



# AUTHORITY MONITORING REPORT 2022/23

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 2022/23.

*Dartford Borough Council Planning Policy*



**DARTFORD**  
BOROUGH COUNCIL

July 2024

# 2022-23

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## 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) produced by Dartford Borough Council. It monitors the period between 1 April 2022 and 31 March 2023.
- 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), 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. As it does not have plan-making powers, Dartford’s Local Plan 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 Dartford Borough Council.
- 1.4 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the contents that the AMR must include. The minimum inclusions for the report are as follows:
  - 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 (see section 2);
  - A statement of any local plan or supplementary planning document that has been adopted within the review period; (see section 2)
  - 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);
  - 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 since the policy was first adopted (see section 4);
  - Details of any neighbourhood development plans/orders (see Stone Parish Neighbourhood Plan 2022-2035);
  - Information as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (see Dartford Infrastructure Funding Statement); and
  - Details of what cooperative action the authority has taken with other local planning authority and county council prescribed person/body under Section 33A of the Act, during the time period in review (see section 2).
- 1.5 The remainder of this report is structured as following:
  - Section 2: details of Dartford’s Local Plan and Context
  - Section 3: outline of the monitoring indicators set out in the Local Plan; plus where further information on topics can be found.
  - Sections 4-6: data monitoring and aggregate outcomes from Borough developments, and of Local Plan policies. At the end of each section is a summary.

## 2. Context and Local Plan

### Characteristics of Dartford

- 2.1 Dartford is situated in the northwest of the County of Kent, bordering Greater London. The Borough is the smallest of 12 districts in Kent, covering an area of 7,600 hectares but is the most densely populated. According to the Office of National Statistics 2021 mid-year projections, there are 16 persons per hectare in Dartford. In comparison, the Kent average is 4.5 people per hectare.
- 2.2 For detailed summary about Dartford Borough, refer to pages 9-20 of the [Dartford Plan to 2037](#).

### Overall Qualitative Summary and Implications

- 2.3 In summary and taking on board other data, Dartford has a range of key social and economic factors including:
- **A rapidly growing population** needing new local infrastructure, particularly for health and education.
  - **A population profile that includes a high percentage of children and young adults** who will require sufficient educational, employment and leisure opportunities, and access to housing, to meet needs for the future.
  - **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 puts pressure on public transport and creates traffic/ congestion in the Borough contributing to pollution levels.

### Statutory Development Plan

- 2.4 Dartford's statutory development plan is currently made up of:
- The Dartford Plan to 2037 (2024)
  - The Stone Neighbourhood Plan (2022)
  - Kent Minerals and Waste Local Plans
- 2.5 Other statutory development plans relevant to the monitoring period of this report, but have not been replaced, include:
- Dartford Core Strategy (2011)
  - Dartford Development Policies Plan (2017)
- 2.6 As part of the Dartford Plan to 2037, adopted in April 2024, an updated monitoring framework has been set out. This identifies targets for key policies in the plan and triggers which would indicate that targets may not be met. These indicators will be used in the 2023/24 AMR.
- 2.7 Stone Parish Council prepared a [Neighbourhood Plan](#) for Stone (former parish boundary). This was formally prepared as part of the statutory Development Plan in Dartford in July 2022.
- 2.8 The [Kent Minerals and Waste Local Plan \(2020\)](#), adopted by Kent County Council, forms part of Dartford's statutory Development Plan.

- 2.9 The [Lower Darent Riverside Strategy \(2024\)](#) and [Local Cycling and Walking Infrastructure Paper \(2023\)](#) (LCWIP) have both been formally adopted by Dartford Borough Council.
- 2.10 The [Dartford Core Strategy](#) (2011) and [Dartford Development Policies Plan](#) (2017) were overridden by the Dartford Plan to 2037 upon its adoption in April 2024, but were relevant during the reporting period.

#### Other Planning and Infrastructure Policy

- 2.11 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. Rates are updated annually through indexation. Details of developer contributions received through both CIL and Section 106 Agreements are reported annually in Dartford's [Infrastructure Funding Statement](#). The 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.
- 2.12 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)

#### Future Policy Production

- 2.13 As part of the Dartford Plan to 2037, there is no requirement for Dartford to conduct a shorter term review of the Plan to meet housing or travellers needs.
- 2.14 There is national uncertainty at the time of publication (July 2024) as to the form of future planning policy documents. However, Council will keep planning policy webpages up to date with plans for new policy proposals and public consultations.
- 2.15 Council are commissioning a Vision and Masterplan for Dartford Town Centre to plan for and deliver regeneration. This work will include evidence that will inform the production of potential new Design Codes.
- 2.16 SPDs may be revised or added to in the future, pending any changes to how supplementary policy is produced.

#### Cooperation with Neighbouring Councils and Prescribed Bodies

- 2.17 Inspector's Report for The Dartford Plan to 2037 concludes Dartford has undertaken significant cooperative activity with public bodies. This remains ongoing, including inputting to adjoining Local Plans actively proceeding.

### 3. Monitoring Indicators and Further Information

- 3.1 The monitoring framework applied to this report has been set out in the prior local plan for Dartford. This framework can be found in Chapter 16 of the Dartford Development Policies Plan (2017) and have been based around ten objectives included in the Dartford Core Strategy (2011).
- 3.2 The ten objectives have been grouped together under three broad areas which mirror the tenets of sustainability 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 each key monitoring theme and primary indicator(s) for each of the ten objectives as grouped above.
- 3.4 The Dartford Plan adopted in April 2024 has revised indicators which will be applied to future AMRs.
- 3.5 Other useful sources of data on local development and demographic change include:
- Other publications by [Dartford Borough Council](#), including Residential Needs Assessments and Retail and Leisure Studies
  - Kent County Council's [Land and Property Data](#)
  - Kent County Council's [Population and Census Information](#)
  - National data sets, including [NOMIS Labour Market Statistics](#) and [Office for National Statistics census information](#)

## 4. Communities and Infrastructure

**KEY MONITORING THEME:**  
*Providing a sufficient quantity of new housing in the Borough*

### Primary Indicator(s)

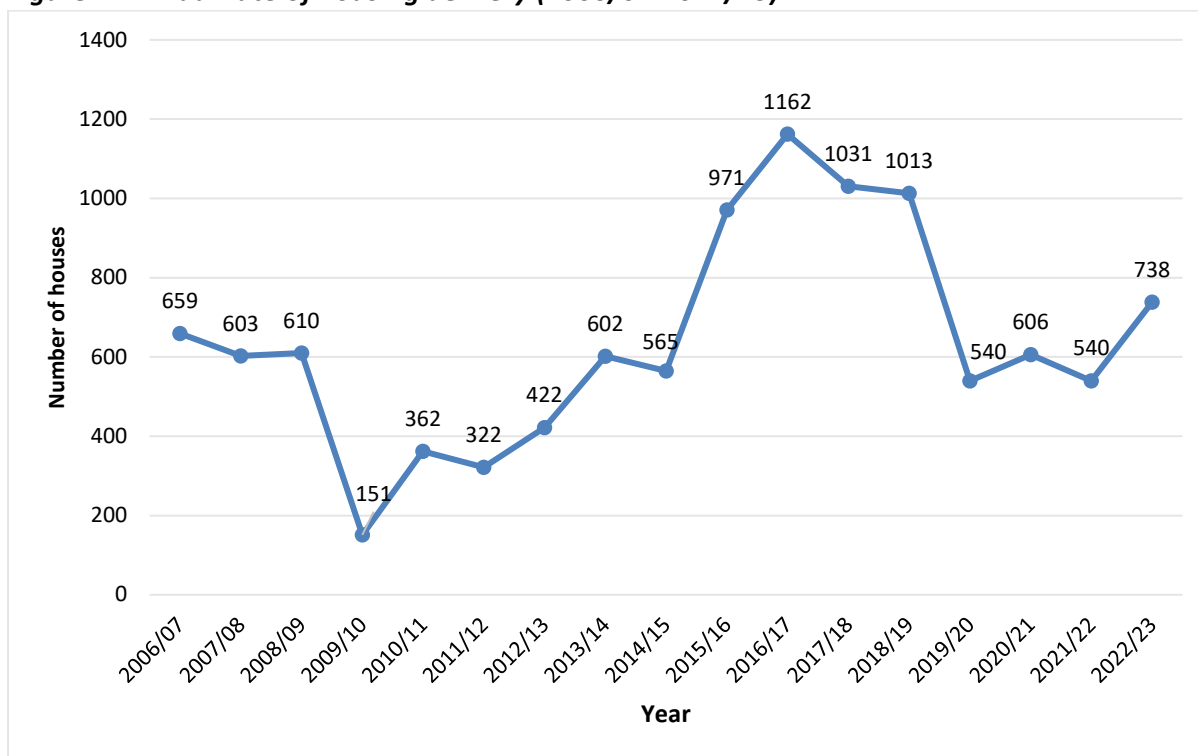
- Total new homes completed in reporting year
- 5-year deliverable housing supply
- Housing trajectory (including cumulative delivery)

**Table 1: Primary indicator outcomes**

Primary indicator	Available information	Monitoring outcome
Total new homes completed in reporting year	714 new build homes  26 homes created from conversions or changes of use  2 homes demolished (rebuilt into 3 homes, counted above)  7 sites under construction with a capacity for 608 homes	738 net homes delivered
5-year deliverable housing supply	Extent of deliverable supply is changeable over time periods	Deliverable supply in excess of 5 years has been consistently maintained
Housing trajectory	Details of cumulative supply against current adopted targets is provided below	<a href="#">Evidence</a> produced supporting the <i>Dartford Plan to 2037</i> shows the proposed new housing trajectory for the Borough, maintaining a supply of sites until at least 2036/37

4.1 The number of net new homes delivered in 2022-23 was 738. This is an increase from the previous year’s delivery of 540. **Figure 1** (below) shows the annual rate of housing delivery in Dartford since 2006.

**Figure 1: Annual rate of housing delivery (2006/07-2022/23)**



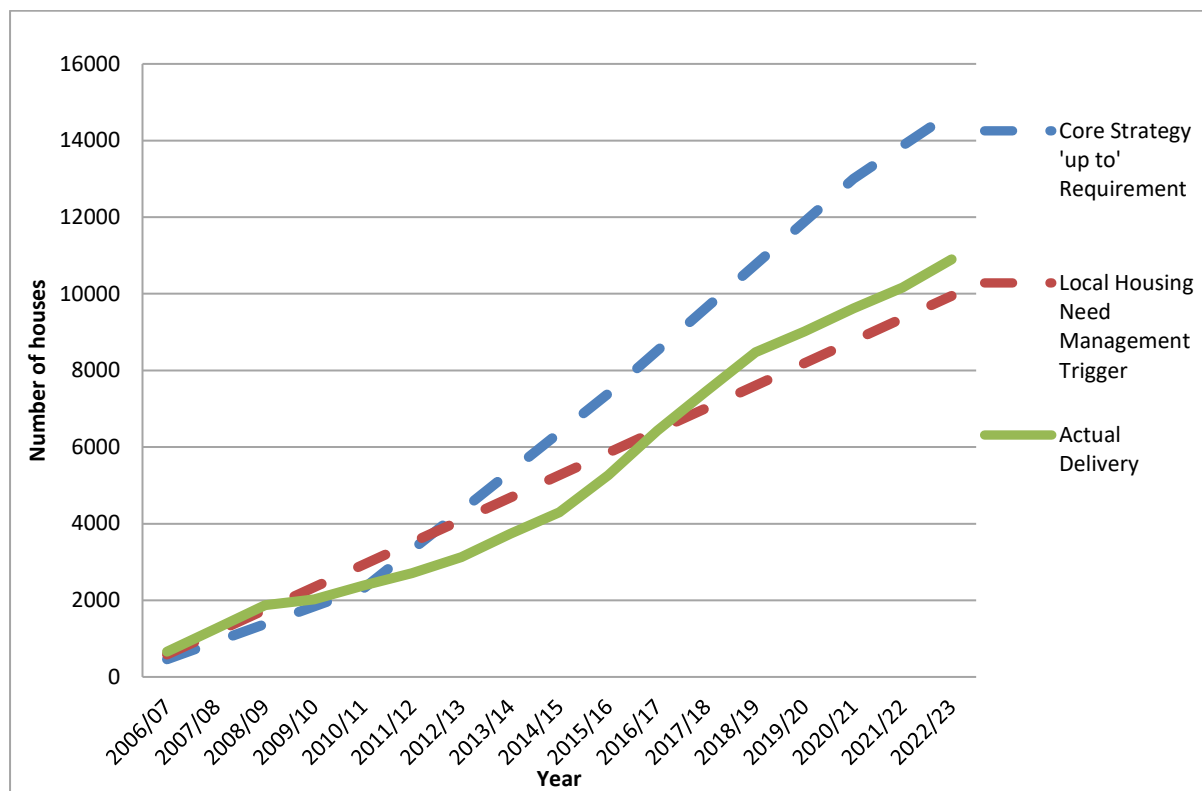
Source: Dartford Borough Council

4.2 Between 2018 and 2021 Dartford exceeded the Housing Delivery Test (HDT) (a percentage calculation of the number of net homes delivered against the number of homes required over a rolling three year period). The HDT outcome for 2022 was 85% (calculated by Government in December 2023). As a result, Dartford Borough Council was required to prepare a [Housing Action Plan \(2024\)](#) which considers causes of under-delivery and identifies actions that can help increase housing delivery in future years.

4.3 **Figure 2** (below) shows that the Borough has delivered 10,899 dwellings since 2006. The average annual rate of delivery since 2006 is 641, which is above the rate identified in the Dartford Core Strategy to meet local needs (585).



**Figure 2: Cumulative housing delivery compared to Dartford Core Strategy targets (2006/07-2022/23)**



Source: Dartford Borough Council

- 4.4 The Dartford 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 Dartford Core Strategy also included a Local Housing Need Management Trigger of 11,700 dwellings (average annual requirement of over 585 homes per year). Reflecting both site capacity and local need, the Dartford Core Strategy therefore effectively quantified housing requirements within range.
- 4.5 The cumulative delivery of housing against the Dartford Core Strategy policy range (phasing up to 17,300 and the annual needs based target) is shown in **Figure 2**. The level of completions (green line), illustrates aggregate supply by 2022/23 is within Core Strategy range. Expected upper and lower levels are shown in blue and red.
- 4.6 The most recent Five Year Housing Supply Paper (2021) shows that the Borough has a deliverable future housing land supply of 6.03 years, as assessed against the standardised method Local Housing Need (LHN) figure. The emerging supply of 5.97 years worth of supply for the period of 1st April 2022 to 31st March 2027 is consistent with the new Dartford Local Plan. The Inspector’s consideration applies an annual housing requirement of 790 dwellings per year (plus 5% buffer).

**KEY MONITORING THEME**  
*Delivering suitable types of dwelling where family homes expected*

Primary Indicator(s)

- Percentage of new houses with 2 or more bedrooms completed sites of up to 100 dwellings

**Table 2: Primary indicator outcomes**

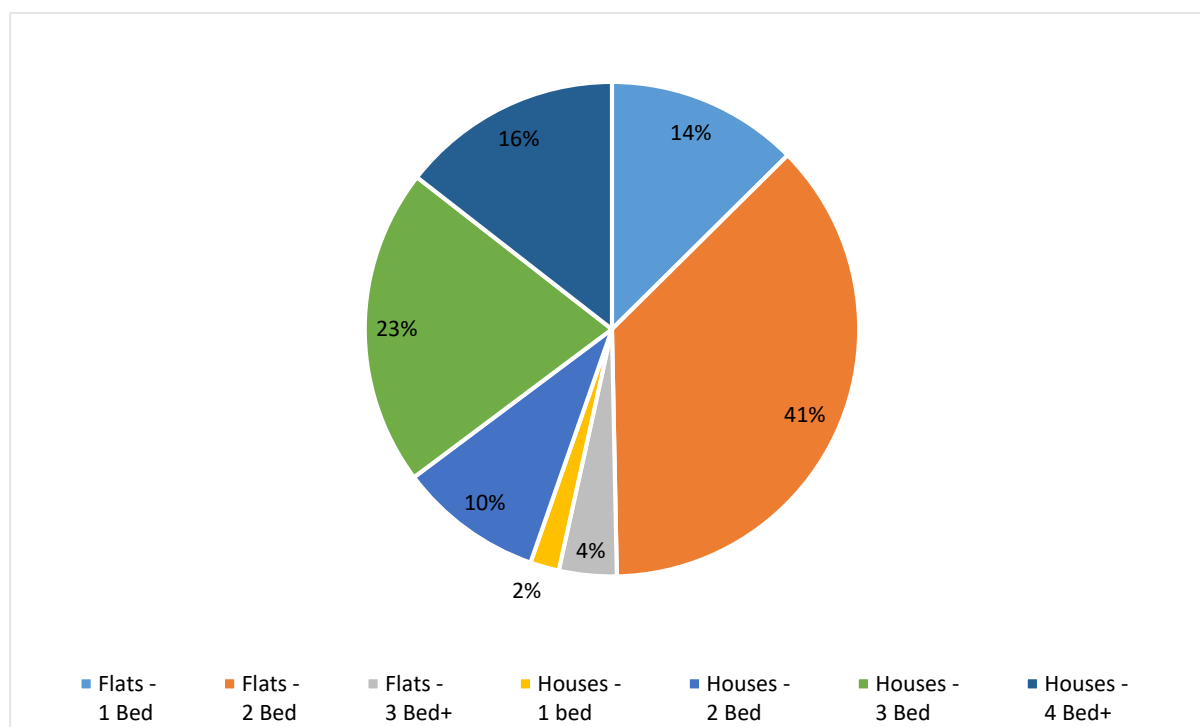
Primary indicator	Available information	Monitoring outcome
Percentage of new houses with 2 or more bedrooms completed sites of up to 100 dwellings.	67% of the Borough’s dwelling stock was made up of houses, as of 31 March 2022 (KCC).	Of all dwelling types on sites up to 100 dwellings that had completions within the monitoring year, 86% contained 2 bedrooms or more.  Of all housing types on sites up to 100 dwellings, 96% will be 2 bedrooms or more.

Large Sites (sites with more than 100 dwellings)

- 4.7 During the monitoring year, seven schemes of over 100 dwellings recorded 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. Across these seven schemes a total of 763 houses and 772 flats will be delivered, resulting in a 50:50 ratio.
- 4.8 These seven schemes will cumulatively deliver 1,535 dwellings. 1,388 (90.4%) of these will be dwellings with 2 or more bedrooms (made up of 763 houses and 625 flats). This demonstrates that large sites within the Borough are providing a good supply of homes with 2 or more bedrooms.

Small Sites (sites with up to 100 dwellings)

- 4.9 On sites of up to 100 homes, the policy is in favour of providing a majority of houses with 2 bedrooms or more, with the exception of the main strategic sites where a higher proportion of flats may be acceptable.
- 4.10 When looking at all of these small site schemes (completed or partially completed) within the monitoring year, the ratio of houses to flats was 47:53. However, the largest proportion of flat provision has been for flats of 2 bedrooms and more (41%), supporting the provision of family homes in the Borough.
- 4.11 134 units were delivered within the monitoring year across small schemes, including those in strategic locations. Across all dwelling types, 86% of will be 2 bedroom or more. This has increased from 73% in 2021/22, and decreased slightly from 88% in 2020/21.
- 4.12 Of all dwellings, 96% will be 2 bedrooms or more (71 of 74 dwellings).
- 4.13 **Figure 3** (below) provides a breakdown of dwelling type and size on small sites (up to 100 units). The most prominent dwelling type and size is flats with 2 or more bedrooms (49%), followed by 1-bedroom flats (24%), and then 4-bedroom houses (11%).

**Figure 3: Type and size of new dwellings on small sites (up to 100 dwellings)**

Source: Dartford Borough Council

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

- 4.14 The Department for Levelling Up, Housing and Communities (DLUCH) publishes data on Energy Performance Certificates each quarter for new homes (including new builds, conversions and change of use). This data also provides average property size for new properties and is the best available indicator of floorspace.
- 4.15 During the 2022/23 monitoring period the average size of a new flat was 67m<sup>2</sup> and the average size of a new house was 103m<sup>2</sup>. This is in line with 2021/22 average size of flats and houses which were 69m<sup>2</sup> and 105m<sup>2</sup> respectively.
- 4.16 When compared against the National Described Space Standards (NDSS), these figures show the average flat in Dartford meets the criteria for a flat for 3 people (2 bedrooms). Additionally, the average Dartford house meets criteria for a 2 storey house for 5 people (4 bedrooms).
- 4.17 In the EDC area for 2022/23, 83 dwellings were granted detailed consent, and all of them met the NDSS.
- 4.18 In the rest of the Borough, 428 dwellings were permitted in the monitoring year against the current Development Plan<sup>1</sup>. Of these, four units will not achieve NDSS.
- 4.19 Across the Borough as a whole, 511 units were permitted and all but four achieved NDSS standards (99.9 %) identical with last year's achievement of 99.9%.

<sup>1</sup> At the time of publication, it is unclear whether 2 or the 428 approved applications will meet M4(2) and M4(3) standards. The planning application reference numbers for these are: 21/00300/FUL, 22/01274/FUL

- 4.20 There are also non-mandatory development standards for new homes to assist those with mobility issues, which are covered in the Government's [Approved Document M](#) statutory guidance. In the EDC area, 83 (100%) of consented units achieved M4(2) accessible and adaptable standard (an increase from the previous year's figure of 76%), and none met the M4(3) wheelchair use standard (a decrease from the previous year's figure of 1%).
- 4.21 Of the applicable consents in the rest of the Borough, up to 339 of the 428 dwellings (79%) are conditioned to meet the M4(2) accessible and adaptable standard, and 31 out of 429 dwellings (8%) will meet M4(3) wheelchair use standard.
- 4.22 Across the whole Dartford Borough area, 422 (83%) dwellings were consented within the monitoring year, which will potentially meet the M4(2) accessible and adaptable standard. A further 31 (6%) will potentially meet the M4(3) 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

**Table 3: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Percentage of dwellings completed / transferred for affordable housing occupation on sites of 15 or more dwellings	227 affordable housing units were occupied within the monitoring year, bringing the total since the beginning of the Plan period to 2,713  This represents 25% of the total housing supply over the Plan period including all sites.

Affordable Completions

- 4.23 Within the monitoring year 227 dwellings that meet the current NPPF definition of ‘affordable’ were transferred and occupied; 189 of these were constructed and occupied within the monitoring year and 38 were already constructed and occupied within the monitoring year<sup>2</sup>. **Table 4** provides a breakdown of sites where occupations were recorded.

**Table 4: Affordable Housing occupations (2022/23)**

Planning Ref	Site Name	Total	Availability Details
17/01657/EDCCON	Eastern Quarry Castle Hill, Parcels G, H, J & K	163	Occupied as affordable housing in 22-23 (38 previous completions during 2021/22 monitoring year)
21/00493/EDCCON EDC/21/0056	Alkerden Gateway, Parcel 7, Alkerden Village, Eastern Quarry	13	New build affordable housing within 2022/23
19/00575/FUL	Land South Of St Marys Road, Stone	24	New build affordable housing within 2022/23
19/01622/EDCCON	Eastern Quarry, Ashmere, Phase 1	27	New build affordable housing within 2022/23

- 4.24 Within the monitoring year, a total of 658 units were delivered on applicable CS19 (Social and community infrastructure) sites of 15 units or more. These were delivered across eight different sites. All 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. This presents difficulties in comparing compare this year’s affordable housing occupations to this year’s overall housing completions on CS19 applicable sites. If these constraints are set aside, the total would equate to 34% which is a decrease from the previous year’s total of 62% and exceeds the 30% target.

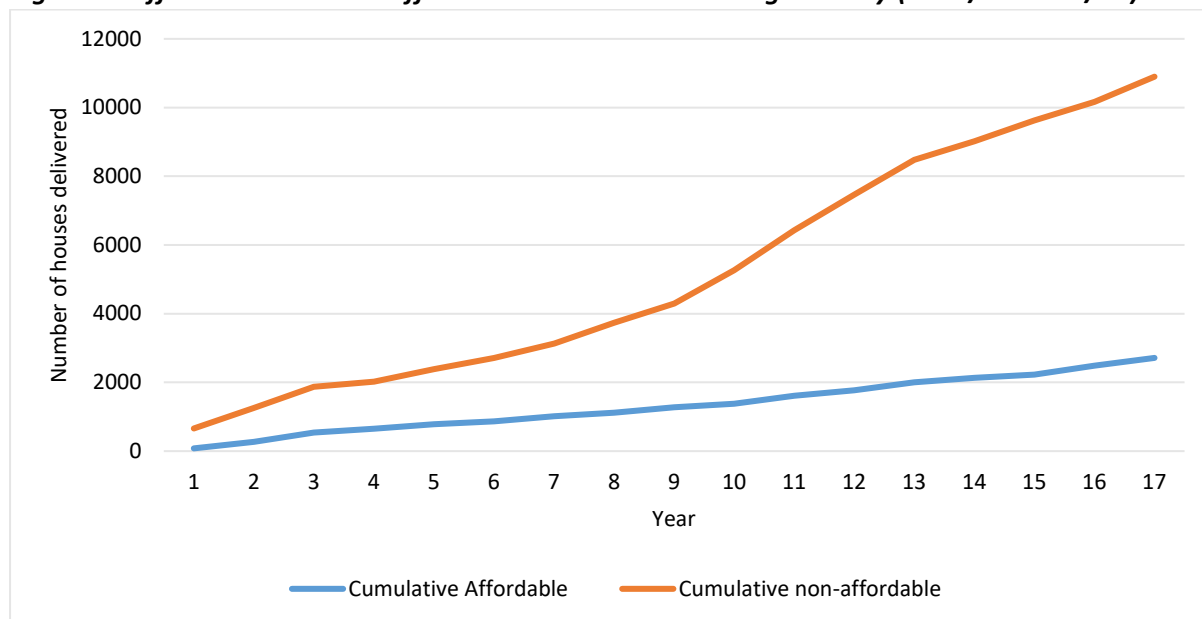
<sup>2</sup> Some discrepancies may be present in this data due to the time lag between housing completion and affordable housing transfer.

4.25 There are large sites where new homes have been constructed in 2022/23, but not yet recorded affordable housing delivery. For example, as of April 2023, over 400 affordable housing units were expected in residential developments already underway in Ebbsfleet Garden City.

Affordable Housing Tenure

4.26 Since the beginning of the Plan period 2,713 affordable units have been delivered and occupied, as shown in **Figure 4** (below). Cumulatively, this represents 25% 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 4: Affordable and non-Affordable cumulative housing delivery (2006/07-2022/23)**



Source: Dartford Borough Council

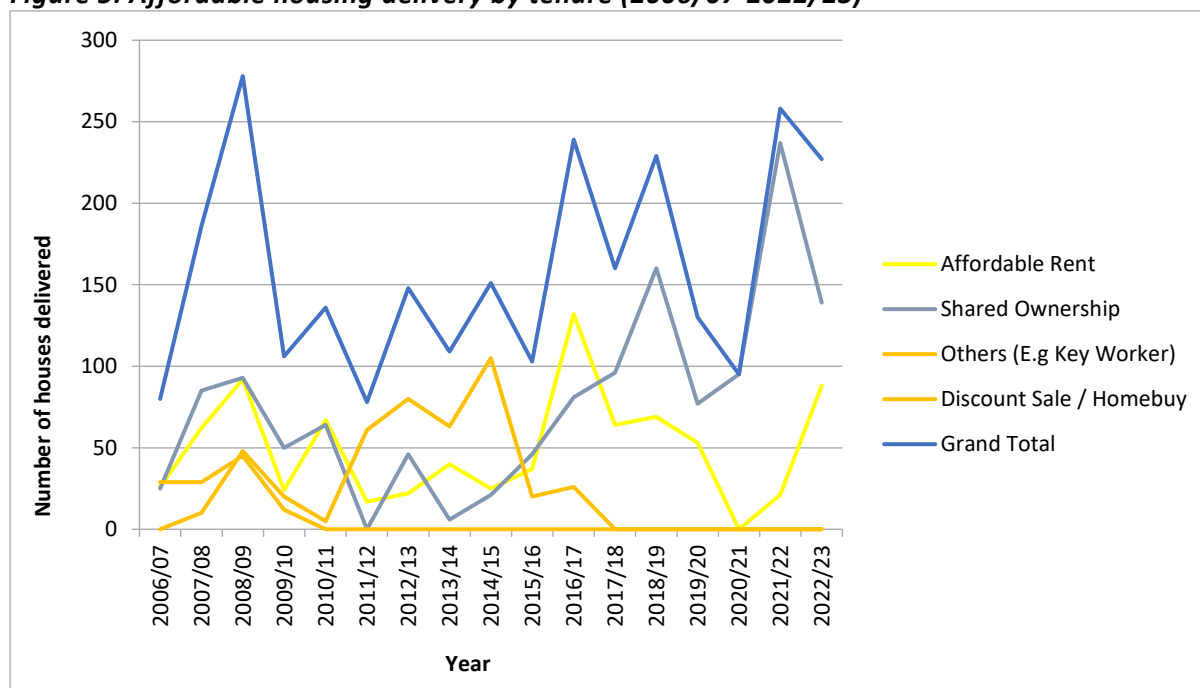
4.27 **Figure 5** (below) shows the annual affordable delivery through new builds since the start of the Plan period, reflecting total affordable delivery as well as delivery by tenure type. Shared ownership remains to be the highest provision of affordable housing.

4.28 The tenure breakdown recorded for 2022/23 is as follows:

- 139 shared ownership (an intermediate tenure), and
- 88 affordable rental units.

This is an increase in affordable rental products.

Figure 5: Affordable housing delivery by tenure (2006/07-2022/23)



Source: Dartford Borough Council

Custom and Self-Build

- 4.29 During this monitoring year, one self-build scheme was completed. This delivered one self-build dwelling out of the 738 net housing completions recorded.
- 4.30 The 2021/22 AMR referenced one large custom build scheme, ‘Alkerden Gateway’ at Ebbsfleet, Parcel 7 (EDC/21/0056), for 67 new custom build units (all private dwellings). This application was approved 21 July 2021 and currently in construction. 42 of the 67 units were built during the 2022-23 monitoring year.

**KEY MONITORING THEME*****Development for Gypsies, Travellers and Travelling Showpeople accommodation needs***Primary Indicator(s)

- Number of new pitches/plots for Gypsies, Travellers and Travelling Showpeople
- 5-year traveller plot/pitch supply (including cumulative delivery)
- Implementation Strategy requirements

**Table 5: Primary indicator outcomes**

<b>Primary indicator</b>	<b>Monitoring outcome</b>
Number of new pitches/plots for Gypsies, Travellers and Travelling Showpeople	9 new pitches permitted: 4 pitches at Eagle Farm, High Road, Wilmington (19/01233/COU); 5 pitches at Eebs Stables, Trollingdown Hill, Dartford (19/00102/FUL)  These appeals were not necessarily granted on a permanent basis.
Five year pitch supply (including cumulative delivery)	Table 8 of the Dartford Plan to 2037 identifies a total need of 55 pitches from 2019 to 2024 <sup>3</sup> . Cumulative delivery between 2019/20 and 2022/23 was 35 pitches.
Implementation Strategy requirements	The Implementation Strategy has been superseded by the new Dartford Local Plan to 2037.

4.31 The above need figure, reflecting the Dartford Plan to 2037 (adopted 2024), is based on the new December 2023 national definition, which is wider than previously for planning.

<sup>3</sup> The need figure in the Dartford Plan to 2037 is based on a new Government definition announced December 2023, which is broader than what previous figures have been based on.



**KEY MONITORING THEME**  
*Improving traffic management*

Primary Indicator(s)

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

**Table 6: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Kent Thameside STIP Annual Report	Three of the five STIP projects within Dartford are complete and two are under construction

4.32 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.

4.33 **Table 7** (below) provides an overview of the five strategic projects that fall within the Dartford Borough.

**Table 7: Progress of STIP projects**

Project	Description	Status
A2 Bean Interchange (led by Highways England)	Modification of junctions and changes to merge and diverge lanes to improve access between the A2 Trunk Road and development sites to the north.	Complete
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 completed in May 2022 and junction is now fully open to traffic
A226 London Road/St Clements Way	Enlargement of existing roundabout to improve capacity and relieve congestion point on local strategic road network.	Complete
Dartford Town Centre improvements	Overarching aim of regenerating town centre through transport and public realm improvements. These include: 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	Introduction of signal control at junctions, variable message signs, CCTV and real-time information to regulate and manage traffic on local road network.	In construction

## KEY MONITORING THEME

*Providing sufficient community facilities, where involving planning permission*

Primary Indicator(s)

- Development resulting in gain or loss of whole community facilities

**Table 8: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Development resulting in gain or loss of whole community facilities	An additional 734m <sup>2</sup> of net community floorspace was provided during the monitoring year

4.34 A total of 1,194m<sup>2</sup> of new floorspace under the former Use Classes of D1 and D2 was provided during the monitoring year. There was a loss of 460m<sup>2</sup> of D1 community floorspace. This resulted in a net gain of 734m<sup>2</sup> of community floorspace.

4.35 Community facilities encompass a range of public, private and voluntary sector buildings and spaces that benefit and are used by the community. New community provisions for the monitoring year included educational and leisure facilities. Details of completions are shown in **Table 9** (below).

**Table 9: Provision of Use Class D floorspace (2022/23)**

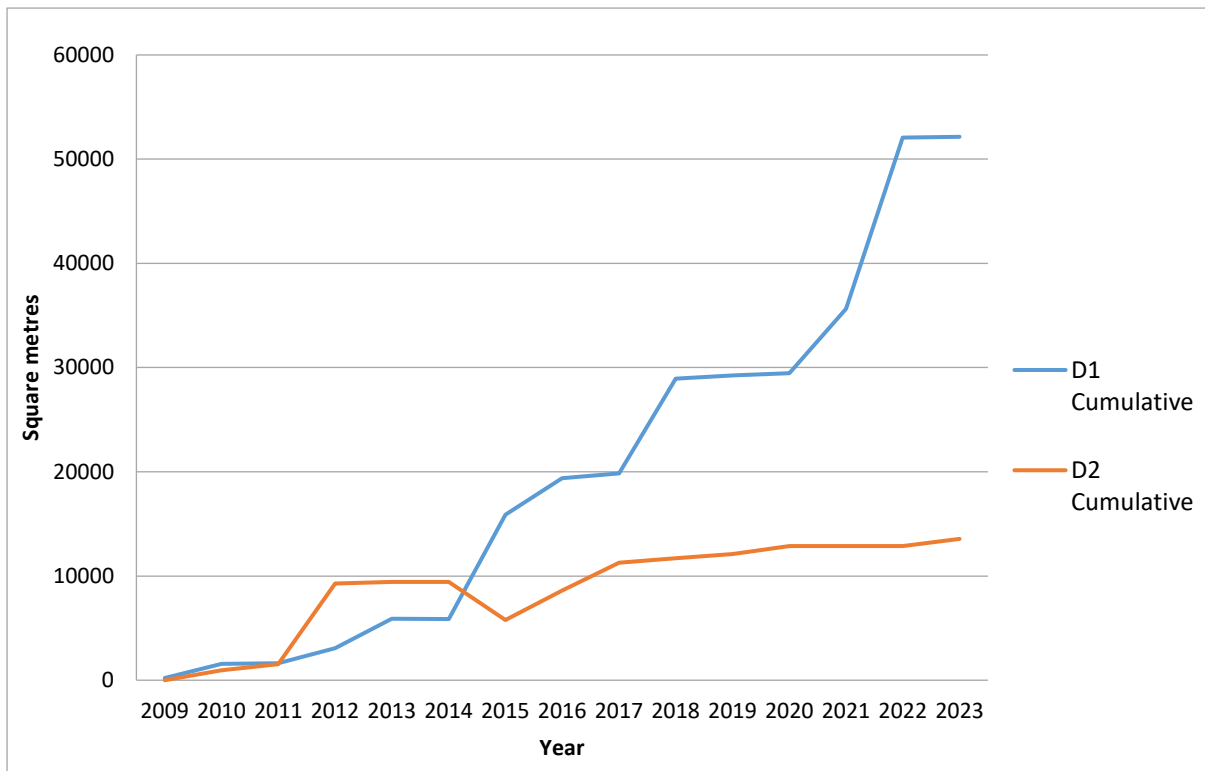
Location	Provision	Floorspace (m <sup>2</sup> )
Dartford	Change of use from a restaurant to a non-residential institution or an assembly or leisure use	522
Bluewater	Adventure centre	672

4.36 This is a significant decrease in provision since the previous monitoring year, which delivered 16,451m<sup>2</sup> of community use floorspace.

Past Trends

4.37 Former Use Class D1 and D2 uses have steadily grown since 2007/08. A total of 52,146m<sup>2</sup> of D1 floorspace has been provided, able to be used for a range of community (health, educational, cultural and religious) uses. In addition, 13,560m<sup>2</sup> of D2 floorspace has been delivered (leisure, recreational or sporting purposes). **Figure 6** (below) outlines this, indicating the net changes in community and leisure floorspace.

Figure 6: Cumulative gain and loss of Use Class D (2009-2023)



Source: Dartford Borough Council

*Summary of Performance: Communities and Infrastructure*

Overall, Council has performed well in the category of Communities and Infrastructure in the monitoring year of 2022/23.

The majority of performance indicators have been met or exceeded, summarised below:

- A small increase in housing delivery was recorded this year with 738 new homes being delivered, compared with 540 last year.
- Council has prepared a Housing Action Plan following a Housing Delivery Test outcome of 85%, and has maintained a 5-year deliverable supply.
- Dartford has achieved the minimum 11,700 housing need level before 2026. Cumulative completion rates are within the range set in the Dartford Core Strategy (between 11,700 and 17,300 dwellings between 2006 and 2026).
- Focusing on developments under 100 homes, 86% of dwellings are two bedroom or more.
- 99.9% of applicable consents achieved Nationally Described Space Standards relating to internal floorspace.
- 227 affordable housing units were delivered within the monitoring year, a slight decrease recorded from the previous year, bringing the cumulative number since 2006 to 2,713.
- The provision of floorspace for community use has continued to increase during the monitoring year, albeit very slightly when compared to previous years.
- 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 There are three related key monitoring themes under Jobs, Shops and Leisure.

**KEY MONITORING THEME**  
*Supporting economic development in the Borough*

Primary Indicator(s)

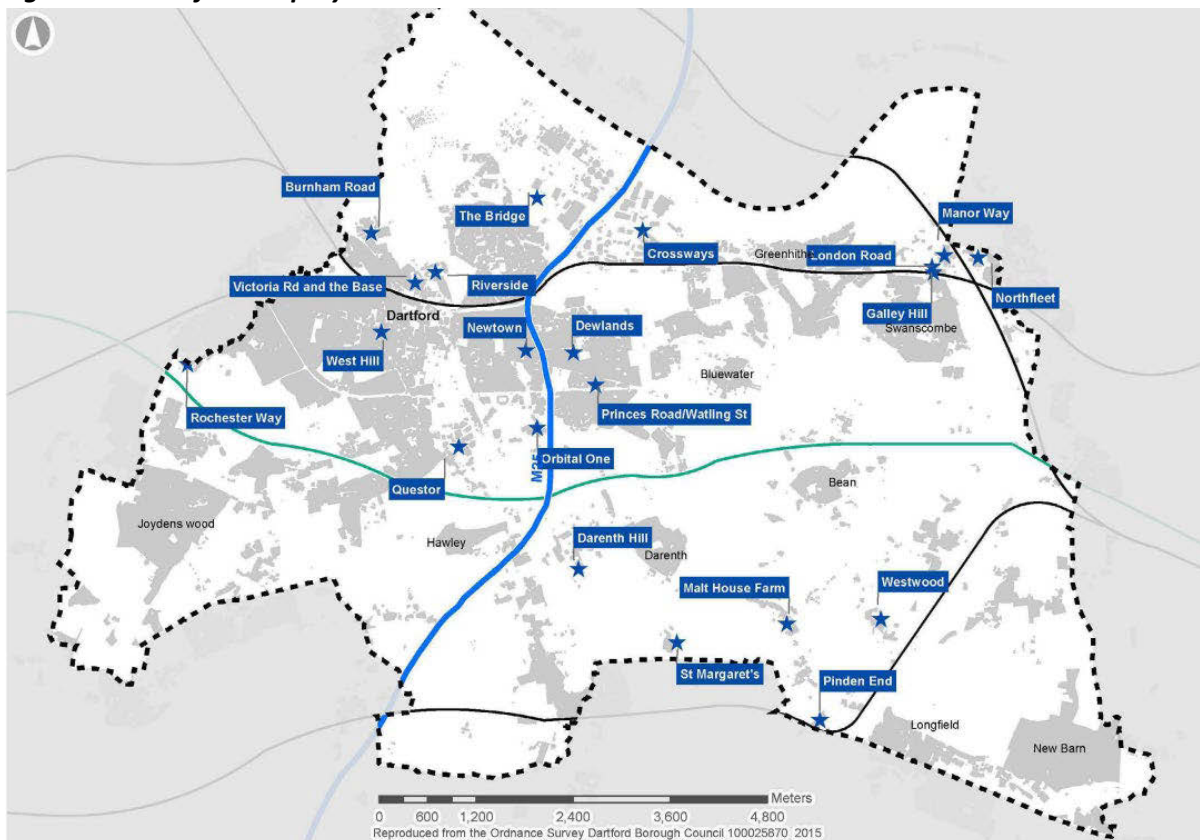
- Development in the year resulting in the gain or loss of B-Class facilities of 100m<sup>2</sup> or more

**Table 10: Primary indicator outcomes**

Primary Indicator	Monitoring Outcome
Development in the year resulting in the gain or loss of B-Class facilities of 100m <sup>2</sup> or more	Net gain of B-Class floorspace within the monitoring year of 41,486m <sup>2</sup>

5.2 **Figure 7** (below) shows the 21 identified employment area locations which provide for the needs of a range of different businesses.

**Figure 7: Identified employment areas**



Source: Dartford Plan to 2037

- 5.3 Of the 27 applicable non-residential development schemes, 10 related to the loss or gain of B-class floorspace. There was a net gain of 41,486m<sup>2</sup> former Use Class B floorspace provision due to a number of new developments, sub-category B1 saw a net floorspace loss of 675m<sup>2</sup>. The breakdown of net change amongst the B classes is shown in **Table 11** (below).

**Table 11: Net change of Use Class B provision based on completions (2022/23)**

Type	Gain (m <sup>2</sup> )	Loss (m <sup>2</sup> )	Net Change (m <sup>2</sup> )
Business (Class B1)	0	-675	-675
Office (Class B1a)	500	0	0
Light and general industrial (Class B1c and Class B2)	3,997	0	3,997
Storage or distribution (Class B8)	30,327	0	30,327
Mixed business	7,337	0	7,337
<b>TOTAL</b>	<b>42,161</b>	<b>-675</b>	<b>41,486</b>

- 5.4 The main contributors to the gain in employment floorspace were:

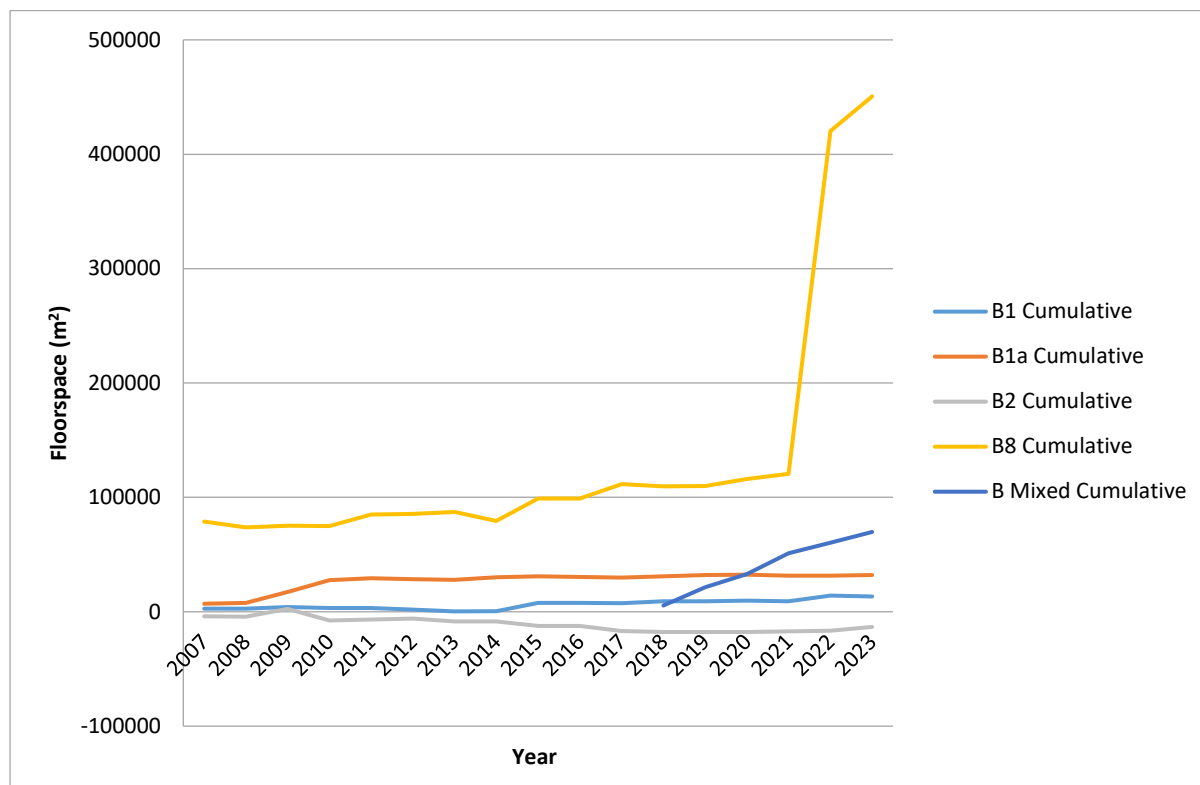
- The Bridge, Plot 34 (7,337m<sup>2</sup> of open Class B floorspace)
- Land at Littlebrook, Plot 3 and Plot 4 (28,129m<sup>2</sup> of Class B8 floorspace)
- Former Mercedes Benz site, Burnham Road (1,211m<sup>2</sup> of Class B2 floorspace and 1,211m<sup>2</sup> of Class B8 floorspace)

#### Floorspace Trends

- 5.5 There has been large scale long-term growth employment floorspace; over approximately 15 years there has been an estimated 2,000,000m<sup>2</sup> of new floorspace across all types of employment (former Class B) floorspace. Office and storage/distribution levels have grown, but general industrial (e.g. former Class B2) floorspace has decreased.
- 5.6 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.

5.7 **Figure 12** (below) shows this visually over time as cumulative net changes since 2006/07. It shows that B8 cumulative floorspace has risen substantially over the past two years. Around two-thirds of this is accounted for the very large development at Littlebrook (occupied by Amazon), and whilst the scale of this is unusual, Dartford has seen a consistent trend of delivering large distribution-based developments.

**Figure 12: Gain and Loss of B-Class Uses in Dartford (2007-2023)**

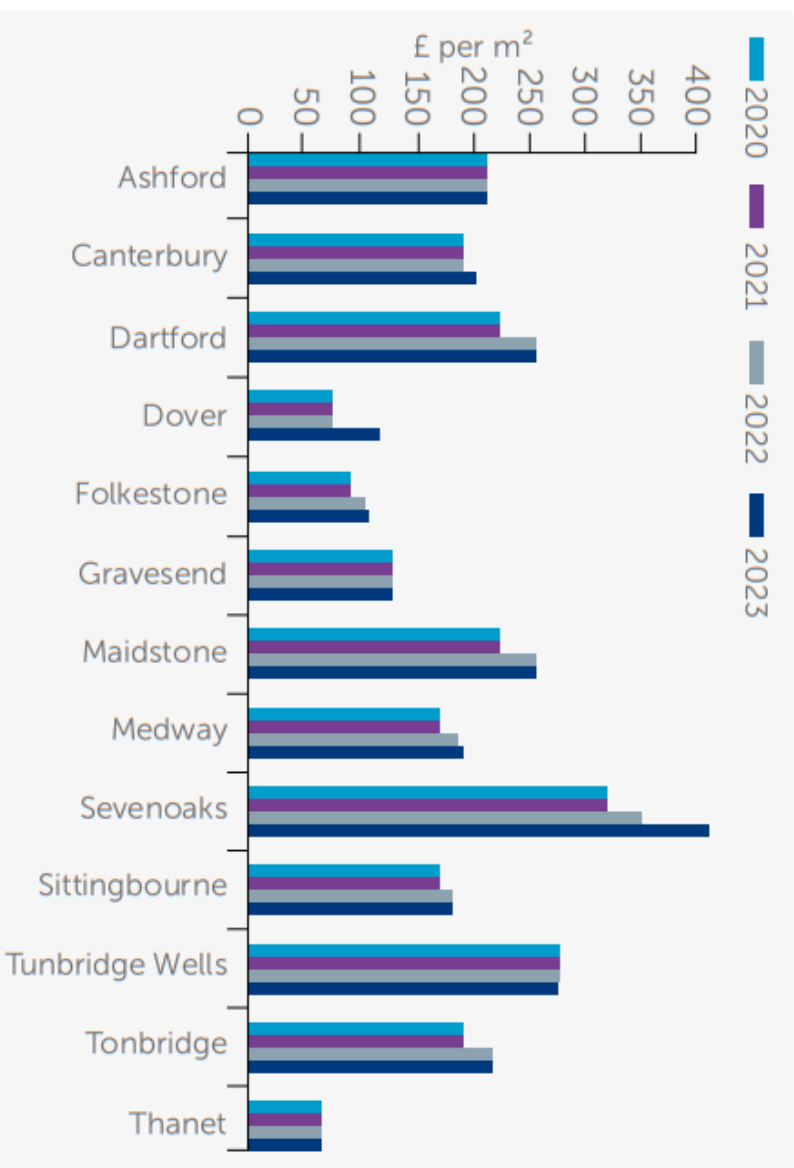


Source: Dartford Borough Council

Commercial Rent in Dartford

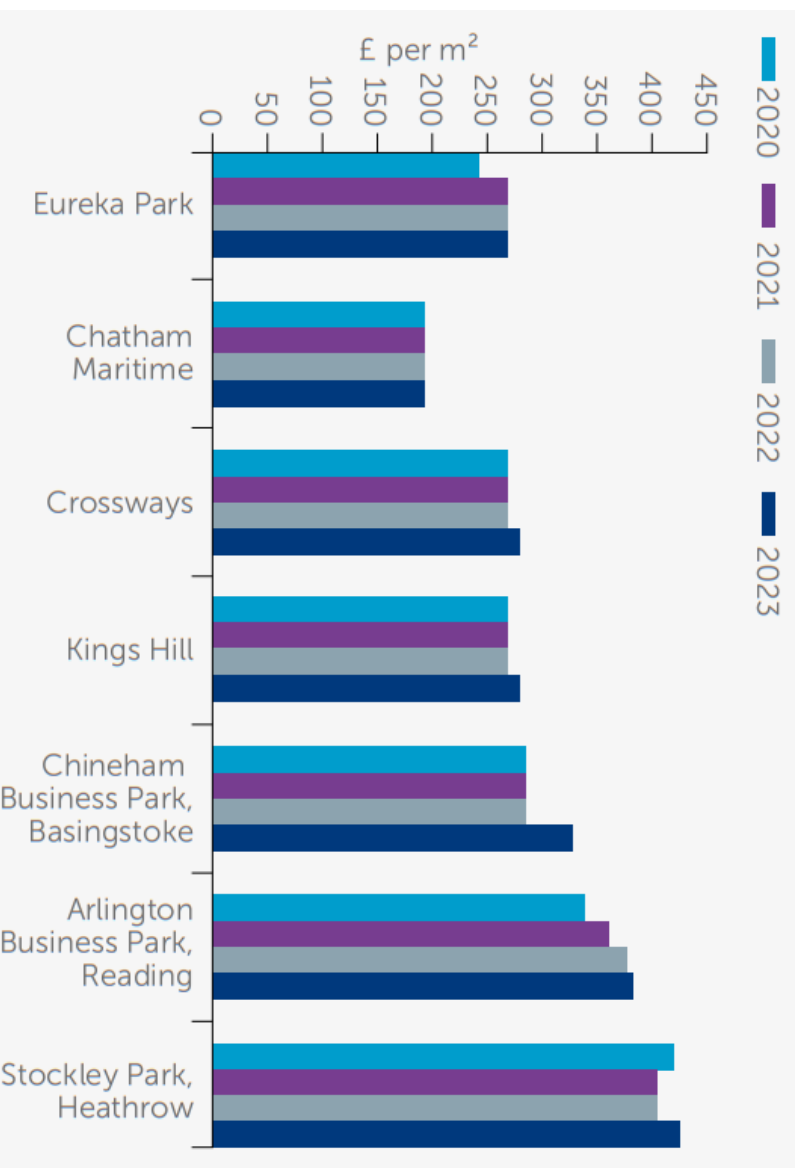
- 5.8 The [2023 Kent Property Market Report](#) outlines the rent for a variety of use types across Kent. Overall, Dartford is maintaining or increasing rent across categories, including distribution and industrial premises.
- 5.9 The report shows that high values in Dartford for employment have been maintained, driving the provision of new business accommodation.
- 5.10 In the past monitoring year, office rent has remained consistent to the previous year, at £250 per square metre. **Figure 13** (below) highlights this change.
- 5.11 Rent at Crossways Business Park has slightly increased since remaining stable since 2019, as shown below in **Figure 14**.
- 5.12 Local Industrial and distribution rent has slightly increased since 2020, with Dartford recording the joint highest rates across the Kent County. The overall excess level of rent locally above elsewhere has also increased in comparison. **Figure 15** below shows this trend.

Figure 13: Office rent in Kent (2020-2023)



Source: Caxtons, in Kent Property Markets report (2023)

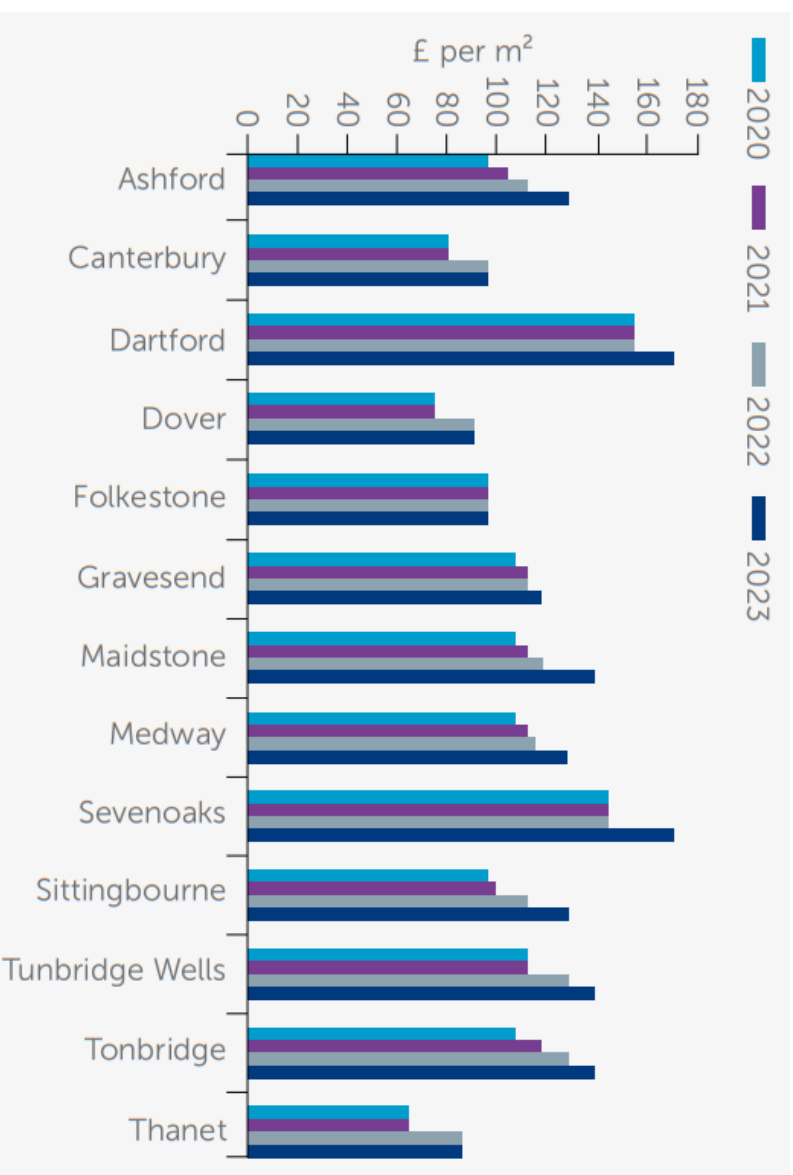
Figure 14: Business park rent in Kent (2020-2023)



Source: Caxtons, in Kent Property Markets report (2023)



Figure 15: Industrial and distribution rent in Kent (2020-2023)



Source: Caxtons, in Kent Property Markets report (2023)

**KEY MONITORING THEME**  
*Enhancing Dartford Town Centre and retail in the Borough Centre*

Primary Indicator(s)

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

**Table 12: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Quantitative indicators of Dartford Town Centre vitality, viability and diversity (including overall mix of uses and vacancy)	Vacancy rate for the whole Town Centre is 12.8%, a slight increase from 2021/22
New A1 development in Dartford Town Centre	Net loss of 97.6m <sup>2</sup> A1 floorspace
Retail appeal decisions and/or permitted out-of-centre retail development and/or at Bluewater	0m <sup>2</sup> provided in out-of-centre locations

5.13 A [Retail and Leisure Study \(2021\)](#) was produced to inform the new Dartford Plan to 2037, the first to be commissioned since 2010. Vacancy rates of the town centre as defined by nationally comparable GOAD standards) to have decreased 2009 to 2019. **Table 13** (below) shows data by shop units and then by floorspace for Dartford Town Centre.

**Table 13: Changes in town centre retail composition by outlets and floorspace (2009-2019)**

	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		
	Goad Floorspace (sqm)	% of Total Space	UK Average	Goad Floorspace (sqm)	% of Total Space	UK Average	Goad 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>

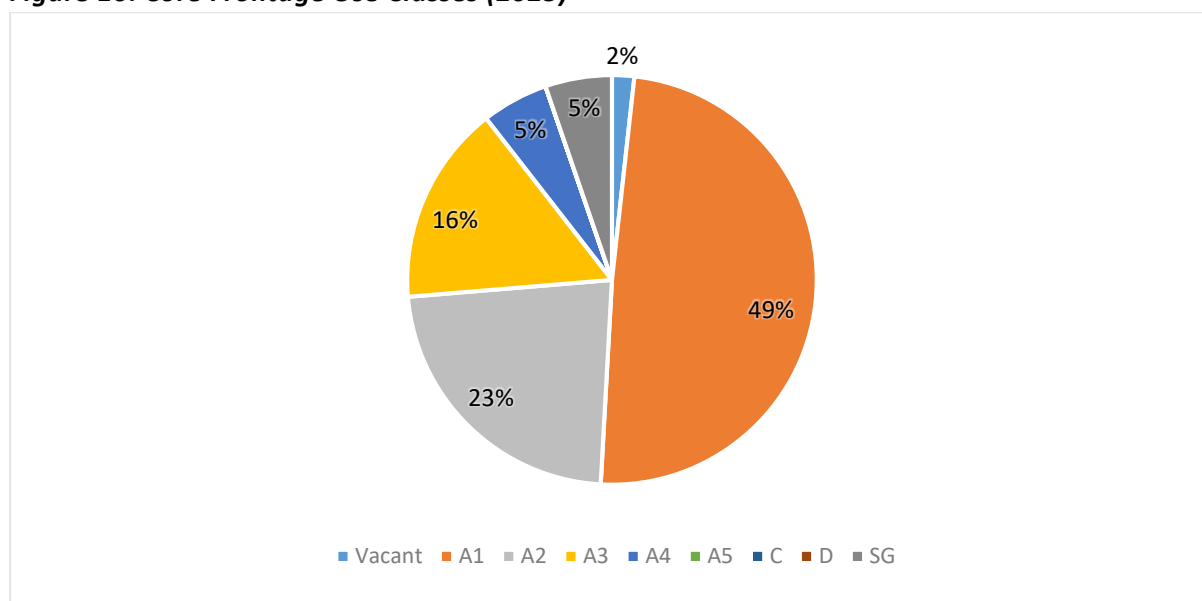
Source: Dartford & Ebbsfleet Retail and Leisure Study (2021)

- 5.14 Convenience good retailers (food/drink items) make up a lesser proportion of Dartford’s retail than the UK average, and comparison retail remains above average. These figures exclude Dartford’s street markets.
- 5.15 In regards to longer-term indicators of investment confidence, the [Dartford and Ebbsfleet Retail and Leisure Study \(2021\)](#) (paragraph 5.36) states: “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.”

Changes in Retail Occupation in Dartford Town Centre

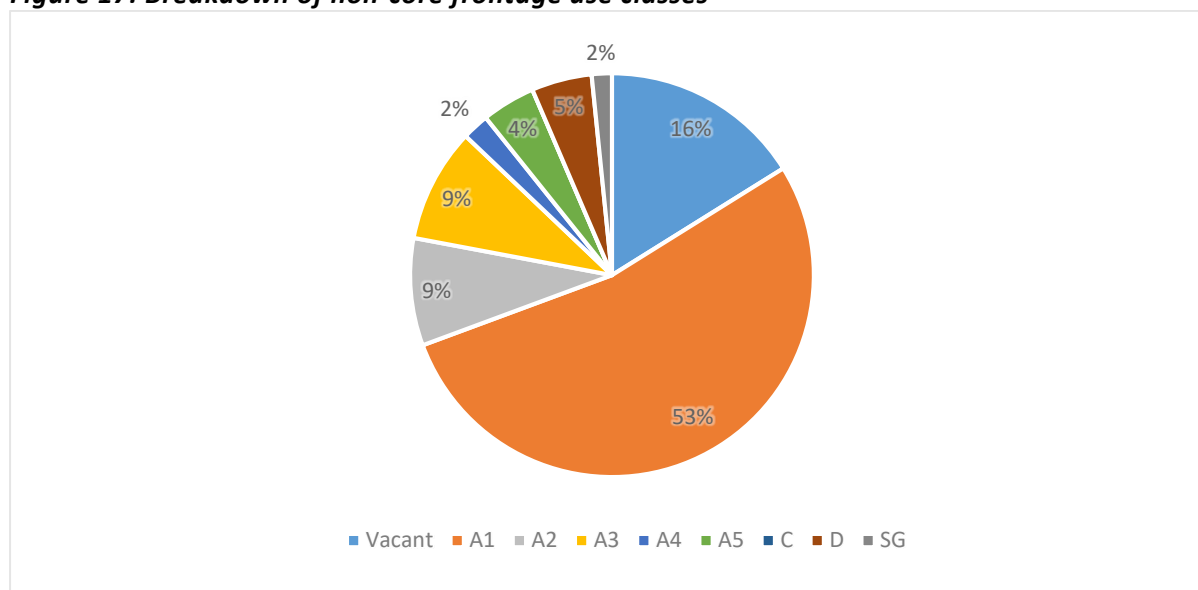
- 5.16 Under the new Dartford Plan to 2037, the retail street frontages are now referred to as Core (2-64 High Street) and Non-Core. The current mix of uses in these areas is set out in **Figure 16**, using the former use classes order for comparison.

**Figure 16: Core Frontage Use Classes (2023)**



Source: Dartford Borough Council

- 5.17 The vacancy rate in the Town Centre’s Core frontage is 2%. The majority of the units (49%) are actively in A1 retail use, down from 58% last year. Within the former A1 uses, the majority are comparison retail with an even split of essential goods and services. Under the New Use Classes Order, the Core frontage consists of 82% Use Class E and 16% sui generis.
- 5.18 The remaining makeup of the Core frontages remained relatively consistent compared to the previous monitoring year. Referring to the former use classes: 23% of shops are in A2 use (professional services e.g. banks), 16% in A3 use (café/restaurant), 5% in A4 (drinking establishment), 0% in A5 (hot food takeaway), 0% in D uses (community) and 5% other/mixed (sui generis).
- 5.19 Vacancy rates in the Town Centre’s Non-Core frontages is 10%, down from 13% last year. The breakdown of uses in the Secondary frontage can be seen at **Figure 17**.

**Figure 17: Breakdown of non-core frontage use classes**

Source: Dartford Borough Council

- 5.20 53% of units in the secondary frontage are within an active (former) A1 use class. An increase of 11% from the previous monitoring year. The remaining units have a good mix of other former A use classes, predominantly A2 (professional services), which saw a decrease over the monitoring year and A3 (café/restaurant).
- 5.21 On this measure of the vacancy rate for the Town Centre as a whole in 2023, with primary and secondary frontages combined, is 12.8%, up from 10.5% last year.

#### 2022/23 Borough Changes in Floorspace and Permissions

- 5.22 There was a net gain of 1,039.4m<sup>2</sup> of retail floorspace during the monitoring year across the whole Borough. The net change through retail completions that occurred in retail floorspace over the reporting year is outlined in **Table 14**.

**Table 14: Net change in Use Class A provision based on completions (2022/23)**

Use Class	Gain (m <sup>2</sup> )	Loss (m <sup>2</sup> )	Net change (m <sup>2</sup> )
<b>Shops (A1)</b>	207	-304.6	-97.6
<b>Financial &amp; Professional Services (A2)</b>	140	0	140
<b>Restaurants &amp; Cafes (A3)</b>	0	-522	-522
<b>Drinking Establishments (A4)</b>	100	0	100
<b>Hot Food Takeaways (A5)</b>	0	0	0
<b>Open A</b>	1,419	0	1,419
<b>TOTAL</b>	<b>1,866</b>	<b>-826.6</b>	<b>1,039.4</b>

- 5.23 The completions that provided a gain in former Class A floorspace were all located within the Dartford Town Centre. The largest contribution came from the Land East of Lowfield Street, where 1,419m<sup>2</sup> open A floorspace was recorded.
- 5.24 Three completions resulted in a loss of A1 floorspace, this was recorded in the Dartford Town Centre. The largest loss was due to a change of use into offices and storage space.

Permissions

5.25 **Table 15** below includes all permissions granted within the monitoring year for former A use class provision.

**Table 15: Permissions consented for Use Class A provision (2022/23)**

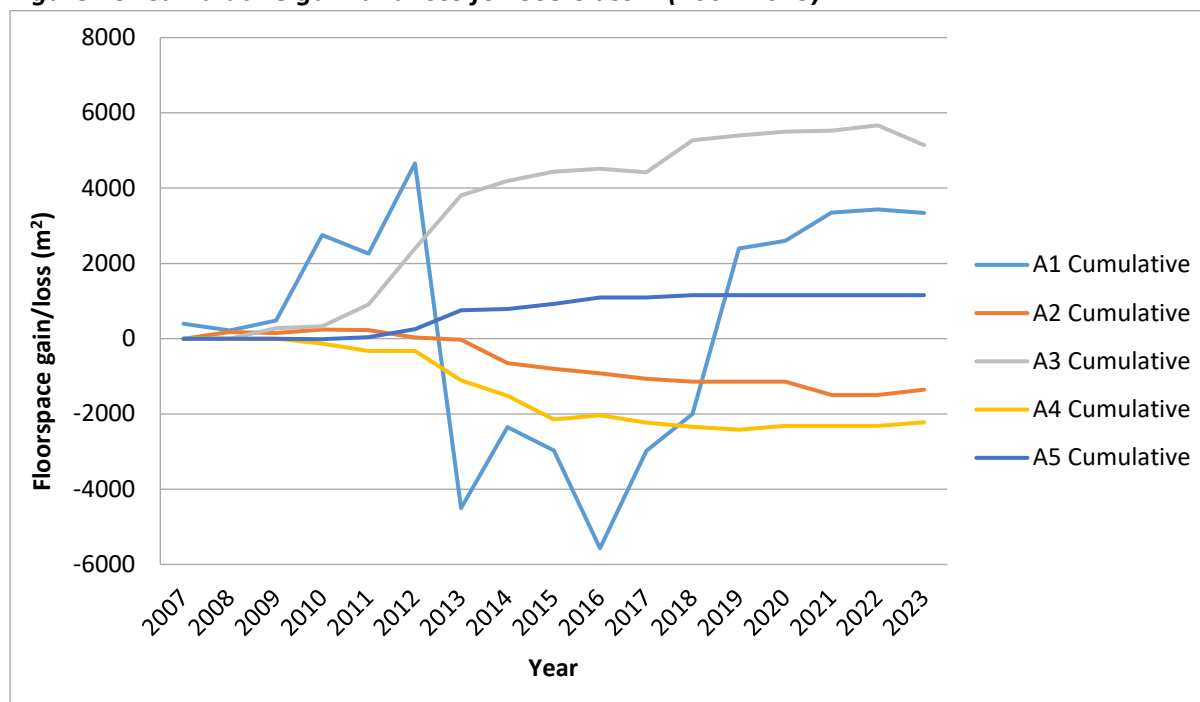
App Ref	Location	Proposal
<u>20/00409/FUL</u>	Land At Former Co-Op, 20-54 Hythe Street And 19-33 Spital Street, And Westgate Car Park Kent Road Dartford	Comprehensive mixed use redevelopment of the Westgate Dartford Site comprising flexible commercial (A1, A2, A3, A4, D1, D2 and B1), cinema (D2), hotel (C1), residential (C3) and health / wellbeing (D1) with associated parking, infrastructure, public realm and landscaping

5.26 The permission shown in **Table 15** is recorded to be a comprehensive mixed use redevelopment, contributing a total of 2,682 A class provision.

Past Trends

5.27 Since the start of the plan period, retail completions and losses have fluctuated, particularly for A1. **Figure 18** shows the cumulative gain and loss for retail uses in the Borough (former use classes).

**Figure 18: Cumulative gain and loss for Use Class A (2007-2023)**



Source: Dartford Borough Council

5.28 There was a large loss of former Use Class A1 (shops) in 2013 with the demolition of the former Co-op in the Town Centre. This site has had plans for leisure, retail or other uses. There was a net gain of former Use Class A1 (shops) floorspace this year of 86m<sup>2</sup>, which is significantly lower than last year’s net gain of 745m<sup>2</sup>.

- 5.29 Overall, the provision of former Use Class A2 (financial and professional services) has slowly decreased, however there a net gain of 140m<sup>2</sup> was recorded this monitoring year.
- 5.30 There is a net loss of former Use Class A3 (café or restaurant) floorspace this monitoring year. This was due to a change of use from a restaurant to a non-residential institution, or assembly or leisure use. This is the first time a net loss has been recorded in former Use Class A3 (café or restaurant) since 2019, despite the challenges of COVID-19 related lockdowns.
- 5.31 There has been a decrease in former Use Class A4 (pub or drinking establishment) floorspace since 2010, however this year there was a gain of 100m<sup>2</sup>.

**KEY MONITORING THEME**  
*Maintaining local shops*

Primary Indicator(s)

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

**Table 16: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Percentage of District Centre units in Use Classes A1, A2 and D1 or vacant	Vacancy rates in the three of the six District Centres have changed since the previous monitoring year: Longfield (decreasing by 4%), Dartford East (increasing by 1%) and Hawley Road/Lowfield Street (increasing by 5%).

5.32 **Table 17** (below) highlights the mix of uses for each of the District Centres within the Borough, including vacancy rates, using the new Use Classes Order.

**Table 17: Use classes in District Centres (2023)**

Use Class	Longfield	Dartford West	Temple Hill Square	Dartford East	Hawley Rd/ Lowfield St	High Street Swanscombe
E	71%	41%	76%	62%	42%	57%
SG	20%	41%	10%	15%	42%	14%
B2	0%	0%	0%	0%	0%	0%
B8	0%	0%	0%	0%	0%	0%
C1	0%	0%	0%	0%	0%	0%
C2	0%	0%	0%	0%	0%	0%
C2a	0%	0%	0%	0%	0%	0%
C3	7%	14%	0%	12%	0%	19%
C4	0%	0%	0%	0%	0%	0%
F1	2%	3%	10%	4%	5%	2%
F2	0%	0%	0%	0%	5%	0%
Vacant	0%	3%	5%	8%	5%	7%

5.33 The highest vacancy level is in Dartford East, where it sits at 8%. This is 1% higher when compared to the previous monitoring year.

5.34 Vacancy rates at Dartford West, Temple Hill Square and High Street Swanscombe remain stable. Longfield recorded a 6% reduction in vacancy levels (now 0%), while Dartford East and Hawley Road/Lowfield Street saw an increase in vacancies (now at 1% and 5% respectively).

5.35 The Dartford and Ebbsfleet Retail and Leisure Study (2021) (paragraphs 7.59-7.61) states: “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 and 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

5.36 Although there is no monitoring indicator set alongside the mix of use classes or vacancy rates of Neighbourhood Centres, surveys were carried out in 2022 to determine how Neighbourhood Centres were performing.

5.37 **Table 18** (below) shows the vacancy rates for each Neighbourhood Centre. As can be seen, 11 out of the 16 Neighbourhood Centres have no vacant shopfronts.

5.38 Some vacancy rates seem proportionally high due to the smaller size of many of the Neighbourhood Centres. To provide some context, the number of vacant shopfronts and any relevant comments has also been provided.

**Table 18: Vacancy rates in Neighbourhood Centres (2022)**

Neighbourhood Centre	Vacancy Rate	Vacancy Details
Bexley Park	0%	NA
Shepherds Lane	0%	NA
Chastilian Road	0%	NA
Summerhouse Drive	0%	NA
Birchwood Parade	0%	NA
Fleetdown Parade	0%	NA
London Road	20%	2 vacant shops
Horns Cross	0%	NA
Cralyands Lane	30%	3 vacant shops
Green Street Green Road	0%	NA
Sutton at Hone North	0%	NA
Sutton at Hone South	20%	3 vacant shops
Mead Road	29%	2 vacant shops
Colney Road/St Vincent’s Road	0%	NA
Henderson Drive	0%	NA
Burnham Road	40%	2 vacant shops; 1 expected to re-open after change of use permission



*Summary of Performance: Jobs, Shops and Leisure*

Overall, Council has performed on target in the category of Jobs, Shops and Leisure in the monitoring year of 2022/23.

The majority of performance indicators have been met, summarised below:

- There was a total net gain of non-residential floorspace (former A, B and D use classes) of 43,260m<sup>2</sup> across the Borough. However, this is significantly less than the previous monitoring year. One of the main contributors was the Land at Littlebrook, plots 3 and 4. This contributed 28,129m<sup>2</sup> of B8 floorspace.
- In Dartford Town Centre frontage as a whole, local monitoring suggests vacancy increase slightly to 12.8%.
- Vacancy rates in three of the six District Centres have changed, increasing in two and decreasing in one. Elsewhere rates are stable, and the highest rate is 8%. The District Centres have maintained a good mix of former A and D class.
- Most Neighbourhood Centres have zero vacancy.

## 6. Environment

6.1 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

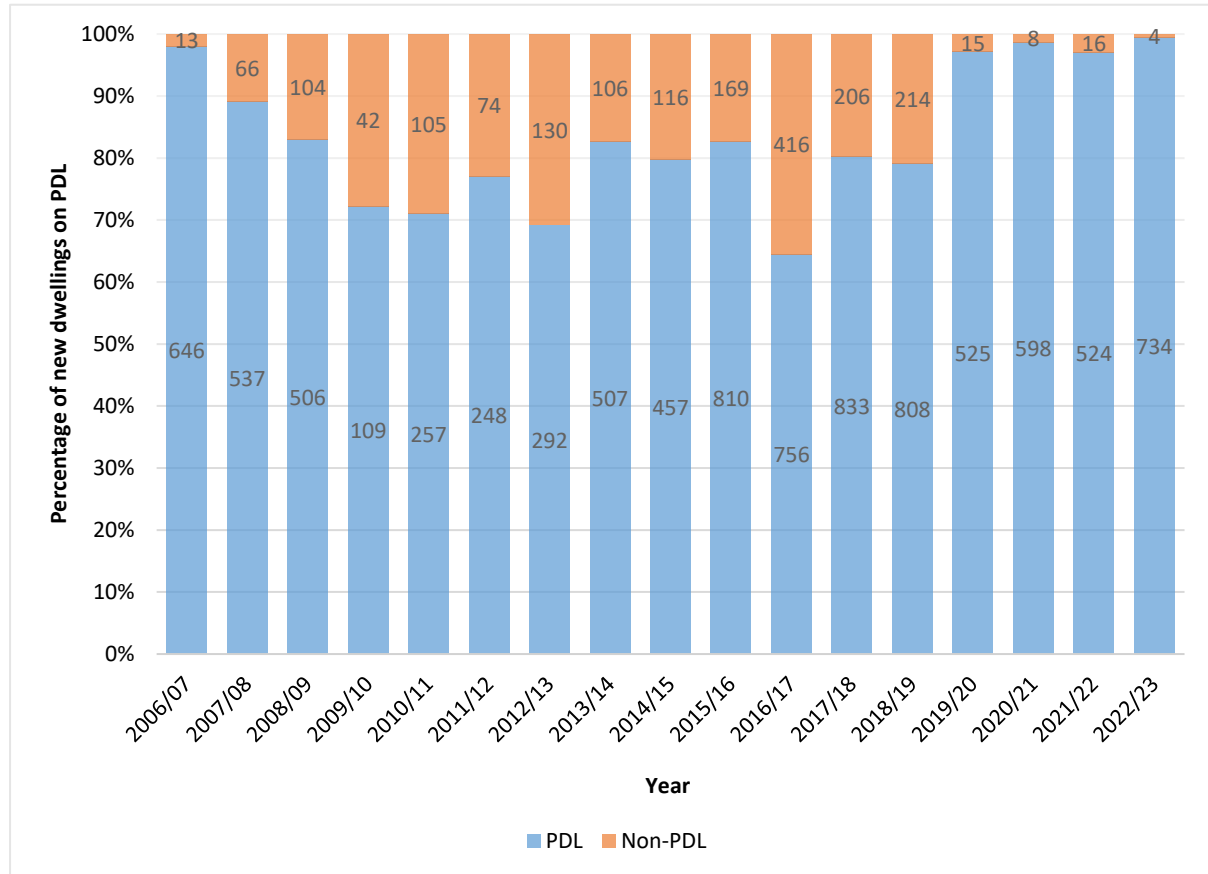
**Table 19: Primary indicator outcomes**

Primary Indicator	Monitoring Outcome
Proportion of new dwellings built on brownfield land	99% of new dwellings were built on brownfield land

6.2 The Borough's spatial strategy and approach to urban regeneration is based on the scale of available disused or derelict land that can be redeveloped. During the reporting year, 734 of the 738 net completed units were on previously developed land or partially previously developed land. This includes conversions or changes of use. This equates to 99% of completions within the monitoring year.

6.3 The total proportion of new dwellings on brownfield land in the period 2006-2023 is 83.5%, slightly higher than the previous monitoring year of 82.4%. This exceeds the 80% target. The yearly proportion is set out in **Figure 19** 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 most years.

Figure 19: Proportion of new dwellings on Previously Developed Land (PDL) (2006/07-2022/23)



Source: Dartford Borough Council

**KEY MONITORING THEME**  
*Appropriate Green Belt development only*

Primary Indicator(s)

- Type of development permitted in the Green Belt

**Table 19: Primary indicator outcomes**

Primary Indicator	Monitoring Outcome
Type of development permitted in the Green Belt	Development permitted in the Green Belt within the monitoring year included one permission for major development.

Permissions

- 6.4 During the monitoring year, there were 45 determinations made by Dartford Borough Council in relation to proposals situated on land in part or in whole within the Green Belt. **Table 20** (below) lists the nature of the 45 determined applications (this does not include applications for: submission of details, removal of conditions, tree submissions or lawful development certificates).

**Table 20: Applications within the Green Belt**

Development Application	Consents	Refusals
Major development (>10 dwellings or 1,000m <sup>2</sup> floorspace)	1	0
New dwellings (replacement of dwelling)	1	2
Householder works (extensions, conversion of garage into rooms, windows, summerhouses, boundary treatments, fences)	25	5
Change of use (Gypsy, Traveller and Travelling Showpeople accommodation)	0	0
Change of use (former care home to hostel)	0	1
Community/non-residential development (builders merchant, portable building, endoscopy unit, compressor units, smoking shelter)	5	1
Prior approvals	0	0
Agricultural (agricultural storage)	3	0
Telecommunications	0	1
<b>TOTAL</b>	<b>35</b>	<b>10</b>

- 6.5 There was one major development application in the Green Belt which was consented. This was for the change of use of a former care home to a mixed use comprising residential accommodation. Across all development types there were 10 refusals, with the majority being related to householder works.
- 6.6 As shown in **Table 20** (above), one application resulted in new dwellings within the Green Belt. This was a previously developed site and determined as suitable development within the Green Belt.

6.7 Of the 30 householder applications that were received, 25 were consented. This may be due to the scale of the work and work being related to existing dwellings.

6.8 Other development in **Table 20** (above) includes:

- Partial redevelopment of a site consisting of demolition of buildings and construction of builders merchant
- Retention of portable building
- Provision of standalone endoscopy unit
- Erection of timber framed smoking shelter
- Replacement of external compressors with 6 new compressor units.

**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

**Table 21: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Developments on PLGS	There were no developments on any PLGS
Playing pitches and BOS completed in the year on new development	All new BOS upgrades were provided within the Ebbsfleet Garden City

6.9 Policy M13 of the Dartford Plan to 2037 allocates specific sites as 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 Green Belt land.

6.10 During the monitoring year, there were no developments on any PLGS.

6.11 During the monitoring year, four new accessible BOS were provided in Ebbsfleet Garden City. This totalled 3.14 hectares, with the largest area provided in Castle Hill. **Table 22** (below) provides further details on these spaces.

**Table 22: New Borough Open Spaces provided (2022/23)**

Development	Type of playing pitch/BOS	Size (hectares)
Ashmere	Open Space (3 separate areas)	0.09
Castle Hill Jubilee Park	Park and Open Space	2.5
Castle Hill, Whitecliffe Road	Open Space	0.1
Ebbsfleet Cross, Croxton & Garry	Open Space	0.45

**KEY MONITORING THEME**  
*Key habitats, waterways and biodiversity*

Primary Indicator(s)

- Condition of designated areas of high environmental value

**Table 23: Primary indicator outcomes**

Primary indicator	Monitoring outcome
Condition of designated areas of high environmental value	There have been no changes in the conditions of designated areas. Currently, three designated areas are considered favourable and two are considered unfavourable.

6.12 During the monitoring year, Dartford Borough Council determined 15 applications that referenced Ancient Woodland as a constraint (excluding applications for submission of details, tree submissions or lawful development certificates). All submissions were in proximity of Ancient Woodland sites and not within the designated areas. There was no development within a site of Ancient Woodland.

6.13 The breakdown of application type is shown in **Table 24** (below).

**Table 24: Determinations for proposals that flag up Ancient Woodland**

Development	Consents	Refusals
Householder (extensions)	7	6
Agricultural (agricultural building)	1	0
Community/ Non-residential development	1	0
Replacement Dwellings	0	0
<b>TOTALS</b>	<b>15</b>	<b>0</b>

6.14 There was one application within the monitoring year that referenced a Site of Special Scientific Interest (SSSI) as a potential relevant consideration (excluding applications for the submission of details, tree submissions or lawful development certificates). This proposal was for the erection of an extension to storage building and was permitted. This application was also not within the SSSI designated area.

6.15 In November 2021, Natural England confirmed that the area known as the Swanscombe Peninsula is now recognised as an 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'.

6.16 Farningham Wood was surveyed in February 2021 and June 2021 and recorded no change to condition.

6.17 There has been no change in condition of any of the Borough's SSSI designated areas since 2014/15.

- 6.18 Policy M14(2) in the Dartford Plan to 2037 sets out the approach to large residential development and the North Kent European Protected Sites. Further information is set out in the [Habitat Regulations and Residential Sites in Dartford Borough Guidance for Developers](#). Dartford Borough Council has not received any relevant applications, and so no tariff has been collected for mitigation.
- 6.19 The entirety of Ebbsfleet Garden City sits within the 10km zone of Policy M14 in the Dartford Plan to 2037. Within the monitoring year, the EDC received no applications relating to schemes of 100 or more units.



**KEY MONITORING THEME**  
*Sustainable residential construction*

Primary Indicator(s)

- Percentage of dwellings built to government higher water efficiency standard

**Table 25: Primary indicator outcomes**

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

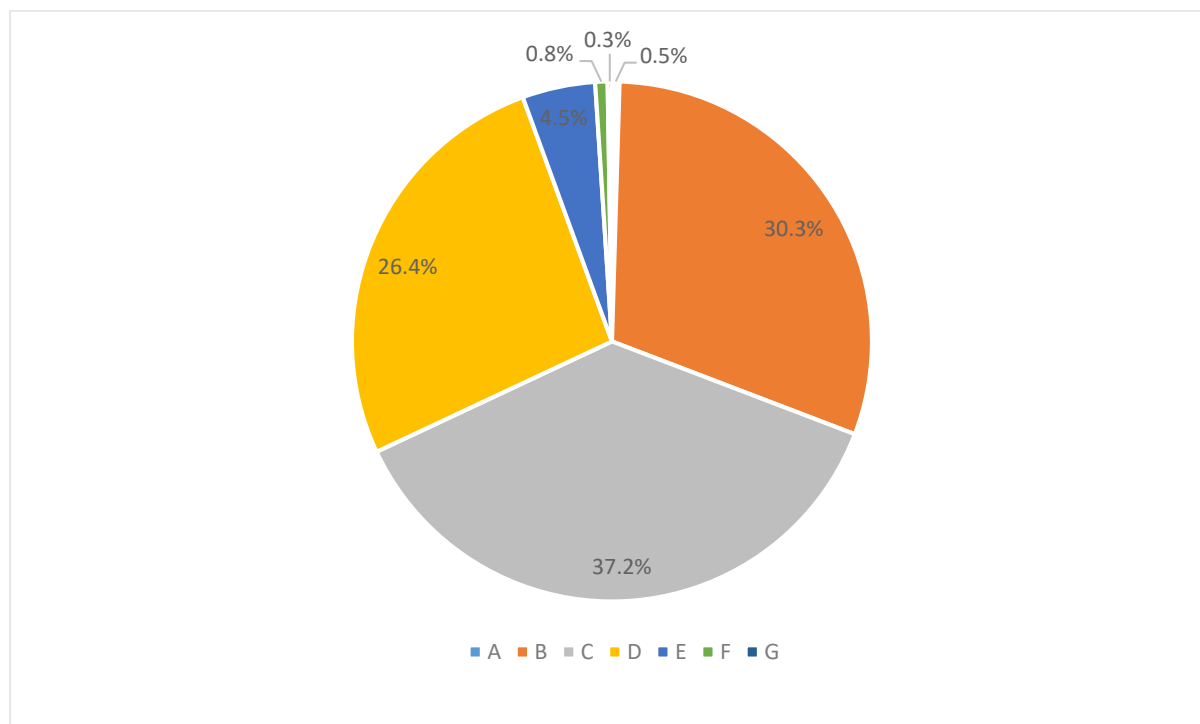
Water Efficiency

- 6.20 Schemes consented since 2017 are being granted with a planning condition that water requirements must be met, unless there are extenuating circumstances. Monitoring focusses on identifying the circumstances if developments are permitted without the requirements.
- 6.21 Overall within the Borough, 100% of relevant applications are expected to achieve the water efficiency standard.

Energy Efficiency

- 6.22 Data on the energy efficiency of the current stock of buildings has been compiled by government. Quarterly statistics have been released by DLUCH that provide 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. These statistics provide a snapshot of the changing occupancy of stock and is heavily made up older buildings, not just new builds.
- 6.23 Data from DLUCH for the 2022/23 monitoring year for domestic buildings in Dartford are presented in **Figure 20** (below). During this period 2,807 certificates were lodged, representing a floorspace area of 221,137m<sup>2</sup>. This is similar to that of the previous monitoring year (2,809 lodgements for 218,819m<sup>2</sup> of floorspace).

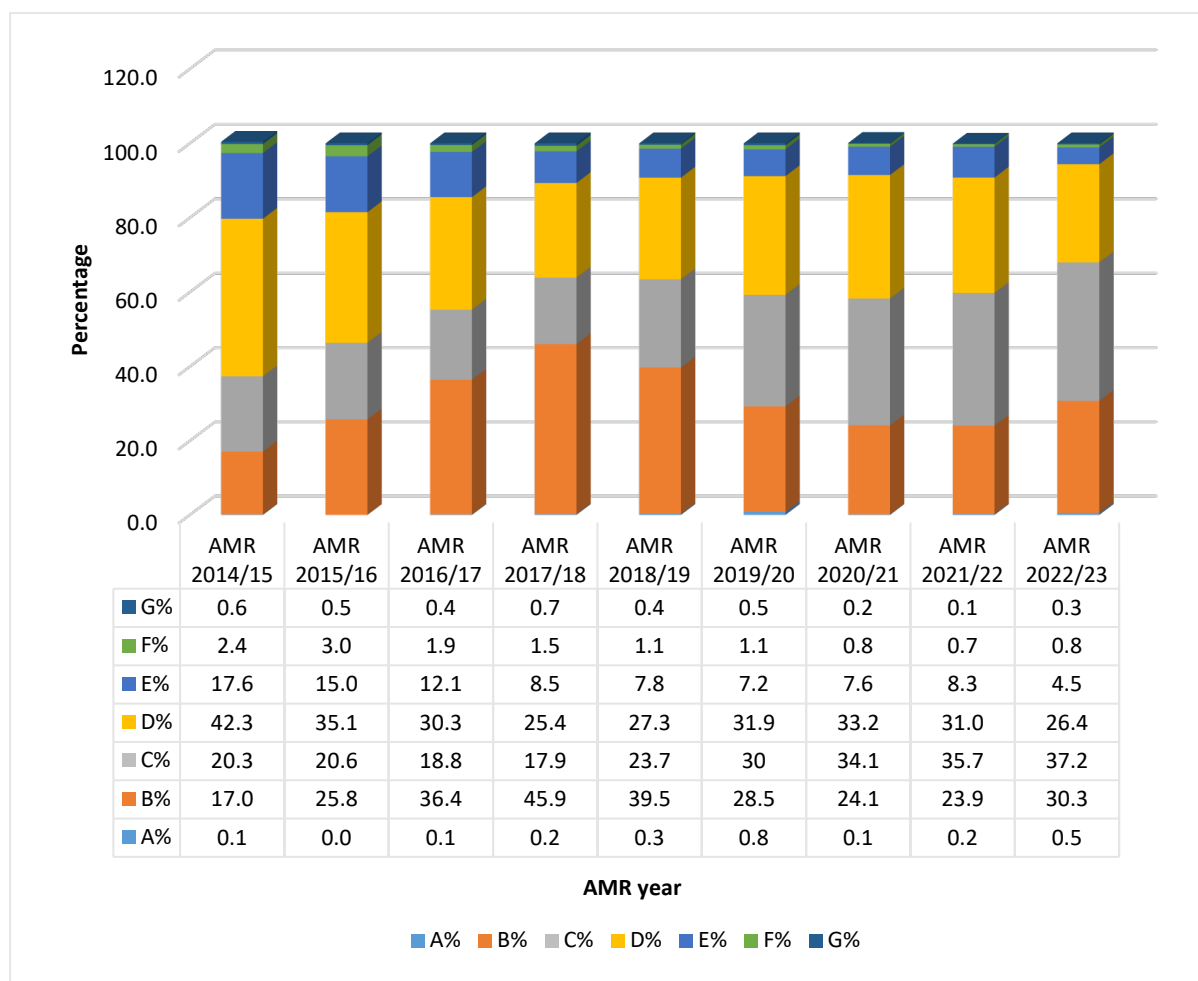
**Figure 20: Percentage of Energy Performance Certificate (EPC) ratings for domestic dwellings (2022/23)**



Source: DLUHC

- 6.24 As can be seen, the most commonly achieved energy performance rating in Dartford was C (37.2%), followed closely by category B (30.3%). 68% of all certificates achieved a rating of A, B or C. Compared with last year, more dwellings achieved B and C ratings.
- 6.25 0.5% of lodged certificates received an A rating (best performing), up from 0.2% last year. Only 5.6% of certificates were for the lower rating categories of E, F and G.
- 6.26 **Figure 21** (below) demonstrates the past trends energy performance ratings obtained from certificate lodgements for each monitoring year. As can be seen, this monitoring year saw an increase in the proportion of property on the market with category B and C ratings. There was also a decrease in the proportion of property on the market with category D and E ratings. Ratings in lowest performing rating of F and G remained relatively stable.

Figure 21: Percentages of energy efficiency ratings for domestic dwellings (2024/25-2022/23)



Source: Dartford Borough Council; DLUHC

6.27 Furthermore, the Government reported in their [Household Energy Efficiency National Statistics](#) that, as of March 2023, 1,881 households in Dartford are in receipt of Energy Company Obligation (ECO) Measures, such as energy efficiency installations or insulation in the home. This is much the same as the 2021 figure of 1,876.

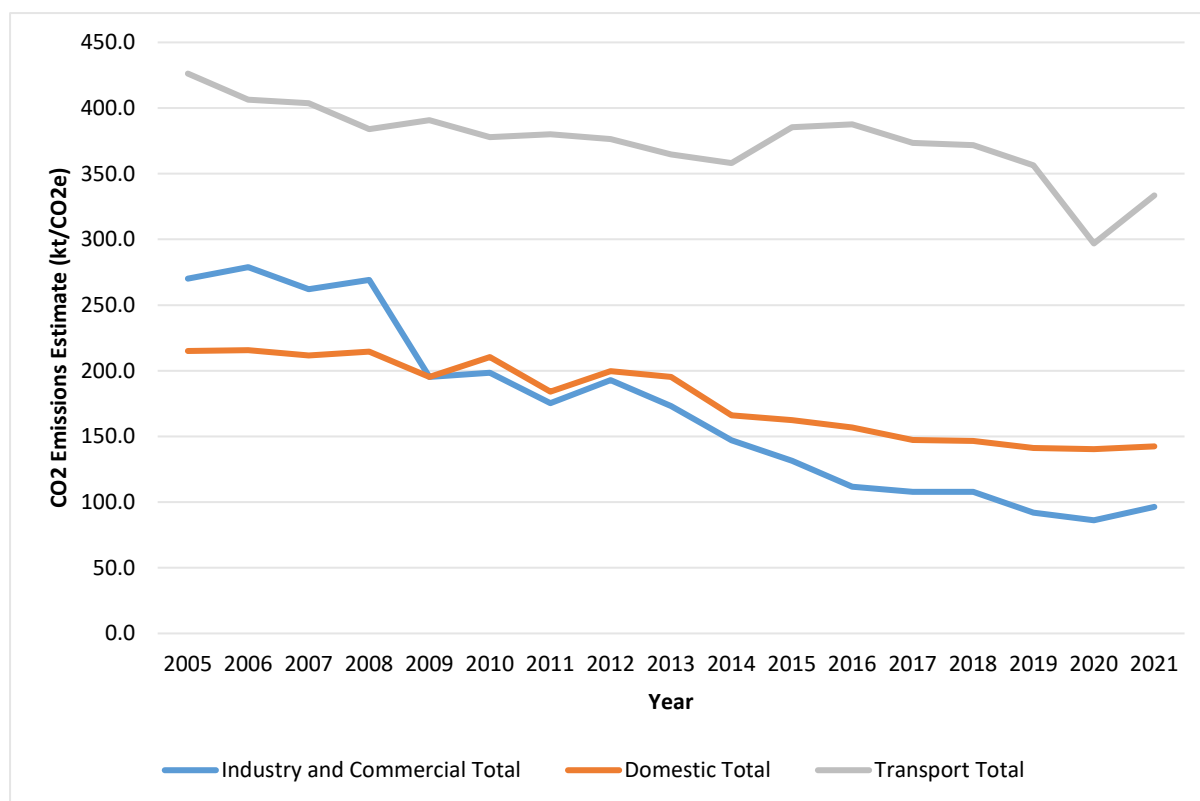
Carbon Emissions

6.28 Data on estimated carbon emissions by Local Authority is compiled by the Department for Business, Energy and Industrial Strategy (DBEIS)<sup>4</sup>. **Figure 22** (below) shows estimated emissions per sector for Dartford for 2005 - 2020.

6.29 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 lockdowns at the time. This is most evident within the transport total, increasing from 296.9kt CO2e to 333.4kt CO2e.

<sup>4</sup> UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2021

Figure 22: CO2 emission estimate across sectors (2005-2021)



Source: DBEIS

BREEAM and Renewables

6.30 There were five non-residential schemes completed within the monitoring year that meet the threshold of Policy M3 to achieve a BREEAM rating of Very Good or Excellent. The method/requirements of measuring BREEAM has been changed by the Building Research Establishment (BRE) since the adoption of the Core Strategy 2011. Out of the five schemes, two achieved Very Good and three achieved Excellent, as shown in **Table 26** (below).

**Table 26: BREEAM Achievements**

Scheme	Application Ref.	BREEAM Rating
Land East of Lowfield Street, Dartford	16/01919/FUL	Very Good
Land at Victory Way Crossways Business Park, Dartford	20/00296/FUL	Very Good
The Bridge Plot 34 Rennie Drive, Dartford	20/00312/REM	Excellent
Former Mercedes Benz Burnham Road, Dartford	21/00681/FUL	Excellent
Plots 3 & 4 Littlebrook Power Station Rennie Drive, Dartford	21/01005/FUL	Excellent

Air Quality Management

6.31 The Annual Status Report (ASR) for air quality is an annual report produced for the Department of Environment, Food and Rural Affairs as part of the Council’s local air quality management responsibilities. The purpose of the ASR is to report the reduction of air pollutant emission concentrations, and to identify new or changing sources of emissions. The most recent ASR can be requested on the [Dartford Borough Council website](#).

- 6.32 The new Air Quality Action Plan (AQAP) was published in March 2023. This report outlines the actions Dartford Borough Council will take to improve air quality in the Borough between 2023 and 2028. It is anticipated that further measures will be implemented to ensure concentrations of NO<sub>2</sub> and PM<sub>10</sub> across the Borough, specifically within existing Air Quality Management Areas (AQMA), are reduced to and remain below all UK air quality objectives.
- 6.33 Monitoring shows that levels of NO<sub>2</sub> annual mean concentrations within Dartford AQMA has reduced. The reduction in average NO<sub>2</sub> annual mean concentration for all available sites within each AQMA has been 35% within AQMA 1 and AQMA 3, and 27% within AQMA 2.

**KEY MONITORING THEME**  
*Planning decisions supporting enjoyment of the historic environment*

Primary Indicator(s)

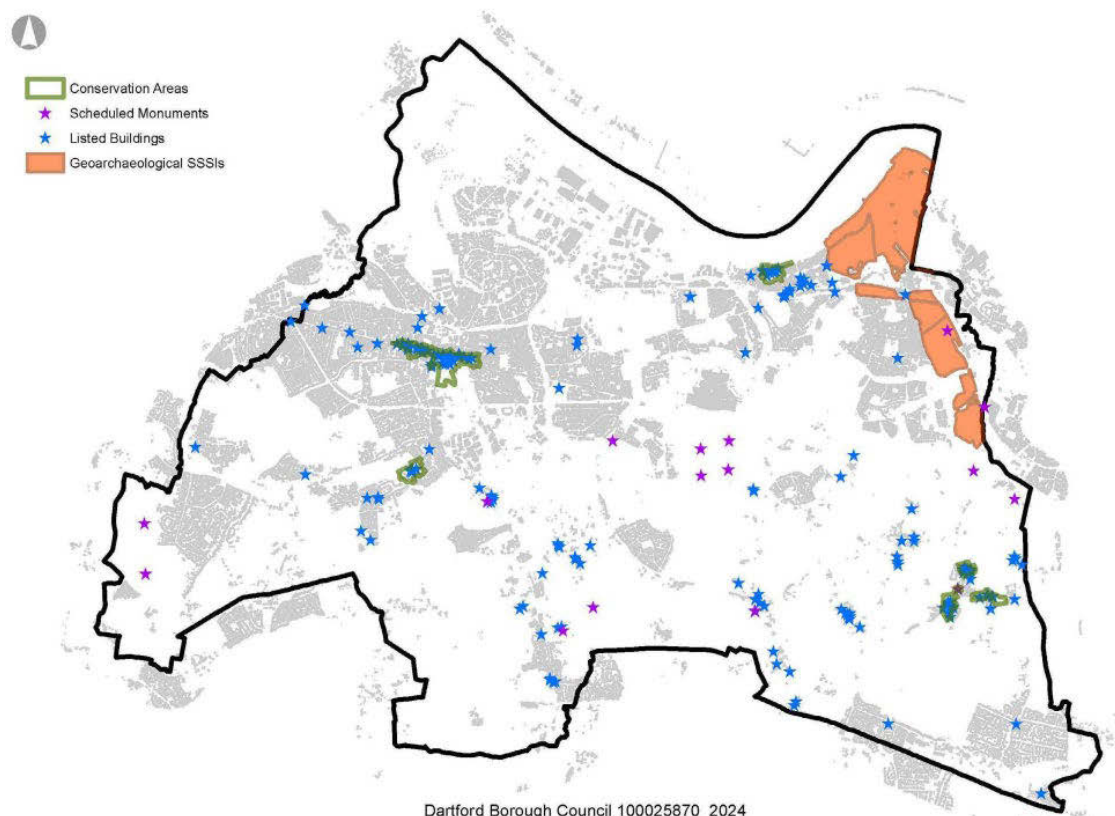
- Developments affecting designated heritage assets

**Table 27: Primary indicator outcomes**

Primary Indicator	Monitoring Outcome
Developments affecting designated heritage assets	Eleven Listed Building Consent applications were permitted within the monitoring year.

6.34 Designated Heritage Assets are Listed Buildings, Conservation Areas and Scheduled Monuments. The distribution of these in the Borough is depicted in **Figure 23** (below)

**Figure 23: Selected Heritage Designations**



Source: Dartford Borough Council

6.35 Eleven listed building consents were granted in the monitoring year. Eight related to internal and external alterations, one for a garden room extension and one for the removal of an existing conservatory. The final consent was for the demolition of an existing single storey extension and construction of a 5 storey building with 11 residential units and ground floor commercial space.

6.36 During the monitoring year there were no consents granted for conservation areas (excluding submissions of details by application and lawful development certificates).

### *Summary of Performance: Environment*

Overall, Council has performed well in the category of Environment in the monitoring year of 2022/23.

The majority of performance indicators have been met or exceeded, summarised below:

- 99% 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, though they have slightly increased in the past monitoring year.
- 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), 68% received either energy rating A, B or C which shows higher standards of energy efficiency. However only 0.5% 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.