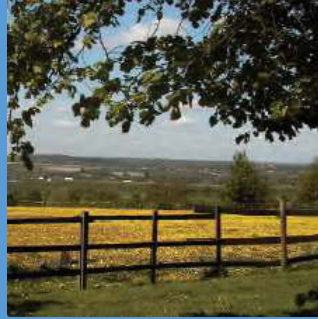


# DARTFORD LOCAL PLAN



## AUTHORITY MONITORING REPORT

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

This report looks at changes over the financial year 2021/22.

*Dartford Planning Policy Team*



**DARTFORD**  
BOROUGH COUNCIL

June 2023

2021-22

## Contents

Contents.....	1
1. Introduction and Structure .....	2
2. Dartford’s Local Plan and Context .....	3
3. Monitoring Indicators .....	12
4. Communities and Infrastructure.....	13
5. Jobs, Shops and Leisure .....	27
Jobs, Shops and Leisure Summary .....	40
6. Environment.....	41
Environment Summary .....	53

## 1. Introduction and Structure

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to prepare a report containing information relating to the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved. This report is the Authorities Monitoring Report.
- 1.2 This is the sixteenth Authorities Monitoring Report (AMR) Dartford Borough Council has produced. It monitors the period between 1 April 2021 and 31 March 2022.
- 1.3 This report monitors development covering the entire Borough – including the Ebbsfleet Garden City which sits within the boundaries of both Dartford and Gravesham Borough Councils. The Ebbsfleet Development Corporation (EDC), was set up by the Government in 2015, has planning authority to manage planning applications in the Garden City that relate to development within their boundaries. It does not have plan-making powers, and therefore Dartford’s Local Plan policies apply in the EDC area within Dartford. Accordingly, it should be noted that the inclusion of Ebbsfleet means some outputs derive from applications not received/ determined by the Borough Council.
- 1.4 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the contents that the Authorities Monitoring Report must include. The minimum inclusions for the report, and an outline of how dealt with, are as follows:
  - a) The title of any local plans or supplementary planning documents, including the timetable set by the Local Development Scheme and the stage the document has reached in its preparation, if it is behind schedule this must also be explained (*see section 2*);
  - b) A statement of any local plan or supplementary planning document that has been adopted within the review period; (*no new Borough documents have been adopted*)
  - c) Reasons why any policies are not being implemented and the steps that will be taken to ensure the policy is implemented (*this is not applicable*);
  - d) Numbers of net additional dwellings and/or net additional affordable dwellings, if specified by policy in a local plan, this must be stated for the time period in review and also since the policy was first adopted (*see section 4*);
  - e) Details of any neighbourhood development plans/ orders (*the first neighbourhood plan has been made, for Stone Parish*);
  - f) Information as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (*Dartford Infrastructure Funding Statement can be found [here](#)*); and
  - g) Details of what cooperative action the authority has taken with another local planning authority, county council prescribed person/body under Section 33A of the Act, during the time period in review (*see section 2*).
- 1.5 The rest of this report follows the following structure:
  - i. Section 2: Details of Dartford’s Local Plan, and a summary portrait of the Dartford context for sustainable development.
  - ii. Section 3: An outline of the monitoring indicators set out in the Local Plan; plus where further information on topics can be found.
  - iii. Sections 4 through to 6: The data monitoring and aggregate outcomes from Borough developments, and of Local Plan policies. At the end of each section is a summary.

## 2. Dartford's Local Plan and Context

### *Statutory Development Plan*

2.1 Dartford's statutory development plan is currently made up of:

- The Dartford Core Strategy (2011)
- The Dartford Development Policies Plan (2017)
- The Stone Neighbourhood Plan (2022)
- Kent Minerals & Waste Local Plans

2.2 The Development Policies Plan was adopted in July 2017, complementing the Core Strategy. These both will be replaced on adoption of the new Dartford Local Plan. Submitted December 2021, the Plan is currently (June 2023) still officially under Examination. It does not yet form part of the Development Plan for Dartford Borough. It is hoped it can be adopted in late 2023.

2.3 Stone Parish Council prepared a Neighbourhood Plan in Stone (former parish boundary). This was submitted to Dartford Borough Council in early 2021, subject to independent examination, supported at a referendum in Stone, and formally 'made' as part of the Development Plan in July 2022.

2.4 Kent County Council (KCC) adopted The Kent Minerals & Waste Local Plan (2020) which forms part of Dartford's statutory Development Plan.

### *Other Planning and Infrastructure Policy*

2.5 The Council adopted its Community Infrastructure Levy (CIL) Charging Schedule in April 2014. The Charging Schedule set out the types of development liable for CIL and the rates payable. Details of the developer contributions received through both CIL and Section 106 Agreements are reported on an annual basis through [Dartford's Infrastructure Statement 2021/22](#), which supersedes the previous annual CIL monitoring reports. The Infrastructure Funding Statement also sets out what the developer contributions have been used for and, where they remain unspent, what infrastructure is intended to be delivered using the contributions.

2.6 The Development Plan is also supported by the following Dartford Supplementary Planning Documents (SPDs):

- Dartford Parking Standards SPD (2012)
- Dartford Northern Gateway SPD (2012)
- Dartford Housing Windfall SPD (2014)
- Dartford Town Centre Framework SPD (2018)

### *Local Development Scheme*

2.7 The Council published a Local Development Scheme (LDS) in early 2021, subsequently revised and updated (July 2021 LDS document)<sup>1</sup>. The LDS programme reviews existing policy and requirements, to set out the delivery of a new planning policy framework for the Borough. Guided

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<sup>1</sup> Link no longer available as of November 2024

by the LDS, steps towards adopting the new Local Plan are currently the exclusive focus of Dartford's planning policy production.

2.8 As set out above, the new Local Plan has been at Examination for over a year (since December 2021) and the timetable for progression of its final stages is in the hands of the Planning Inspector.

2.9 An update of the LDS will be required after adoption of the Local Plan.

#### *Future Policy Production*

2.10 There is considerable uncertainty at present as to the form of future Local Plans, and all planning policy documents, due to potential new legislation. Subject to this, commencement of new/ updated planning policy documents for Dartford is expected in 2023.

2.11 On adoption of the new Plan, this may ultimately be complemented by preparing a Design Code(s), although there are no details yet of the full legislative requirements on how to do so. The Council is also considering reviewing the CIL Charging Schedule, however the government have noted they may replace the CIL regime. There is also the option of further/revising SPDs, although (again) changes may occur to how supplementary policy is produced.

#### *Cooperation with Neighbouring Councils and Prescribed Bodies*

2.12 Significant cooperative activity with public bodies occurred within the monitoring year, culminating in the submission of the Local Plan in December 2021. This led to signed Statements of Common Ground with several councils, the EDC and Natural England.

#### *Characteristics of Dartford*

2.13 Dartford is situated in the northwest of the County of Kent, bordering Greater London. The Borough is the smallest of the 12 Kent districts, covering an area of 7,600 hectares, however, it is the most densely populated. According to the ONS 2021 mid-year projections, there are some 16 persons per hectare in Dartford. In comparison, the Kent average is 4.5 people per hectare.

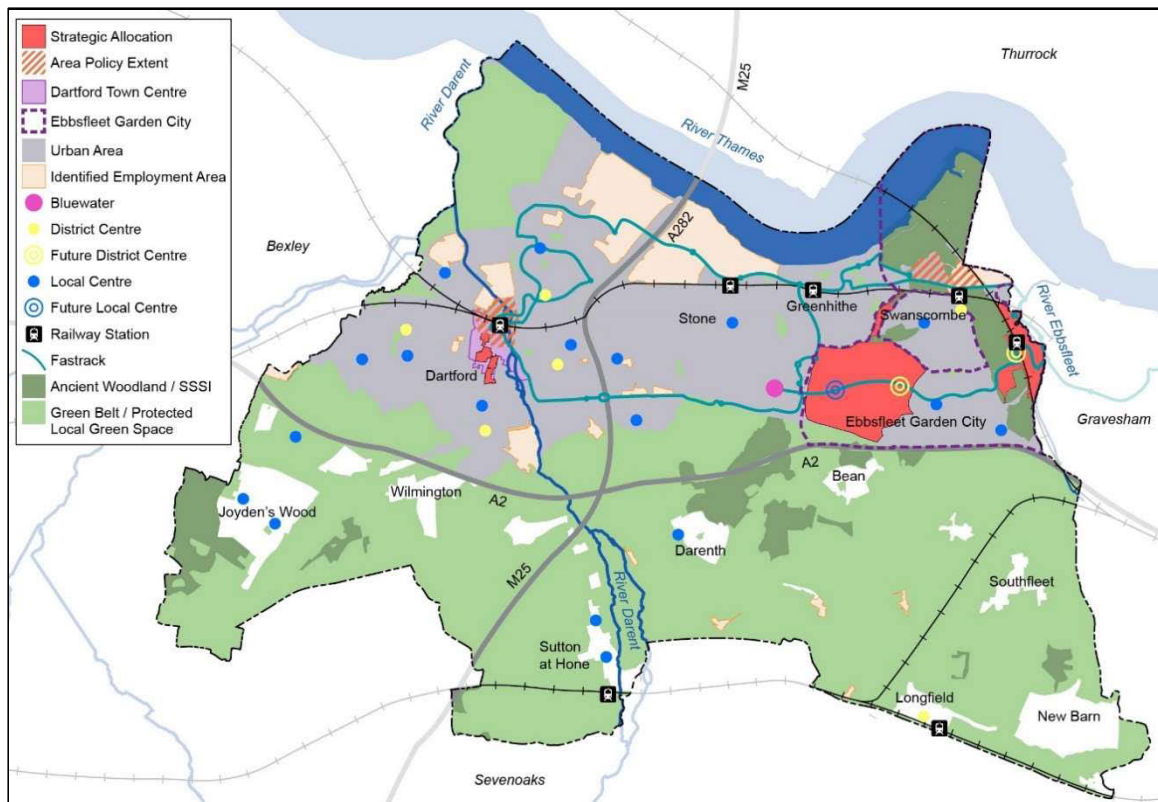
2.14 Dartford is at a pivotal point within the Thames Gateway area, between London and the rest of Kent, and has excellent connections via the strategic road network, including the M25, and rail services, most notably from Ebbsfleet International Station.

2.15 The Borough has two distinct areas as recognised in the [Core Strategy](#). To the south lies Metropolitan Green Belt, consisting of open countryside with 12 villages and small hamlets. Detailed profiles of the Local Neighbourhoods within the Borough can be found on Dartford's [Planning Policy webpages](#). Further research-based background information relating to Dartford can also be found on this webpage.

2.16 To the north of the A2 lie the largely built-up areas of Dartford, Greenhithe, Stone and Swanscombe, interspersed with former chalk quarries (including development in the Ebbsfleet area). Dartford Town Centre is situated in the northwest of the Borough.

2.17 Major developments have also been completed by the River Thames at Crossways Business Park, The Bridge, and commercial development at the former Littlebrook Power Station; and new residential communities at Ingress Park, Greenhithe, for example. **Figure 1** below indicates the overall spatial strategy for the borough.

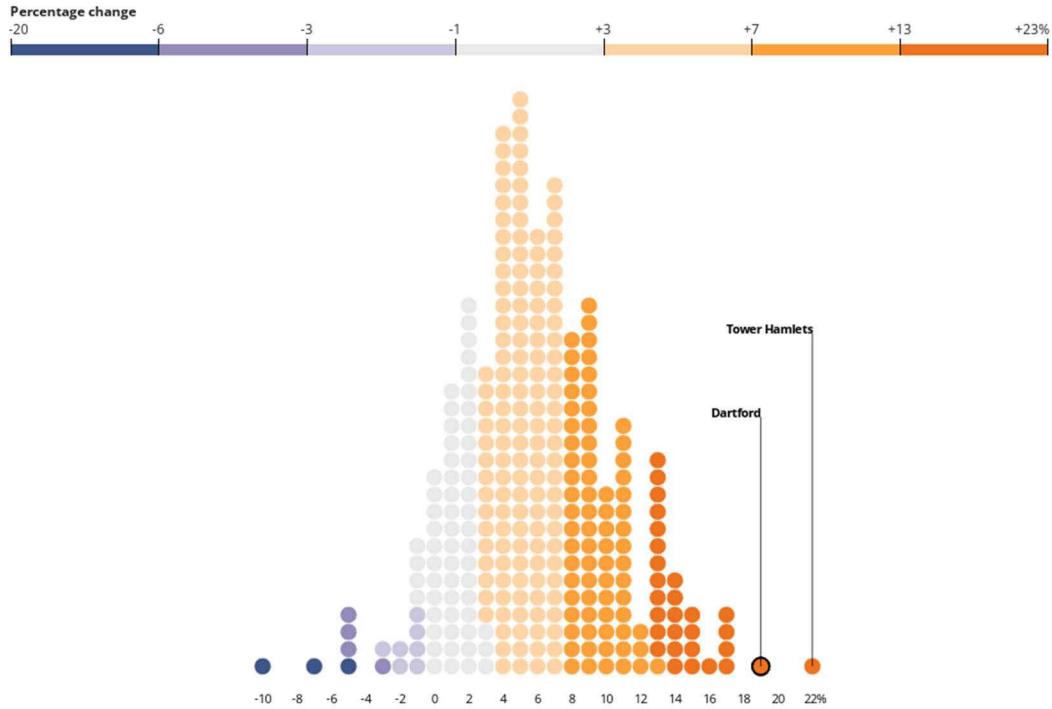
**Figure 1: Borough Spatial Strategy Key Diagram**



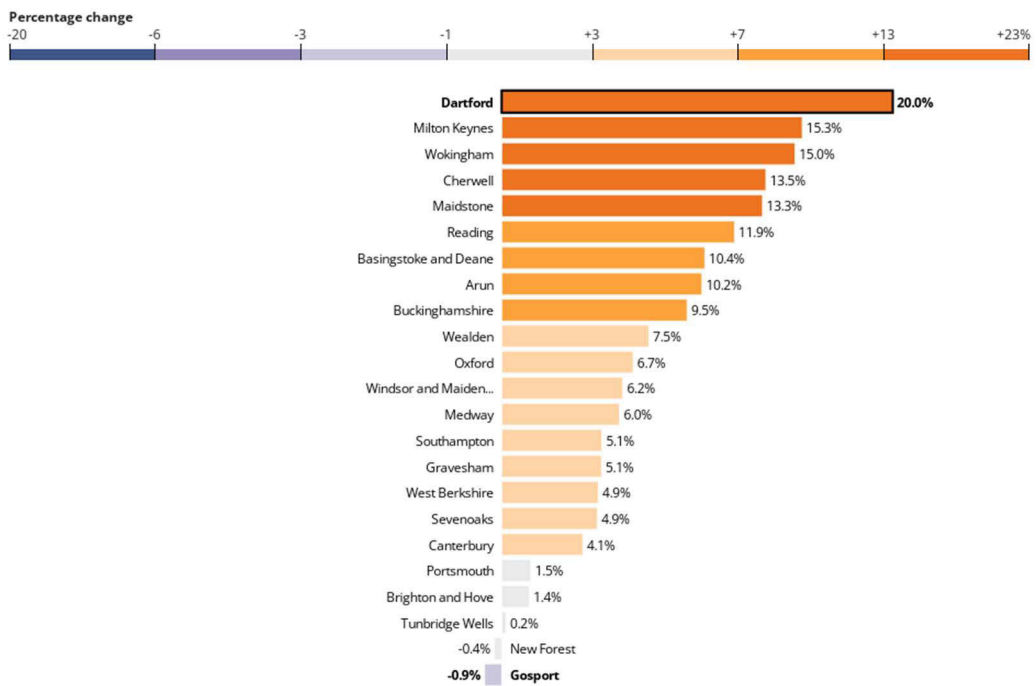
2.18 As a result of its geographical setting, and number of opportunities, Dartford receives high numbers of new residents and employees from outside of the Borough coming to settle or work here, particularly in the north of the Borough.

2.19 According to the latest 2021 UK census data, in Dartford, the population size has increased by 20.0%, from around 97,400 in 2011 to 116,800 in 2021. This was recorded to be the second highest percentage growth in population in England (as shown in **Figure 2**). **Figure 3** below also compares Dartford's population change with other authorities in the South East, with Milton Keynes recording the second highest increase at 15.3%.

**Figure 2: Local authority areas grouped by population change in England between 2011 to 2021.**  
 Source: Office for National Statistics

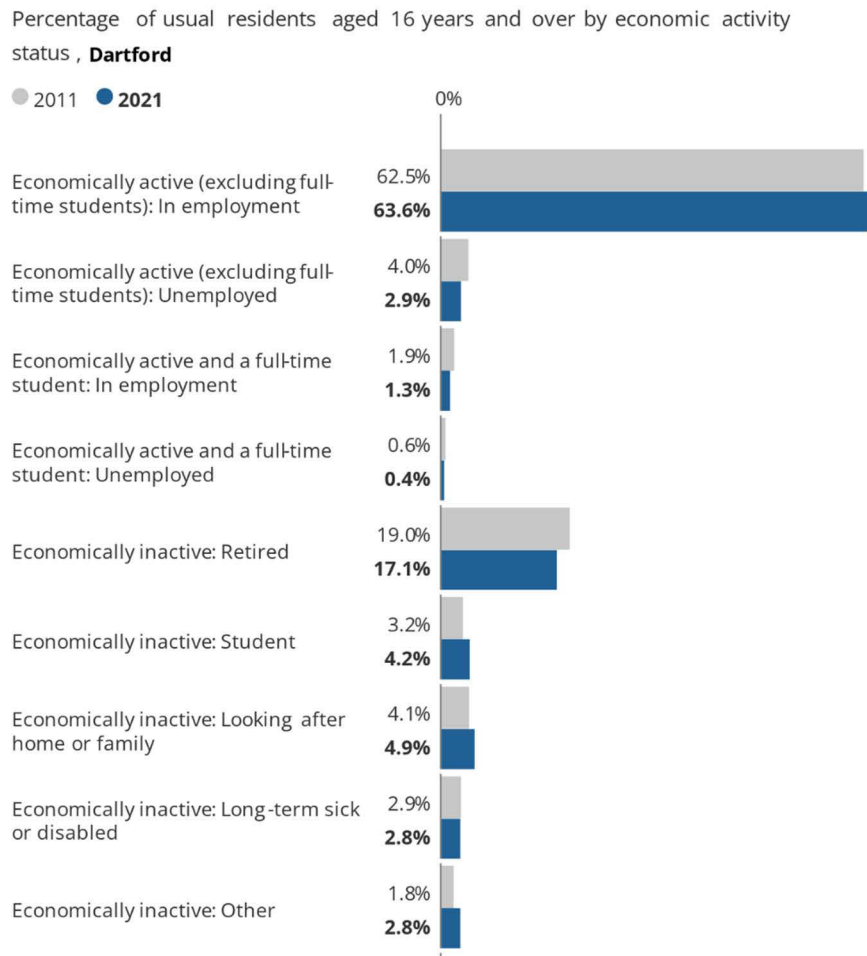


**Figure 3: Population change of selected local authority areas in the South East between 2011 and 2021**  
 Source: Office for National Statistics



2.20 There are 4,650 businesses in Dartford, making up 7% of all business across the Kent County<sup>2</sup>. Data from the 2021 Census has found that the percentage of people aged 16 years and over who were employed rose from 62.5% in 2011 to 63.6% in 2021. Moreover, the percentage of people aged 16 years and over who were unemployed fell from 4% to 2.9%. Retirees have decreased (proportionately). **Figure 4** below provides a further breakdown on the economic activity of residents in the Borough.<sup>3</sup>

**Figure 4: Percentage of usual residents aged 16 years and over by economic activity status, Dartford**



Source: Office for National Statistics – 2011 Census and Census 2021

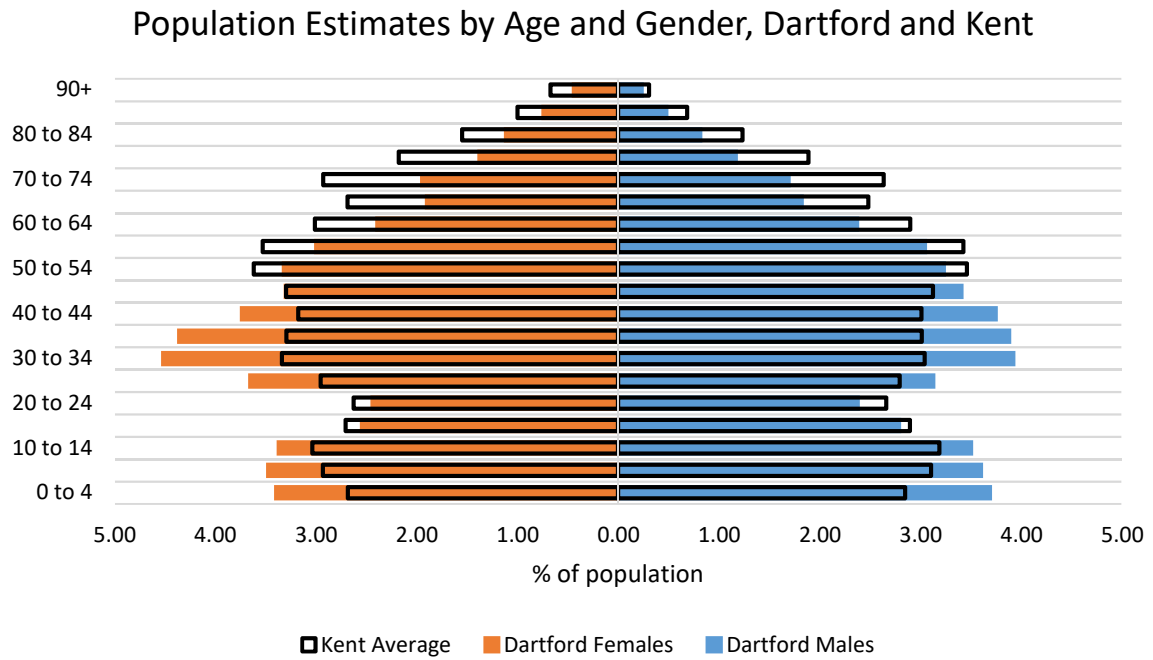
2.21 The average life expectancy in Dartford is 81 years, which is in line with the Kent and England averages (ONS). The population's average age is 37.4 which is lower than the Kent and regional averages. **Figure 5** below shows this, illustrating the population by age and gender within Dartford and Kent, derived from 2021 census data.

<sup>2</sup> ONS UK Business data, 2022

<sup>3</sup> Note that the 2021 census took place during the COVID-19 pandemic. Therefore, national lockdowns, associated guidance and furlough measures will have affected the labour market and the ONS ability to measure it.

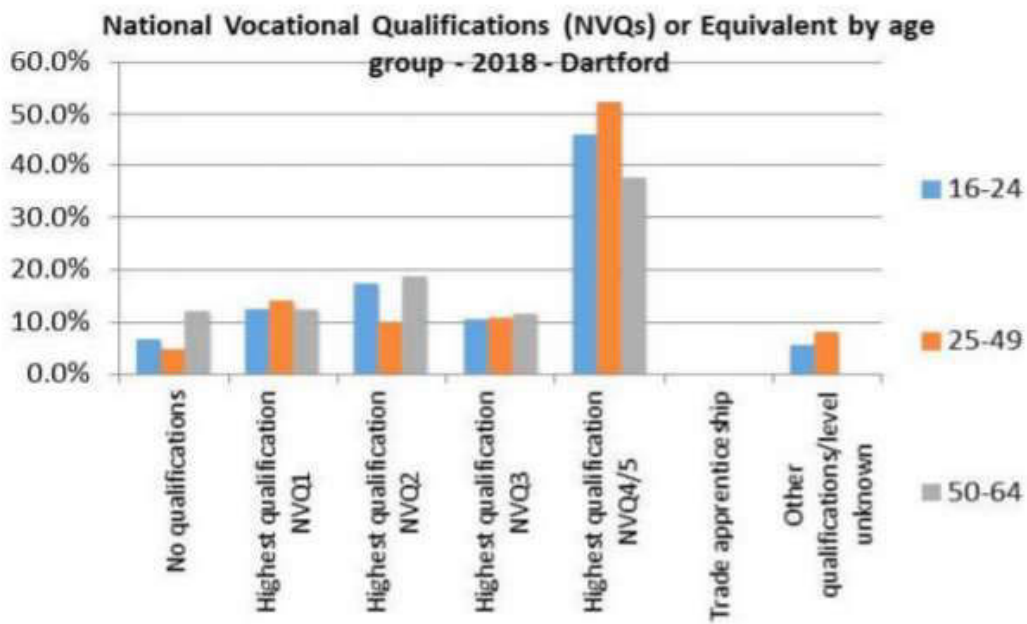


Figure 5: Population by Age and Gender 2021



2.22 **Figure 6** below portrays the range of education levels per age group for Dartford residents. Nearly half (46%) of people living in Dartford have NVQ4/5 level qualifications (degree and above). However, more than one in ten of those over 50 have no qualifications.

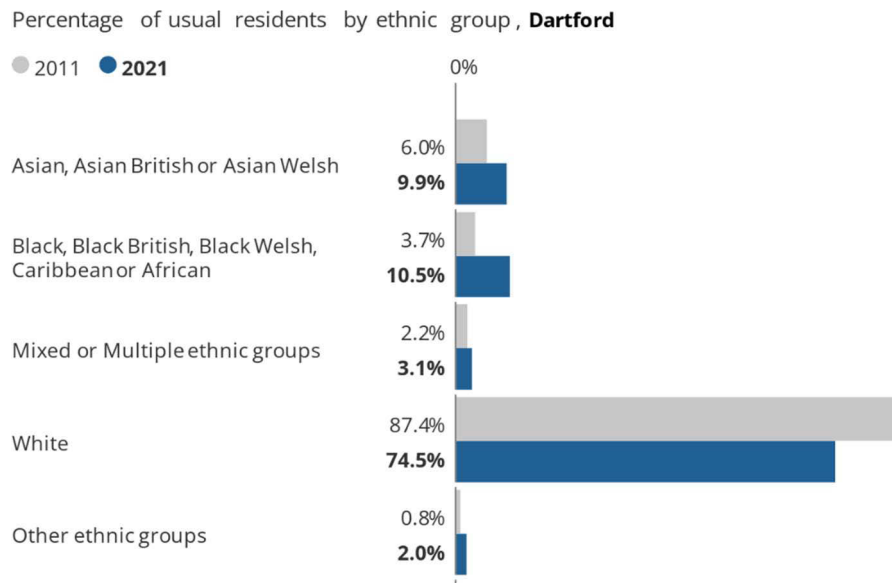
Figure 6: Educational Achievements per Age Group



Source: APS

2.23 2021 census data shows that the percentage of ethnic minorities within the borough is gradually increasing, whilst the percentage of residents who identify as white has decreased by 12.9% (from 87.4% to 74.5%). The second largest percentage change is found within the percentage of residents who identify as Black, Black British, Black Welsh, Caribbean or African, rising to 10.5% from 3.7%. **Figure 7** below details the change in percentage of residents by ethnic group from 2011 to 2021.

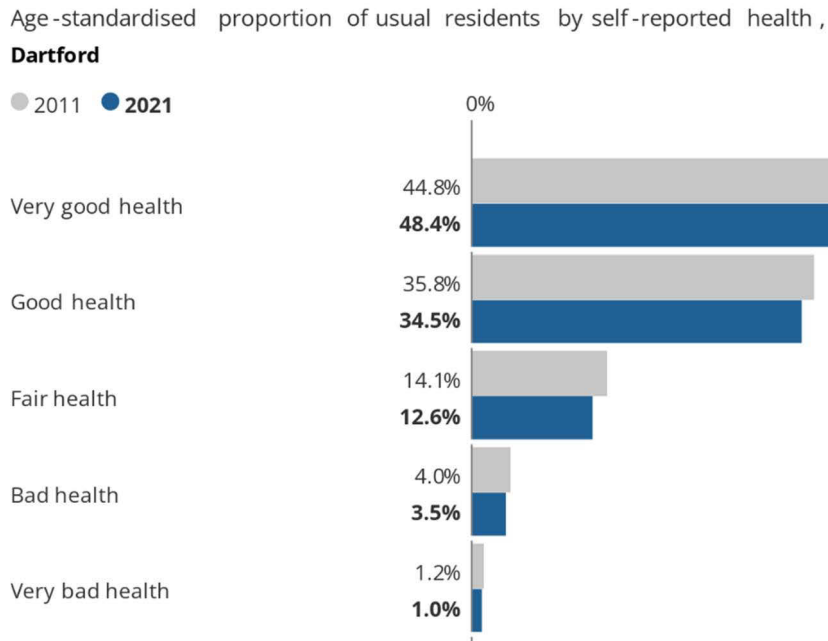
**Figure 7: Percentage of usual residents by ethnic group, Dartford**



Source: Office for National Statistics – 2011 Census and Census 2021

2.24 2021 census data also shows that 48.4% of Dartford residents described their health as “very good”. This is an increase from 44.8% in 2011. In contrast, only 1% of Dartford residents described their health as “very bad”. This is at a similar level to that recorded in 2011. **Figure 8** below provides a full breakdown of how residents described their health.

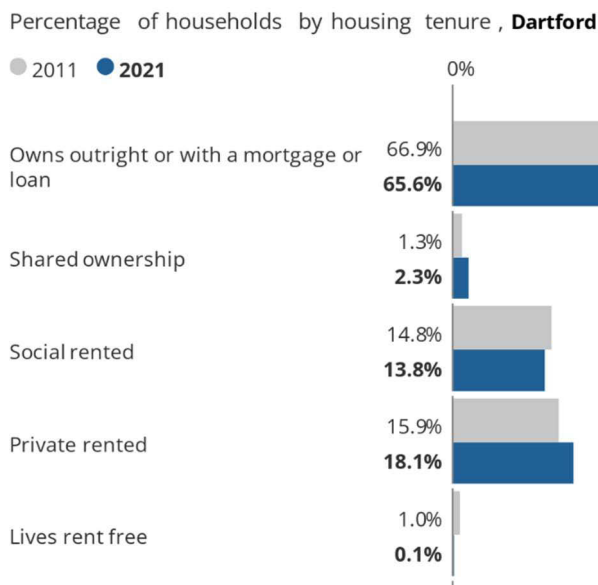
**Figure 8: Age- standardised proportion of usual residents by self- reported health, Dartford**



Source: Office for National Statistics – 2011 Census and Census 2021

2.25 In terms of housing, 2021 census data shows that the most notable changes were in the proportion of private rented and social rented properties. Owner or mortgagee occupied properties still make up approximately two-thirds the housing stock. The proportion of private rented properties changed from 15.9% to 18.1%. Social rented properties have changed from 14.8% down (as a proportion) to 13.8%. **Figure 9** below provides a full breakdown of the percentage of households by housing tenure.

**Figure 9: Percentage of households by housing tenure, Dartford**



Source: Office for National Statistics – 2011 Census and Census 2021

*COVID-19*

2.26 Kent County Council have created a dashboard of data to help capture the vulnerabilities of local authorities within Kent. The Vulnerability Index compares economic indicators that could suggest particular exposure amongst some authorities to the unique challenges of a COVID 19 economic recovery. Dartford has the lowest vulnerability score amongst all Kent authorities and is predicted to fair relatively well.

*Overall Qualitative Summary and Implications*

2.27 In summary and taking on board other data, Dartford has a range of key social and economic factors including:

- A rapidly growing population needing infrastructure, including for health and education.
- A population profile that includes a high percentage of children and young adults.
- A sizeable labour workforce with high employment rates (but a limited choice of local high order/ professional local job opportunities).
- High levels of mobility that adds to those travelling straight through the Borough, impacting on public transport and traffic/ congestion in the Borough.

### 3. Monitoring Indicators and Further Information

3.1 Chapter 16 of the Development Policies Plan sets out the monitoring framework.

3.2 Consequently, the ten Core Strategy objectives have been grouped together under three broad areas which mirror the tenets of sustainability – social, economic and environmental – contained in the NPPF. These are:

- Communities and Infrastructure
- Jobs, Shops and Leisure
- Environment

3.3 A total of 15 key monitoring themes are considered under these headings, each of which contains at least one primary indicator. The following sections will outline the key monitoring theme and primary indicator(s) for each of the Core Strategy objectives as grouped above. A summary table will be provided first followed by further detail and data.

3.4 Other useful sources of data on local development and demographic change include:

- Other publications by [Dartford Borough Council](#)
  - [Dartford and Ebbsfleet Residential Needs Assessment October 2019](#)
  - [Dartford and Ebbsfleet Residential Needs Assessment Update August 2021](#)
  - [Dartford and Ebbsfleet Retail and Leisure Study Part 1 Study January 2021](#)
  - [Dartford and Ebbsfleet Retail and Leisure Study Part 2 Key Findings and Recommendations January 2021](#)
  - [Dartford and Ebbsfleet Retail and Leisure Study Appendix A 2021](#)
  - [Dartford and Ebbsfleet Retail and Leisure Study Appendices B-D 2021](#)
- Kent County Council
  - [Land and Property Data](#)
  - [Population and Census](#)
- National data sets
  - [NOMIS Labour Market Statistics](#) and census information
  - [ONS on a range of topics](#)

## 4. Communities and Infrastructure

4.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
CS1: Spatial Pattern of Development CS6: Delivery and Implementation	DP1: Dartford's Presumption in Favour of Sustainable Development
CS3: Northern Gateway Strategic Site CS4: Ebbsfleet to Stone Priority Area CS5: Ebbsfleet Valley Strategic Site CS6: Thames Waterfront CS11: Housing Delivery CS18: Housing Mix CS19: Affordable Housing CS20: Gypsies and Travellers	DP7: Borough Housing Stock and Residential Amenity DP9: Local Housing Needs DP10: Gypsy, Traveller and Travelling Showpeople Accommodation
CS15: Managing Transport Demand CS16: Transport Investment	DP3: Transport Impacts of Development DP4: Transport Access and Design
CS21: Community Services	DP21: Securing Community Facilities

### KEY MONITORING THEME

*Providing a sufficient quantity of new housing in the Borough*

#### **Primary Indicator(s)**

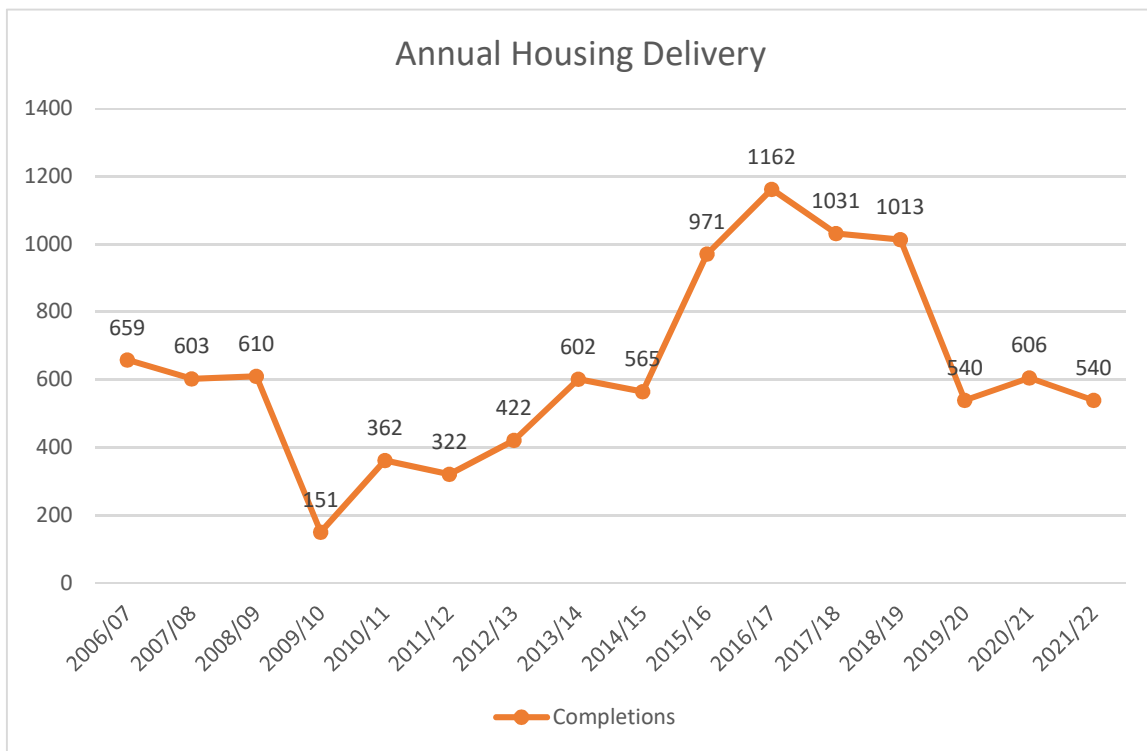
- Total new homes completed in reporting year
- 5 year deliverable housing supply
- Housing Trajectory (including cumulative delivery)

Primary Indicator	Contextual/ Detail as available	Monitoring Outcome (in brief)
Total new homes completed in reporting year	497 new build homes 47 homes created from conversions or changes of use 4 homes demolished (rebuilt into 3 homes, counted above)	540 net homes delivered

	5 sites under construction with a capacity for 868 homes.	
5 year deliverable housing supply	The precise extent of the deliverable supply is changeable over time periods	The Council has consistently maintained a deliverable supply comfortably in excess of 5 years.
Housing trajectory	Details of cumulative supply against current adopted targets is provided below.	<a href="#">Evidence</a> produced for the new Local Plan examination hearings shows the proposed new Local Plan trajectory, maintaining a supply of specific sites for the new plan period to 2036/37.

4.2 **The number of net new homes delivered in 2021-22 was 540.** This is a decrease from the previous year’s delivery of 606. **Figure 10** below shows the annual rate of housing delivery in Dartford since 2006.

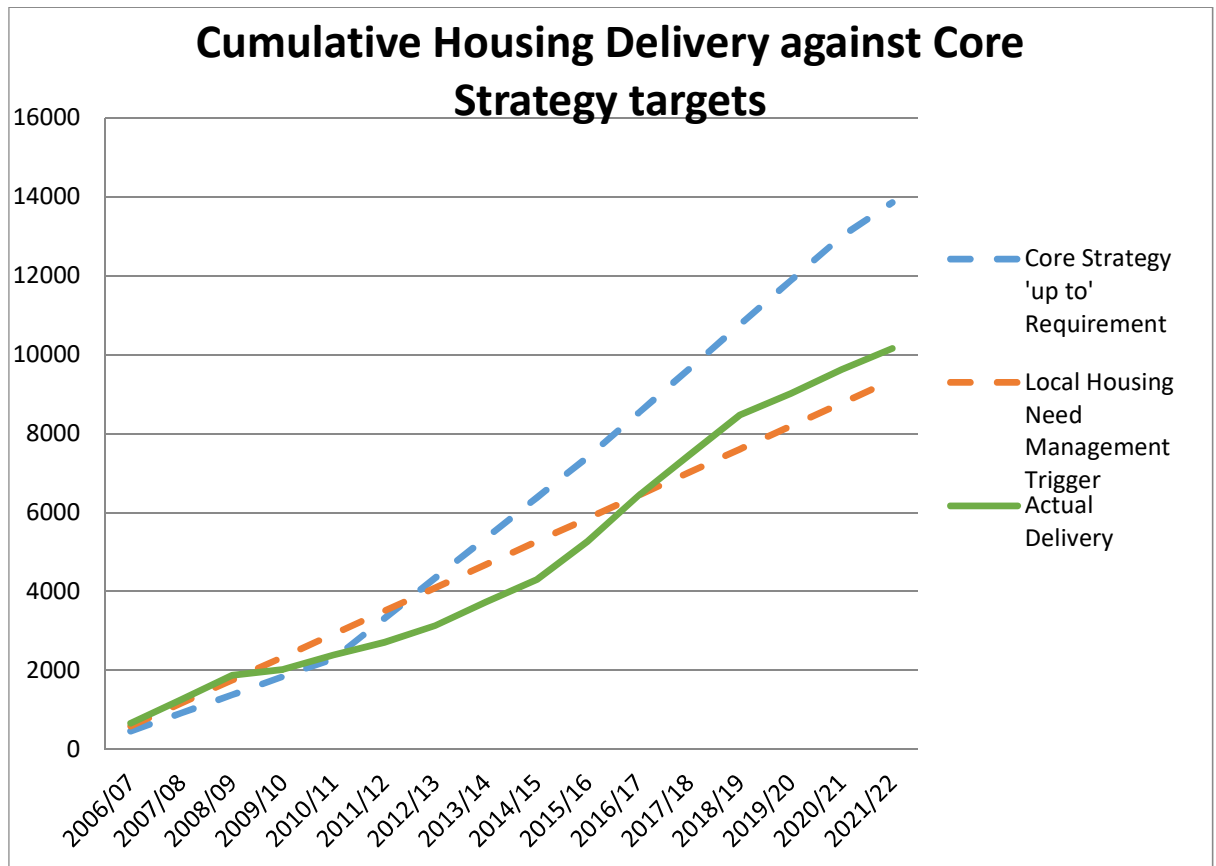
Figure 10: Annual Rate of Delivery Since 2006



4.3 Since 2018 Dartford has passed, and exceeded, the Housing Delivery Test (HDT). The HDT outcome for 2021, calculated by government in **January 2022 is 105%**. Previous results are: 181%, 161% and (latterly) 117%.

- 4.4 **Figure 11** below shows that the Borough has delivered 10,161 dwellings since the start of the plan period so far. The average rate of delivery since 2006 is 635, which is above the rate identified in the Core Strategy to meet local needs (585).

**Figure 11: Cumulative Housing Delivery against Core Strategy Targets**



- 4.5 The Council's Core Strategy requirement is to deliver 'up to' 17,300 new homes across the plan period (2006-2026). This equates to an average annual requirement of up to 865 homes per year. The Core Strategy also included a Local Housing Need Management Trigger of 11,700 (this equates to an average annual requirement of over 585 homes per year). Reflecting both site capacity and local levels of need, the Core Strategy therefore effectively quantified housing requirements in a range.
- 4.6 The cumulative delivery of housing against the Core Strategy policy range (phasing up to 17,300 and the annual needs based target) is shown in Figure 11. **The green line, the level of completions, illustrates aggregate supply by 2021/22 is within Core Strategy range.** With expected upper and lower levels shown in blue and orange.
- 4.7 The last (2021) [Five Year Housing Supply Paper](#) calculated for development management purposes shows that the borough has a deliverable future housing land supply of 6.03 years as assessed against standardised method Local Housing Need (LHN) figure. The emerging supply of 5.97 years' worth of supply for 1st April 2022 – 31st March 2027 produced consistent with the draft New Local Plan under the Inspector's consideration applies an annual Plan housing requirement of 790p.a. dwellings (and a 5% buffer).



## KEY MONITORING THEME

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

- Percentage of new dwellings completed that are houses of 2 bedrooms or more for sites of up to 100 dwellings.

Primary Indicator	Contextual/ Detail	Monitoring Outcome (in brief)
Percentage of new dwellings completed that are houses of 2 bedrooms or more for sites of up to 100 dwellings.	According to Kent County Council's housing statistics, as of 31 <sup>st</sup> March, 2022, 67% of the Borough's dwelling stock was made up of houses.	Of all dwelling types on smaller sites (under 100) in the Borough, that had completions within the monitoring year, 73% contained 2 bedrooms or more.  Of all housing types on sites up to 100 dwellings, 85% will be 2 bedrooms or more.

Large Sites

- 4.8 During this monitoring year eight schemes of over 100 units recorded some completions. All of these sites have been, or will be, delivered over multiple monitoring years and it is therefore often not accurate to show the annual ratio from completions. However, from these eight schemes taken together overall, 864 houses and 729 flats will be delivered. This results in a 54:46 ratio.
- 4.9 These eight schemes will cumulatively deliver 1,593 homes. Of which, 1,551 units (97.4%) will be homes with two or more bedrooms – 845 houses and 608 flats. This demonstrates that large sites are providing a good supply of 2 bedroom or more sized homes.

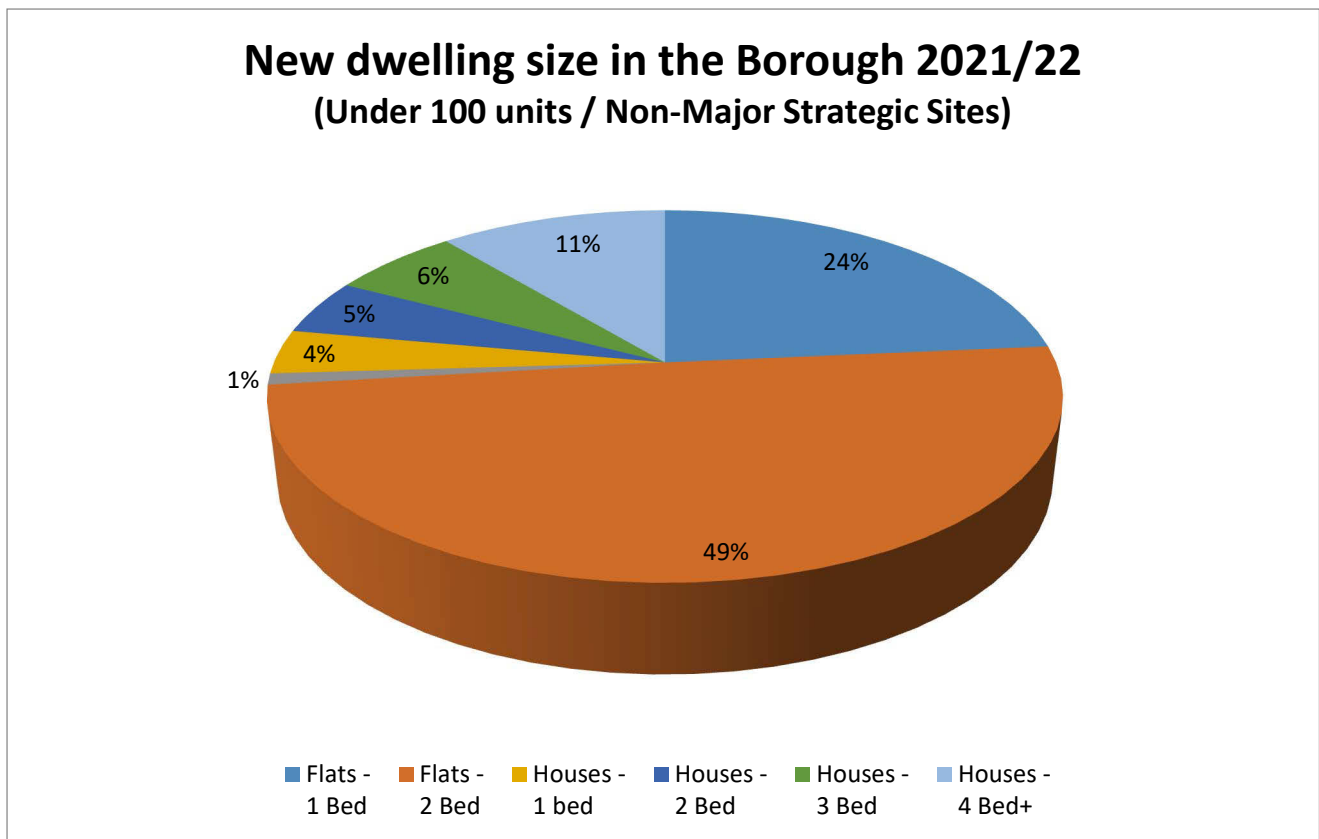
Smaller Sites

- 4.10 On sites of less than 100 homes, the policy contains a presumption in favour of providing a majority of family houses of 2 bedrooms or more, with the exception of the main strategic sites, where a higher proportion of flats may be acceptable.
- 4.11 When looking at all these smaller schemes completed, or partially completed, within the monitoring year, the ratio of houses to flats was 26:74. Despite this, the majority of flat provision has been for flats of 2 bedrooms and more (67%), supporting the provision of family homes in the borough.
- 4.12 208 units were delivered within the monitoring year across small schemes, including those in strategic locations. **Across all dwelling types, 73% of units will be two bedroom or more.** This is a decrease from 88% from 2020-21 and 85% in 2019/20.

4.13 Of all the houses, 85% will be 2 beds or more (46 of the 54 dwellings).

4.14 **Figure 12** below provides a breakdown of dwelling type and size on small sites (less than 100 units, including strategic site delivery). The largest proportion is 2+ bedroom flats (49%), followed by 1 bedroom flats (24%), and then 4 bedroom houses (11%).

**Figure 12: Dwelling Type and Bedrooms, Small Sites**



#### Housing Size Space Standards and Accessible/Adaptable Dwellings

4.15 MHCLG publishes data on Energy Performance Certificates each quarter for new homes (this includes new builds, conversions and change of use). This data also provides average property size (m<sup>2</sup>) for new properties. This data should be treated with some caution, and it does not record numbers of bedrooms per new dwelling; however it is the best available indicator of floor space, a more accurate measure of size.

4.16 During 2021/22 the average size of a new flat was 69m<sup>2</sup> and the average size of a new house was 105m<sup>2</sup>. This is more or less in line with 2020/21 average sizes of flats and houses which respectively were 65m<sup>2</sup> and 110m<sup>2</sup>.

4.17 When compared against the National Space Standards (NDSS), these figures show the average flat meets criteria for a flat for 3 people (2 bedrooms). Additionally, the average house meets criteria for a 2 storey house for 5 people (4 bedrooms).

- 4.18 Policy DP8 looks at residential space and design in new developments. In the EDC area for 2021/22 982 dwellings were granted detailed consent, 100% of them being to the nationally described space standards NDSS.
- 4.19 In the rest of the borough, 146 dwellings were permitted within the monitoring year against the current Development Plan<sup>4</sup>. Of these, it is known that 1 unit will not achieve NDSS standards (21/01498/FUL).
- 4.20 **Across the Borough as a whole, 1,128 units were consented and all but one achieved NDSS standards (99.9 %) comparing with last year's achievement of 99.6%.**
- 4.21 There are also non mandatory development standards for new homes, to assist (in particular) those with mobility issues e.g. the frail elderly. In the EDC area, 745 (76%) of consented units achieved M4(2) accessible and adaptable standard, and 10 (1%) consented units met the M4(3) wheelchair use standard. This is a decrease for M4(2) provision from last year's achievement of 97%, with a slight increase in M4(3) achievement, from 0% last year.
- 4.22 Of the applicable consents in the rest of the Borough, up to 71 of the 146 dwellings (49%) are conditioned to meet the M4(2) accessible and adaptable standard and 15 out of 146 dwellings (10%) will meet M4(3) wheelchair use standard.
- 4.23 Within Dartford Borough area as a whole therefore, 816 (72.3%) dwellings were consented within the monitoring year which will potentially meet the M4(2) accessible and adaptable standard and 25 (2.2%) M4(3) units for wheelchair use standard were approved.

#### KEY MONITORING THEME

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

#### Primary Indicator(s)

- Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings

Primary Indicator	Monitoring Outcome (in brief)
Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings	258 affordable housing units were occupied within the monitoring year, bringing the total, since the beginning of the Plan period, to 2,486

<sup>4</sup> Included as part of the 146 consented dwellings, it is unclear whether 5 approved applications will meet M4(2) and M4(3) standards. The application reference numbers are as follows: 21/00966/P3Q, 21/01225/P3O, 20/01120/OUT, 21/00491/P3O.

	This represents 24% of the total housing supply over the Plan period including all (and small) sites.
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- 4.24 Core Strategy Policy CS19 requires developments in the urban area of 15 units or more or a site size of 0.5ha or more to deliver 30% of the units as affordable housing. In the rural area developments of 2 or more units are required to deliver 50% of the units as affordable housing. This latter requirement was complicated by government exemption for smaller sites of under 10 units.

#### Affordable Completions

- 4.25 Within the monitoring year **258 units that meet the current NPPF definition of 'affordable' have** been transferred and occupied on the ground – 91 of these were constructed and occupied within the monitoring year and 167 were previously constructed but occupied within the monitoring year<sup>5</sup>. **Table 1** provides a breakdown of sites where occupations were recorded.

*Table 1: Affordable Housing occupations within the monitoring year*

Planning Ref	Site Name	Total	Availability Details
<b>17/01934/EDCCON</b> <b>17/01014/EDCCON</b>	Eastern Quarry Castle Hill, Parcels I and L	95	Occupied as affordable housing in 21-22 (previous completion)
<b>19/01473/FUL</b>	Mead Crescent	3	New build affordable housing within 2021/22
<b>EDC/16/0113</b> <b>EDC/19/0155</b>	Ebbsfleet Green Phases 2 and 3	27	New build affordable housing within 2021/22
<b>16/01601/FUL</b>	Abbotts/ Mill Pond	72	Occupied as affordable housing in 21-22 (previous completion)
<b>19/00830/REM</b>	Phase 3b, Land East of Lowfield Street	61	New build affordable housing within 2021/22

- 4.26 Within the monitoring year, a total of 419 units were delivered on applicable CS19 sites of 15 units or more. These 419 units were delivered over nine different sites. Eight of the nine sites will or have been completed over multiple monitoring years with affordable provision either yet to come, already occupied or to be occupied on a neighbouring scheme, making it difficult to compare this year's affordable housing occupations to this year's overall housing completions on CS19 applicable sites. However if these caveats are set aside, as a snapshot this total would equate to 62% which is an increase from the previous year's total of 19% and exceeds the 30% target.
- 4.27 Affordable housing total delivery naturally varies year on year. Not all of it is built as affordable housing and immediately occupied. Moreover, large sites do not deliver each housing tenure at a constant rate e.g. affordable housing is unlikely to make up 30% of completions in every year of construction.

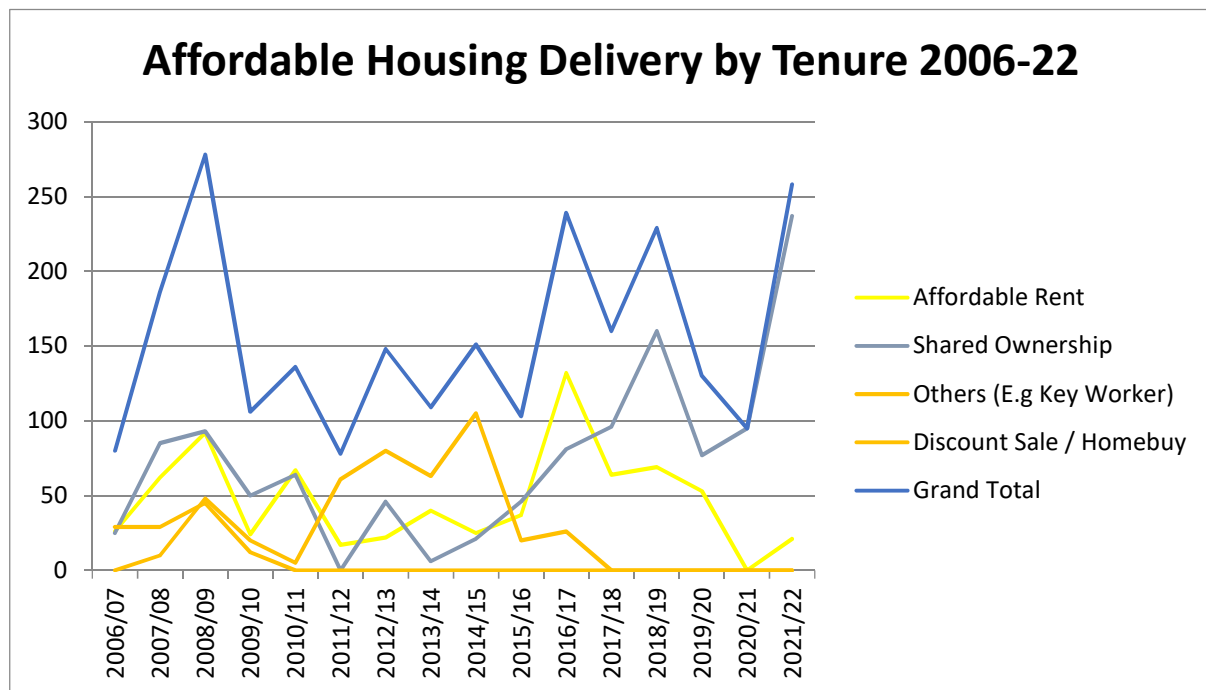
<sup>5</sup> There is often a lag time between when all new home completions are recorded and the point at which affordable housing delivery is recorded – which can cause some apparent discrepancy in the data.

4.28 There are large sites that constructed new homes in 2021/22 but had not yet produced recorded affordable housing delivery. For instance (as of April 2022) in the Borough at Ebbsfleet Garden City, over 400 affordable housing units were expected in future at residential developments already underway.

#### Trends and Tenure

4.29 **Figure 13** shows the annual affordable delivery through new builds since the start of the plan period, reflecting total affordable delivery as well as delivery by tenure type. Shared ownership remains to be the highest provision of affordable housing

**Figure 13: Affordable Housing Provision 2006 - 2021**



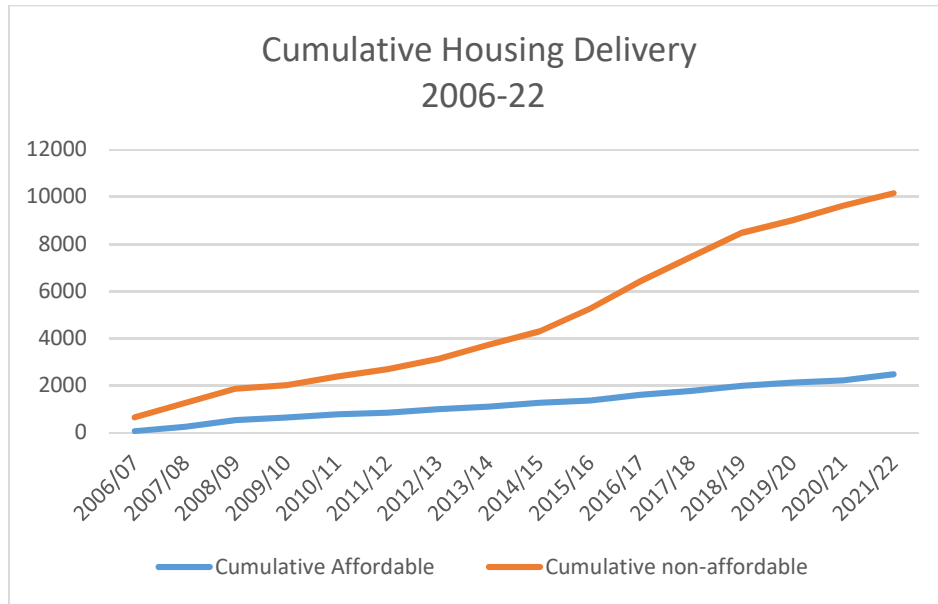
4.30 Although better shown cumulatively - with the issues noted previously - the tenure breakdown recorded for 2021/22 is as follows

- 237 shared ownership (an intermediate tenure)
- and 21 affordable rental units.

This shows an increase in affordable rental products: the last year was only shared ownership units.

4.31 Since the beginning of the Plan period, 2,486 affordable units have been delivered and occupied (as shown in **Figure 14** below). Cumulatively, this represents 24% of all delivery, although this understates policy performance as it includes small sites where affordable housing requirements do not apply consistent with government policy.

Figure 14: Cumulative Housing Delivery, Affordable and Non-Affordable 2006 - 2022



Custom and Self Build

4.32 During this monitoring year 4 custom/ self build schemes were completed (permissions with CIL exemption). In total these delivered 7 self build dwellings out of the 540 net housing completions recorded.

4.33 Within last year’s Authority Monitoring Report, it was noted that one large scheme was emerging. This refers to ‘Alkerden Gateway’ at Ebbsfleet, Parcel 7 (EDC/21/0056): 67 new custom build units (all the private dwellings). This application was approved on the 21<sup>st</sup> July 2021 and is in delivery.

**KEY MONITORING THEME**

*Development for Gypsies, Travellers and Travelling Showpeople accommodation needs*

**Primary Indicator(s)**

- New pitches / plots for Gypsies, Travellers and Travelling Showpeople provided in the year
- Five year traveller plot / pitch supply (including cumulative delivery)
- Implementation Strategy requirements

Primary Indicator	Monitoring Outcome (in brief)
-------------------	-------------------------------

New pitches / plots for Gypsies, Travellers and Travelling Showpeople provided in the year	7 Pitches: <ul style="list-style-type: none"> <li>Hillside Farm, Darenth Hill – 20/01290/COU – 6 pitches – 16/04/2021.</li> <li>The Stables, Sutton at Hone – 20/00768/RCON – 1 pitch – 12/05/2021</li> </ul>
Five year traveller plot / pitch supply (including cumulative delivery)	This is under active consideration as part of the new Dartford Local Plan Examination. See document <a href="#">WS2-1</a> : Appendix 5 (page 59).
Implementation Strategy requirements	The Implementation Strategy has now been superseded by the new Dartford Local Plan which reached the Publication stage in February 2021. See Examination documents <a href="#">WS2-1</a> and <a href="#">GAT-2</a> .

- 4.34 Core Strategy Policy CS20 and Development Policies Plan Policy DP10 cover development for gypsies, travellers and travelling showpeople accommodation needs. These policies set criteria for assessing and identifying sites against identified needs, and state that the Council will maintain and update a continuous five year supply of sites.
- 4.35 This is being updated via the new Local Plan currently under Examination in Public by the Planning Inspector.

#### KEY MONITORING THEME

##### *Improving Traffic Management*

#### **Primary Indicator(s)**

- Kent Thameside Strategic Transport Infrastructure Programme (STIP) Annual Report

Primary Indicator	Monitoring Outcome (in brief)
Kent Thameside Strategic Transport Infrastructure Programme (STIP) Annual Report)	Of the five STIP projects within Dartford, three are complete, and two are under construction

- 4.36 Planned levels of development should be supported by a reliable, well-connected, accessible transport network. This will provide the potential for significant change for local travel from car

to other modes. Policy CS16 considers transport investment and the delivery of the Strategic Transport Infrastructure Programme (STIP) a set of highway improvement schemes that partners have agreed are necessary to support planned development.

- 4.37** The Kent County Council, in July 2020, have released a progress update on the STIP. **As shown in table 2 below, five strategic projects that fall within Dartford's area are making progress (or complete).**

*Table 2: Progress of STIP Projects*

Project	Description	Status
A2 Bean Interchange Led by Highways England	Enlarge and signalise A2/B255 roundabouts, widening of Bean Lane bridge and slip roads.	Works were largely completed in May 2022 and junction is now fully open to traffic
A2 Ebbsfleet Interchange led by Highways England	Enlarge and signalise A2/B259 roundabouts, dualling of connecting link road and link road to A2 Pepperhill Junction.	Works were largely completed in May 2022 and junction is now fully open to traffic
A226 London Road/St Clements Way	Enlargement and signalisation of existing roundabout	Complete
Dartford Town Centre Improvements	Overarching aim of regenerating aim of town centre, through transport and associated public realm improvements. Including: improved connectivity and safety for pedestrians and cyclists, improved reliability of journey time for cars into the town centre, incorporation of Urban Traffic Management Control and better integration of buses.	Phase 1 complete; Phase 1a near completion; Phase 2a underway; Phase 2B ready to commence construction; Phase 3 and 3A at detailed design stage; Phase 4 transport modelling underway
Area wide Urban Traffic Management and Control	Co-ordination and optimisation of signal-controlled junctions, introduction of variable message signs, parking management and other intelligent transport systems. 41 junctions across Dartford and Gravesham in delivery plan.	In construction



## KEY MONITORING THEME

*Providing sufficient community facilities, where involving planning permission*

**Primary Indicator(s)**

- Development in the year resulting in the gain or loss of whole community facilities

Primary Indicator	Monitoring Outcome (in brief)
Development in the year resulting in the gain or loss of whole community facilities	An additional 16,451 sqm of net community floor space was provided during the monitoring year

4.38 **In the reporting year a total of 18,658 sqm of floor space under the former Use Classes of D1 and D2 was provided during the monitoring year. The provision was predominantly made up of educational developments.** There was a loss of 2,207 sqm D1 community floorspace. This resulted in a net gain of 16,451 sqm community floor space.

4.39 Community facilities encompass a range of public, private and voluntary sector buildings and spaces that benefit and are used by the community. This year, new community provision included facilities that will be used for educational, childminding and religious purposes. Details of this year's completions are shown in **Table 3**.

**Table 3: Provision of D-class floor space within the monitoring year**

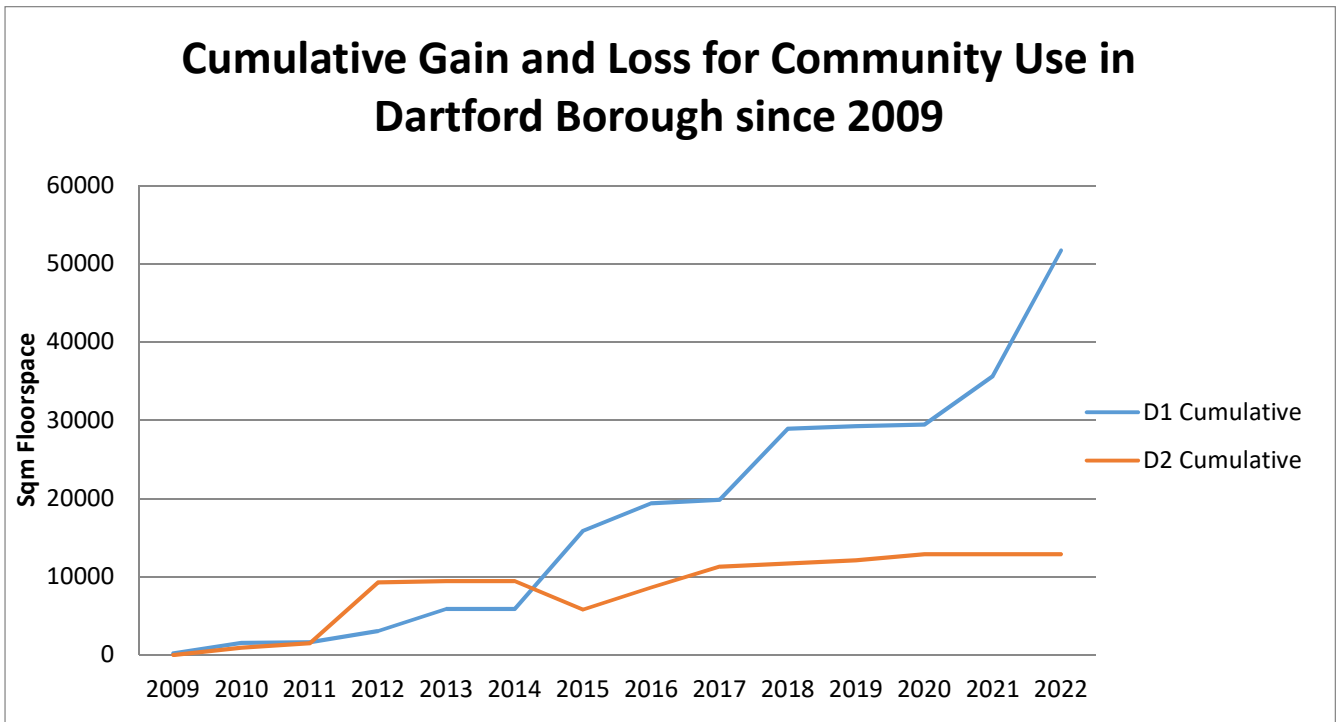
Location	Proposal	Floor Space (sqm)
Wilmington	Development at North Kent College, Oakfield Lane	2,836
Ebbsfleet	New Ebbsfleet Green Primary School, Ackers Drive	2,496
Dartford	Change of Use of first floor from night club to place of worship with offices / community centre uses, Lowfield Street	637
Stone	New Stone Lodge 8 No. form entry Secondary School	11,981
Dartford	Dartford Primary Academy - internal alterations, demolition, and the erection of a part one/part two storey high extension for SEN facilities, new main hall/dining hall and new car park.	592
Dartford	Dimples Day Nursery - demolition of existing buildings and erection of single storey extension comprising expanded kitchen, new classroom, toilets and store	116

4.40 This is a significant increase in provision since the previous monitoring year when 6,171 sqm of community use floor space was provided.

**Past Trends**

4.41 Former Use Class D1 and D2 uses have steadily grown since 2007/08. A total of 51,702 sqm of D1 floor space has been provided, with D1 buildings being able to be used for a range of community (health, educational, cultural and religious) uses; along with 12,888 sqm of D2 floor space (leisure, recreational or sporting purposes). **Figure 15** below outlines this, indicating the net changes in Community and leisure floor space.

*Figure 15: Cumulative Gain and Loss of D-Class Uses*



## Communities and Infrastructure Summary

**Summary of performance**

- A small decrease in housing delivery was recorded this year with 540 new homes being delivered, compared with 606 last year.
- Dartford again passed the Housing Delivery Test with 105%, and has maintained a Five Year deliverable supply.
- Aggregate dwelling delivery shows that Dartford is still on course to achieve the minimum 11,700 housing need level before 2026. Completion rates cumulatively are within the range set in the Core Strategy, which plans to ultimately deliver between 11,700 and 17,300 dwellings (2006 - 2026).
- Focusing on developments under 100 homes, 73% of dwellings are two bedroom or more.
- 99.9% of applicable consents achieved Nationally Described Space Standards relating to internal floor space.
- 258 affordable housing units were delivered within the monitoring year, a large increase recorded from the previous year, bringing the cumulative number since 2006 to 2,486.
- Over 18,00sqm of new educational facilities were provided this year (21/22). This includes new primary and secondary schools, and expanded nursery and further education space.
- All five strategic highway projects agreed with KCC (the local highway authority) in the STIP programme are progressing or complete.

## 5. Jobs, Shops and Leisure

5.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
<b>CS7: Employment Land and Jobs</b> <b>CS8: Economic Change</b> <b>CS9: Skills Training</b>	DP20: Identified Employment Areas
<b>CS2: Dartford Town Centre</b> <b>CS12: Network of Shopping Centres</b> <b>CS22: Sports, Recreation and Culture Facilities</b>	DP14: Retail and Town Centre Development DP15: Dartford Town Centre and its Primary Frontages DP16: Dartford Town Centre's Secondary Areas DP17: District Centres DP18: Neighbourhood Centres DP19: Food and Drink Establishments

5.2 There are three related key monitoring themes under Jobs, Shops & Leisure.

### KEY MONITORING THEME

*Supporting economic development in the Borough*

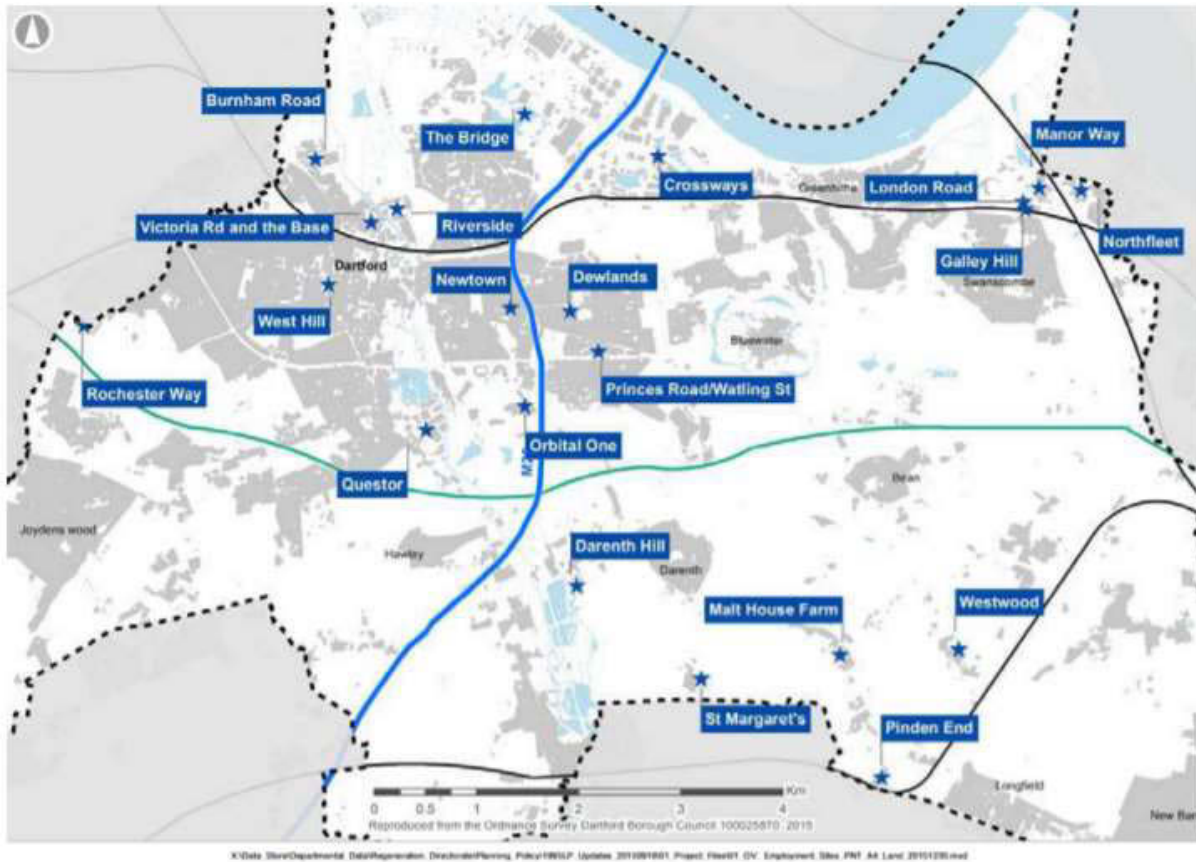
#### Primary Indicator(s)

- Development in the year resulting in the gain or loss of B-Class facilities of 100m<sup>2</sup> or more

Primary Indicator	Monitoring Outcome (in brief)
Development in the year resulting in the gain or loss of B-Class facilities of 100m <sup>2</sup> or more	There was a net gain in B-Class floor space within the monitoring year of 314,422 sqm.

5.3 Adopted Local Plan Policy DP20 seeks to retain and enhance existing employment sites to provide for the needs of a range of different businesses, particularly at the 21 locations (shown in **Figure 16** below) identified on the Policies Map.

Figure 16: Identified Employment Areas



5.4 Of 27 applicable non-residential development schemes, 8 related to the loss and/or gain of B-class floor space and **there was a net gain of 314,422 B class floor space provision**. This was due to a number of new developments, no sub-category saw net floorspace losses. The breakdown of net change amongst the B classes is shown below in **Table 4**.

Table 4: Net Change of B Class provision based on completions during 2021/22

Type	Gain	Loss	Net Change
Businesses/ research (B1)	5,105	0	5,105
Office (B1a)	0	0	0
Light/ general Industrial (B1c,B2)	420	0	420
Storage & Distribution (B8)	301,300	-1,715	299,585
Mixed Business	9,312	0	9,312
<b>TOTAL</b>	<b>316,137</b>	<b>-1,715</b>	<b>314,422</b>

5.5 Together with a range of smaller sites, the main contributors to the gain in employment floor space were:

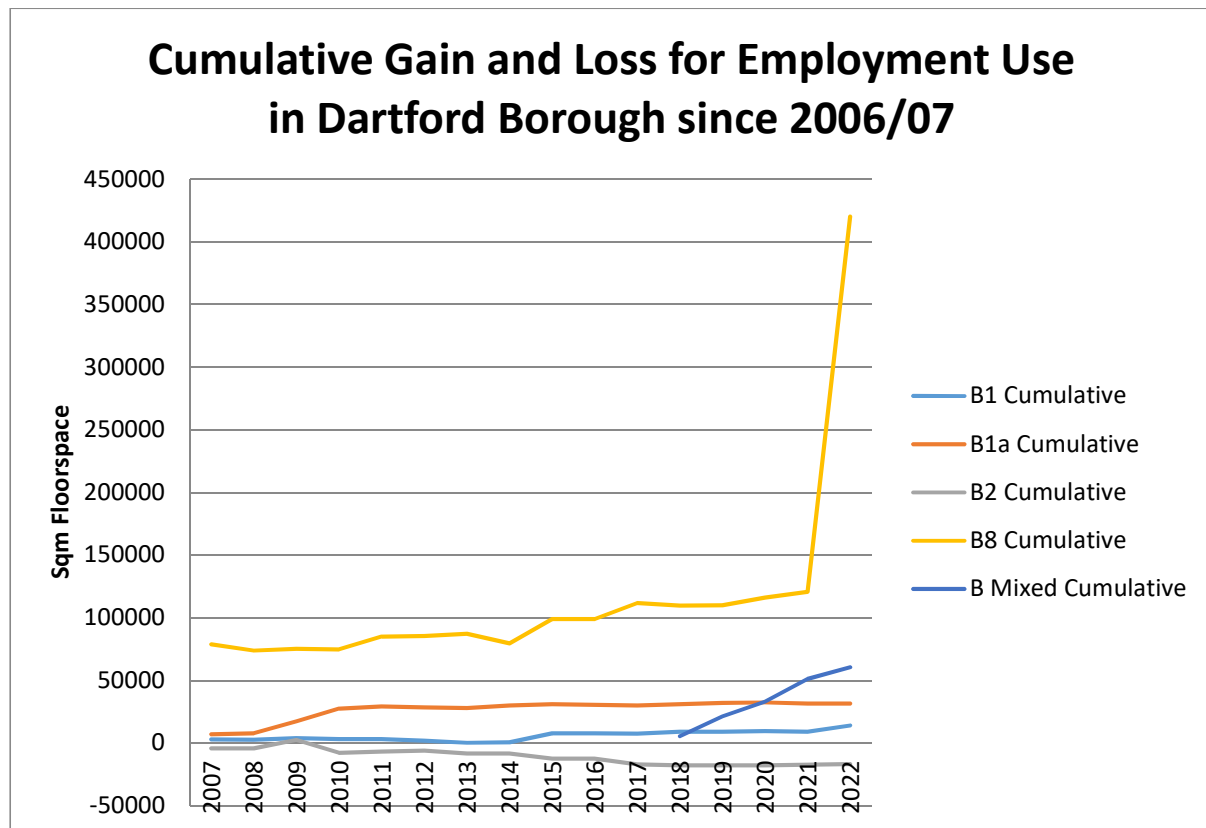
- Land at Littlebrook, Phase 1: 41,806sqm of B8 floorspace

- Land at Littlebrook, Phase 2: 215,277sqm of B8 floorspace
- Land at Dartford International Ferry Terminal: 42,653sqm of B8 floorspace
- The Bridge: 9,312sqm of 'Open B' floorspace

### Floor Space Trends

- 5.6 There has been large scale long-term growth in overall provision, over approximately 15 years there has been an estimated c 2 million sqm of new floorspace across all types of employment (former Class B) floor space. Office and storage/distribution levels have grown, but general industrial (eg former class B2) floorspace has overall contracted.
- 5.7 Moving forward, with the recent changes to the Use Class Order, B1 uses will now be considered under the new E class. Changes of use within the E class will not be considered as development and will therefore not need planning permission.
- 5.8 **Figure 17** shows this visually over time as cumulative net changes since 2006/07. It shows that B8 cumulative floor space has risen substantially over the past year. Around two-thirds of this is accounted for the very large development at Littlebrook (note phase 2 in paragraph 5.6 above, occupied by Amazon), and whilst the scale of this is unusual, Dartford has seen a consistent trend of delivering large distribution-based developments.

Figure 17: Gain and Loss of B-Class Uses in Dartford since 2007



### Dartford Rents

- 5.9 The 2022 [Kent Property Market Report](#) outlines the rents for a variety of use types across Kent. Overall, Dartford is generally maintaining/increasing rents across categories, including distribution and industrial premises.
- 5.10 The report shows that high values in Dartford for employment have been maintained, driving the provision of new business accommodation.
- 5.11 In the past monitoring year, Office rents have considerably increased following a recent trend of stable figures since 2019. **Figure 18** shown below highlights this change. Dartford has seen a 14% increase in office rent prices in the last year.
- 5.12 Rent at Crossways Business Park has remained high but stable since 2019, as shown below in **Figure 19**.
- 5.13 Local Industrial and distribution rents have remained stable since 2020, with Dartford still recording the highest rates across the Kent County, however the overall excess level of rents locally above elsewhere has reduced in comparison. **Figure 20** below shows this trend.

**Figure 18: Office Rents. Source: Kent Property Markets**

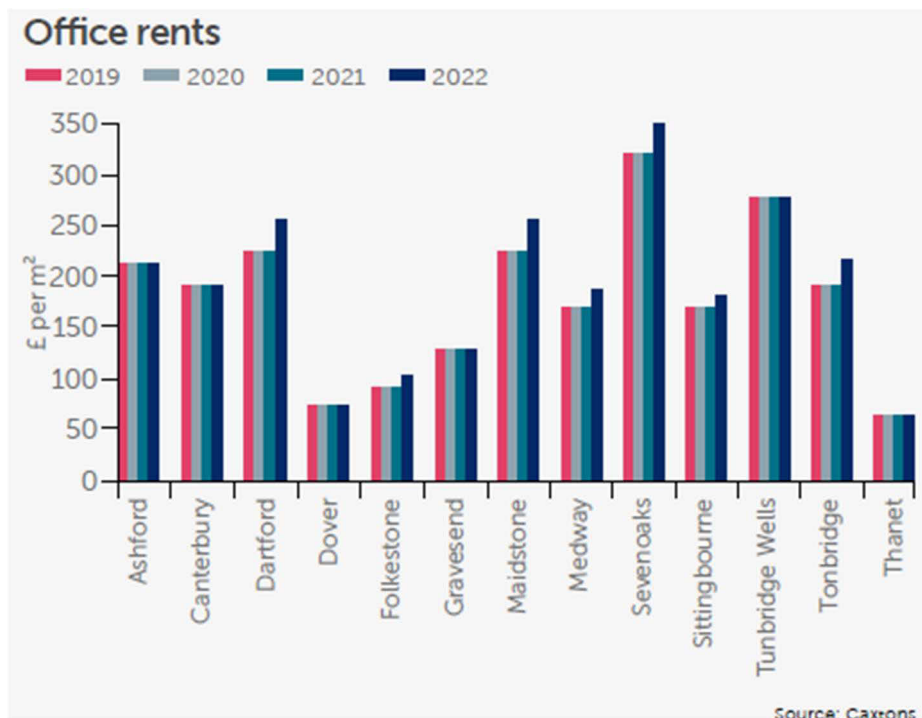


Figure 19: Business Park Rents. Source: Kent Property Markets

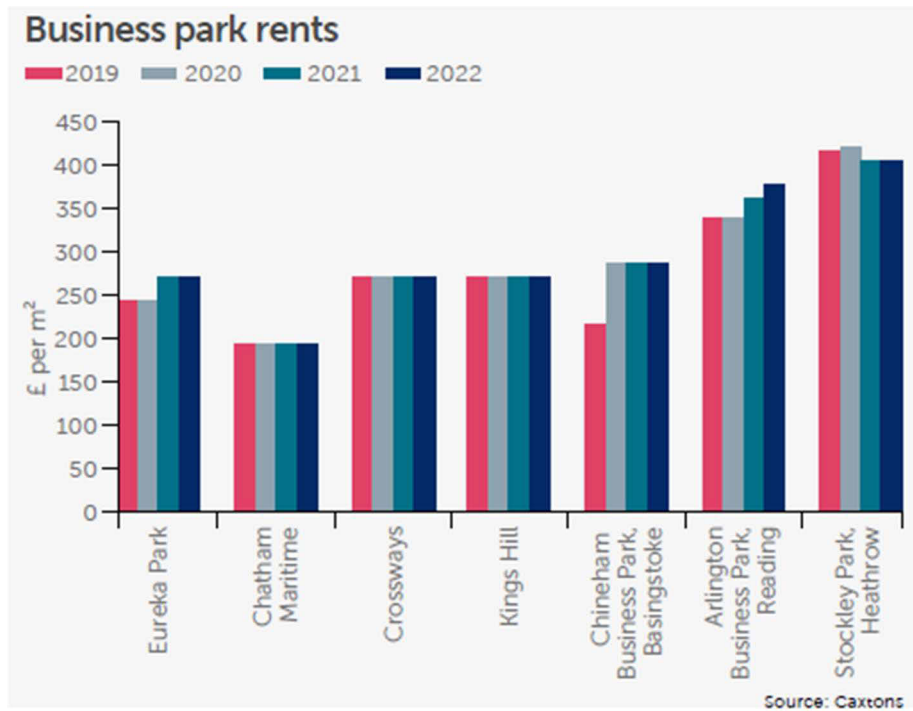
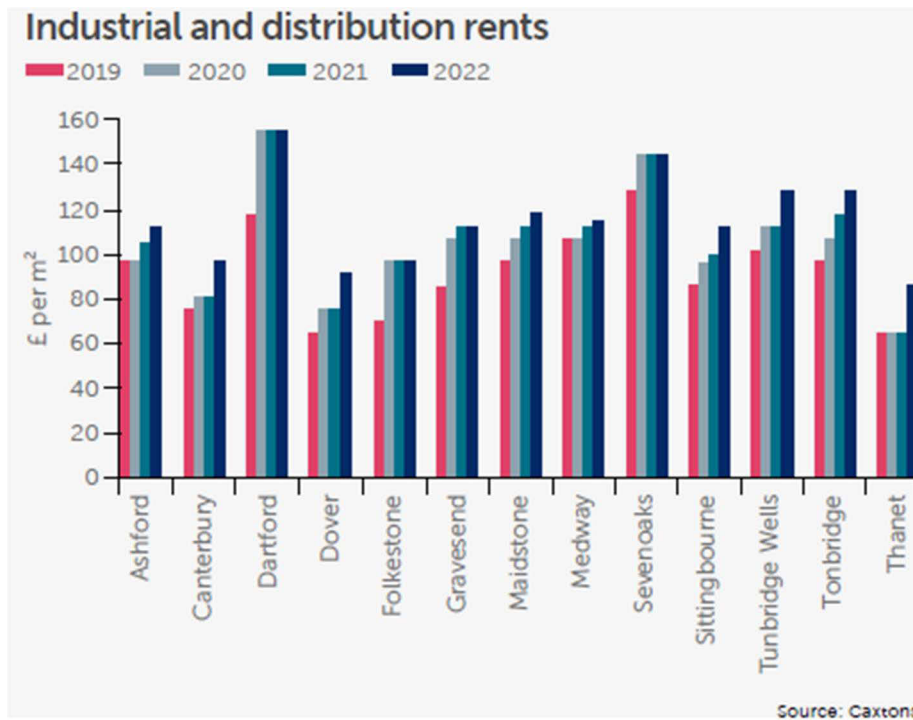


Figure 20: Industrial and distribution rents. Source: Kent Property Markets





## KEY MONITORING THEME

*Enhancing the Borough's retail and Dartford Town Centre***Primary Indicator(s)**

- Quantitative indicators of Dartford Town Centre vitality, viability and diversity including overall mix of uses and vacancy in Primary and Secondary frontage
- New A1 development in the Town Centre
- Retail appeal decisions / any retail development permitted in out of centre locations or at Bluewater

Primary Indicator	Monitoring Outcome (in brief)
Quantitative indicators of Dartford Town Centre vitality, viability and diversity including overall mix of uses and vacancy in Primary and Secondary frontage	The vacancy rate for the whole Town Centre is 12.4%, down very slightly from 2020/21. The primary frontages have maintained a positive balance of predominantly A1-A4 uses (no new A5 uses taking occupation within the year).
New A1 development in the Town Centre	There was a net gain in A1 floor space in the Town Centre, of 86 sqm.
Retail appeal decisions / any retail development permitted in out of centre locations or at Bluewater	0sqm provided in ot of centre locations

5.14 A [Retail and Leisure Study](#) has been produced for the new Local Plan. This is the first such study since 2010. Using nationally comparable definitions (GOAD) this finds vacancy rates of the town centre as defined by GOAD to have decreased 2009 to 2019. Table 5.1 from the study is reproduced below, showing data by shop units and then by floorspace for Dartford Town Centre.

**Table 5.1: Changes in town centre retail composition by outlets and floorspace, 2009-19**

	2009			2015			2019		
	Number	% of Total Outlets	UK Average	Number	% of Total Outlets	UK Average	Number	% of Total Outlets	UK Average
Convenience	24	6.6%	8.8%	24	7.0%	8.6%	32	9.0%	9.2%
Comparison	93	25.5%	34.3%	87	25.3%	32.0%	87	24.6%	29.3%
Service	168	46.0%	45.8%	166	48.3%	48.2%	169	47.7%	49.5%
Other				2	0.6%	0.1%	0	0.0%	0.1%
Vacant	80	21.9%	10.9%	65	18.9%	11.2%	66	18.6%	11.9%
<b>TOTAL</b>	<b>365</b>	<b>100%</b>	<b>100%</b>	<b>344</b>	<b>100%</b>	<b>100%</b>	<b>354</b>	<b>100%</b>	<b>100%</b>

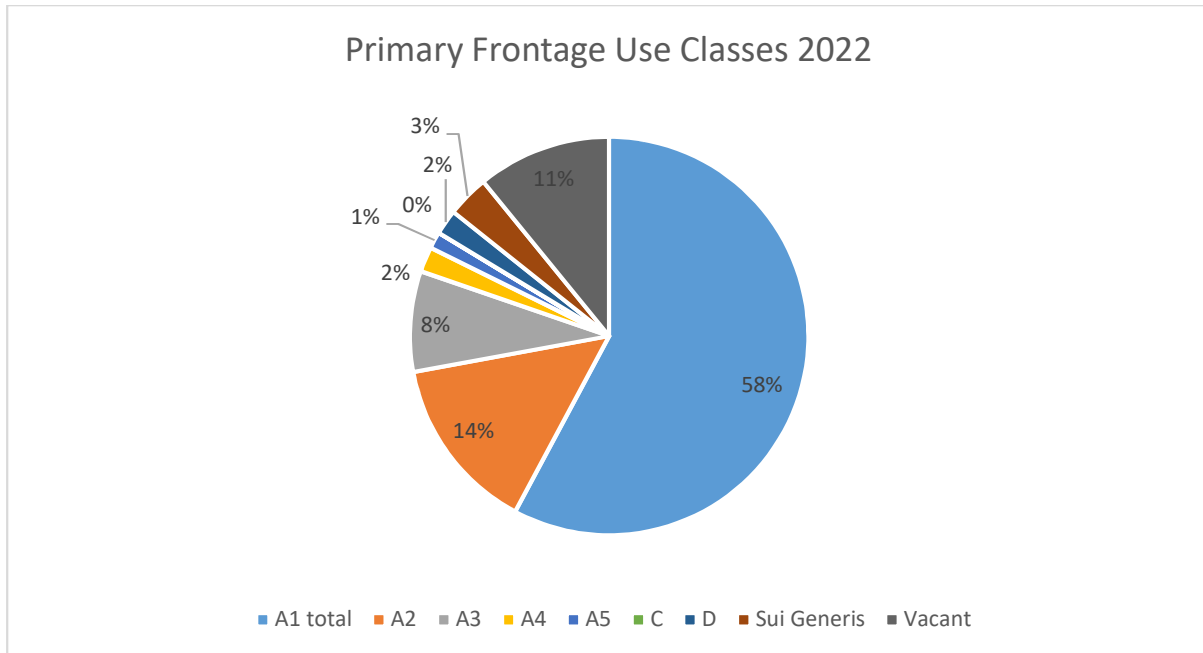
	2009			2015			2019		
	Good Floorspace (sqm)	% of Total Space	UK Average	Good Floorspace (sqm)	% of Total Space	UK Average	Good Floorspace (sqm)	% of Total Space	UK Average
Convenience	10,024	11.0%	14.0%	10,405	11.9%	15.2%	12,607	14.7%	15.4%
Comparison	40,125	44.0%	38.0%	38,267	43.9%	35.9%	36,604	42.7%	33.6%
Service	30,249	33.2%	39.0%	29,943	34.3%	39.9%	28,596	33.3%	39.9%
Other				1,050	1.2%	0.1%	0	0.0%	0.1%
Vacant	10,823	11.9%	9.0%	7,584	8.7%	9.0%	7,973	9.3%	10.5%
<b>TOTAL</b>	<b>91,221</b>	<b>100%</b>	<b>100%</b>	<b>87,248</b>	<b>100%</b>	<b>100%</b>	<b>85,779</b>	<b>100%</b>	<b>100%</b>

5.15 Convenience good retailers (mostly food/drink items) still make a lesser proportion of Dartford's retail than the UK average, and comparison retail remains above average. Figures exclude Dartford's street markets.

5.16 The study (paragraph 5.36) states of the longer-term indicator of investment/confidence (yields) that: "...Dartford has a reported yield level of 6.9%. Dartford's yields have been relatively consistent at this level for the last decade, but have improved from the 7.4% recorded in 2019."

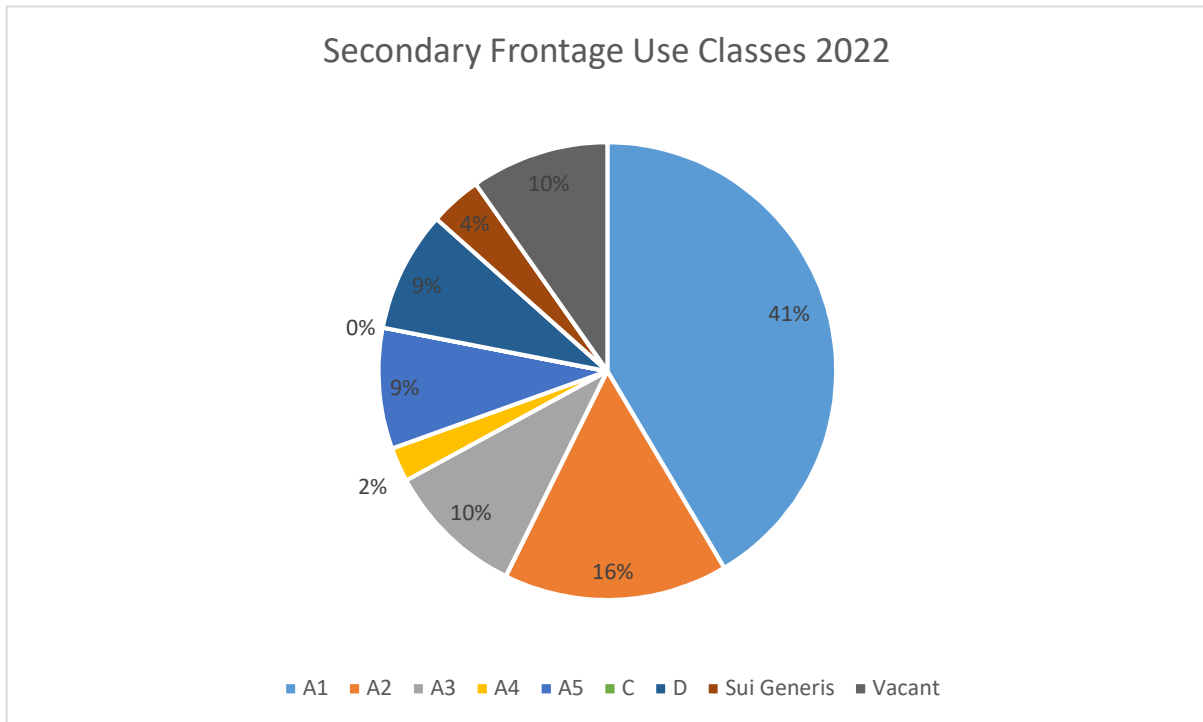
#### Dartford Town Centre 2021/22 Changes in Occupation

5.17 Dartford Town Centre's Primary and Secondary Frontages are identified in the Development Policies Plan in figure 5 and Policies DP15 and DP16 govern the types of uses permitted along these frontages. The current (as at May 2022) mix of uses in these areas is set out in **Figure 21**. This shows the overall breakdown of uses (based on former use classes before the amalgamation to create new use class E etc).

**Figure 21: Primary Frontage Use Classes**

- 5.18 In the Town Centre's Primary retail frontages the vacancy rate is at 11%, consistent with the previous monitoring year. Majority of the units (58%) are in an active A1 retail use, up 1% from last year. Within the (former) A1 uses, majority are comparison retail with the remainder being a fairly equal split between essential goods and services. There has been no net gain in hot food takeaway uses within this monitoring year.
- 5.19 The remaining makeup of the primary frontages remains relatively consistent with last year. Referring to the former use classes: 14% of shops are in A2 use (professional services e.g. banks), 8% in A3 use (café/restaurant), 2% in A4 (drinking establishment), 1% in A5 (hot food takeaway), 2% in D uses (community) and 3% other/ mixed (sui generis).
- 5.20 In the Town Centre's Secondary retail frontages the vacancy rate is at 10%, down from 13% last year. This rate is calculated with the exclusion of the 12 units that are under construction due to the Lowfield Street development. The breakdown of uses in the secondary frontage can be seen at **Figure 22**.

Figure 22: Secondary Frontage Use Classes



5.21 41% of units in the secondary frontage are within an active (former) A1 use class. Consistent with the previous monitoring year. The remaining units have a good mix of other former A use classes, predominantly A2 (professional services), which saw an increase over the monitoring year and A3 (café/restaurant).

5.22 On this measure of the **vacancy rate for the Town Centre as a whole** in 2022, with primary and secondary frontages combined, is 10.5%, down from 12.5% last year.

#### 2021/22 Borough Changes in Floor Space and Permissions

5.23 There was a net gain of 227.8 sqm of retail floor space during the monitoring year across the whole Borough. The net change through retail completions that occurred in retail floor space over the reporting year is outlined in **Table 6**.

Table 6: Net Change in A Class provision based on completions during 2021/22

Use Class	Gain	Loss	Net change
Shops (A1)	263.8	-178	85.8
Financial & Professional Services (A2)	0	0	0
Restaurants & Cafes (A3)	142	0	142
Drinking Establishments (A4)	0	0	0
Hot Food Takeaways (A5)	0	0	0
Open A	0	0	0
<b>TOTAL</b>	<b>405.8</b>	<b>-178</b>	<b>227.8</b>

5.24 The completions that provided a gain in former Class A floor space were all located within the Dartford Town Centre.

5.25 One completion resulted in a loss of A1 floor space, this was recorded in the Dartford Town Centre. The loss of A1 floor space in the town centre was due to a change of use of ground floor premises to a dental practice.

#### Permissions

5.26 **Table 7** below includes all permissions granted within the monitoring year for former A use class provision.

**Table 7: Permissions consented for A Class provision during 2021/22**

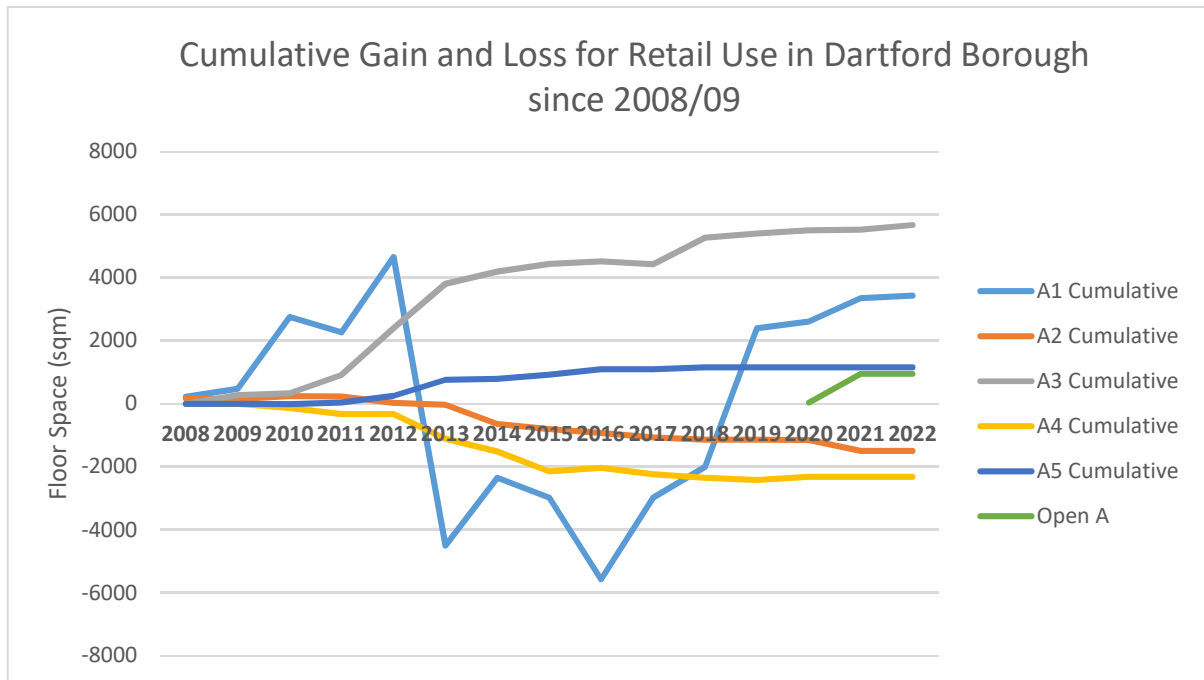
App Ref	Location	Proposal
20/00426/FUL	Land At Highfield House 2 - 4 West Hill And 74-76 Spital St Dartford (within Dartford Town Centre)	Demolition of No.s 74 & 76 Spital Street and erection of new buildings to the rear and side of Highfield House to provide 31 residential apartments (C3 use), commercial space (954 sqm B1 office use), a retail unit (82 sqm A1/A2/A3 flexible use), parking & alterations to front curtilage of Highfield House.
21/00815/FUL	152 St Vincents Road Dartford Kent DA1 1UX (edge of St Vincents road neighbourhood centre)	Erection of a single storey rear extension to provide workshop, rear infill extension to ground and first floor to create separate access to upper floor flat with provision of dormer window in rear roof slope and roof lights in front roof slope in connection with providing additional rooms in the roof space

5.27 The two permissions shown in **Table 7** were both recorded to be A1 (retail) provision, under the old Use Class system. Once completed, these will add an extra 142 sqm floor space to the borough.

#### Past Trends

5.28 Since the start of the plan period, retail completions and losses have fluctuated, particularly for A1. **Figure 23** shows the cumulative gain and loss for retail uses in the Borough (former use classes).

Figure 23: Cumulative Gain and Loss for A Use Class Provision since 2007/08



- 5.29 There was a large loss of (former class) A1 shops in 2013, with the demolition of the former Co-op in the Town Centre, this site has had plans that would see leisure retail or other uses provided. There was a net gain of A1 floor space this year of 86 sqm, this is significantly lower than last year's net gain of 745 sqm.
- 5.30 Overall, former class A2 provision has slowly decreased, though no loss was recorded this monitoring year compared to -350 sqm recorded in the last monitoring year.
- 5.31 There is still a net gain in café/restaurant (former Class A3) floorspace this year despite the challenges of Covid-19 related lockdowns. The gain is the highest recorded since the 2019 monitoring year (142sqm this year compared with 104sqm in 2019/20 and 26sqm in 2020/21).
- 5.32 There has been a general decrease in pub/ bar (former Class A4) floor space since 2010; however this year there has been no gain and no loss.

## KEY MONITORING THEME

*Maintaining local shops***Primary Indicator(s)**

- Percentage of District Centre units in Classes A1, A2 & D1 or vacant

Primary Indicator	Monitoring Outcome (in brief)
Percentage of District Centre units in Classes A1, A2 & D1 or vacant	Vacancy rates in the one of the six District Centres has changed since the previous monitoring year, Temple Hill Square, decreasing from 14% to 5%.

5.33 Longfield District Centre is identified under Core Strategy Policy CS12, with the aim of maintaining its viability through preventing losses of shopping provision. Dartford's remaining District Centres are identified in the Development Policies Plan. These are Dartford West, Temple Hill Square, Dartford East, Hawley Road/ Lowfield Street, and Swanscombe High Street. Policy DP17 governs the types of uses that will be permitted in the Borough's District Centres.

5.34 **Table 8** below highlights the mix of uses for each of the District Centres, including vacancy rates.

**Table 8: Use Classes in District Centres (2022)**

Use Class (former)	Longfield	Dartford West	Temple Hill Square	Dartford East	Hawley Road / Lowfield Street	High Street Swanscombe
<b>A1</b>	48%	37%	52%	52%	37%	44%
<b>A2</b>	13%	0%	0%	7%	0%	9%
<b>D1</b>	4%	7%	14%	3%	16%	7%
<b>Vacant</b>	4%	3%	5%	7%	0%	7%

5.35 The maximum vacancy level is 7% at Dartford East and High Street Swanscombe, the same rate as the previous monitoring year.

**5.36 Vacancy rates at Hawley Road/ Lowfield Street, Longfield, Dartford West, Dartford East and High Street Swanscombe remain stable and the other (Temple Hill) Square has seen a decrease in vacancy rates, down from 14% last year.**

5.37 Each District Centre has maintained a good balance of former A1, A2 and D1 uses. Dartford West, Temple Hill Square and Hawley Road District Centres do not have any former A2 provision however this has been a historic trend for all centres and does not represent a significant change or loss.

5.38 The Dartford & Ebbsfleet Retail & Leisure Study 2021 (paragraphs 7.59-7.61) considers: “Overall we conclude that the District Centres are all performing important roles and functions in the Borough’s hierarchy, mainly meeting the day-to-day needs of their local communities. Notwithstanding this, some of the centres would benefit from investment in their built and street environments (for example, Longfield, High Street Swanscombe sand Hawley Road/Lowfield Street). Others would benefit from improved or better managed on-street and/or off-street parking (for example, Dartford West and Dartford East).”

### Neighbourhood Centres

5.39 Although there is no monitoring indicator set alongside the mix of use classes or vacancy rates of Neighbourhood Centres, this year, surveys were carried out in order to determine how the Neighbourhood Centres were performing.

5.40 **Table 9** below shows the vacancy rates for each Neighbourhood Centre. **As can be seen, the majority (11 out of the 16 Centres) of the Neighbourhood Centres have no vacant shopfronts.** However, due to the smaller size of many of the Centres, some vacancy rates seem proportionately high, with Burnham Road having the highest vacancy rate at 40%. To provide some context, the number of vacant shopfronts and any relevant comments has also been provided.

**Table 9: Vacancy Rates in Neighbourhood Centres (2022)**

Neighbourhood Centre	Vacancy Rate	Vacancy Details
Bexley Park	0%	
Shepherds Lane	0%	
Chastilian Road	0%	
Summerhouse Drive	0%	
Birchwood Parade	0%	
Fleetdown Parade	0%	
London Road	20%	2 vacant shops
Horns Cross	0%	
Cralyands Lane	30%	3 vacant shops
Green Street Green Road	0%	
Sutton at Hone North	0%	
Sutton at Hone South	20%	3 vacant shops
Mead Road	29%	2 vacant shops
Colney Road/ St Vincents Road	0%	
Henderson Drive	0%	
Burnham Road	40%	2 vacant shops, one expected to change use and re-open



## Jobs, Shops and Leisure Summary

### Summary of performance

- There was a total net gain of non-residential floor space (former A, B and D use classes) of 331,101 sqm across the Borough. This is larger than the previous monitoring year, and indeed previous recorded years. This was largely due to increases in former B-class (general business) floor space (314,422sqm), the majority of which is attributable to one logistics facility at Littlebrook.
- At Dartford Town Centre frontage as a whole, local monitoring suggests vacancy reduced slightly to 10.5%
- Vacancy rates in one of the six District Centres has decreased, reducing to 5% from 14% in the previous monitoring year. Elsewhere rates are stable, and the highest rate is 7%. The District Centres have maintained a good mix of former A and D class.
- The majority of the more numerous and varied Neighbourhood Centres have zero vacancy.

## 6. Environment

6.1 Relevant local policies under this heading are as follows:

Core Strategy	Development Policies Plan
<b>CS13: Green Belt</b>	DP22: Green Belt in the Borough
<b>CS14: Green Space</b>	DP23: Protected Local Green Space (PLGS) DP24: Open Space DP25: Nature Conservation and Enhancement
<b>CS23: Minimising Carbon Emissions</b> <b>CS24: Flood Risk</b> <b>CS25: Water Management</b>	DP11: Sustainable Technology and Construction
<b>CS10: Housing Provision</b> <b>CS17: Design of Homes</b>	DP6: Sustainable Residential Locations DP2: Good Design in Dartford DP8: Residential Space and Design in New Developments
	DP12: Historic Environment Strategy DP13: Designated Heritage Assets
	DP5: Environmental and Amenity Protection

6.2 There are six related key monitoring themes under Environment.

### KEY MONITORING THEME

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

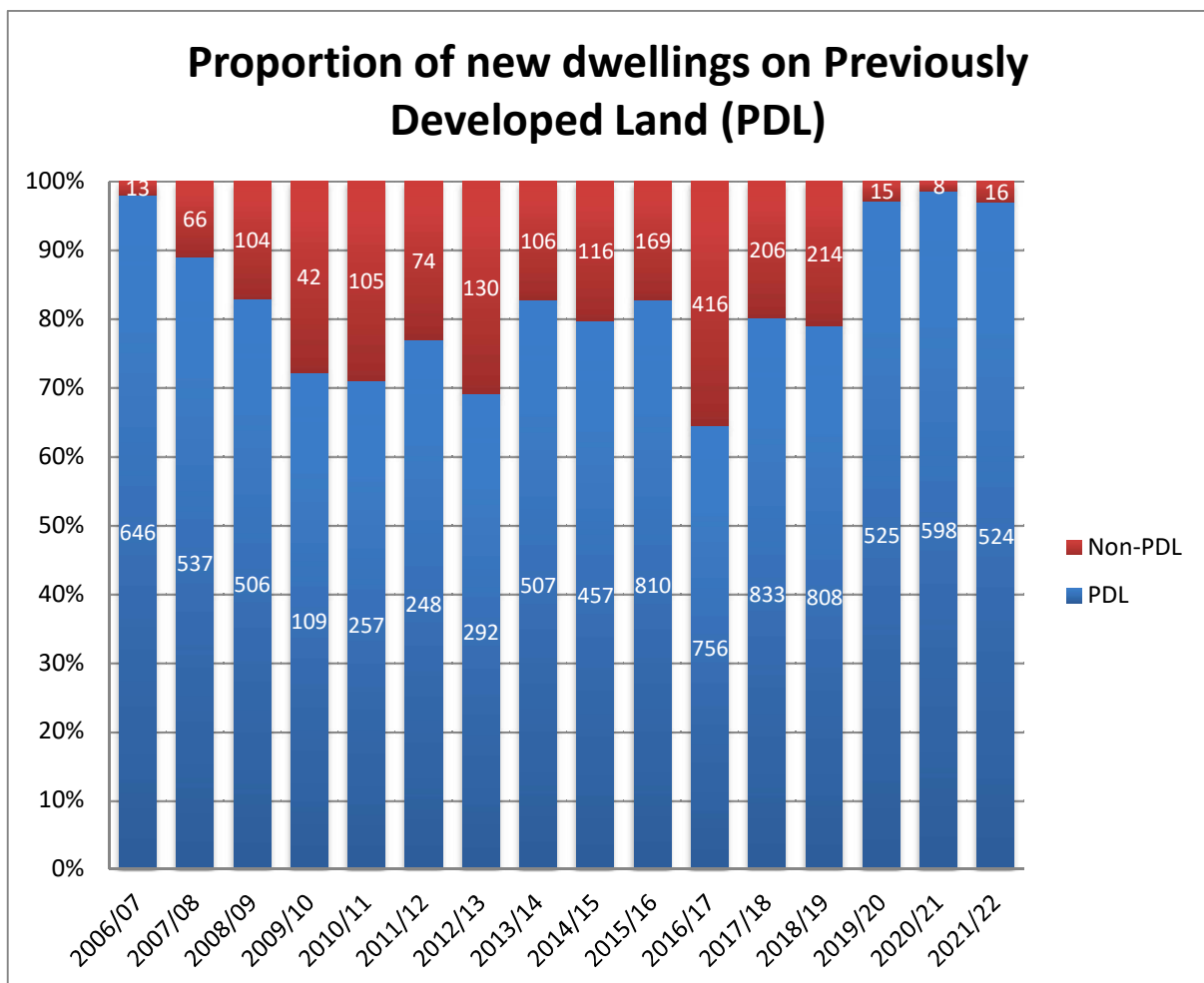
#### **Primary Indicator(s)**

- Proportion of new dwellings built on brownfield land

Primary Indicator	Monitoring Outcome (in brief)
Proportion of new dwellings built on brownfield land	97% of new dwellings were built on brownfield land

- 6.3 The Borough’s spatial strategy and approach to regeneration is based on the scale of available derelict, disused or despoilt land that can be redeveloped. The Core Strategy’s Monitoring Framework sets a target of 80% of residential development to be built on previously developed land or land that has been degraded or despoilt through quarrying across the Plan Period. During the reporting year, 524 of the 540 net completed units were on previously developed land or partially previously developed land. This includes conversions or changes of use. **This equates to 97% of completions within the monitoring year.**
- 6.4 Of the greenfield completions, all (16 units) were provided at the Land adjacent to the Lodges, Cotton Lane. This was a site identified within the 2021 Strategic Housing Land Availability Assessment (site reference 148).
- 6.5 The total proportion of new dwellings on brownfield land in the period 2006-2022 is 82.4%, up 0.8% from the previous monitoring report. This exceeds the 80% target. The yearly proportion is set out in **Figure 24** below. This shows that the percentage of new dwellings on brownfield land has fluctuated over the Plan Period. However, the target has been achieved in the majority of years.

Figure 24: Proportion of new dwellings on Previously Developed Land (PDL) 2006 - 2022



## KEY MONITORING THEME

*Green Belt appropriate development only***Primary Indicator(s)**

- Type of development permitted in the year in the Green Belt

Primary Indicator	Monitoring Outcome (in brief)
Type of development permitted in the year in the Green Belt	Development permitted in the Green Belt within the monitoring year included no major development .

Permissions

- 6.6 During the monitoring year, there were 75 determinations made by Dartford Borough Council in relation to proposals situated on land in part or in whole within the Green Belt. The nature of the 75 determined applications are listed in **Table 10** (not including applications for the submission of details, the removal of conditions, tree submissions or lawful development certificates).

**Table 10: Green Belt Applications**

Development	Consents	Refusals
Major (>10 dwellings or 1,000 floor space)	0	0
New Dwellings (replacement of dwelling)	7	0
Householder works (e.g. extensions, conversion of garage into rooms, windows, summerhouses, boundary treatments, fences)	52	1
Gypsy and Traveller and Travelling Showpeople accommodation Change of Use	1	0
Change of use (approval: e.g. agricultural land to horse sanctuary; and garden centre to car wash; Refusals: agricultural land to residential)	5	0
Community/ Non-residential development (approval: artificial grass pitch, modular isolation ward, cathodic protection system, canteen and toilet facilities)	4	0
Prior Approvals	0	0
Agricultural (agricultural storage, 2 prior approval not required)	5	0
Telecommunications (prior approvals required and approved)	0	0
<b>TOTALS</b>	<b>74</b>	<b>1</b>

- 6.7 There were no major development applications in the Green Belt. Across all development types there was 1 refusal (21/00683/FUL), on the grounds of detracting from the open character of the area (householder works for the erection of a garage).

- 6.8 As shown in Table 10, the seven applications that resulted in new dwellings within the Green Belt were previously developed sites and determined as suitable development within the Green Belt.
- 6.9 Of the 53 householder applications that were received, 52 were consented, this may for example be largely due to the scale of the work and the fact that they related to existing dwellings.
- 6.10 Other development in Table 10 includes:
- Variation of condition of an artificial grass pitch within the grounds of an existing Sports Club
  - Erection of/ change of use to an agricultural storage building within an existing farm x4
  - Change of use of existing woodland to form an extension to a caravan park
  - Erection of an outbuilding

#### KEY MONITORING THEME

*Retention and provision of key local open spaces*

#### **Primary Indicator(s)**

- Developments on Protected Local Green Space (PLGS)
- Playing pitches and Borough Open Space (BOS) completed in the year on new development

Primary Indicator	Monitoring Outcome (in brief)
Developments on Protected Local Green Space (PLGS)	Part of one new development was found to be on Protected Local Green Space, for the use as allotment parking.
Playing pitches and Borough Open Space (BOS) completed in the year on new development	All new Borough Open Spaces upgrades have been provided within the Ebbsfleet Garden City

- 6.11 Core Strategy Policy CS14 sets out the Council's approach to green space and commits the Council to the implementation of a multifunctional, high quality, varied and managed 'Green Grid'. Development Plan Policy DP24 sets out criteria for development on open spaces (Borough Open Space, BOS), including playing fields and sports pitches, supporting their retention and enhancement.
- 6.12 Policy DP23 allocates specific sites via the Policies Map as Protected Local Green Space (PLGS). These sites were subject to detailed assessment against specific criteria prior to being designated. PLGS status will give sites additional protection against inappropriate development, equivalent to that enjoyed by Green Belt land.

- 6.13 **During the reporting year 2021/22, part of one development was found on Protected Local Green Space.** This was for the use of allotment parking on the site known as the Block of Lock-Up Garages Rear of Keary Road, Swanscombe, Kent (19/01472/FUL); a total of 595 m<sup>2</sup>.
- 6.14 During the reporting year four new specific areas of new accessible greenspace was provided in the Borough at Ebbsfleet Garden City. This totalled 0.54 hectares, with the largest area provided in Castle Hill. (However 3.14 hectares in total was provided more recently in 22/23). **Table 11** below provides further details on these spaces.

**Table 11: Borough Open Spaces provided during the 2021/22 monitoring year**

Development	Type of playing pitch/ Borough Open Space	Size (ha)
Castle Hill southern section	Green Zone	0.28
Ebbsfleet Green	Pocket Park	0.06
Ebbsfleet Green (Tickner Drive)	Recreation Area	0.1
Ebbsfleet Cross, Craylands Lane	Open Space	0.1

#### KEY MONITORING THEME

*Key habitats, waterways and biodiversity*

#### Primary Indicator(s)

- Condition of designated areas of high environmental value

Primary Indicator	Monitoring Outcome (in brief)
Condition of designated areas of high environmental value	There have been no changes in the conditions of designated areas, with three being favourable and two unfavourable.

- 6.15 During the monitoring year thirteen applications (not including applications for the submission of details, tree submissions or lawful development certificates) that flagged up Ancient Woodland as a constraint were determined. Please note that all the submissions were either in proximity of the Ancient Woodland sites, rather within the designated areas themselves. **There was no development within a site of Ancient Woodland.**

- 6.16 The breakdown of application type is shown in **Table 12**.

**Table 12: Determinations for proposals that flag up Ancient Woodland (including in the general proximity)**

Development	Consents	Refusals
Householder (extensions)	7	0
Agricultural (agricultural building)	1	0
Community/ Non-residential development	2	0
Replacement Dwellings	3	0
<b>TOTALS</b>	<b>13</b>	<b>0</b>

- 6.17 There were two applications (not including applications for the submission of details, tree submissions or lawful development certificates) within the monitoring year that flagged up Site of Special Scientific Interest (SSSI) as a potential relevant consideration. Both proposals were permitted and related to Community/ Non-residential development. Again, **these were not within the defined extent of the designation (SSSI)**
- 6.18 During November 2021, Natural England confirmed that the area known as the Swanscombe Peninsula is now recognised as a Site of Special Scientific Interest (SSSI) due to its national importance for plants, geology, birds and invertebrates. The site is currently in a “mostly favourable” condition, with one feature listed as “unfavourable – no change”.
- 6.19 Farningham Wood was surveyed in February and June of 2021, however, no change to the condition was reported. Overall, there has been no change in condition of any of the Borough’s SSSI’s since reported in the 2014/15. Details on the condition of Sites of Special Scientific Interest (SSSIs) can be found in Dartford’s [2018-19 Authority Monitoring Report](#).
- 6.20 Policy DP25:4 and the supporting text set out the approach to large residential development and the North Kent European Protected Sites. Further information is set out in the “Large Site Options and Habitat Regulations in Dartford” guide for developers. Dartford Borough Council has not received any relevant applications so no tariff has been collected for mitigation.
- 6.21 The whole of the Ebbsfleet Garden City sits within the policy DP25 10km zone. Within the monitoring year, the Ebbsfleet Development Corporation, who manage development applications for the Garden City, received seven applications relating to schemes with 100+ units.

## KEY MONITORING THEME

*Sustainable residential construction***Primary Indicator(s)**

- Percentage of dwellings in the year built to the government's higher water efficiency standard

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

6.22 Core Strategy Policies CS23-25 encourage sustainable growth through minimising carbon emissions, managing flood risk and water management.

**Water Efficiency**

6.23 The Development Policies Plan locally incorporates these changes in national planning policy. Policy DP11 requires all new dwellings to demonstrate delivery of the higher water efficiency standard of 110 litres per person per day.

6.24 Schemes consented since 2017 are being granted with a planning condition that the water requirement must be met, unless there are extenuating circumstances. Monitoring focusses on identifying the circumstances if developments are permitted without the requirements.

**6.25 Overall within the Borough, 100% of relevant applications expected to achieve the water efficiency standard.**

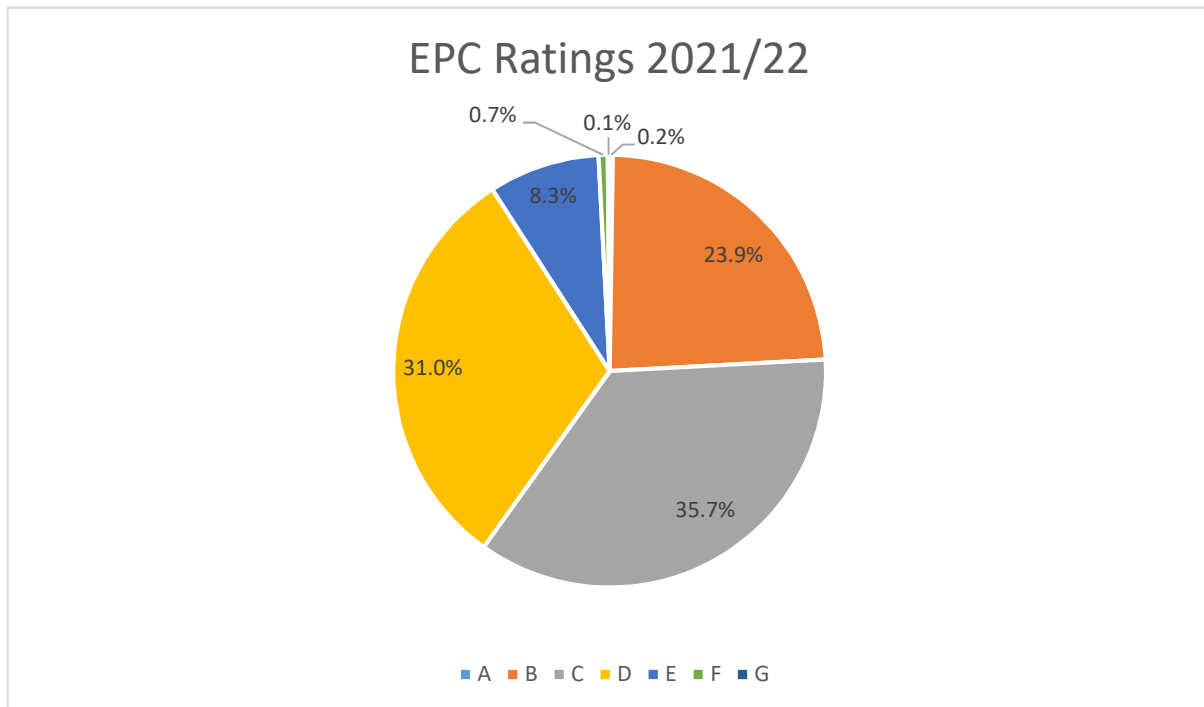
**Energy Efficiency**

6.26 Data on the energy efficiency of the current stock of buildings has been compiled by government. Quarterly statistics have been released by MHCLG providing information on the energy efficiency of all domestic and non-domestic buildings in England and Wales that have been constructed, sold, or let since 2008 (it therefore provide a snapshot of stock changing occupancy, and is heavily made up older buildings – not just new build).

6.27 Data from the MHCLG for the 2021/22 monitoring year for domestic buildings in Dartford are presented in **Figure 25** below. During this period, 2,807 certificates were lodged, representing a floor space area of 221,137 sqm which is similar to that of the previous monitoring year (2,809 lodgements for 218,819 sqm).

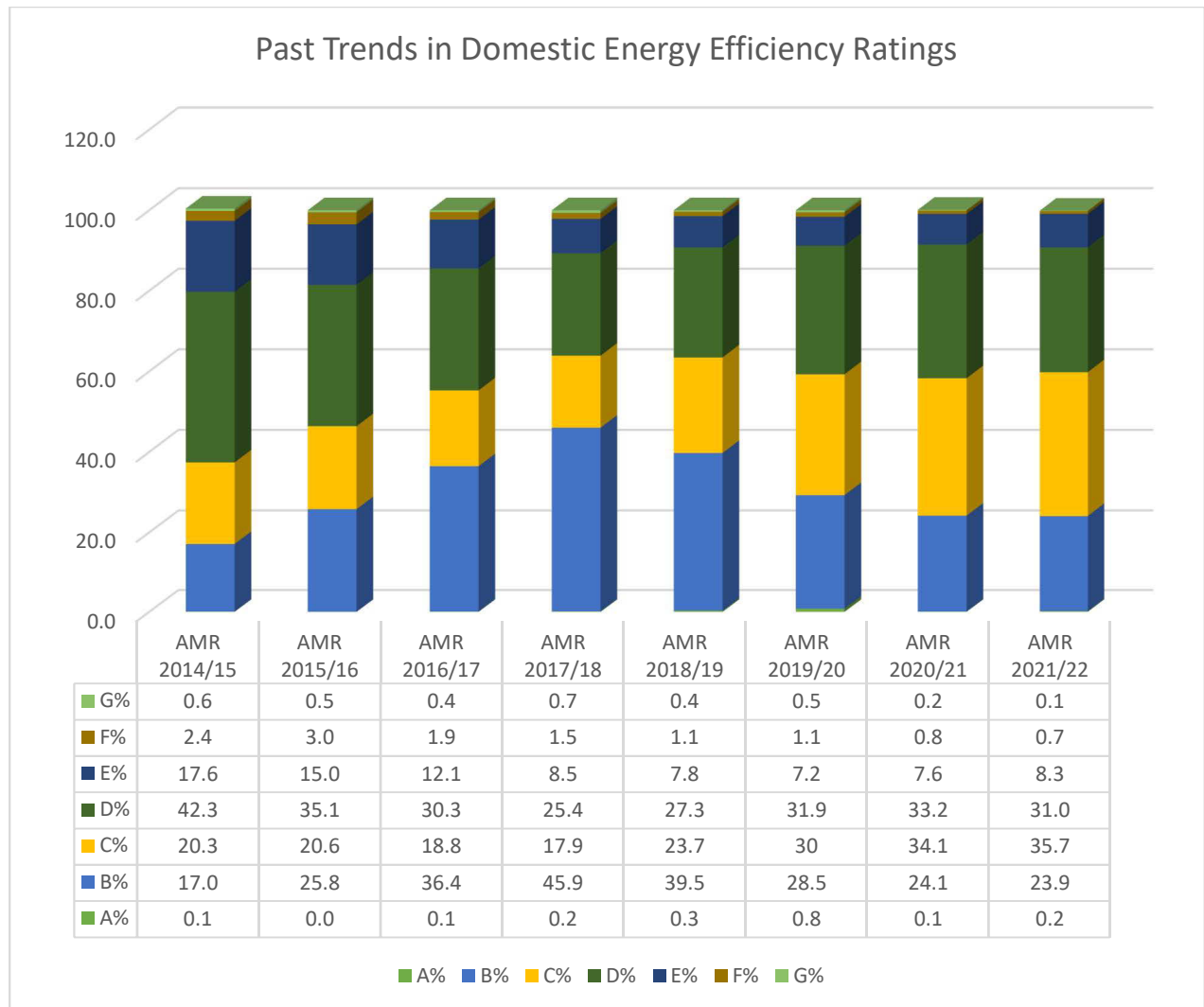


Figure 25: Percentage of Energy Performance Certificate (EPC) Ratings for Domestic Dwellings 2021/22



- 6.28 As can be seen, the most commonly achieved category of energy performance for Dartford was C (35.7%) followed shortly by category D (31%). **59.8% of all certificates achieved either A, B or C rating.** Compared with last year, more dwellings achieved C rating while less achieved B rating.
- 6.29 **0.2% of lodged certificates receive the A rating – which is the best performing – up from 0.1% last year. Only 9.1% of certificates were for lower categories E–G.**
- 6.30 **Figure 26** below demonstrates the past trends in MHCLG data for energy performance ratings obtained from certificate lodgements for each monitoring year. As can be seen, this year there was another decline in the proportion of property on the market with category B ratings since high levels achieved 2016/17. Instead, higher levels of C were achieved than in recent previous monitoring years. Ratings in low performing D, E, F and G categories remain relatively stable. To confirm, most properties recorded in this data are not new build.

Figure 26: Percentages of Energy Efficiency Ratings for Domestic Dwellings Over Time



6.31 Furthermore, the Government reported in their Household Energy Efficiency National Statistics that, as of March 2022, 1,876 households in Dartford are in receipt of Energy Company Obligation (ECO) Measures, such as energy efficiency installations or insulation in the home. This is slightly up from 1,774 in 2021.

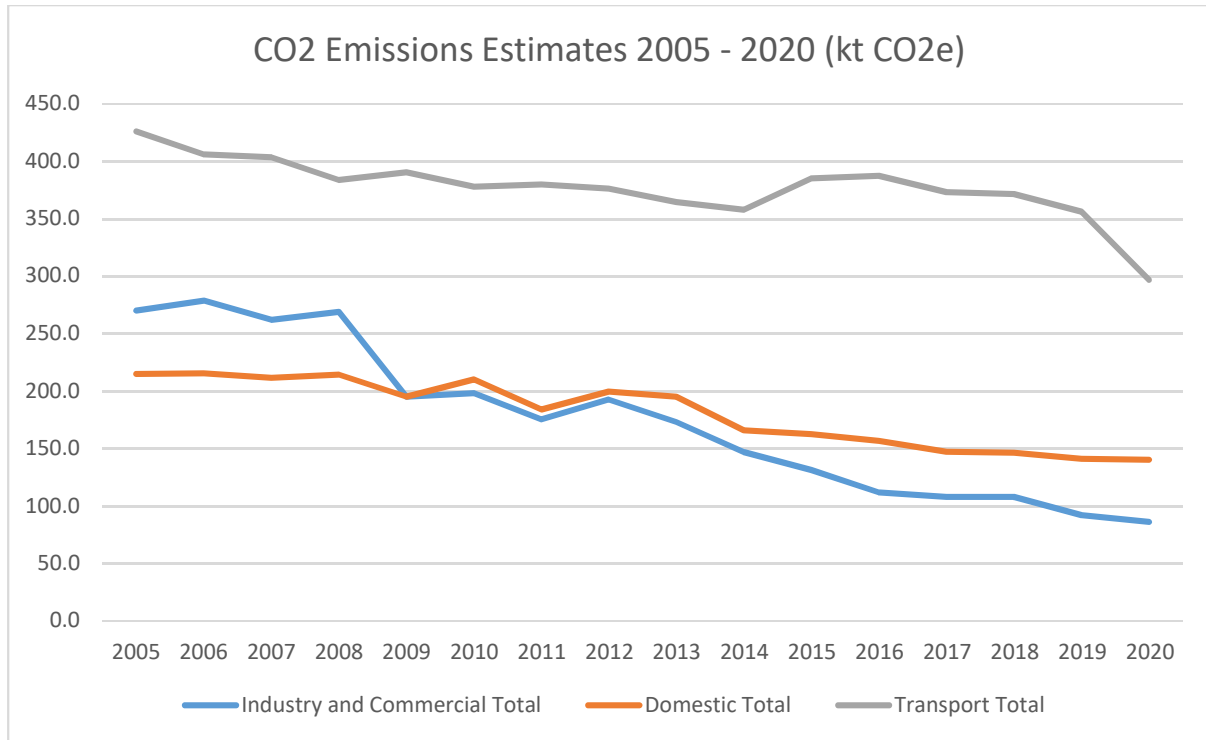
Carbon Emissions

6.32 Data on estimated carbon emissions per Local Authority is compiled by the DBEIS<sup>6</sup>. **Figure 27** shows estimated emissions per sector for Dartford for 2005 - 2020.

6.33 Overall, since 2005 **all three sectors are estimated to have decreased**, with the industry and commercial sector showing the greatest decrease. It is likely that these figures have been heavily affected by the emergence of COVID-19 at the time, as lockdowns during the first half of the year restricted typical human behaviour and created new norms such as remote working.

<sup>6</sup> UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2020

Figure 27: Carbon Emissions per Sector



BREEAM and Renewables

6.34 There were seven non-residential schemes completed within the monitoring year that meet the threshold of CS23 to achieve BREEAM Excellent or above. The method/requirements of measuring BREEAM Excellent has been changed by the BRE since the adoption of the Core Strategy 2011. Out of the seven schemes, **three achieved BREEAM Very Good and four achieved Excellent**, as shown in Table 13.

Table 13: BREEAM Achievements

Scheme	Reference	BREEAM Rating
Littlebrook Power Station (phase 1), Dartford	18/00457/FUL	Excellent
North Kent College, Wilmington	18/01351/FUL	Very Good
Land At Dartford International Ferry Terminal Clipper Boulevard, Dartford	19/00991/FUL	Very Good
Littlebrook Power Station (Phase 2), Dartford	19/01515/FUL	Excellent
Ebbsfleet Green Primary School, Ebbsfleet	20/00467/EDCCON	Very Good
The Bridge Plots 32 & 33, Dartford	20/00311/REM	Excellent
Stone Lodge Development Complex, Stone	20/00449/REM	Excellent

Air Quality Management

- 6.35 The Annual Status Report (ASR) for air quality is an annual report produced for DEFRA as part of the Council’s local air quality management responsibilities. The purpose of the ASR is to report on progress in achieving reductions in concentrations of emissions relating to relevant air pollutants and to identify new or changing sources of emissions. The most recent ASR (published in September 2020) relates to data for 2021 and can be found [here](#).
- 6.36 Monitoring shows that levels of NO2 in 2021 has decreased at the majority of sites across the Borough compared with previous years.
- 6.37 In 2023 it is expected that a new Air Quality Action Plan (AQAP) will be published. This will outline the actions Dartford Borough Council will take to improve air quality in the borough between 2023 – 2028. It is anticipated that further measures will be implemented which ensure concentrations of NO2 and PM10 across the borough, and specifically within the existing AQMAs, are reduced to, and remain below all UK Air Quality Objectives.

**KEY MONITORING THEME**

*Planning decisions supporting enjoyment of the historic environment*

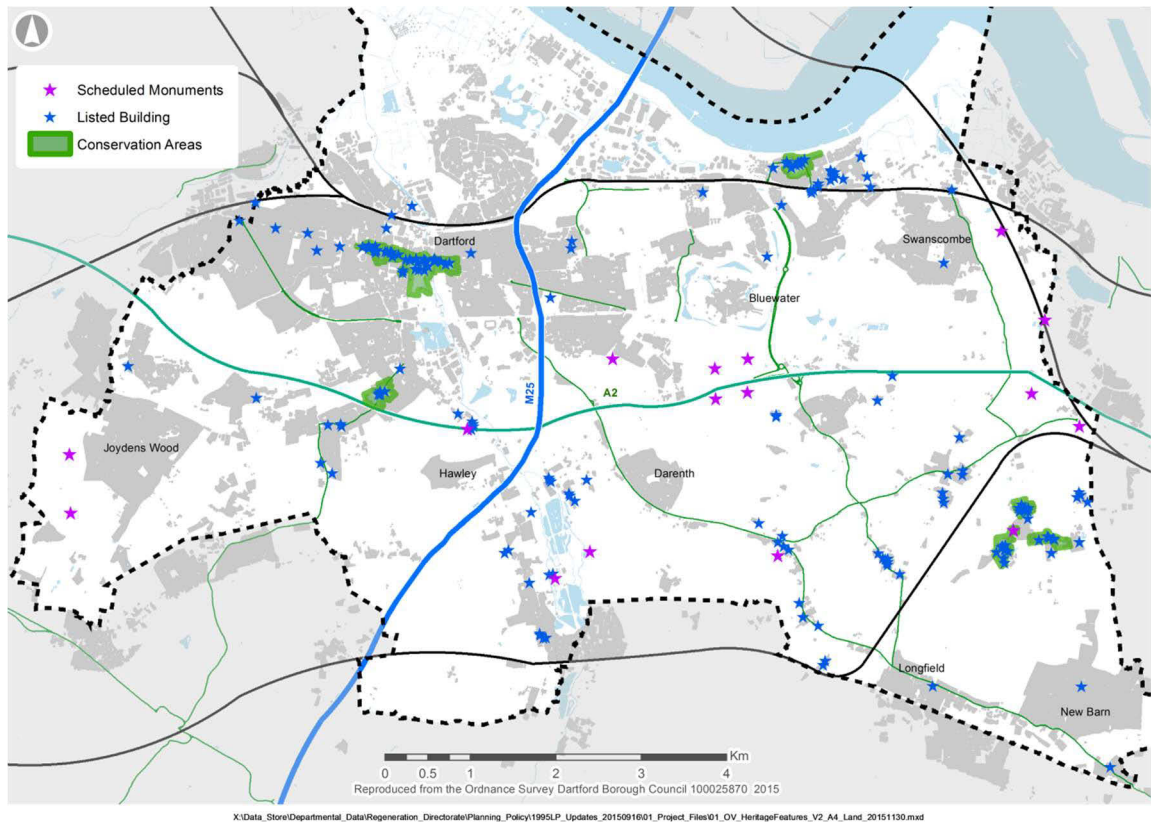
**Primary Indicator(s)**

- Developments affecting designated heritage assets

<b>Primary Indicator</b>	<b>Monitoring Outcome (in brief)</b>
Developments affecting designated heritage assets	Seven Listed Building Consent applications were permitted within the monitoring year.

- 6.38 The Development Policies Plan sets out the Council’s strategy towards heritage assets. Policy DP12 sets out the Historic Environment Strategy and Dartford’s general approach to development proposals in relation to this. Policy DP13 sets out more detailed criteria for applications affecting Dartford’s Designated Heritage Assets. Designated Heritage Assets are Listed Buildings, Conservation Areas and Scheduled Monuments: the distribution of these in the Borough is depicted below in **Figure 28**.

**Figure 28: Selected Heritage Designations**



**6.39** Seven listed building consents were granted in the monitoring year. Five related to internal and external alterations, one for internal and external works for a self-contained dwelling and the final consent was for a change of use to a residential dwelling.

**6.40** During the monitoring year there were no conservation area consents granted (not including submissions of details by application and lawful development certificates).

## Environment Summary

### Summary of performance

- 97% of residential completions were on 'brownfield land' in this monitoring year, and the cumulative 80% target is maintained.
- Total Dartford CO2 emissions, estimated by the government, show emissions to be decreasing over time. In 2020, this was for all three sources: industry, domestic and transport.
- Local air quality monitoring indicates that levels of NO2 decreased in 2021 at the majority of sites across the Borough compared with previous years.
- Of the Energy Performance Certificates lodged for properties on the market in Dartford (including new builds, but the predominance being existing stock), 59.8% received either energy rating A, B or C which shows higher standards of energy efficiency. However only 0.2% achieve energy rating A, which is the highest grading possible.
- All completed non-residential schemes required to achieve BREEAM ratings did so at 'very good' or 'excellent'.
- No development was permitted on SSSI or Ancient Woodland.
- 100% of dwellings are expected to meet local water efficiency requirements.