diagram 8 provides an overview of the land uses, or mix of uses, expected at each site. The Strategic Housing Land Availability Assessment (SHLAA)⁸ and the Strategic Employment Land Availability Assessment (SELAA)⁹ have assessed the suitability of each of the available Northern Gateway sites for housing and employment uses. Most sites were found to be suitable for either housing (subject to removal of HSE Consultation Zone at GSK North and compliance with the Flood Risk Exception Test) or employment uses. Sites to the west of the River Darent, at the southern end, are not suitable for housing because of the constraint imposed by the Land Use Consultation Zone relating to the adjacent gas holder and limited escape routes in the event of flooding. This SPD is not prescriptive in terms of defining whether housing or employment uses or a mix of the two are most appropriate on each of these sites. A flexible approach has been adopted so as to facilitate development. However, the overall balance of homes and jobs across the site, as well as the appropriateness of a proposed use in the context of current and future adjoining uses, will be taken into account in the consideration of planning applications. The Mill Pond site⁽³⁾ has been identified as the most suitable location for small-scale retail and leisure facilities and other commercial activities. This location will enable the creation of a vibrant hub, with new public realm around the attractive feature of the Mill Pond, serving the new community and providing a complimentary destination to the town centre. A central-eastern location has been assessed as the most suitable for a 2-form entry Primary School. The school could serve as a community hub for a wider range of services. Delivery of the Primary School is discussed in paragraphs 4.11-4.16 below.

Diagram 8: Land Uses



⁸ EB24 Dartford Strategic Housing Land Availability Assessment (SHLAA), Dartford Borough Council, 2010

⁹ EB24 Dartford Strategic Employment Land Availability Assessment (SELAA), Dartford Borough Council, 2010

Community Facilities

- 4.11 The formation of a sustainable residential community requires that sufficient community facilities are provided to meet the needs of the residents. A number of policies from the Core Strategy should be taken into account, including:

Policy CS 21: To ensure that community needs for services are provided in an appropriate location and in a timely and effective way, the Council will require that community services are provided as part of major development proposals. The Council will work to ensure that new development makes an appropriate contribution towards land and buildings based on the need generated by the development. Appropriate phasing of facilities will be required so that residents can have access to the required facilities at an appropriate stage. Where permanent provision is not possible from the outset, temporary provision will be sought for early residents. Co-location of services, multi-purpose spaces and satellite provision will be considered favourably, where this adequately serves community needs and provides a strong focus for communities.

Policy CS 3(g): Provision of a 2-form entry primary school on the site, with developments in the Northern Gateway and Dartford Town Centre contributing proportionally to land and build costs of the school.

Policy CS 3(h): Provision of primary health services, community meeting hall and other community facilities required, either on or off-site, in a way that best meets the needs arising from the new development as well as supporting neighbouring communities.

Policy CS22(6): Community sport and cultural facilities will be required at major development sites, in scale with the needs of the community.

Paragraph 2.25: Site Principle 3 and Policy CS21(1b): Shared use of community facilities should be explored, particularly with the Temple Hill neighbourhood, through the strengthening or extending of existing facilities, or by new provision on the site which can serve the wider area. Seek that, where possible, new facilities are provided in a way that allows benefits to be shared by existing and new communities. They should be located close to the population they will serve, with reference to natural community boundaries and access routes.

- 4.12 A crucial piece of community infrastructure in the Northern Gateway will be a 2 Form Entry primary school. There is no capacity in surrounding primary schools to cater for demand from development at the Northern Gateway. Provision is required within the Northern Gateway site itself to meet the demand generated by the development. The Council will work with Kent County Council (KCC) and developers to ensure that the school is available in time to address this. KCC's most recent assessment identifies a requirement for the school to be initiated between 2012 -17. Lack of school provision could be an inhibiting factor to future development of the area.
- 4.13 Further to the Core Strategy commitment to determine the precise location for a primary school in the Northern Gateway, a preliminary assessment¹⁰ has been carried out, and is provided as part of the evidence base to this document. It identifies the locations and sites which could accommodate a 2 Form Entry primary school, equating to 2.1 hectares, within the Northern Gateway. The assessment concludes that overall, GSK East Site(2) (Site 11 in the School Site Assessment), is the preferred option. However, the south eastern corner of GSK North Site (8) (Site 5 in the School Site Assessment) is an alternative location. Both sites are likely to become available in the short to medium term.
- 4.14 Detailed feasibility assessment is now required to establish that there are no site specific impediments to delivery of a primary school at the preferred location (GSK East Site). In advance of the assessment

¹⁰ Dartford Northern Gateway Primary School Site Suitability and Deliverability Assessment, Kent County Council, with input from Dartford Borough Council, 2011

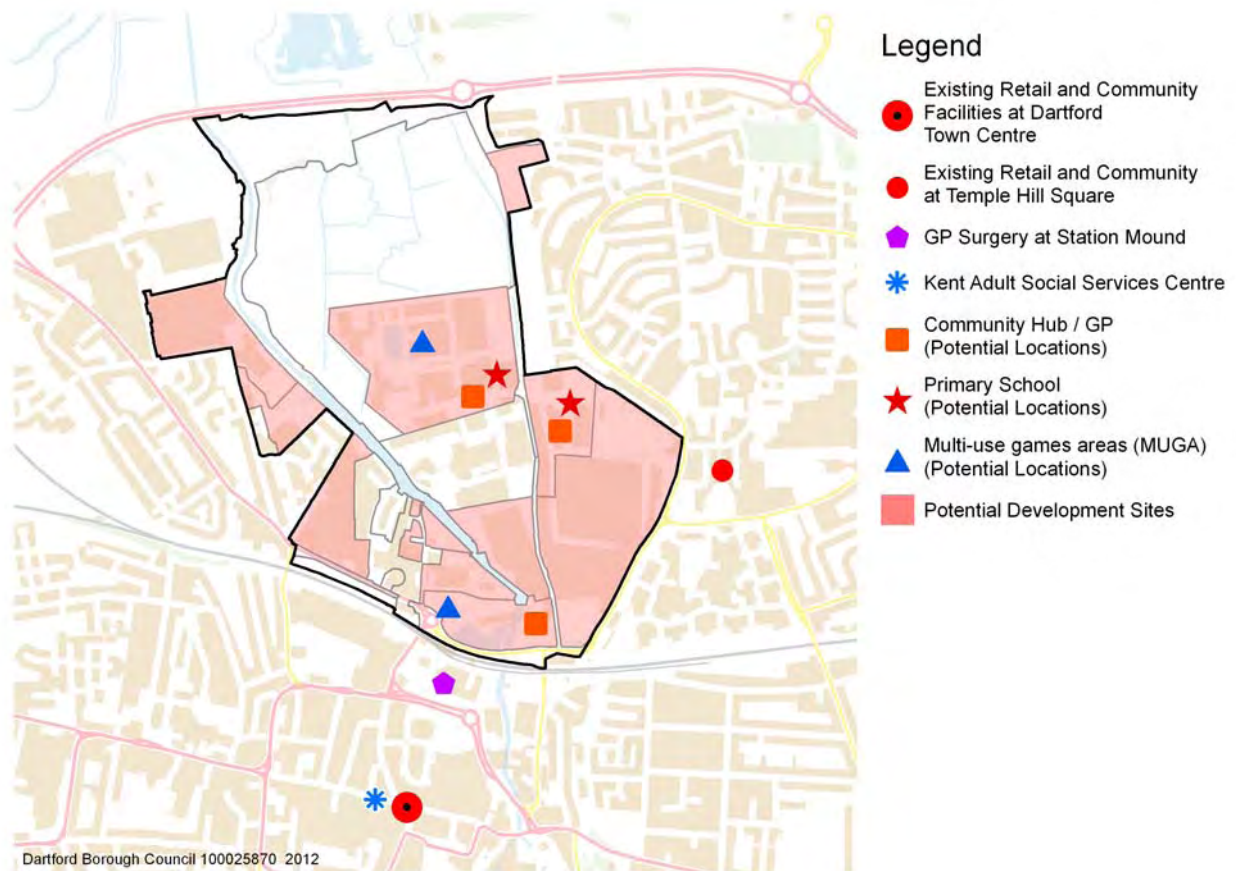
being completed, it is required that the alternative location (GSK North Site) is retained as a reserve site. Planning applications for development on either one of the identified sites will not be favourably considered in advance of an appropriate school site being secured. The co-operation of the site owner(s) with KCC will be sought in carrying out the assessments to enable the school site location to be finalised at the earliest opportunity. This SPD will be updated to confirm the final school location, once this has been determined.

- 4.15 Land for a 2 form entry primary school will be required on either one of the selected sites, irrespective of whether housing is being provided on the remainder of the site. In the event that the need for a school is delayed, the land for the school will be safeguarded until such time as it is required. In the meantime the site may be utilised for temporary purposes, such as open space or allotments.
- 4.16 An agreed transfer of land for the school, or lack of it, will be a material consideration in determining planning applications on either one of the two potential school sites. The Council will require that the landowner co-operates with Kent County Council in agreeing arrangements for the transfer for the school site. The site providing land for the school will have the value of the land offset against its proportionate financial contributions towards land and build costs of the school or other planning obligations. The value of the land will be subject to an independent market assessment taking into account the proposed land use and will be initiated by Kent County Council.
- 4.17 All housing development sites within the Northern Gateway will be expected to contribute proportionately to the land and build costs of the new primary school, according to the demand generated by each particular site, having regard to the number and size of residential properties proposed. Contact with Kent County Council is advised, so that exact requirements can be determined early on. The school is a critical requirement to support housing development in the area, therefore, housing development which is unable to make the appropriate financial contributions towards the school, will not be favourably considered.
- 4.18 The primary school should be designed as an integral part of the development site and appropriately connected with surrounding residential development. Community use of the primary school should be provided for, if possible, with agreements enabling residents to access on-site facilities when not in school use.
- 4.19 Developer contributions will also be required towards the improvement of existing Secondary Schools in the local area, or the creation of a new Secondary School off-site which is planned at the Eastern Quarry development. Developers will pay proportionate contributions equivalent to the demand generated from each site, based on the number and size of residential properties proposed. Contact with Kent County Council is advised, so that the exact requirements can be determined early on.
- 4.20 There is a need for the provision of primary health services, either on or off-site, to meet the demand generated by the development. Early phases of the development will be required to pay proportionate financial contributions towards the provision of a 2 GP surgery at Station Mound. Financial contributions will be dependent upon the demand generated from each site based on the amount and size of housing proposed. As demand for primary health service rises in later phases, consideration may be needed for the provision of additional health facilities on-site to serve development.
- 4.21 Residential development of the area will give rise to the need for a community meeting space, preferably on-site, and provided in a way that best meets the needs arising from the new development. The facility may be provided through shared use of space provided as part of a GP surgery/community hub at one of a number of potential locations (see Diagram 9).
- 4.22 Community sport facilities such as multi-use games areas (MUGAs) will be required, in scale with the needs of the community, and where possible should be incorporated into the parks or other larger greenspaces. Neighbourhood scale equipped children's play spaces should be included within the local park at the GSK East Site 1⁽¹⁾ and neighbourhood or local scale play spaces provided, at the GSK North Site,⁽³⁾ former Paper Mill sites^(4 and 5) and Rochester Bridge Trust site⁽⁷⁾. Development proposals should set out management and maintenance strategies for community facilities provided within their site.

Where appropriate, proportionate contributions will be required to support provision and maintenance of on and off-site facilities.

- 4.23 Developers are encouraged to enter into discussions with Kent County Council (KCC) on the requirement for financial contributions towards an off-site Kent Adult Social Services Centre to be located within Dartford Town Centre. KCC will determine whether or not there is a requirement to provide financial contributions towards the enhancement of other social facilities off-site, such as youth facilities or libraries. Where contributions are required it will be on the basis of the demand generated from each site, based on the amount and size of housing proposed.
- 4.24 Diagram 9 identifies the main locations on-site and off-site, where community facilities are expected to be focused.

Diagram 9: Community Facilities



Transport and Connectivity

- 4.25 The following Core Strategy policies apply:

Paragraph 2.25: Site Principle 5 and Policy CS 3(f): Minimising the amount of traffic generated by the site, with an emphasis on sustainable forms of travel, with Fastrack provision through the site, direct access to Dartford station and foot and cycle connectivity. Management of traffic in a way that does not have an unacceptable impact on Junction 1a of the A282/M25 or the local road network, including Dartford Town Centre.

Paragraph 2.25: Site Principle 3 and Policy CS 3(e): Creation of footpaths and cycle paths along and across the River Darent, connecting to Mill Pond, to facilities on site, into the town centre, linking with the adjacent communities and to the wider Green Grid in the Borough.

Policy CS 3(f): Car parking provision on the site to reflect its location adjacent to the station and town centre, with provision related to proximity to these facilities.

Core Strategy Policy CS 3(2), Policy CS 3(f) and CS 16: Planning applications must be supported by a transport assessment which takes into account all planned development in the town centre as well as at the Northern Gateway. The Council will work with its partners to deliver a Strategic Transport Infrastructure Programme to ensure that the transport infrastructure is in place to support new development. An appropriate level of contributions from development, either financially or in kind, will be sought to fund the infrastructure required. This will initially be sought as pooled contributions through Section 106 Agreements.

A Travel Plan will be required for each of the sub-sites. Off-site transport improvements relating directly to an individual development, including site access and local junction and road improvements will be required through S106 and S278 agreements in addition to any pooled payments towards the Strategic Transport Infrastructure Programme.

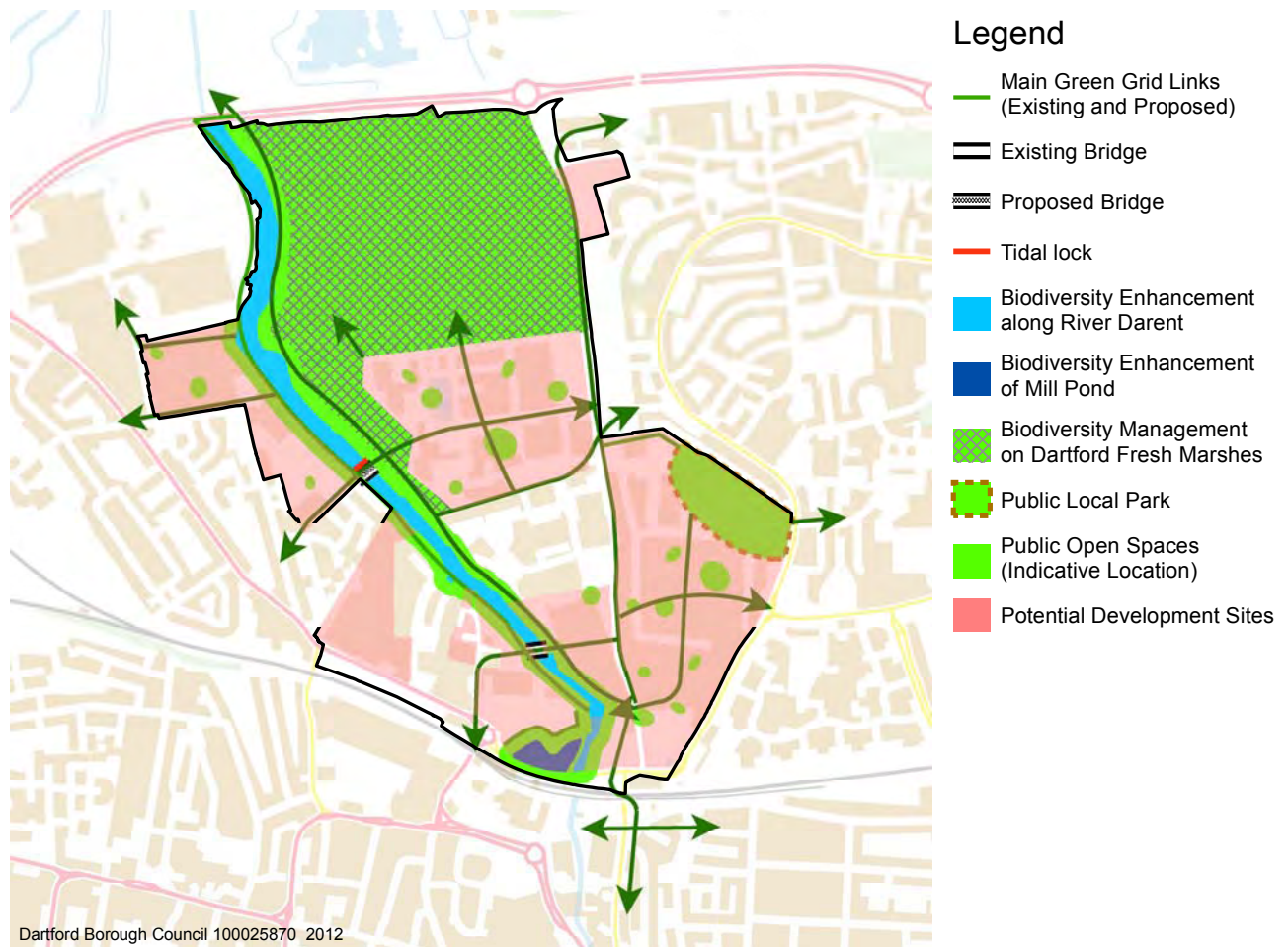
In advance of a Community Infrastructure Levy (CIL), a proportionate contribution will be required towards short-term mitigation measures to address any impact of the proposal on Junction 1a of the M25 (A282).

4.26 Diagram 10 summarises the transport network to be provided on site. Walking and cycle routes will include:

- Links with the adjacent communities at Temple Hill and Burnham Road.
- Access to, along and across the River Darent, in order to ensure greater permeability through the Northern Gateway sites and to increase accessibility to the wider Green Grid network.
- A better pedestrian and cycling environment along Mill Pond Road and Temple Hill and direct links between the Mill Pond⁽³⁾ and the town centre and rail station.

4.27 In order to enhance the east-west connectivity across the Northern Gateway sites and to enable integration between existing and new communities, a new footbridge over the River Darent is essential. The most suitable location (subject to further feasibility assessment) is identified to the south of the Paper Mill South Site: Unicoi⁽⁵⁾ by the unused tidal lock. The scheme for a new footbridge should consider whether the tidal lock could be re-instated as part of the project (see also para 4.34). Development sites surrounding the bridge (as identified in Appendix 2) will be required to make S106 contributions towards building the bridge, and its maintenance thereafter. Additionally, development sites surrounding the existing bridge at Hythe St (as identified in Appendix 2) will be required to make S106 contributions for improvement and maintenance of the bridge.

Diagram 10: Transport Connectivity



4.28 Provision of a Fastrack route, running north-south through the Northern Gateway, should be incorporated as part of the relevant development sites, including provision of any land requirement free of charge and implementation of the Fastrack route and associated stops/shelters. Developers should work in partnership with Kent County Council, other partners and transport operators to deliver appropriate long term operating arrangements to ensure the success of Fastrack. The GSK East Site 1⁽¹⁾ and Mill Pond⁽³⁾ will be required to incorporate a new route for Fastrack within their developments and ensure that the services will be provided early on, to serve residents from the outset. The feasibility of a Fastrack route running along Central Road, Joyce Green Lane and across Bob Dunn Way to The Bridge should be assessed, in liaison with Kent County Council, as part of the early planning of the GSK East Site ⁽²⁾ and GSK North Site⁽⁸⁾. This assessment should consider Fastrack routing which continues to provide a service for the residents of Temple Hill.

4.29 In addition to contributions towards the site-specific transport infrastructure listed in paragraphs 4.26-4.28 above, proportionate contributions will be required towards the Strategic Transport Infrastructure Programme (STIP) for Kent Thameside, which is intended to address strategic transport needs arising from the cumulative effects of development in the area. The STIP programme comprises a number of strategic transport projects, including a package of improvements in Dartford Town Centre and Northern Gateway. Contributions may be made as direct provision of an improvement scheme, with the cost of the scheme being offset against a financial requirement towards the STIP. Developers are advised to contact Kent County Council Highways and Transportation (Kent Highways) at an early stage to discuss the nature of the transport assessment to be undertaken, appropriate mitigation schemes and contributions towards these. Site access and local junction and road improvements which directly serve an individual site and are not shared with other developments, will be required in addition to the STIP contribution. Again, developers should liaise with Kent Highways for advice on requirements.

- 4.30 There is potential to provide a new link road between Bob Dunn Way and GSK North site⁽³⁾. This will only be considered as part of development proposals at the North site. Developers are advised to contact Kent Highways in advance of a traffic assessment to agree the scope and requirements of such a study. Proposals should ensure that a potential scheme does not create an alternative through route linking Bob Dunn Way to the town centre.
- 4.31 At Junction 1a of the M25, adjacent to the Dartford Crossing, the Highways Agency has concerns that new development will exacerbate the existing high levels of congestion. Remediation measures will need to be considered in the context of government proposals to remove tolls at the Crossing.

Green Spaces

- 4.32 The following Core Strategy principles and policies apply:

Paragraph 2.25: Site Principle 4 and Policy CS 3 and Policy CS 14: Creation of a multifunctional green network, providing at least 30% open space across the (Northern Gateway strategic) site, to be incorporated as part of the development of the area. Land at Dartford Fresh Marsh, the Mill Pond and the provision of a park on the eastern side to form part of the provision. A new area of public realm is to be created around the Mill Pond and an enhanced path and landscape implemented along the Darenth Valley corridor from the River Thames through Central Park in Dartford Town Centre to the open countryside.

Significant biodiversity improvements at each of the development sites will be required. A site management plan will be required to ensure the appropriate management of Dartford Fresh Marshes.

Individual sites will be required to make the following contribution:

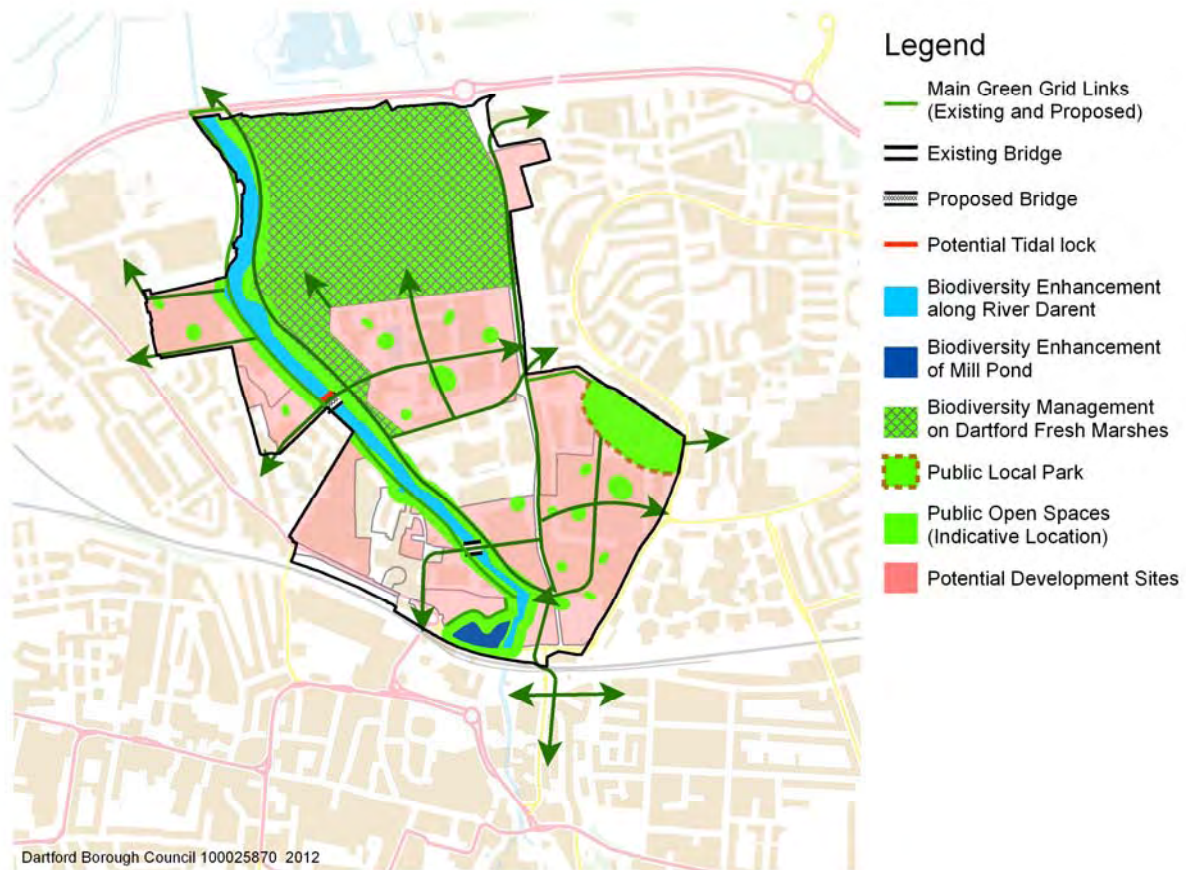
Sites of 20 ha and over: at least 30% of the site area
Sites of between 20ha and 2ha: at least 20% of the site area
Sites of less than 2ha will be considered on a site by site basis

Where on-site open space is not appropriate or feasible, contributions may be sought for off-site improvements of open space in the vicinity of the site.

This greenspace will provide for recreational needs, cycle and walking links, connected natural habitat routes linking into the river corridor and assist with flood management. Dartford Fresh Marshes, which is a Local Wildlife site, will be enhanced for biodiversity and public enjoyment. Development will need to ensure that recreational pressure does not adversely affect the conservation assets of the site. This may be addressed through the production of a site management plan by the developer in liaison with the Council and conservation partners. Biodiversity of the River Darent will also be managed and enhanced. A 15 m buffer strip on the riverside will be protected from development, where possible.

- 4.33 All development will be expected to provide public open space in accordance with the requirements, as an integral part of the development and to put in place arrangements for their management and maintenance thereafter. Pooled financial contributions may also be collected to enable the management and maintenance of the Dartford Fresh Marshes. Existing and proposed provision on surrounding sites should be taken into account in determining the nature of greenspace to be provided, so as to create a network of varied and multi-functional green spaces across the Northern Gateway as a whole. A 15m buffer strip alongside the river will be safeguarded from development where possible. This can be incorporated into the multi-functional green space provided at riverside sites.

Diagram 11: Green Spaces and Links



4.34 The River Darent and Dartford Fresh Marshes are located within a Biodiversity Opportunity Area (BOA)¹¹. Their aquatic quality and biodiversity will be managed and enhanced, with a focus on the improvement of water habitats and species. Currently derelict sites may harbour wildlife. Where appropriate habitat/biodiversity assessments identifying mitigations and enhancements will be required in support of planning applications. Conditions will be attached to planning permissions, where appropriate, requiring adequate mitigation measures to ensure that the biodiversity value on these brownfield sites is not lost or off-site compensation is provided.

4.35 Particular consideration should be given to enhancing the Darent Valley Path. Riverside development should utilise opportunities to widen existing links or create new links including via cantilevered walkways suspended over the river. Reinstatement of the tidal lock, just to the south of the Paper Mill South Site: Unicoin (5) could be considered as a means of improving the setting for development. This would enhance the amenity and recreational value of the area by raising river levels and enabling boats from the River Thames to travel down the River Darent as far as the Mill Pond. This may be achieved by incorporating reinstatement with the provision of a new footbridge to be funded from developer contributions (see para 4.28). Proposals for the reinstatement of the tidal lock must consider flood risk and biodiversity impacts and will require the consent of the Environment Agency.

Sustainability and Utilities

4.36 The following Core Strategy policies apply:

Policy CS 3 and Policy CS 23: To minimise carbon emissions through energy efficiency and use of renewable energy, the Council will require all new development to demonstrate that reductions in energy use through passive design and layout of development have been explored and applied, where practical.

¹¹ More details on BOAs can be found in EB39 Biodiversity and Landscape Technical Paper, Dartford Borough Council, 2010

Housing development of 100 units or more will be required to achieve at least Code Level 4 (or its equivalent) in the energy category in advance of mandatory requirements.

Where development commences in advance of a mandatory requirement for Code Level 6, buildings to be designed in a way that enables the retro-fitting of sustainable energy technologies for example through solar thermal, photovoltaic systems, ground source heat pumps and connection to a CHP plant.

Subject to assessment, seek that development at the Northern Gateway provides low/zero carbon CHP either on or off-site to supply the development with heat and power. Where the supply is provided in the later phases of development, infrastructure to enable future connection should be provided in the early phases. The potential to supply existing buildings or smaller development sites with heat or energy from the CHP plant should be explored.

The Council will work in partnership to establish an enabling body to facilitate a local network generating and distributing decentralised energy, in order to maximise the opportunities for low/zero carbon generation and supply.

New non-residential development over 1,000 square metres gross floorspace will be required to meet BREEAM 'excellent' (or any future national equivalent).

Policy CS 3(1j): Planning applications for development in Flood Zones 2 and 3 accompanied by a site specific FRA¹² to demonstrate that development is safe and will pass part C of the Exception Test, where applicable. These sites to also be sequentially tested to direct 'more vulnerable' uses to the parts of the site at less risk of flooding, where possible.

Policy CS 24(1c): Require the SUDS¹³ 'management train'¹⁴ to be applied, as appropriate, in all new development. In Water Source Protection Zones, SUDS will need to demonstrate that any surface water run-off infiltrating the ground will not lead to deterioration of groundwater quality.

Policy CS 25(1a): The Council will work with the water utility providers and monitor development to ensure that new development and water services are co-ordinated and that the pace of development does not outstrip the water supply and waste water / sewerage treatment capacity at any time. Where development is not capable of being adequately supplied, the Council will review the phasing of development and work with the utility providers and developers to address the capacity constraints at the earliest opportunity.

Policy CS 25(1b,c,d): The Council will :
Require all new homes to achieve at least level 4 of the Code for Sustainable Homes in terms of water use (105 litres per person per day) in advance of mandatory requirements. Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory water savings elsewhere in the Borough.
Sites of 500 units or more will be expected to act as exemplars. In addition to 2 above, they will be required to reduce dependence on potable water through rainwater harvesting, recycling of used water and reduction of water 'hungry' activity, and should be designed to enable later retrofitting to achieve the highest levels of the Code for Sustainable Homes in terms of water use.
Require all non-residential developments of 1,000 sqm and above to meet the BREEAM 'excellent' standards of water efficiency.

- 4.37 The extent of development, development density and mix of uses at the Northern Gateway make the site appropriate for a neighbourhood heat and energy network to supply the strategic site. It is likely that build-out of development in the Northern Gateway will continue for at least 15 years. Initially, Core

¹² Dartford Town Centre Strategic Flood Risk Assessment, Entec, 2008

¹³ Sustainable Urban Drainage Systems

¹⁴ Kent Thameside Water Cycle Study, Entec, 2009

Strategy policy requires that housing sites of 100 homes meet Code Level 4 of the Code for Sustainable Homes, with a national requirement to meet Code Levels 5 and 6 as these become mandatory. District-wide CHP will be one of the most cost-effective means of achieving these higher levels, with on-site micro generation networks also having potential to contribute to emission reductions. Infrastructure will need to be put in place during early phases to allow for eventual connection with future neighbourhood level provision such as a CHP plant. Financial contributions will be sought from all development to fund a feasibility study into the implementation of a neighbourhood heat and energy network. It is anticipated that the implementation of such a network will assist in meeting mandatory requirements of the Code for Sustainable Homes in the later phases of development. Connection of the early phases of development into the network will serve to both reduce heating and energy costs for users, as well as to make the overall operation of the system more viable. Subject to the outcome of the study, the Council will take forward proposals for potential locations and delivery mechanisms for a neighbourhood network and any associated plant. Delivery may be an integral part of a housing or commercial development as part of its requirement to achieving Code Level 4 or a higher mandatory level and BREEAM excellent in the case of non-residential developments, and may be delivered in partnership with a third party provider.

- 4.38 Much of the Northern Gateway is located within Flood Risk Zone 3a, as shown in Diagram 4. The individual sites have been the subject of a Borough-wide assessment¹⁵ which categorised the sites as follows:
- East Sites 1, 2 and 3 meet the Sequential Test.
 - Former Paper Mill North: Arjo Wiggins site⁽⁴⁾ is likely to pass the Exceptions Test in a Flood Risk Assessment (FRA) in relation to proposals for more vulnerable uses.
 - Mill Pond⁽³⁾, GSK North Site⁽⁸⁾ and Former Paper Mill South: Unicoïn site⁽⁵⁾ are likely to pass the Exceptions Test in an FRA in relation to proposals for more vulnerable uses subject to mitigation measures.
 - West sites⁽⁶⁾ passed the Sequential Test for 'less vulnerable' business uses only.
- 4.39 Thames Water has indicated that existing waste water capacity at the Northern Gateway may be insufficient to cater for full-build out of the development. The most efficient means of expanding capacity is likely to be a new waste spur to Long Reach Waste Treatment Plant, to the north of the site. Developers are advised to discuss arrangements for dealing with waste water at an early stage. The Council will continue its liaison with Thames Water on the matter. In the event that the requirement and feasibility for a new waste water spur pipe is confirmed, development may be required to make a proportionate S106 contribution towards its provision, rather than providing for individual upgrades to the system, which could prove more costly.
- 4.40 Residential development should avoid areas of particularly high contamination. For this reason, a local park is proposed on the former landfill site at GSK East Site 1⁽¹⁾. Where ground contamination exists, planning conditions will be used to ensure that the land is remediated to a standard that does not pose a threat to the health of the population. In some instances, impermeable membranes may be required. Where there is potential for gas emissions, suitable monitoring, analysis and mitigation measures will be required. Development within 50m of the landfill may require specific measures. Developers are advised to enter into early discussion with the Council and the Environment Agency regarding contamination and groundwater matters.

¹⁵ EB55: PPS25 Flood Risk Sequential Test Dartford's Borough-wide Assessment, Dartford Borough Council, 2010.

5 INFRASTRUCTURE REQUIREMENTS

- 5.1 The Core Strategy recognises that extensive infrastructure will be necessary to support planned development at the Northern Gateway. Policy CS26 (below) sets out the Council's approach to enabling infrastructure provision.

Policy CS26 : Delivery and Implementation

1. In order to ensure that adequate and appropriate infrastructure¹⁶ is provided in a timely manner, the Council will:
 - a) Work with public sector providers, utility companies and developers to facilitate the delivery of high quality infrastructure that is commensurate with the scale and needs of the Borough's communities.
 - b) Collect and use contributions from developers to support improvements in services and infrastructure that are required as a result of development, using S106 obligations in the short term. The Council will introduce the Community Infrastructure Levy (CIL) at the earliest opportunity to fund infrastructure. In advance of CIL, development will be required to contribute proportionately, either financially or in kind, to land and build costs for service and infrastructure needs which arise from demand generated by that development. Infrastructure and service needs will be assessed on the basis of long-term requirements, taking into account infrastructure provider guidance and projected development impacting on the facility over the lifetime of the Plan ...
 - c) Prioritise the requirement for planning obligations, where the full requirement would render the development unviable in prevailing economic conditions. Where a development cannot meet the infrastructure requirements necessary to make it acceptable, the Council may seek the deferment of payments through a S106 Obligation, with contributions phased in line with increase in sales values subject to an open book, independent financial viability appraisal at the cost of the applicant. Priorities will be considered according to the circumstances of the site. Transport, education, health facilities and affordable housing will have a high priority.
 - d) Bid for funding through appropriate and available private and public sources.

- 5.2 Policy CS 3 (3) of the Core Strategy states that the Council will prepare an Infrastructure Delivery Plan to guide the provision and funding of community and infrastructure facilities for each of the sub-sites. This SPD fulfils that commitment. Infrastructure requirements for the Northern Gateway are identified in Table 2 below and in Appendix 2 of this document. They are also identified in other source documents including:

- Core Strategy, Appendix 1, Figure 2 Indicative Phasing of Strategic Infrastructure.
- Core Strategy, Appendix 2, Figure 1 Infrastructure Delivery Plan.
- Northern Gateway Strategic Site Background Paper, Appendix 8 Proposed Infrastructure Framework.

- 5.3 The infrastructure requirements at the Northern Gateway have been defined through discussions with public sector providers, utility companies and developers, and in line with service provider strategies. Provision has been assessed on long-term requirements that take account of the projected development up till 2026.

- 5.4 The Council is mindful that the Northern Gateway sites may have to bear significant remediation costs arising from former uses and that redevelopment of the area for housing and other uses gives rise to a need for supporting infrastructure. Prospective purchasers should take full account of these requirements in land transactions. Where land has been purchased in advance of Core Strategy adoption and this SPD, the Council may consider prioritising the contributions and/or accepting deferment of payments, with payment of additional contributions as sales values rise (Core Strategy,

¹⁶ Appropriate infrastructure includes: transport schemes and initiatives, water supply and sewerage, community facilities (see Paragraph 4.24 of Core Strategy) , flood defences and green infrastructure

Policy CS 26) in order to enable development. The appropriate approach will be determined by the Council on a site-by-site basis, taking into consideration:

- the critical demand for a school and the financial contributions to enable this;
- the potential impact of a failure to provide the identified infrastructure;
- the probability of achieving deferred payments on the site; and
- the impact on the overall Core Strategy objectives of delivery or non-delivery of the site.

5.5 In applying the criteria, the Council will take into account the strengths and merits of the application and the extent to which the development will contribute to the regeneration of the Borough in a way that is sustainable in the long-term as well as to the objectives set out in this SPD.

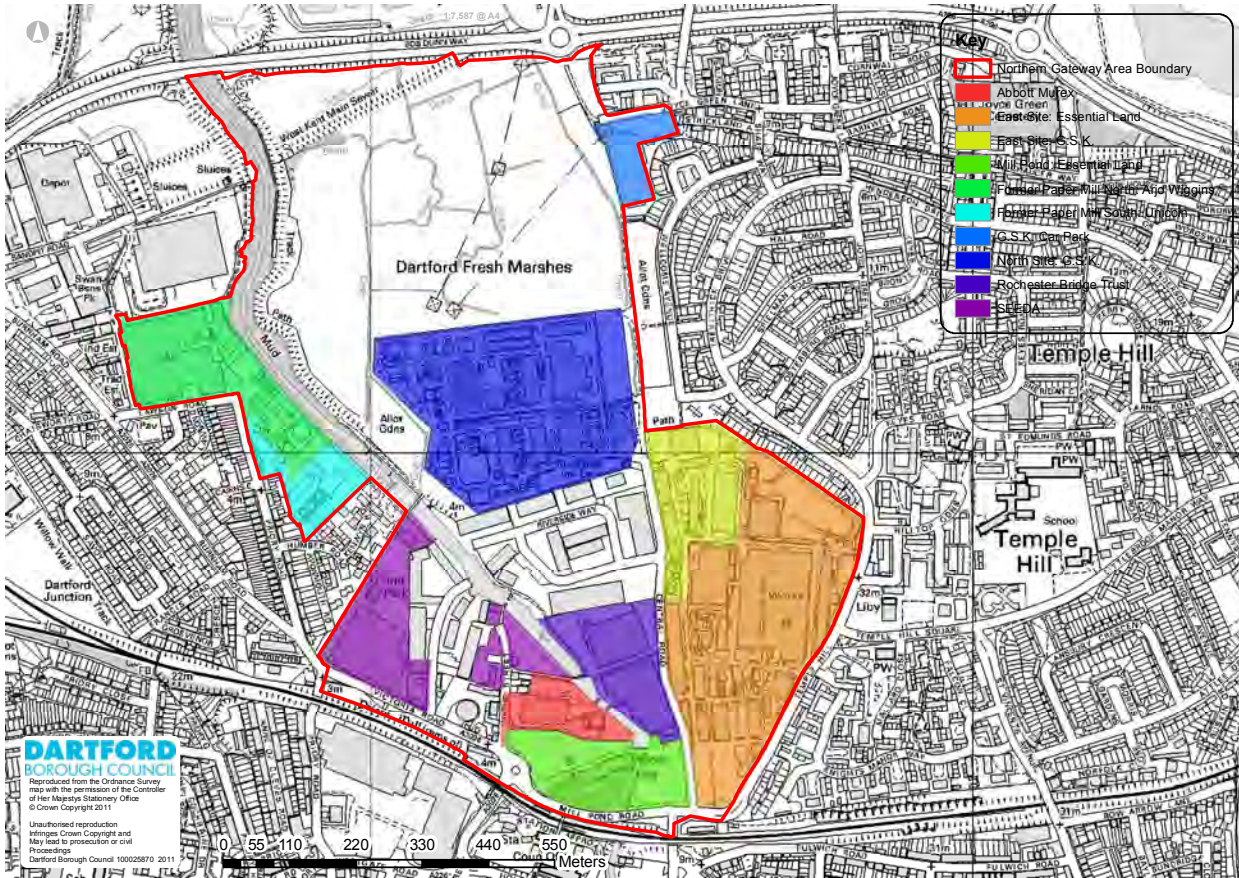
5.6 The Council will seek to maximise the contribution towards infrastructure requirements from other sources of funding. Funding has already been secured from the Homes and Communities Agency (HCA) as part contribution towards the Dartford Town Centre strategic transport scheme, SEEDA have implemented improvements to parts of the Darenth Valley path in the Northern Gateway and Sustrans funding has been secured for a footpath/cycleway from Hythe St to Temple Hill, via Mill Pond.

Community Infrastructure Levy

5.7 The Council is currently preparing a Community Infrastructure Levy (CIL) for the Borough. Examination of the document is anticipated in late 2012. In accordance with guidance, a charging schedule will set out a flat rate payment which will apply per square metre of floorspace. Once adopted, it will replace most S106 Obligations as a means of funding identified elements of infrastructure. It will enable the collection of pooled contributions towards major items of infrastructure, including schools and transport improvements and will provide more certainty for developers about the contributions they will need to make, as well as providing greater certainty about the developer contributions that may be achieved towards the funding of infrastructure.

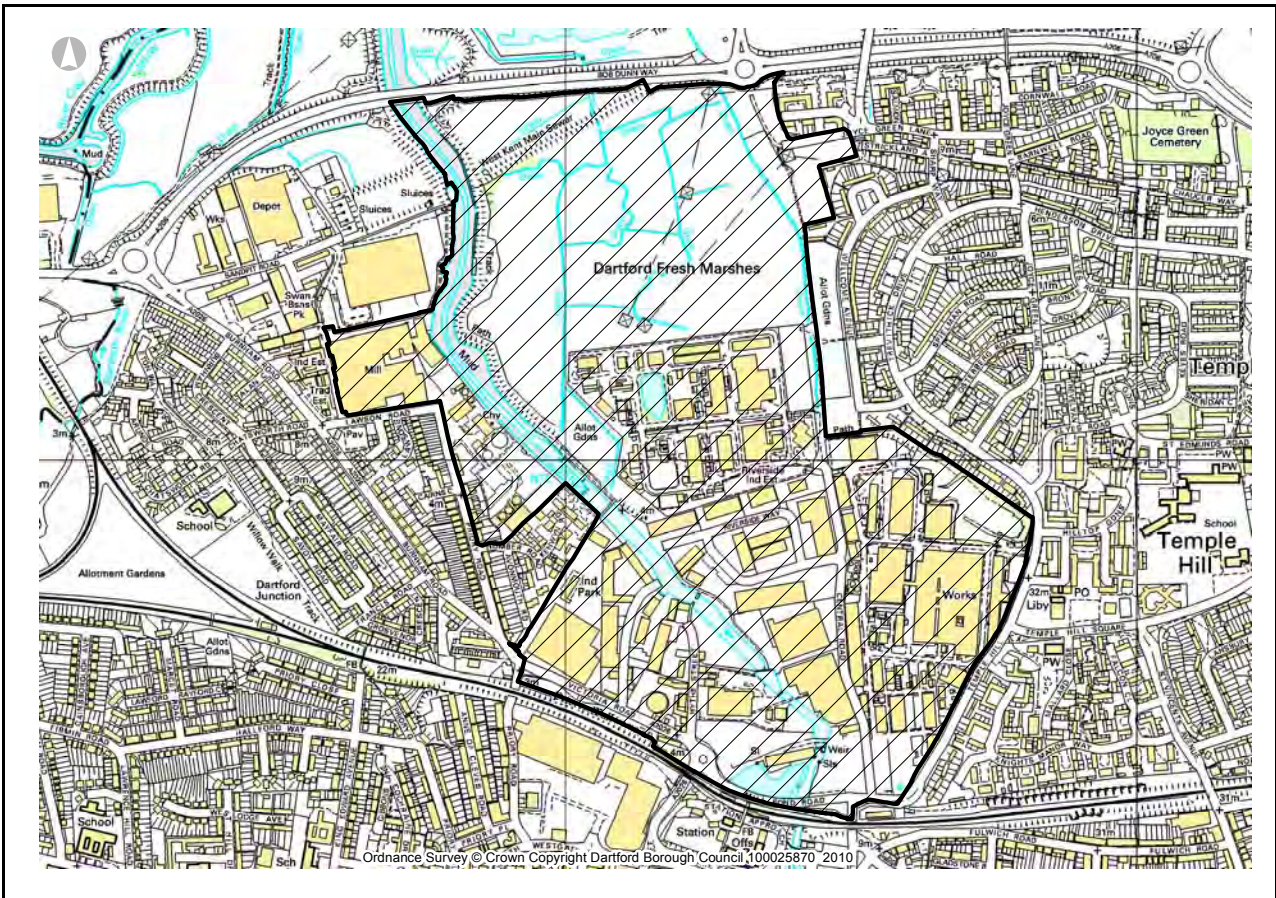
Diagram 12

Location of Northern Gateway Sites identified in Schedule (Appendix 2)



APPENDIX 1: Key Core Strategy References to the Northern Gateway

A1.1 Core Strategy¹⁷ Extract 1: Proposals Map 2 - this map provides a boundary of the Northern Gateway strategic site.



A1.2 Core Strategy Extract 2: Site Objectives

The objectives for the development of the site are:

1. To realise development which complements and contributes to regeneration of the town centre, rather than competes with it.
2. To create a sustainable community, supported by on-site community facilities, and making the most of the opportunity provided by the Mill Pond and River Darent to provide an attractive setting for development.
3. To create a high quality gateway into the town centre that provides for convenient, attractive and safe access from the north, particularly by foot, bicycle and public transport.

A1.3 Core Strategy Extract 3: Site Principles for Development

The following principles will guide the development of the site:

1. Relationship with the town centre - Uses that are complementary to but not in competition with the town centre. Increased connectivity between two areas encouraged, so as to maximise the additional footfall in the town centre from the new community. Low key waterside leisure activity at the Northern Gateway can act as a complementary attraction to the town centre.
2. Design - Quality of design will reflect the varied character of the place, from a more urban, compact and active character at the southern edge abutting the town centre and station, graduating

¹⁷ Dartford Core Strategy, Dartford Borough Council, Adopted September 2011

northwards to a more intimate and green character, in keeping with the waterside and Dartford Marshes context.

3. Relationship with adjacent communities - Walking and cycle routes linking with the adjacent communities, providing access to and across the river and facilities on site. Shared use of community facilities should be explored, particularly with the Temple Hill neighbourhood, through the strengthening or extending of existing facilities, or by new provision on the site which can serve the wider area.

4. Environment - A multifunctional green network to be incorporated as part of the development of the site. This will provide for recreational needs, cycle and walking links, connected natural habitat routes linking into the river corridor and assist with flood management. Dartford Fresh Marshes, which is a Local Wildlife site, will be enhanced for biodiversity and public enjoyment. Development will need to ensure that recreational pressure does not adversely affect the conservation assets of the site. This may be addressed through the production of a site management plan by the developer in liaison with the Council and conservation partners. Biodiversity of the River Darent will also be managed and enhanced. A 15 m buffer strip on the riverside will be protected from development, where possible.

5. Transport - Management of traffic in a way that does not have an unacceptable impact on Junction 1a of the A282/M25 or the local road network, including Dartford Town Centre. Maximising the potential of the site's location adjacent to the station and town centre and provision of Fastrack route through the site to encourage sustainable forms of travel.

A1.4 Core Strategy Extract 4: Policy CS 3: Northern Gateway Strategic Site

1. In order to encourage the development of a sustainable living and working community which helps support town centre regeneration, the Council will work with landowners, developers and delivery agencies to achieve the following outcomes:

a) Provision of up to 2,040 homes mainly as family housing but with apartments around the Mill Pond and at the southern end of the site. Specialist housing for the elderly may also be provided.

b) Provision of 1200 jobs in B1, B2 and B8 uses, as far as these are compatible with adjacent residential uses.

c) Provision of a mix of uses and the creation of a new area of public realm around the Mill Pond, creating a vibrant hub within the site, and an additional complementary attractor to the town centre. Uses may include local shops and leisure uses, a hotel, community facilities and cafes, pubs and restaurants fronting onto the waterside. A site management plan will be required to ensure the appropriate management of Dartford Fresh Marshes.

d) Creation of multifunctional greenspace alongside the River Darent and within and across the site, providing at least 30% open space across the site, with provision for biodiversity and landscape improvements as well as recreational, sporting and amenity areas. Land at Dartford Fresh Marsh, the Mill Pond and the provision of a park on the eastern side to form part of the provision.

e) Creation of footpaths and cycle paths along and across the River Darent, connecting to Mill Pond, into the town centre and to the wider Green Grid in the Borough.

f) Minimising the amount of traffic generated by the site, with an emphasis on sustainable forms of travel, with Fastrack provision through the site, direct access to Dartford station and foot and cycle connectivity. Car parking provision on the site to reflect its location adjacent to the station and town centre, with provision related to proximity to these facilities. Planning applications must be supported by a transport assessment which takes into account all planned development in the town centre as well as the Northern Gateway. In advance of a Community Infrastructure Levy (CIL), a proportionate contribution will be required towards short-term mitigation measures to address any impact of the proposal on Junction 1a of the M25 (A282). A Travel Plan will be required for each application. See also Policy CS 16, Transport Investment.

g) Provision of a 2-form entry primary school on the site, with developments in the Northern Gateway and Dartford Town Centre contributing proportionally to land and build costs of the school.

h) Provision of primary health services, community meeting hall and other community facilities

required, either on or off-site, in a way that best meets the needs arising from the new development as well as supporting neighbouring communities.

i) Achievement of at least Code Level 4 in the energy category in advance of mandatory requirements. Where development commences in advance of a mandatory requirement for Code Level 6, buildings to be designed in a way that enables the retro-fitting of sustainable energy technologies for example through solar thermal, photovoltaic systems, ground source heat pumps. This may also be facilitated by the provision of or re-use of on-site zero/low carbon Combined Heat and Power Plant (CHP) to serve the development. The potential of the CHP to supply a wider area to be explored.

j) Planning applications for development in Flood Zones 2 and 3 accompanied by a site specific FRA to demonstrate that development is safe and will pass part C of the Exception Test, where applicable. These sites to also be sequentially tested to direct 'more vulnerable' uses to the parts of the site at less risk of flooding, where possible.

k) Promotion of development that reflects and interprets the riparian and industrial heritage associated with the area, in order to create a sense of place. Archaeological potential within the site should be assessed prior to development through a desk-top study and investigated via fieldwork, where the desk-top study indicates this will be necessary, or through an archaeological watching brief during development, if appropriate. The approach to any finds of significance will be determined through an Archaeological Strategy or Framework, agreed in partnership with KCC.

2. Planning applications must be supported by a transport assessment which takes into account development proposals for the site as a whole, as well as proposed developments in Dartford Town Centre. A Travel Plan will be required for each of the sub-sites. Local access improvements related to proposed development will be required to be delivered by developers.

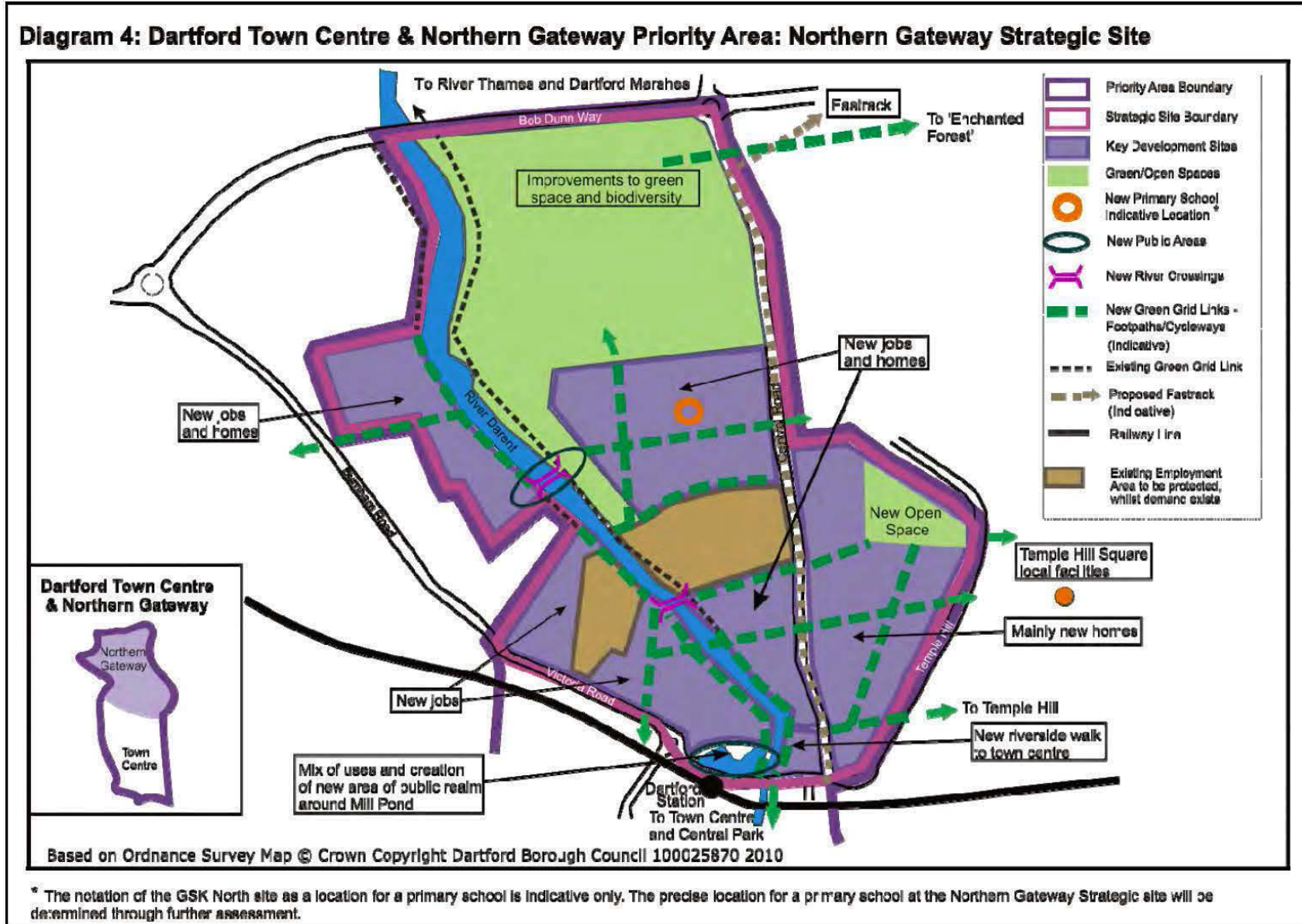
3. The Council will prepare an Infrastructure Delivery Plan, in partnership with landowners, developers and service providers. This will guide the provision and funding of community and infrastructure facilities for each of the sub-sites.

4. Land uses impacting on the viability of the town centre will not normally be acceptable.

5. Employment uses successfully operating on the site, including at Riverside Industrial Estate and Victoria Industrial Park, will be protected, whilst the demand for them exists.

6. Proposal Map 2 shows the site boundaries. Diagram 4 will be used to inform detailed proposals for the site.

A1.5 Core Strategy Extract 5: Diagram 4: Northern Gateway Strategic Site (indicative diagram)



APPENDIX 2: Site by Site Infrastructure Requirements

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
GSK East Site 1	On site provision of 30% of total housing development	<p>Financial Contribution towards land costs and build of 2 Form Entry Primary School and associated playing pitches</p> <hr/> <p>Financial Contribution towards Secondary School</p>	Financial Contribution towards healthcare facilities or on site provision	<p>Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre</p> <hr/> <p>Financial Contribution towards a community meeting space</p>	<p>Land-take for widening of Central Road</p> <hr/> <p>Provision of, and land for, new vehicular access at Mill Pond Road/Overy Street/Central Road, (may be offset against Strategic Transport Infrastructure Programme (STIP) contribution)</p> <hr/> <p>Provision of, and land for, new vehicular access at Temple Hill</p> <hr/> <p>Upgrading of pedestrian link between Mill Pond and Dartford Rail Station including provision of a new pelican crossing on Mill Pond Road and new access to bridge over River Darent</p> <hr/> <p>Provision of</p>	<p>Biodiversity enhancements on-site</p> <hr/> <p>Provision, and ongoing maintenance and management, of a local park on landfill site, and children's neighbourhood equipped play space</p> <hr/> <p>Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links</p> <hr/> <p>Financial Contribution towards management of Dartford Fresh Marshes</p> <hr/> <p>On-site heritage interpretation displays</p>	<p>Provision of SUDs, with a sealed impermeable system, underground network and temporary water storage areas.</p> <hr/> <p>Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works.</p> <hr/> <p>Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network.</p> <hr/> <p>Provision of micro-generation from renewable or low carbon sources</p>

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
					Fastrack route through site <hr/> Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)		
GSK East Site 2: * Provision required if housing development on site.	On site provision of 30% of total housing development *	Land for 2 Form Entry Primary School (preferred location, subject to further assessment). <hr/> Financial Contribution towards land costs and build of 2 Form Entry Primary School and associated playing pitches. (If the school is to be provided on this site, Financial Contributions will be off-set against the land value) * <hr/> Financial Contribution towards Secondary School *	Financial Contribution towards healthcare facilities *	Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre * <hr/> Provision of or financial Contribution towards a community meeting space *	Land-take for widening of Central Road <hr/> Land take for, or Financial Contribution towards, extended Fastrack route along Central Road <hr/> Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)	Biodiversity enhancements on-site <hr/> Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links, including links to the new local park <hr/> Financial Contribution towards management of Dartford Fresh Marshes <hr/> On-site heritage interpretation displays	Potential to extend SUDs system from GSK East Site 1 <hr/> Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required <hr/> Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network. <hr/> Provision of micro-generation from renewable or low carbon sources

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
Mill Pond site	On site provision of 30% of total housing development	<p>Financial Contribution towards land costs and build of 2 Form Entry Primary School and associated playing pitches</p> <hr/> <p>Financial Contribution towards Secondary School</p>	Provision of, or Financial Contribution towards, healthcare facilities	<p>Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre</p> <hr/> <p>Provision of, a community meeting space</p>	<p>Land-take for widening of Central Road</p> <hr/> <p>Provision of, and land for, new vehicular access at Mill Pond Road/Overy Street/Central Road (may be offset against Strategic Transport Infrastructure Programme (STIP) contribution</p> <hr/> <p>Provision of, and land for, new vehicular access at Mill Pond Road/Hythe Street/Victoria Street</p> <hr/> <p>Upgrading of pedestrian link between Mill Pond and Dartford Rail Station including provision of a new pelican crossing on Mill Pond Road and new access to bridge over River Darent</p> <hr/> <p>Provision of Fastrack route through site</p>	<p>Biodiversity enhancements on-site and at Mill Pond</p> <hr/> <p>Provision of a public area around Mill Pond</p> <hr/> <p>Provision of a multi-use games area (MUGA)</p> <hr/> <p>Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links</p> <hr/> <p>Financial Contribution towards management of Dartford Fresh Marshes</p> <hr/> <p>On-site heritage interpretation displays</p>	<p>Provision of SUDs, with a sealed impermeable system, underground network and temporary water storage areas</p> <hr/> <p>Provision of flood mitigation measures and evacuation routes</p> <hr/> <p>Land for flood defence access strip</p> <hr/> <p>Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required</p> <hr/> <p>Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network.</p>

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
					Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)		Provision of micro-generation from renewable or low carbon sources
Paper Mill North Site * Provision required if housing development on site.	On site provision of 30% of total housing development*	Financial Contribution towards land and build costs of 2 Form Entry Primary School and associated playing pitches * Financial Contribution towards Secondary School*	Financial Contribution towards healthcare facilities *	Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre * Financial Contribution towards a community meeting space*	Land for, and Financial Contribution towards, new footbridge over River Darent and possible re-instatement of tidal lock Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)	Biodiversity enhancements, on-site and along River Darent Provision on-site of, or Financial Contribution towards enhancement of existing, local equipped play space* Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links, including provision of footpath/cycleway along River Darent Financial Contribution towards management of Dartford Fresh Marshes On-site heritage interpretation	Provision of flood mitigation measures and evacuation routes Land for flood defence access strip Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network. Provision of micro-generation from renewable or low

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
						displays	carbon sources
Paper Mill South Site * Provision required if housing development on site.	On site provision of 30% of total housing development*	Financial Contribution towards land costs and build of 2 Form Entry Primary School and associated playing pitches* Financial Contribution towards Secondary School*	Financial Contribution towards healthcare facilities*	Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre* Financial Contribution towards a community meeting space*	Land for, and Financial Contribution towards, new footbridge over River Darent and possible re-instatement of tidal lock Financial Contribution towards Strategic Transport Infrastructure Programme for Dartford Town Centre	Biodiversity enhancements, on-site and along River Darent Provision on-site of, or Financial Contribution towards enhancement of existing, local equipped play space* Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links, including provision of footpath/cycleway along River Darent Financial Contribution towards management of Dartford Fresh Marshes On-site heritage interpretation displays	Provision of flood mitigation measures and evacuation routes Land for flood defence access strip Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network. Provision of micro-generation from renewable or low carbon sources

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
West sites					<p>Financial Contribution towards improvement of existing bridge over River Darent</p> <hr/> <p>Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)</p> <hr/> <p>Enhancement of vehicular access at Hythe Street/Victoria Rd and/or financial contributions</p>	<p>Biodiversity enhancements, on-sites and along River Darent</p> <hr/> <p>Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links, including provision of footpath/cycleway along River Darent</p> <hr/> <p>Financial Contribution towards management of Dartford Fresh Marshes</p> <hr/> <p>On-site heritage interpretation displays</p> <hr/> <p>Provision of environmental improvement in existing employment area and landscaping boundaries</p>	<p>Provision of flood mitigation measures and evacuation routes</p> <hr/> <p>Land for flood defence access strip</p> <hr/> <p>Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required</p> <hr/> <p>Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network.</p> <hr/> <p>Provision of micro-generation from renewable or low carbon sources</p>
RBT Site: * Provision required if housing development	On site provision of 30% of total housing development *	Financial Contribution towards land costs and build of 2 Form Entry Primary School and	Financial Contribution towards healthcare facilities *	Financial Contribution towards Dartford Town Centre Kent Adult Social Services	Land-take and provision/financial contribution for widening of Central Road	Biodiversity enhancements, on-site and along River Darent	Provision of flood mitigation measures and evacuation routes

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
on site.		<p>associated playing pitches *</p> <hr/> <p>Financial Contribution towards Secondary School *</p>		<p>Centre *</p> <hr/> <p>Financial Contribution towards a community meeting space *</p>	<p>Land take for, or Financial Contribution towards, extended Fastrack route along Central Road</p> <hr/> <p>Financial Contribution towards improvement of existing bridge over River Darent</p> <hr/> <p>Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)</p>	<p>Provision of, and ongoing maintenance and management, of a network of public open spaces and multi-functional Green Grid links, including provision of footpath/cycleway along River Darent and links to the new local park and Mill Pond</p> <hr/> <p>Financial Contribution towards management of Dartford Fresh Marshes</p> <hr/> <p>On-site heritage interpretation displays</p> <hr/> <p>Provision of environmental improvement and landscaping boundaries in areas adjoining employment uses.</p>	<p>Land for flood defence access strip</p> <hr/> <p>Subject to further assessment, financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required</p> <hr/> <p>Financial contributions towards a feasibility study for a neighbourhood energy and heat supply network and on-site provision of infrastructure to enable future connection to the network.</p> <hr/> <p>Provision of micro-generation from renewable or low carbon sources</p>
<p>GSK Car Park Site: * Provision if housing development on the site</p>	On site provision of 30% of total housing development (if scheme meets policy threshold)*	Financial Contribution towards, land costs and build of 2 Form Entry Primary School and associated playing	Financial Contribution towards healthcare facilities or on site provision*	Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre *	Provision of/financial contributions and land for widening of Central Road to enhance vehicular access to the site	<p>Biodiversity enhancements, on-site and along River Darent</p> <hr/>	<p>Provision of flood mitigation measures and evacuation routes</p> <hr/> <p>Subject to further assessment,</p>

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
		pitches.*		Provision of or financial contribution towards a community meeting space*	Land take for, or Financial Contribution towards, extended Fastrack route along Central Road, with access onto Joyce Green Lane		financial contribution towards new waste water spur pipe to Long Reach Treatment Works, if required On-site provision of infrastructure to enable future connection to neighbourhood energy and heat supply Provision of micro-generation from renewable or low carbon sources
GSK North Site: * Provision required if housing development on site.	On site provision of 30% of total housing development*	Land for 2 Form Entry Primary School (alternative site, should preferred option not be feasible, even if housing not being provided on site) Financial Contribution towards, land costs and build of 2 Form Entry Primary School and associated playing pitches. (If the school is to be provided on this site,	Financial Contribution towards healthcare facilities or on site provision *	Financial Contribution towards Dartford Town Centre Kent Adult Social Services Centre * Provision of or financial contribution towards a community meeting space *	Provision of/financial contributions and land for widening of Central Road to enhance vehicular access to the site Land take for, or Financial Contribution towards, extended Fastrack route along Central Road, with access onto Joyce Green Lane Financial Contribution towards, new	Biodiversity enhancements, on-site and along River Darent Provision of neighbourhood equipped children's play space and Multi Use Games Area (MUGA)* Provision, and ongoing maintenance and management, of a network of public open spaces and multi-functional	Provision of SUDs, with a sealed impermeable system, underground network and temporary water storage areas. Provision of flood mitigation measures and evacuation routes Subject to further assessment, financial contribution towards new waste water spur pipe to

Site	Affordable Homes	Community Facilities			Transport / Connectivity	Environmental Improvements	Utilities
		Education	Health	Other			
		<p>then the Financial Contributions will offset land value) *</p> <hr/> <p>Financial Contribution towards Secondary School *</p>			<p>footbridge over River Darent and possible re-instatement of tidal lock</p> <hr/> <p>Financial Contribution towards Strategic Transport Infrastructure Programme (STIP)</p>	<p>Green Grid links, including provision of footpath/cycleway along River Darent and links to the new local park and Dartford Fresh Marshes</p> <hr/> <p>Preparation of a Management Plan for Dartford Fresh Marshes and Financial Contribution towards management of it.</p> <hr/> <p>On-site heritage interpretation displays</p> <hr/> <p>Provision of landscaping buffer along southern boundary</p>	<p>Long Reach Treatment Works, if required</p> <hr/> <p>On-site provision of infrastructure to enable future connection to neighbourhood energy and heat supply</p> <hr/> <p>Provision of micro-generation from renewable or low carbon sources</p>

Appendix 3: Contact Information

Primary and Secondary Schools Adult Social Services Youth Libraries Community Centres	Paul Campion Development Contribution Manager Kent County Council Tel: 01622 221346 Paul.Campion@kent.gov.uk
Highways and Kent transport and highways	Peter Rosevear Kent Highways and Transportation 01322 3439561 Peter.rosevear@kent.gov.uk
Fastrack	David George Fastrack Project Manager Kent County Council Tel: 01622 694881 David.George@kent.gov.uk
Health facilities	Ian Daccus Head of Estates and Facilities Tel: 01732 375209 ian.daccus@wkpct.nhs.uk
Ground Contamination	Tamsin Williams Environment Agency Tel: 01732 223220) tamsin.williams@environment-agency.gov.uk James Fox - Scientific Officer Dartford Borough Council Tel: 01322 343250 James.Fox@Dartford.gov.uk
HSE Safety Zones	Health and Safety Executive Gerard Adderley, Chemical Industries Division Tel: 0151-951 5789 Gerry.Adderley@hse.gsi.gov.uk
Flood risk	Environment Agency Niall Connolly Tel: 01732 223111 Niall.Connolly@environment-agency.gov.uk
Power Lines	National Grid Plant Protection plantprotection@uk.ngrid.com

If you or anybody you know requires this or any other council information in another language please contact us and we will do our best to provide this for you. Braille, Audio tape and large print versions of this document are available upon request.

Tel: 01322 343434

Fax: 01322 343432

Email: customer.services@dartford.gov.uk

Calls are welcome via typetalk

ਪੰਜਾਬੀ Punjabi	தமிழ் Tamil	Polski Polish	česky Czech	简体中文 Mandarin	Français French
01322 343610	01322 343611	01322 343612	01322 343613	01322 343614	01322 343615