

# *Dartford Development Policies Plan*



*Adopted July 2017*

***Dartford Development Policies Plan***

# **Development Policies Plan**



**Adoption Document**

**July 2017**

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## **INTRODUCTION**

### **1. The Dartford Development Plan**

#### Plan Legal Compliance and Soundness

- 1.1 The 'Development Plan', by law, forms the starting point for most decisions on planning applications. Documents produced for the Development Plan are known as 'Local Plans', and in Dartford these consist of the Core Strategy (2011) and this Development Policies Plan. The Development Policies Plan was adopted by Dartford Borough Council on 17 July 2017.
- 1.2 The Development Policies Plan sets out the main planning policies that the Local Planning Authority will use to assess planning applications. The Plan replaces the remaining parts of the 1995 Borough Local Plan (see Appendix A for an indication of how new policies broadly relate to old ones).
- 1.3 The Plan was produced based on evidence, including public participation with residents, businesses, organisations and others, and formal assessments such as 'Sustainability Appraisal'. Local Plans are required to be positively prepared, justified, and consistent with national policy.
- 1.4 Local Plan requirements include the statutory 'Duty to Cooperate' between certain public bodies. Cooperation and joint working is ongoing on a range of strategic development and cross-boundary infrastructure matters identified in the Core Strategy or nationally.
- 1.5 The Core Strategy, the over-arching Local Plan document for the Borough, was adopted by Dartford Borough Council in September 2011, and sets the fundamental sustainable development priorities in Dartford. Along with national policy, it provides the essential context for this Plan; and both plan documents have a time horizon to 2026.
- 1.6 The Development Plan has been prepared with regard to national policy. Dartford Local Plans promote sustainable growth, infrastructure development and regeneration within the Borough, while seeking to enhance a sense of place, and maintain and enhance Dartford's heritage, open space and existing or emerging residential neighbourhoods. The

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policies in the Development Policies Plan are considered<sup>1</sup> to be in conformity with national planning policy contained in the National Planning Policy Framework (NPPF) and associated online guidance; and finalisation of the Plan has involved confirming the consistency between national policy and Core Strategy policies, on which the Development Policies Plan is based.

### Supporting the Core Strategy and National Policy

- 1.7 Dartford Borough Council supports NPPF (2012) principles of sustainable development and purposeful and objective planning to meet needs. This is demonstrated in the positive proposals for growth in the Core Strategy. The Development Policies Plan provides further detail of how sustainability will be achieved in Dartford, reflecting the opportunities and environmental, economic and social characteristics of the Borough. Within each policy in this Plan the most applicable Core Strategy policies are identified, and how the policies set out here support their implementation.
- 1.8 This Development Policies Plan is a key tool in achieving the Core Strategy's objectives. This Plan elaborates and provides more detail in the current context for strategic policies and development management. The policies are in line with the vision for Dartford, *the place of quality and choice*<sup>2</sup> and the 10 strategic objectives set out in the Core Strategy. Relationships between policies in this Plan and those in the Core Strategy (and its objectives) are outlined within Chapter 16 (Tables 4, 6 and 8).
- 1.9 This Plan builds on the spatial pattern of sustainable development identified in the Core Strategy in the Priority Areas of Dartford Town Centre and Northern Gateway, Ebbsfleet to Stone and the Thames Waterfront (Policy CS1). In particular the policies help to achieve the three key principles underpinning this spatial strategy for the Borough:
- Developing in areas with the most regeneration potential;
  - Protecting and enhancing the quality of life, and
  - Ensuring a balanced and sustainable pattern of land use and transport.
- 1.10 Accordingly, the Core Strategy sets out a capacity-based housing figure which meets housing need and provides impetus for regeneration of the Borough. This is Core Strategy Policy CS10, which equates to up to 17,300 dwellings in the 20 years to 2026.

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<sup>1</sup> DBC (2016) Evidence of Reasoning: National Policy & Core Strategy Compliance Update – [web link](#).

<sup>2</sup> DBC (2011) *Dartford Core Strategy: The Council's Vision for Dartford 2026* – [web link](#).



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- 1.11 The Core Strategy also includes a trigger for action if delivery is forecast to be fewer than 11,700 dwellings for the period; however, this is highly unlikely. There has been a recent uplift in delivering the major Core Strategy growth locations, with record rates of housebuilding in the Borough, including around Dartford Town Centre and at Stone. The introduction of substantial government resources and powers at Ebbsfleet (outlined in the following chapter) and commencement of development there, support a further acceleration in housing delivery.

### Topics covered in the Plan

- 1.12 A policy for good design is included in this document (Chapter 6), and housing policies features in Chapter 9. This Plan also aims to ensure the success of the Core Strategy in stimulating major jobs growth is maintained. Chapters 12 and 13 deal with retail and employment uses, covering a number of policy provisions to achieve regeneration in and around Dartford Town Centre, and elsewhere. Major environmental and heritage issues for development management are addressed in Chapters 8, 10 and 11.
- 1.13 The strategy for the Borough is supported by an emphasis on infrastructure in the Dartford Development Plan, and the Council's focus on supporting infrastructure delivery through working with other councils and public bodies. Chapter 7 of this document deals with Transport, and chapters 14 and 15 cover community and green infrastructure respectively. The infrastructure emphasis is essential to successful implementation of planned growth, given the number of households in the Borough is set to increase by up to 45% under the Core Strategy.

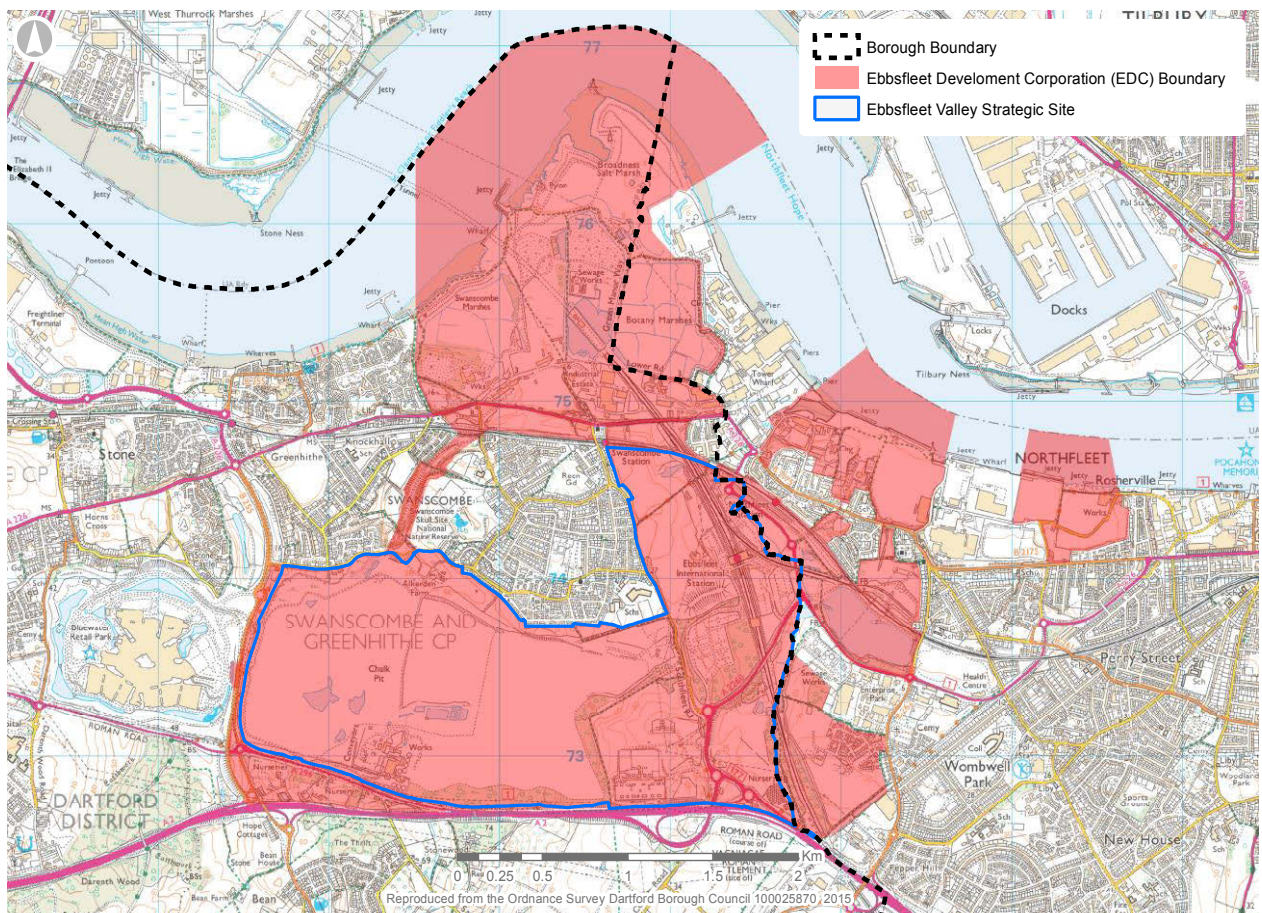


*Queen Elizabeth II Bridge, forming part of the Dartford Crossing*

## 2. Ebbsfleet

2.1 The Ebbsfleet Development Corporation (EDC) was formed to take lead responsibility for development in the northeast of the Borough (and part of Gravesham Borough) in April 2015. The EDC has a critical role to play in achieving large-scale regeneration, expected to take the form of the first new 'Garden City' in the country for decades. The EDC area is shown in red in Figure 1 below.

**Figure 1: EDC Area, Borough boundary and Core Strategy site allocation**



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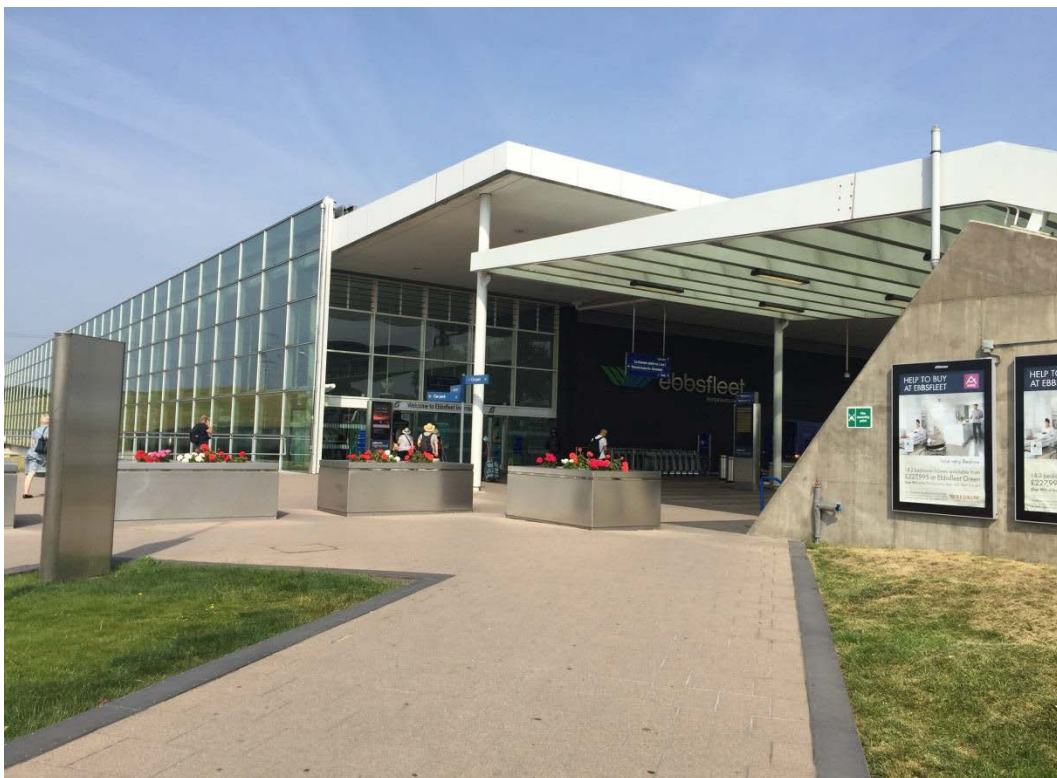
- 2.2 Outline planning permission currently exists in the EDC area for approximately 11,000 dwellings, large-scale job generation, ancillary facilities and infrastructure (including a limited proportion within Gravesham). The government envisages up to 15,000 new homes in the area, mainly using brownfield land.
- 2.3 The EDC will coordinate investment and accelerate development at Ebbsfleet. It will work with local authorities and local communities to develop a shared vision for the area, providing high quality, attractive and sustainably-constructed housing and infrastructure,



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and new opportunities to live and work. It will: prepare regeneration strategy; act as a catalyst to drive forward sustainable development; use compulsory purchase powers as appropriate, and undertake direct investment to unlock development opportunities.

- 2.4 The EDC is responsible for determining planning applications in the relevant part of Dartford Borough, but not for producing Local Plans and other statutory planning policy. This Plan, along with the Dartford Core Strategy, will apply in the EDC part of the Borough and be used in determining planning applications.
- 2.5 Major development at Ebbsfleet is outlined in the Dartford Core Strategy, and the emphasis on sustainable and better quality development accords with the role of this Plan. Dartford Core Strategy policies at Ebbsfleet include the Ebbsfleet Valley Strategic Site (Policy CS5, the blue boundary in Figure 1 above) and the Swanscombe Peninsula, which forms part of the Thames Waterfront Priority Area (Policy CS6).
- 2.6 The 'London Resort' leisure proposal is located in the EDC area at Swanscombe Peninsula. This is expected to be considered as a National Significant Infrastructure Project (NSIP) and be determined directly by the Planning Inspectorate.
- 2.7 The phrase "Local Planning Authority" is used in this Plan in recognition that both Dartford Borough Council and the EDC will be applying the policies.

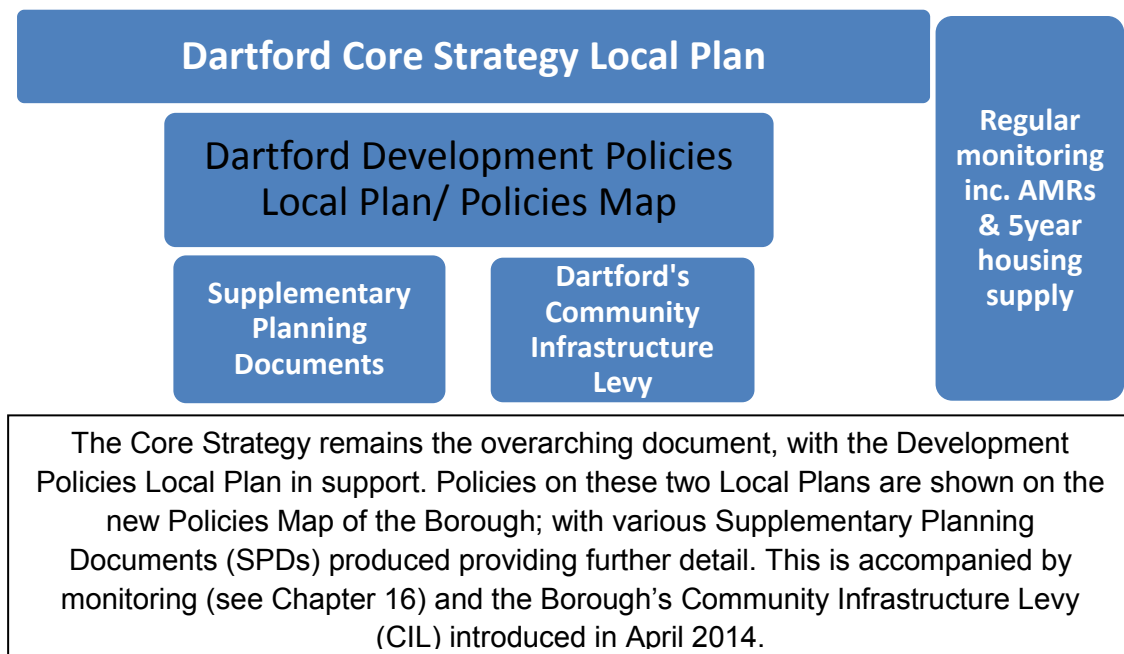


*Ebbsfleet International Railway Station*

### **3. The Borough's Other Planning Policy Documents**

- 3.1 To assist in interpreting the Development Policies Plan and Core Strategy, a new Policies Map for Dartford is formally adopted alongside this plan.
- 3.2 A set of existing supplementary policies provide further guidance. This Plan notes the main new Supplementary Planning Document (SPD) currently expected to be introduced by the Council is for Dartford Town Centre.
- 3.3 Figure 2 illustrates some of the other planning policy documents and shows the central role of Local Plans.

**Figure 2: Components of Dartford Planning Policy**



- 3.4 A Neighbourhood Development Plan is being formulated by Stone Parish Council.
- 3.5 Following adoption of this Plan and when greater clarity is available in relation to Ebbsfleet and other strategic matters, the Council anticipates commencing a review of Core Strategy provisions. This would result in a new Local Plan for the Borough looking at updated long-term development strategy (up to and) beyond 2026, including a retail review (see Policy DP14:3).
- 3.6 National policy changes are likely to necessitate further publications or expanded documentation and monitoring, such as registers for brownfield land or self-build housing demand.

## **4. Document Structure**

- 4.1 The Plan firstly documents five cross-cutting policies that are potentially applicable to the full range of planning applications across the Borough. These form chapters 5 to 8 of this document. They complement the Core Strategy, in particular policies in its chapters on 'Where Development Will Take Place', and 'Delivery and Implementation'.
- 4.2 Remaining policies DP6 to DP25 (in chapters 9 to 15) cover other environmental, economic or social themes for sustainable development; and many relate to, or make specific provisions for, locations shown on the Policies Map. These policies provide detailed elaboration for development management purposes, often explaining how specific national standards, guidance or legislation will be applied. They explain the application of Core Strategy proposals within its 'Managing Development' and 'Creating Strong and Prospering Communities' chapters.
- 4.3 To help set the policies in their context, and recognising the large amount of relevant of other information (notably the Core Strategy) boxes like this example are included in the Plan:

**SEE ALSO (Most relevant supporting information):**

- *Other policies in the Dartford Core Strategy and in national policy (NPPF) are identified (and also connected policies elsewhere within this document).*
- *These lists are not exhaustive. For further context see the Evidence of Reasoning document, and other evidence base documents.*

- 4.4 Chapter 16 covers development plan monitoring and the Core Strategy policy relationship, including the information to be provided in annual Authority Monitoring Reports (AMRs).
- 4.5 Appendices constitute: guidance on the replacement of 1995 Borough Local Plan policies; District and Neighbourhood Centre addresses (policies DP17 & DP18), and a glossary of planning policy terms.

## **POLICIES, SUPPORTING TEXT & MONITORING**

### **5. Dartford's Presumption in Favour of Sustainable Development**

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: All*
- *Other policies in this document: All*
- *NPPF paragraphs: 14, 49, 119 & 211.*

- 5.1 The Core Strategy was adopted in 2011 before the final NPPF was published in 2012. The NPPF itself (paragraph 211) is clear that this does not automatically render the Core Strategy out of date. It is dependent on the consistency of policies with the NPPF.
- 5.2 In Dartford, due to the longstanding growth status of the Thames Gateway, the availability of large development sites, and the established commitment of Dartford Borough Council to achieving major economic and physical regeneration, the Core Strategy takes a positive and flexible approach to the level and form of development in line with government objectives. This includes Policy CS10 'Housing Provision'. Plan-making has occurred as set out in paragraph 14 of the NPPF, and by positively integrating within the local regeneration setting the elements of sustainable development (economic, environmental and social) in national policy.
- 5.3 To make this explicit, a policy commitment is set out below for the Dartford Development Plan reflecting the NPPF presumption in favour of sustainable development (and taking into account subsequent legal clarifications). Particularly with the further provisions of this document, the Dartford Development Plan as a whole promotes a balanced and sustainable pattern of land use, infrastructure and transport; setting policies that will achieve sustainable development in the Borough, including in the EDC area.
- 5.4 This policy will work in parallel with the Core Strategy and other policies. Policies in this Plan are based around positive criteria to give a clear indication of the development needed in the Borough that will be permitted. It needs to be recognised that other policies may come into play and decisions are rarely made in the context of one policy alone. In any event, the Borough's up-to-date development plan supports a proactive approach to local development management.

**Policy DP1: Dartford's Presumption in Favour of Sustainable Development**

1. The Development Plan, which has been prepared in Dartford in accordance with national objectives to deliver sustainable development, is the statutory starting point for decision making. Planning applications that accord with the policies in the Dartford Core Strategy and this Plan, and policies in neighbourhood plans (where relevant), will be approved wherever possible, unless material considerations indicate otherwise.
2. A positive approach to considering development proposals will be taken in Dartford Borough, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF) and the development needs of the Borough identified in the Core Strategy. The Local Planning Authority will work proactively with applicants to find design and mitigation solutions to enable appropriately located development that improves the economic, social and environmental conditions in the Borough.



*New development at the 'The Bridge'*

## 6. Good Design in Dartford

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS17.
- *Other policies in this document:* DP4, DP5, DP7, DP8, DP11, DP12, DP19, DP20, DP22 & DP23.
- *NPPF paragraphs:* 55-58, 61, 63-66 & 69.

### Dartford's Key Design Principles

- 6.1 The Core Strategy sets out policies that will influence the design of development sites and other types of development, and in particular CS17 informs the design of residential developments. The overall principles in CS17:1, including the application of Kent Design<sup>3</sup>, will remain in force; and CS17:3&4's provisions on density are still applicable.
- 6.2 High quality urban design is key to place-making and enhancing existing natural and built environments in Dartford Borough. Opportunities should be taken from the outset of planning developments to improve the character and quality of an area and the way it functions. Design should be used actively and creatively to plan desirable, integrated, sustainable places and increase the appeal of the Borough as a place to live, work and spend time in. Central principles include:
- Design that is attractive.
  - Design that contributes to the distinctive character of places.
  - Design that is functional and fit for purpose.
  - Design that is adaptable and resilient.
  - Ease of movement.
  - Successful public spaces.
  - Support for a mix of uses / tenures.
- 6.3 Design, architecture and construction materials should complement and enhance the valued character of an area and reflect or reinforce locally distinctive features. Innovative design that respects and complements local character may be beneficial, particularly in

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<sup>3</sup> Kent Design Initiative (2005) *The Kent Design Guide* – [web link](#).



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the EDC area. It will always be important to demonstrate an understanding of the attributes and significance of the natural, built and historic environment in the locality of the proposed development.

- 6.4 A range of designations are shown on the Policies Map where particular regard to the local character will be required. The Green Belt is extensive and an important contextual design consideration, but it is also subject to its own policy (DP22). Further places identified include locations where the built environment is of interest for heritage or other reasons.
- 6.5 Areas of Special Character on the Policies Map continue to be 'special' areas in Dartford in terms of their potential residential, townscape, historical or architectural interest in the locality. They do not have design guidance associated with them individually or on an area specific basis, but proposals should be designed to give close consideration to their specific character, and the site's built environment context.
- 6.6 Developments affecting heritage assets must be carefully designed with regard to DP12/ DP13. Proposed micro renewables will require specific consideration in the design and built environment assessment of any development; and despite their potential environmental benefits, they must also fulfil requirements in policy DP11:2, and in particular DP12/ DP13 (where applicable).

#### **Design and Dartford's High Quality Regeneration**

- 6.7 The full variety of the Borough's townscape and landscapes is often not readily apparent on mapping or through cursory examination. For example, there needs to be appreciation of Dartford in three dimensions. The Borough's own determinants of its character include: variety in the sense of openness or enclosure, with level changes (not least due to extensive quarrying) and individual contexts, landmarks and visual signifiers. Respect for topography should lead to enhanced designs that utilise changes in levels positively.
- 6.8 Key defining features incorporate natural features such as the borough's riparian environments, and also man-made structures (for instance bridges and tunnels). These should be well referenced in all applicable design proposals.
- 6.9 In addition to exploring these opportunities to enhance Dartford's sense of place, development should also seek to ameliorate intrusive physical characteristics in the Green Belt and elsewhere. Given their particular visual prominence, opportunities to re-provide overhead wiring and structures underground at applicable development sites will be strongly encouraged.

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- 6.10 Prominent developments like Bluewater, Ingress Park (Greenhithe) and The Bridge (Dartford) have had a positive regenerative effect in the Borough and raised the benchmark for quality in the area. Development should continue to raise the standard of design and emulate the best quality developments in the Borough.
- 6.11 Development within the EDC area should be led by comprehensive masterplanning, addressing its particular characteristics and constraints. It is expected to be guided by 'Garden City' principles and through bespoke masterplanning and design policies, including DP2 below (see also paragraph 9.45 and Policy DP8).
- 6.12 The scale of development potential in the Borough provides particular opportunities for placemaking in larger developments (see key principles set out in DP2:1 below). There are also further opportunities to promote the provision of distinctive designs and landmark developments through high quality architecture in appropriate locations that enhance views and raise the profile of the area. The quality of public realm is a Borough priority, particularly in areas such as public transport interchanges, central open spaces, town and district centres and at large mixed use developments.

#### Environmental Design and Wellbeing

- 6.13 The careful design of developments, and the public and private realms created, can improve wellbeing and physical and mental health outcomes, and reduce inequalities. This can occur through active transport options, public and open spaces that encourage a range of people to socialise together or to keep fit, and enabling residential privacy and (where of overall benefit) featuring security measures. As set out in DP2:4 below, design should provide security and minimise opportunities for criminality.
- 6.14 In order to promote healthy behaviour, Design and Access Statements should describe how health and wellbeing outcomes have been considered in the design of a development. Design Codes will be used on larger, phased or multiple ownership sites, as they can help deliver high quality outcomes and a cohesive approach to delivery of the vision across the site as a whole.
- 6.15 There is potential for high quality environments and places of vitality and recreation or natural/ historic interest to be created in new development, for instance adjoining the rivers Darent and Thames. Design can also promote resilient riparian environments.

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Where applicable, close regard should be paid to the Environment Agency's TE (Thames Estuary) 2100 Plan<sup>4</sup> requirements, given its strategic importance. Designs could (for example) focus on land use and layout to improve access to, or even realign, flood defences, and improve river frontage to provide environmental and public space enhancements. Furthermore, opportunities to provide safe and accessible facilities for leisure boat launching and landing should be explored as part of regeneration projects, and riverside developments should seek environmental benefits through providing softer edges or re-naturalised banks. Regard should also be had to the EU Water Framework Directive and opportunities to protect and enhance UK Biodiversity Action Plan (BAP) priority habitats under the Natural Environment and Rural Communities (NERC) Act in development design.

- 6.16 It is essential that all developments are conceived and planned to make a contribution to tackling climate change, and at the outset, 'design in' the principles of sustainable construction (see Policy DP11) and natural resource management (DP2:5). This can range from the role of the overall location and layout of sites in determining the scope of users to walk, cycle and use public transport, through to efficient use of energy and water resources by building-in shared renewable energy systems and other aspects of the external design of individual properties such as green roofs (DP11).
- 6.17 Developments should also be designed to manage drainage and flooding on site, recognising the increased government emphasis on designing-in effective sustainable drainage system (SuDS) schemes as part of development proposals. The design of all new developments will be required to take into account layout, landform, orientation and landscaping to maximise passive capture and efficient use of energy and water, and adaptability to climate change.
- 6.18 Close attention should also be paid at the design stage to the details of external appearance, and the individual and cumulative impacts that arise from the operation of new buildings and uses. This is a key requirement for any planning application to be acceptable, as set out in DP2:2. It includes practical arrangements for parking, external storage for waste disposal, and (as outlined in national legislation and DP2:6 below) appropriate control of signage. Dartford's Parking Standards SPD<sup>5</sup> was adopted in 2012

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<sup>4</sup> EA (2012 & 2016) *Thames Estuary 2100 (TE2100) Plan* – [web link](#).

<sup>5</sup> DBC (2012) *Parking Standards Supplementary Planning Document* - [web link](#).

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and the revised Area of Special Advertisement Control was approved by the Secretary of State in 2016.

- 6.19 Further principles for good quality development are outlined later in this Plan. In particular, policies are set out for new residential development, notably policies DP7 and DP8, but also include designing for sustainable travel (DP4), designing for amenity (DP5 and DP19), designing for conservation (DP12 and DP13), places of work (DP20) and designing for greenspace (DP22 to DP25).

#### **Policy DP2: Good Design in Dartford**

1. Development will only be permitted where it satisfies the locally specific criteria for good design in the Borough:
  - a) Responding to, reinforcing and enhancing positive aspects of the locality. Opportunities to create high quality places should be taken, particularly using prominent physical attributes (including the Borough's distinctive riverside environments, cliff faces, extensive network of open spaces and tree coverage).
  - b) Ensuring appropriate regard is had to heritage assets (see policies DP12 and DP13); and that the character of historic settlements, including the market town of Dartford, is respected.
  - c) Facilitating a sense of place, with social interaction, walking/ cycling, health and wellbeing, and inclusive neighbourhoods, through a mix of uses and careful design and layout. Good design should be reinforced and enhanced through integrating new development with the public realm, open space and natural features including rivers and lakes/ ponds. Within large developments, public art reflecting local character and heritage should be included.
  - d) Providing permeability through clear pedestrian and cycle linkages, and where appropriate, active frontages, and a fine grain mix of buildings and spaces. Commercial and public facilities should be well integrated into their surroundings, both within the site and the wider locality.
2. In determining planning applications, the Local Planning Authority will consider how the height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, and landscaping of the proposals relate to neighbouring buildings, as well as the wider locality. Appropriate weight will also be given to outstanding or innovative design that will help raise design standards in the wider area. Materials should support a sense of place, and be locally sourced or recycled from within the site where possible. Development shown to be suitable in these respects, and the principles in clause 1 above, will be permitted.

Design and Heritage

3. In areas of additional design sensitivity, and where heritage assets (e.g. Conservation Areas) or their setting is affected, and within Areas of Special Character, developments will need to demonstrate accordance with policies DP12 & DP13 as applicable. Particular consideration should be given to design objectives, including in paragraph 6.2. In these areas, proposals incorporating energy efficiency measures and micro-renewables that yield clear net benefits (in line with Policy DP11:2) will normally be viewed positively, provided that good design mitigates the impact on the townscape and they are in accordance with policies DP12 & DP13.

Safe and Accessible Design

4. Spaces should be designed to be inclusive, safe and accessible for all Dartford's communities, including young, elderly, disabled and less mobile people. The design of buildings, open space and the private and public realm should, where appropriate, reduce the fear of, and opportunities for, crime, paying attention to the principles of Safer Places<sup>6</sup> (or any future equivalent) otherwise development will not be permitted.

Designing for Natural Resources, Flood and Waste Management

5. Layout and design should allow the efficient management/ reuse of natural resources and waste, in order for development to be permitted. Early consideration should be given to the achievement of on-site flood alleviation. Development will also be required to provide adequate and convenient arrangements for the storage of refuse and recyclable materials as an integral part of its design.

Advertisement and Signage Design

6. Signage and advertisements should be of a scale and design that is sympathetic to the building and locality, particularly in the designated Area of Special Advertisement Control, and should not have a negative impact on visual amenity, public safety or the safe and convenient movement of pedestrians, cyclists and vehicles, otherwise permission will not be granted.

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<sup>6</sup> ODPM (2004) *Guidance on Providing Safer Places* - [web link](#).

## 7. Transport Management

This chapter includes two policies:

- DP3: Transport Impacts of Development
- DP4: Transport Access and Design

### Transport Impacts of Development

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS15, CS16 & CS26.
- *Other policies in this document:* DP4, DP6, & DP20.
- *NPPF paragraphs:* 17, 32, 34-38.

7.1 The Core Strategy recognises that improvements to the strategic transport network are necessary to deal with the impacts of traffic arising from new development and overall traffic growth. This includes unplanned development such as ‘windfall’ housing sites (see Policy DP6). The impacts from planned growth are addressed through Policy CS16 which sets out how the Council will work to help deliver an identified programme of strategic transport improvements. This remains highly relevant with partnership work ongoing, including for major junction upgrades and through the Strategic Transport Infrastructure Programme (CS16:1a, d and e). Extensive collaboration is occurring between Highways England, the EDC, the Council and Kent County Council (KCC) on further strategic highway improvements in the long-term. Dartford is also working with KCC, Transport for London (TfL), other planning authorities and partners, to explore improvements to strategic public transport links. This could occur through extension of, or better integration with, the Crossrail 1 (Elizabeth Line) route.

7.2 The Council has introduced the CIL funding mechanism (CS16:1c); but the need remains to address with KCC and EDC the delivery of pedestrian, cycling and public transport improvements such as further enhancement of the Fastrack network. This is consistent with the long-term focus on delivery and implementation set out in CS26:1a-d.

- 7.3 The scale of development proposed in the Core Strategy can only be accommodated without severe adverse impacts on the highway network if a significantly increased proportion of journeys are made through sustainable forms of transport (CS15). The NPPF (paragraph 32) states that planning decisions should take into account whether improvements to the transport network can be undertaken so as to reduce the impacts of development, and that development should only be refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.4 In Dartford, after taking account of an assumed increased use of sustainable travel modes, together with planned highway network mitigations provided through the Strategic Transport Infrastructure Programme, significant localised residual impacts on the highway network may still occur as a result of cumulative development. Therefore development proposals should address any severe residual impacts on the local highway network that may arise.
- 7.5 National guidance should be referred to in considering the threshold at which transport assessments or statements are required. Applicants should agree their preparation in advance with the Local Planning Authority, KCC and/or Highways England as appropriate.

**Policy DP3: Transport Impacts of Development**

1. Development will only be permitted where it is appropriately located and makes suitable provision to minimise and manage the arising transport impacts, in line with Core Strategy policies CS15 and CS16. Localised residual impacts on the highway network should be addressed by well-designed off-site transport measures. Adverse effects on residential amenity or the environment must be minimised.
2. Development will not be permitted where the localised residual impacts from the development on its own, or in combination with other planned developments in the area, result in severe impacts on one or more of the following:
  - a) road traffic congestion and air quality;
  - b) safety of pedestrians, cyclists and other road-users;
  - c) excessive pressure for on-street parking.

## Transport Access and Design

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS15.
- *Other policies in this document:* DP5.
- *NPPF paragraphs:* 32, 35 & 38.

### Dartford's Growth and Sustainable Travel

- 7.6 The way in which development is designed, and the mix of uses included, can have a major effect on reducing travel and on the pattern and means of travel that the development generates. Developments should, as a priority, promote walking, cycling and the use of public transport to minimise car use, especially for shorter trips. Opportunities in this respect must not be missed in the masterplanning and layout of proposals, particularly for destinations that are regularly used by residents and local workers/ students and shoppers and at larger residential sites e.g. through dedicated and carefully routed land for buses, and attractive walking and cycling routes.
- 7.7 The Council will continue undertaking the actions set out in CS15:1a-1i, promoting the use of the River Thames itself, and also using opportunities to enhance movement along the wider riparian environment. Travel plans will be sought (as appropriate) in co-operation with KCC, Network Rail and others. Particular attention should be paid in major development sites at Ebbsfleet, and potentially elsewhere, to ensure layouts are planned around communities directly served by Fastrack i.e. facilitating new routes. With respect to CS15:1j, the 2012 Parking Standards SPD is now in force.
- 7.8 Streets make up the greater part of the public realm. The appearance of the street scene, massing of buildings and layout of estate roads can all be used to reduce vehicle speeds so that roads are made safe for all types of user. Better designed streets contribute to the quality of the built environment and play an important role in the creation of high quality attractive developments. *Manual for Streets*<sup>7</sup> provides

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<sup>7</sup> DfT/DCLG *Manual for Streets* (periodically updated) – [web link](#).



guidance on the design, construction, adoption and maintenance of new residential streets, and development proposals should take account of the guidance set out in the Manual (large sites should justify and formulate a comprehensive strategy). The *Design Manual for Roads and Bridges*<sup>8</sup> provides guidelines regarding national highways.

Vehicular Impacts on the Local Environment and Safety

- 7.9 Development proposals should not impede the free flow of traffic on the existing road network or create hazards to traffic or other road users. In locations where on-street parking is already under pressure, development that does not incorporate adequate off-street parking has the potential to result in inconsiderate and unsafe on-street parking. This can lead to narrowing of the useable road space resulting in obstructions, in particular for emergency vehicles, and impacting on the safety of pedestrians and cyclists.
- 7.10 The need for off-street and on-street parking spaces must be considered alongside the impact of provision, including the possible local and wider detriment where front gardens are lost. Planning applications for potentially inappropriate loss of front gardens for parking will be closely examined in line with DP4:2h below, given the highway and environmental impact of such proposals individually and cumulatively. To avoid potential increases in the risk of surface water flooding, parking spaces in front gardens should make use of permeable paving materials. Parking surface treatments should always be consistent with the maintenance of groundwater quality in the Borough.
- 7.11 New accesses onto the highway network should be located and designed so that they operate safely, without unduly affecting the free flow of traffic. They should make a positive and sensitive contribution to the local street scene and be sympathetic to local amenity and the environment. New accesses must be designed to accommodate the volume of traffic and types of vehicle likely to use them and provide for the needs of pedestrians, cyclists, and people with disabilities as well as efficient public transport operation. For large development, this should be considered with the detail of the street hierarchy and character areas.

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<sup>8</sup> DfT *The Design Manual for Roads and Bridges* (periodically updated) – [web link](#).

- 7.12 In creating new accesses, it is important that existing pedestrian facilities are not degraded. Dropped kerbs at pedestrian crossings, entry treatments and tactile paving can all be used to provide convenient and safe crossing points for more vulnerable road users.
- 7.13 Lengths of continuous dropped kerb can encourage footway parking, which creates problems for pedestrians, and also reduce the positive definition of the footway for people with impaired sight. Highway design and the public realm must account for the needs of those less mobile, including wheelchair and mobility aid users.

#### **Policy DP4: Transport Access and Design**

1. Development should be of a design and layout to promote walking, cycling and public transport use through provision of attractive and safe routes which address the needs of users, otherwise development will not be permitted. Proposals should include appropriate vehicular access arrangements to the new development. Guidance set out in *Manual for Streets*, or any future equivalent, should also be applied (bespoke access and transport approaches may be agreed at large regeneration sites, where forming a suitable alternative).
2. Development will only be permitted where in line with principles in clause 1, and where appropriate proposals ensure:
  - a) Provision is made for safe and convenient access to footpaths and cycle routes, with public rights of way protected including, where opportunities exist, delivering new or enhancing existing routes between key facilities/ that link to the wider highways and green grid network; and linkages to existing neighbourhoods.
  - b) Provision is made for public transport and taxis, especially at trip generating destinations and other significant scale developments, where layouts must allow penetration of routes to make community services easily accessible to all users, and feasible and efficient to operate. Services such as Fastrack should be enhanced through development that secures new network links through the site.
  - c) Opportunities to promote enhanced movement and environments on and alongside rivers are maximised in developments.
  - d) Facilities are provided as appropriate for people with disabilities, especially at road crossing points, public transport stops and changes in level on walking routes.
  - e) The layout and siting of access is acceptable in terms of residential amenity, highway capacity and safety, free flow of traffic, cyclists and pedestrians, and visual impact.

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- f) Provision is made for loading, unloading and the turning of service vehicles ensuring highway and pedestrian safety.
- g) The extent and nature of proposed car parking provision, taking into account any existing provision as relevant to the development, must be in full accordance with the adopted Parking Standards SPD.
- h) The conversion of front gardens for car parking (where a planning application required) must include provision of a vehicle crossover and only be where the garden is capable of accommodating a parking space in accordance with the parking bay minimum standards set out in the Parking Standards SPD, and with unobstructed pedestrian access to the dwelling. New car parking should, where appropriate, make use of permeable paving materials, in line with the SPD.



*Fastrack vehicle and stop at 'The Bridge'; a wayfinding sign in Central Park, Dartford*

## 8. Environmental and Amenity Protection

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS13, CS17 & CS25.
- *Other policies in this document:* DP2, DP7, DP12, DP13, DP19, DP22 & DP25.
- *NPPF paragraphs:* 88, 89, 109-110 & 120-125.

### Development Impacts

- 8.1 The location of development and impacts on the environment and amenity are key considerations. Development should be located where it will not have a negative impact on the existing natural, historic and built environment and amenity or safety of an area. These principles are within Dartford's spatial strategy, such as in policies CS13 (Green Belt) and CS17 (Design of Homes). The impact on sensitive environments will be considered through other policies in this plan, including policies on the natural environment (for example DP25) and heritage (DP12 and 13).
- 8.2 Development should not be located where site conditions make it unsuitable for its intended use, unless these can be remediated or mitigated. Sites where there is uncertainty about the safety or practicability of development might include development on or adjacent to landfill sites, within Air Quality Management Areas on the Policies Map or other areas of poor air quality, or Health and Safety Executive (HSE) land-use consultation zones.
- 8.3 Proposed development which is incompatible with adjacent existing uses due to negative impacts for example from industrial uses, or odour from wastewater treatment works, may not be acceptable. Development will not be permitted where the amenity of future occupants of the proposed development would be infringed or where it is likely to prejudice the continuation of lawful operations of existing uses or prevent business growth or expansion, unless the impacts can be adequately mitigated as part of the development. It is particularly important that where people live helps support their health and wellbeing, and criteria are set out and explained in the policy and supporting text elsewhere, including policies DP7, DP8 and DP10 for new accommodation proposals.

Pollution

- 8.4 Within Air Quality Management Areas (AQMAs) the impact of the development on air quality and the suitability of the proposed development in an area of already poor air quality will be considered through an Air Quality Impact Assessment. This includes where the development may result in additional traffic flows that may impact AQMAs located elsewhere. Development in all locations will be expected to minimise pollution and meet national air quality standards. Addressing pollution and public health is a primary reason to adhere to the transport and spatial strategy set out in Dartford's development plan policies to manage growth.
- 8.5 Air quality mitigation should be required for all applicable developments in line with national guidance. This may include increasing separation distances from sources of air pollution through the layout and design of proposals, planning in green infrastructure, or reducing emissions from sources such as transport and construction.
- 8.6 As set out in Policy DP11 (and Core Strategy Policy CS25), sufficient provision needs to be made to ensure water infrastructure and pollution/ sewage management is in place to deal with the potential impacts arising. Water quality should not be impacted by pollution risks of development. Discharges must not overload the attenuation capacity of the underlying ground or drainage network and any receiving surface waters.

Landfill Sites

- 8.7 Parts of the Borough, particularly in the north, are characterised by open land set between existing residential communities. These areas often have been previously used for landfill purposes and have remained 'open' land for many years due to ground stabilisation issues and gas emissions associated with degrading landfill waste. They are addressed in DP5:3 below. In most instances these sites are regarded as greenfield land, and are not part of the planned housing land supply during the plan period. Many of the sites are unsuitable for development in the short to medium term. Bringing forward satisfactory development at these sites can present a range of practical environmental and economic challenges to be considered when redevelopment is proposed.
- 8.8 The first priority in assessing proposals is to ensure that development is appropriate; especially that any new residential development in particular meets legislative

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requirements for safety. It is however also very important that all the issues of feasibility and potential uncertainty are recognised at the point of determining planning applications and that there is reasonable confidence that the planned benefits of the development will be realised if development commences.

- 8.9 Where there is uncertainty regarding the extent of gas emissions and/ or land stabilisation, experience suggests that the programme to bring forward satisfactory development in full can become a longer-term endeavour than initially identified. Therefore sites which need to address potential gassing and land stabilisation issues will not normally be prioritised in Dartford's housing land supply over sites where there are no such land conditions and associated viability implications. This is due to uncertainty regarding delivery timescales, cost/ viability and potential impacts on meeting policy requirements, and the need to provide mitigations necessary to achieve sustainable growth in the Borough.
- 8.10 Notwithstanding the above, in the event planning applications come forward, assessment of proposed development on gassing landfill sites will take into consideration the potential migration of the gas to adjacent areas and the impact on their safety, and other crucial considerations such as achieving sufficient protection of groundwater. The Local Planning Authority will engage with parties to help promote early and full identification of requirements and to ensure the challenge of ensuring public safety is met as a prerequisite.

### Telecommunications

- 8.11 To improve electronic communications networks, including telecommunications and high speed broadband, development at existing masts, buildings and other structures will be supported in line with national policy and where acceptable against development plan policy. The need for a new site should be justified, and equipment should be sympathetically designed and camouflaged.

**Policy DP5: Environmental and Amenity Protection**

1. Development will only be permitted where it does not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health. Particular consideration must be given to areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map) and other policies, and other potential amenity/ safety factors such as:
  - a) air and water quality, including groundwater source protection zones;
  - b) intensity of use, including hours of operation;
  - c) anti-social behaviour and littering;
  - d) traffic, access, and parking;
  - e) noise disturbance or vibration;
  - f) odour;
  - g) light pollution;
  - h) overshadowing, overlooking and privacy;
  - i) electrical and telecommunication interference;
  - j) HSE land use consultation zones;
  - k) land instability;
  - l) ground contamination.
2. Development should not materially impede the continuation of lawfully existing uses. Where any impacts cannot be adequately mitigated, planning applications are not likely to be permitted.
3. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environmental Health and Environment Agency requirements for permitted sites. Analysis must establish that landfill gas will not represent a hazard on development of the site or that development will not cause adverse impacts on groundwater. Development will only be permitted where it has been clearly demonstrated that the proposed development can be safely, satisfactorily and fully achieved, including:
  - a) avoidance of risks to neighbouring uses/ the wider area; and
  - b) design quality, infrastructure objectives and other policy requirements such as affordable housing are not compromised as a result of high remediation costs.

## 9. Housing in Dartford

This chapter includes multiple policies:

- DP6: Sustainable Residential Locations
- DP7: Borough Housing Stock and Residential Amenity
- DP8: Residential Space and Design in New Development
- DP9: Local Housing Needs
- DP10: Gypsy, Traveller and Travelling Showpeople Accommodation

### Sustainable Residential Locations

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1, CS10 & CS11.
- *Other policies in this document:* DP3, DP4, DP14 & DP20.
- *NPPF paragraphs:* 17 & 111.

#### The Spatial Strategy Focus on Planned Sites

- 9.1 The Core Strategy identifies three Priority Areas for development in the Borough north of the A2, featuring strategic previously-developed or damaged sites. Development is directed towards appropriate sites within these Priority Areas (Core Strategy Policy CS1). This will enable greater protection for other areas where development is generally not appropriate or is less appropriate because of the area's environmental, historic, landscape or amenity value. Policy CS1, supported by CS10:1-3, is proving to be an effective policy for the spatial pattern of development, with major new development underway at all the Priority Areas. The Core Strategy provides sufficient homes and jobs together with supporting infrastructure in the Borough; particularly concentrated at Dartford Town Centre/ Northern Gateway (CS1:1a), Ebbsfleet to Stone (CS1:1b) and Thames Waterfront (CS1:1c), maximising regeneration benefits.
- 9.2 The Core Strategy Policy supports proposals for residential development in the identified locations for development to meet projected growth and demand. These strategic sites and other local sites identified as 'deliverable or developable' in



Dartford's Strategic Housing Land Availability Assessment<sup>9</sup> (SHLAA) largely meet the long-term housing supply envisaged in the Core Strategy. This supply significantly exceeds the number of new homes required to meet current national demographic forecasts of household growth in Dartford during the plan period. SHLAA derived sites are the focus of Core Strategy policy CS10 and housing land supply. This is reiterated in DP6:1 below, with support offered for development where previously shown to be sustainable<sup>10</sup> as a fundamental part of the Dartford spatial strategy.

- 9.3 Delivery of Core Strategy housing supply, infrastructure and sites, including the re-use of brownfield land and the imperative to maintain a deliverable five year supply of housing land, will be a focus of monitoring and potential future work. This will continue to ensure a robust land supply is maintained by the Local Planning Authorities; with potential action that may be triggered to include an update of the Dartford SHLAA as required (see Core Strategy Table 5).
- 9.4 Concentrating housing in the Core Strategy identified locations will result in sustainable, coordinated development, providing a high quality environment for new and existing communities. It will also alleviate pressure for residential infill and over-intensification in those areas where there are limited opportunities to redress pressures on infrastructure, services and facilities, and open space. The Council will prioritise the delivery of planned sites, since these have been demonstrated to provide significant regeneration benefits, and because they are key components of a spatial approach which has been supported by the local community.
- 9.5 In addition to planned sites, Core Strategy Policy CS10:4 sets out broad considerations for other sites, known as 'windfalls'. The need remains in Dartford to manage housing proposals in order that the strategy for sustainable development set out in the Core Strategy is achieved. In particular, this requires careful management of impacts from unplanned development since they have not been accounted for in the Borough-wide integrated and cumulative Sustainability Appraisal. The Core Strategy's Sustainability Appraisal highlighted the potential for adverse environmental, social and economic impacts if its capacity based housing land figure

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<sup>9</sup> DBC (2010) *Strategic Housing Land Availability Assessment* – [web link](#).

<sup>10</sup> DBC/Enfusion (2010) *Dartford's Sustainability Assessment of Housing Sites* - [web link](#).

were to be exceeded. There will also be a need to ensure that infrastructure capacity keeps pace with demand from development.

- 9.6 Given the importance of this issue, this Plan includes specific workable criteria consistent with policy CS10:4. Accordingly, Policy DP6:2 should be applied to all residential windfall proposals.
- 9.7 In October 2014, the Council adopted a Housing Windfall SPD<sup>11</sup> to provide detailed explanation and guidance on the operation of Policy CS10. This will be kept under review, in addition to considering findings from ongoing monitoring of housing, land use, and infrastructure delivery.

#### Windfalls and Unsustainable Locations

- 9.8 Windfalls in Dartford include all unplanned residential developments. These include all sites of one to four dwellings, as sites of this size do not qualify for identification via the SHLAA. Infrastructure is a key consideration for all sites in the Borough, but these small scale developments may provide less opportunity for on-site provision of accompanying uses/ facilities and community infrastructure and are less likely to have a significant cumulative impact on existing and planned infrastructure. However, the aggregate impact of sites of five and over has particular potential to hinder the achievement of key sustainability objectives of the Core Strategy. Therefore very close attention will be paid to the suitability of sites for five or more dwellings not supported in the SHLAA, and the impacts on non-provision of supporting uses or infrastructure and major transport improvements on fundamental sustainability requirements; for instance, implications for traffic generation of accessing a choice of local jobs, schools, shops and services. This factor will be given substantial weight as a central tenet of the Borough spatial strategy given the potential for cumulative impacts.
- 9.9 The accessibility of the site to public transport and local facilities/ employment is a key consideration in assessing proposed windfalls of five units and over. This underpins criteria b) and c) of DP6:2. As part of the transport modelling carried out in support of the Core Strategy, emphasis was placed on a significant modal shift away from cars, in order that planned development be acceptably accommodated. An

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<sup>11</sup> DBC (2014) *Housing Windfall Supplementary Planning Document* – [web link](#).

approximate 50% increase in the public transport share of journeys to work over the plan period was assumed, as compared to the base level, and this must be addressed. This significant modal shift is necessary to ensure that the highway system operates at an acceptable level and that cumulative development does not result in unacceptable impacts.

- 9.10 The Core Strategy provides for housing to be delivered in a balanced relationship with jobs and infrastructure (CS11:1a-d) with significant employment growth in the Borough alongside residential growth (Policy CS7). These objectives are realistic and remain pertinent; with a growing need to encourage residents to work closer to home, due to capacity constraints on the public transport and road networks, particularly into London. Whilst residents will always choose their location of work, the strategy encourages and provides the opportunity for a shift towards more local working, without the need for communities to grow as 'dormitory settlements'. Therefore the range of employment opportunities in the locality should be considered equally alongside access to local facilities.
- 9.11 In order that the ambitious requirements for modal shift are met, the Council's strategy encourages walking, cycling or use of public transport (or a combination of these) in preference to use of a car. A high but achievable threshold is set for accessibility to public transport services to ensure that this offers a genuine alternative choice for residents in preference to the car. Dartford's Sustainability Assessment of (SHLAA) Housing Sites set a threshold of 400m to a station or a bus stop with at least two buses an hour and therefore this same criterion will be applied to windfall sites. Regard must also be had to the usefulness of the service provided, account will be taken on the number of services available and number of different points of interest/ destinations available via these services e.g. Dartford Town Centre, hospital, secondary school, Bluewater, major employment locations in the area and train services to London.
- 9.12 The 400m walking distance is based on guidance<sup>12</sup> which advises an average walking speed for five minutes equates to approximately 400m. Whilst this guidance also refers to acceptable walking distances, it suggests that a desirable walking

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<sup>12</sup> Institute of Highways and Transportation (2000) *Guidelines for Providing for Journeys on Foot* – [web link](#).

distance for journeys generally is 400m. In Dartford's context of seeking a significant modal shift, the 'desirable' distance is considered most appropriate. The 400m walking distance has also been supported by the Department for Transport, indicating that 'in residential areas bus stops should be located ideally so that nobody in the neighbourhood is required to walk more than 400 metres from their home'<sup>13</sup>. Given the levels of planned growth in Dartford and the need for development to be sustainably located within the Borough, this nationally "ideal" distance of 400m is regarded as necessary in the local context to ensure the required modal shift is achieved.

- 9.13 These travel distances will be applied in implementing policy DP6:2b below. In the case of community facilities which are an end destination (as opposed to bus stops/stations, which are not) an acceptable walking distance is taken to be 10 minutes (approximately 800m)<sup>14</sup>. A maximum walking distance of up to 800m to a range of public services and shops is therefore the normal threshold level that will be applied in the Borough. This will take account of both existing provision in the area, and relevant facilities that have been secured and are forthcoming.
- 9.14 Regard will be had as to whether the proposal includes any strategic transport improvements to major destinations, including new links to public transport and Fastrack, expansion of key cycleway connections, and town centre/ riverside footpaths significantly contributing to the sustainability of the development. In any location, the design of proposals must pay close attention to features that can be included within developments to support walking, cycling and use of public transport and links to networks outside of the site.
- 9.15 In terms of on-site provision and other infrastructure, as set out in policies DP21, CS10:4a-b and elsewhere, sustainable development objectives and national policy entail that proposals must give consideration to providing for needs arising for social, community and green infrastructure. This will normally relate to the scale of residential development proposed and should address the latest available information on infrastructure delivery in the Borough (including latest projections on capacity, for example in schools, taking into account both planned development and planned

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<sup>13</sup> DfT (2005) *Inclusive Mobility guidelines* – [web link](#).

<sup>14</sup> DfT (2007) *Manual for Streets*; Institute of Highways and Transportation (2000) *Guidelines for Providing for Journeys on Foot* – [web link](#).

provision of infrastructure over the Plan period). Proposals must be supported by evidence that infrastructure proposed with the development is sufficient, or explaining how impacts can be acceptably mitigated. Further guidance to the approach and considerations to be applied are found within the Housing Windfall SPD.

Windfalls and Unplanned Greenfield Sites

- 9.16 Windfall sites can come from various sources, and including buildings that are proposed to change to residential use. A significant majority of unplanned residential development is therefore expected to be on previously developed “brownfield” land. As an overall approach this is a key theme within the Core Strategy, with a target of 80% of development located on previously developed land. This is considered consistent with the NPPF including the national Core Planning Principles, as set out at paragraph 17. NPPF paragraph 111 states it is appropriate for a locally-specific brownfield requirement to be set out.
- 9.17 Unplanned greenfield development may risk the Borough’s ability to maintain existing green spaces. It could also undermine the regeneration efforts in the Borough in concentrating development on brownfield land (defined in the glossary). It also risks the integrity of the strategic green infrastructure framework in and around the urban area, which is identified as an integral part of the ambitious strategy for development.
- 9.18 Any proposal on the best and most versatile agricultural land should take account of its economic and other benefits, in addition to all other applicable considerations such as the impact on the Green Belt.
- 9.19 A significant level of planned development is identified on brownfield land. The availability of this land within Dartford has been a fundamental rationale behind the amount of growth and sustainable development locations identified through the Core Strategy. However, there are also greenfield sites with planning consent which will be delivered in the future.
- 9.20 There is therefore a strong impetus to maintain the priority for brownfield site development in future windfall site proposals. This is reflected in DP6:2a below. Achievement of the Core Strategy 80% brownfield target is based on the Plan lifetime. Exceedance of the target in early years does not necessarily justify greenfield development. Reuse of land will be facilitated through the provision of a local Brownfield Land Register.

- 9.21 Residential development of unplanned greenfield sites must only be exceptional. This land is not wholly precluded in recognition that it could be possible for unanticipated genuinely sustainable development proposals to emerge.

Climate Change

- 9.22 Residential proposals promoted as truly exceptional sustainable development must demonstrate they are outstanding in their sustainable design and location, and will also provide for sufficient infrastructure on-site to meet demand. Climate change implications should be considered in full, and in this instance, only proposals clearly in excess of all DP11/ standard policy requirements, and that fully account for the climate change implications of vehicle use, will be capable of demonstrating exceptional performance. Proposals must in any event also fulfil the other criteria of DP6:2 as applicable.

**Policy DP6: Sustainable Residential Locations**

1. Residential development (Class C3) locations that have been shown to be deliverable or developable in the Dartford Strategic Housing Land Availability Assessment (SHLAA) and have been assessed as sustainable<sup>15</sup> will, as non-windfalls, be permitted where the proposals are in accordance with Core Strategy Policy CS10:1&2, and in accordance with other development plan policies and material considerations.
2. Unplanned windfall residential development may be permitted following assessment in accordance with Core Strategy Policy CS10:4&5, other development plan policies and material considerations (including the Dartford Housing Windfall SPD). Consistent with CS10, all windfall developments for five or more dwellings will be permitted only where they demonstrate that the following criteria are fully satisfied:
  - a) Windfall residential development should be located on 'brownfield' land to ensure unplanned development does not prejudice achievement of the Core Strategy target of 80%. Greenfield windfall sites will only be permitted if highly sustainably located in all respects of clause b) below, and if the site is needed to rectify an absence of five year housing land supply.
  - b) To reduce transport demand and minimise car use, proposals must be within easy walking distance of a range of community facilities including schools, shops, leisure and recreation facilities on safe and attractive walking routes; and well located with respect to

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<sup>15</sup> DBC/Enfusion (2010) *Dartford's Sustainability Assessment of Housing Sites* - [web link](#).

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walking/ cycling and public transport to employment opportunities in the Borough. The assessment of pedestrian access shall be based on applying appropriate walking distance thresholds suitable in the Dartford context that will assist in substantial modal shifts from car use.

- c) The proposal is designed and planned to contain specific measures and improvements to reduce car use and promote alternative transport options. These should, as appropriate:
  - i. encourage the use of existing walking, cycling and public transport provision;
  - ii. contribute to the operation of feasible, efficient and effective sustainable transportation systems and capacity. This may on large developments require support to deliver new or improved public transport facilities, routes or services.

3. Residential development should provide evidence proportionate to the scale of the proposal that it will not result in unacceptable or unforeseen cumulative impacts on social, community or green infrastructure that cannot be mitigated.



*Dartford Railway Station*

*Fastrack, Greenhithe*





## **Borough Housing Stock and Residential Amenity**

### **SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS17 & CS18.
- *Other policies in this document:* DP2, DP4, DP5, DP6, DP8, DP11, DP12, DP13 & DP24.
- *NPPF paragraphs:* 53, 58 & 63-64.

### Residential Character, Quality and Gardens

- 9.23 The Local Planning Authority is committed to providing a good housing mix and choice of housing types in the Borough, and to maintaining popular residential communities, to meet current and future needs. This includes, importantly, family and larger houses as set out in Core Strategy Policy CS18:1a Housing Mix.
- 9.24 New housing land will play a key role in meeting these needs, but guidance is also needed to determine planning applications received to adapt existing houses. This often takes the form of development to expand the size of accommodation or number of dwellings within a building, but there also particular problems associated with infill, development of back land sites or existing residential gardens. Many proposals creating new dwellings in these circumstances will be unplanned windfall proposals (see Policy DP6:2).
- 9.25 Residential development should provide good quality living accommodation and outdoor space, healthy communities and attractive environments. In particular, the Local Planning Authority will seek to retain a range of housing stock/ gardens and protect residential amenity (DP7:1 below). Principles in policies DP2 and DP5 should be considered but more specific criteria are set out here and in DP8 (additional requirements for new build dwellings).
- 9.26 Dartford has larger than county and national average proportions of households made up of three, four or five family members. The Local Planning Authority is committed to maintaining existing family homes as part of providing a broad choice of residential accommodation. Family homes are typically larger dwellings (three or more bedrooms) with gardens.



- 9.27 Major issues may arise with any proposal for house building on residential garden land. There has been public concern over the loss of part/ all of gardens for reasons of local character, environmental or biodiversity impacts, and family health and wellbeing. The NPPF recognises an approach to “resist” loss of garden land may be set out locally (paragraph 53). This is the approach in Dartford (see DP7:2 below) and it is consistent with the need to avoid greenfield/ unsustainable development in the Borough set out in Core Strategy policies, Policy DP6 and elsewhere.
- 9.28 The Local Planning Authority wishes to retain choice and diversity in the existing stock of accommodation, including a choice of garden sizes. There are only a limited number of houses with large gardens in the Borough. These homes will likely become a diminishing proportion of the housing stock given the scale of planned development coming forward.
- 9.29 The Local Planning Authority is making significant provision of new housing at the locations identified in the Core Strategy. It is evident from new development that garden sizes are inevitably small and this trend is likely to continue due to affordability and potential viability issues. Given the lack of new provision of this type, the loss of existing houses with large gardens will result in a lack of choice in the local area and impact on the ability to attract the workforce needed to support the planned growth and diversification of the economy.
- 9.30 All houses should be set in commensurately sized gardens, allowing provision of soft landscaping, trees, urban green habitats and breaks between houses, benefiting local character and communities. This is particularly important in those locations identified as an Area of Special Character (DP2:3) that are distinguishable as established residential neighbourhoods.
- 9.31 In order to prevent further loss of character and amenity or cumulative impacts, the plot size and spacing between buildings should reflect the historically dominant form in the area even where this has been eroded by subsequent development. Development management decisions will take account of the prospect of a proposal’s design impacting adversely on achieving good design/ optimal use of planned or permitted development in the vicinity.

Smaller/ Terraced Houses and Conversions

- 9.32 Residential character can be eroded through a variety of environmental, physical and social impacts. The conversion (sub-division) of houses, and infill/ garden

development, intensifies both the use of the site and the street due to the increased number of households. This can have adverse consequences such as additional noise, increased people and vehicle activity, increased parking impacts, and more refuse and recycling bins kept on-street to serve the individual households. The cumulative pressure on the neighbourhood, often unplanned, can be significant.

- 9.33 Existing housing stock will be carefully managed, and a minimum size of original property (120sqm) will be required for conversions, and terrace conversions restricted (Policy DP7:4 below). Proposals will be examined on their own merits but properties at this size are generally not suitable for conversion in the Borough.
- 9.34 Impacts are exacerbated in terraced housing neighbourhoods. The conversion of terraced houses will therefore be resisted as in Dartford they are not normally capable of providing an adequate standard of accommodation, and impacts on neighbours and the amenity of the street have proved substantial.

Guidance for Householder Extensions and Smaller Developments

- 9.35 Highways access may have further impacts in neighbourhoods. In addition to Policy DP7:3b below, regard should be had to criteria in Policy DP4:2 on access, parking and gardens.
- 9.36 Smaller developments can raise a number of local concerns, even if new dwellings do not result. The criteria in DP7:3 below will be applied in the consideration of extensions, loft conversions, outbuildings and ancillary structures where applicable. Many of these may now occur without the need for planning permission. However if the Local Planning Authority is required to consider the proposal a range of factors may be applicable as set out in DP7:3 below and elsewhere.
- 9.37 The policy includes, in summary form, some possible broad and generic considerations. The guideline context provided here in support of the policy has proved locally suitable and will be potentially relevant, depending on the circumstances of the proposal.
- 9.38 Extensions to residential properties should not normally materially overlook a neighbouring property (resulting in a material loss of privacy) nor be overlooked themselves. They should not result in a serious loss of daylight or sunlight to the habitable rooms of neighbouring properties, or have an overbearing visual impact on neighbouring properties or the street scene. Hip to gable extensions are generally discouraged in the pursuit of good design in all developments.

9.39 In line with these principles, the following points represent guidance that may be generally appropriate for certain extensions. However, the measurements specified are not minimum distances; each case must be determined on its own merits and with regard to the particular circumstances:

- *Rear extensions:* Single storey extensions to the rear of semi-detached and terraced properties should generally not be greater than 3.5m in depth on a common boundary, unless it can be demonstrated that the larger extension proposed will have no adverse impact. Two-storey extensions to the rear of semi-detached properties should be set in 2m from the common boundary at first floor level. Two-storey extensions to the rear of terraced properties cause particular problems and will not normally be permitted unless it can be established that there will be no undue impact on adjoining properties.
- *Side extensions:* Roofs must match and tie into the existing roof, stepped down from the main ridgeline, unless this is not possible structurally, or would have a better visual appearance. Two-storey side extensions within 1m of a common boundary should generally have their front walls set back at least 0.45m at the point where it joins the existing building in order to retain the identity of the existing dwelling, and to ensure the extension remains subservient.
- *Front extensions:* in front of the existing building line, and on corner and conspicuous sites, are particularly sensitive and discouraged, being highly likely to result in a significant impact on the street scene.
- *Loft conversions:* to be designed such that dormers do not dominate the appearance of the existing dwelling and create a 'top-heavy' effect. Dormer extensions are unlikely to be appropriate on front roof slopes. If proposed at the property's rear they should be set in to the roof plane, down from the ridgeline and in from the side cheeks.

9.40 An SPD to provide further elaboration on the policy will be considered and introduced if necessary.

## **Policy DP7: Borough Housing Stock and Residential Amenity**

1. Development should maintain and provide for an appropriate range of housing stock and garden sizes, retention or enhancement of the character, local environment and amenity of established residential areas, and achieve satisfactory quality of residential/ householder development, and accord with policies including DP2, DP4, DP5 and DP8.

### Maintaining Garden Land

2. Inappropriate development on residential garden land will be resisted. Proposals will be permitted only where it is shown development not would result in harm (individually or cumulatively), including from:
  - a) Loss of choice and diversity in the stock of housing and gardens in communities in the Borough, and/ or
  - b) Erosion of the local character; with full consideration of criteria 1 and 3a-d of this policy, and other material impacts on residential amenity.

### Residential Extensions, Infill or Conversions

3. The extension or creation (for instance by conversion or infill) of residential dwellings will be permitted where supported by development plan policies, including criterion 1 above, material considerations, and where ensuring that:
  - a) the historical pattern and form of development is preserved, and the design proposed is not visually obtrusive, with existing significant landscape features retained and/ or any loss is mitigated.
  - b) access into the development is safe and facilitates ease of pedestrian movement,
  - c) access into the development does not create an undue disruption to the character and appearance of an existing road frontage or unacceptable disturbance to adjacent properties.
  - d) the proposal does not materially harm existing residential amenity, including through overlooking, loss of privacy, overshadowing, noise, increased level of activity and disturbance, or increased on-street parking.

### Inappropriate Residential Conversions

4. Development will not normally be permitted for the conversion of a single dwelling house of 120 square metres or less original net internal floor space into two or more units. Similarly, the conversion of terraced houses will not normally be permitted.

## **Residential Space and Design in New Development**

### **SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1, CS14, and CS17 & CS18.
- *Other policies in this document:* DP2, DP4, DP5, DP11 & DP24.
- *NPPF paragraphs:* 57.

### Technical Housing Standards

- 9.41 The scale of land available for house building in Dartford offers major opportunities for high quality, well designed new development; enhancing choice, improving housing standards and achieving living environments that enrich quality of life. Particularly there is a growing need to provide places to live that support families, or better meet specialist needs of individuals that have particular physical requirements, whether in their own home (Class C3) or within institutional developments (Class C2).
- 9.42 In order to achieve this, it is essential to provide accommodation built around the key principles of quality design (paragraph 6.2 and Policy DP2) and meet the needs of individual residents and communities by constructing new homes that form useable and desirable places to live. The Core Strategy outlines key principles for the design quality of housing including flatted development (CS18:1b), for example “generous internal space standards”, and residential design adaptable to or providing for specialist needs (CS18:1c-1d). Criteria consistent with these requirements and new national policy are set out below.
- 9.43 The government has set out national standards for aspects of residential design, some of which are on an ‘opt in’ basis. The standards should be utilised in Dartford as set out below (and DP11:1 on water efficiency).

- 9.44 The size of new-build dwellings is widely recognised as a concern, and the government has introduced national space standards to enable the compliance with the standard to be a Local Plan policy requirement. Given the extent to which the Borough's housing stock will be made up of new dwellings, it is proposed in DP8:1 to apply minimum internal space standards<sup>16</sup>, subject (if applicable) to viability and site-specific circumstances. The standards help ensure new development is of sufficient size, quality and flexibility for the needs of the occupants of new homes in Dartford.
- 9.45 Core Strategy policies establish the local importance of, and need for, well-designed dwellings with appropriate internal space. In order to deliver the Core Strategy, it is considered necessary to apply space standards in the Borough; and it is expected in line with Policy DP8:1 that they will normally be achieved on all applicable developments (noting that on any planning application, housing needs and viability are material to the consideration of proposals)<sup>17</sup>. In relation to housing need, the EDC will play a vital role in delivering new residential development, creating whole new settlements. Chapter 2 of this Plan highlights the purpose of the EDC, established by national government, to “provide high quality, attractive and sustainably-constructed housing...” It is regarded as appropriate for exemplar development to be sought at Ebbsfleet. In any event, the EDC consider sufficient internal space in dwellings is an essential prerequisite necessary to provide quality sustainable housing in all the new communities being created in the Ebbsfleet area.
- 9.46 Accounting for national guidance, DP8:1 recognises that if individual “site specific circumstances” are clearly shown to entail that space standards are unnecessary or unviable (which may include viability assessments for sites purchased prior to government consultation on the initiative, or for outline planning permissions that may still be extant) then such factors will be taken into account as necessary in the determination of the application. Relevant site circumstances also include the necessity, recognised in the Core Strategy and this Plan, for substantial scale developments to emerge, but for these new communities to feature a choice of dwellings (appropriately sized and according with national and local objectives).

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<sup>16</sup> DCLG (2015) Technical housing standards – nationally described space standard. See Table 1 (page 5) – [web link](#).

<sup>17</sup> DBC (2016) Evidence of Reasoning: National Policy & Core Strategy Compliance. See Appendix C – [web link](#).

- 9.47 Under DP8:2, new housing developments and individual homes should be designed to meet the needs of all elements of the community, including disabled people, the elderly, and the less mobile. Designing housing in line with new national standards sets different levels of accessibility within homes: Building Regulations Part M4[2] Accessible Dwellings, M4[3] Wheelchair Adaptable/ Accessible Dwellings, and M4[1] Visitable Dwellings (the national mandatory minimum standard).
- 9.48 The Core Strategy (Policy CS18:1c) requires “the maximum practical” proportion of dwellings on a development to be to Lifetime Homes standard which is comparable to the ‘Category 2’ (M4[2]) national standard. It also supports dwellings suitable for wheelchair users, now expressed as ‘Category 3’ (M4[3]). It is important that developments are designed with regard to these requirements at the outset. Early consideration should be given as to how to design and construct vital features such as potential step-free access, with attention given to sufficiently sized WCs, doorways, porches, corridors, parking spaces and other aspects. Further space requirements result if it is proposed to deliver Category 3 dwellings for wheelchair users.
- 9.49 Notwithstanding Core Strategy requirements, Policy DP8:2 below is not prescriptive on the precise proportion of accessible homes on all new-build sites: the usual starting assumption for each application will be that some provision is feasible but that this should be considered against the circumstances of individual sites, including practical land constraints, viability (where applicable), and needs. Accordingly, DP8:2 requires justification from proposals that do not make any contribution in respect of M4(2) and M4(3) dwellings to be acceptable. It will not normally be considered consistent with inclusive planning or the creation of sustainable communities for the lack of provision in one tenure e.g. open market housing to be justified because some provision will be made within other housing tenures.
- 9.50 The justification for any non-provision of DP8:2 accessible homes should clearly show why making some form of provision is not feasible. This could be for example, where meeting step free access and other requirements is not economically viable and the development would not otherwise proceed; or with reference to site specific features such as topography and flood risk that cannot be mitigated. If relevant, applicants should clearly explain how adverse site characteristics wholly restrict small land parcels.





Outdoor Space

- 9.51 There will be diversity in new dwellings, including family houses with the provision of gardens expected. This is a requirement in large new developments (Core Strategy, Policy CS18:1a for developments of 100 dwellings or more).
- 9.52 Policies, including DP8:3-4 below and Core Strategy Policy CS14:1b, require residential developments to provide a sufficient scale and choice of good quality external spaces. The need for dwelling variety is mirrored in the requirement in DP8:3 below for a mix of garden sizes in all new developments to provide a choice to prospective occupants and for the benefit of the Borough's overall housing stock (including in the EDC area).
- 9.53 Garden sizes should, as a minimum within the choice provided, be shown to be sufficient to operate effectively as outdoor recreational space, accounting for the need for storage for bikes, garden furniture and equipment. Rear garden space, particularly for new family houses, should be useable in this respect, private and regularly shaped, and readily and directly accessible to the dwelling. They should be designed to receive sunlight for part of the day throughout the year, and at least part of the garden should be shielded from view from any public right of way or from neighbouring properties.
- 9.54 To prevent the subsequent over-intensification of development, the Local Planning Authority may seek to remove householder permitted development rights where development of garden land would result in gardens being of insufficient size, particularly in environmentally sensitive areas and those of valued character.
- 9.55 Similarly, Policy DP8:4 seeks provision of well-designed communal open space in the layout of larger developments of 100 dwellings or more. Furthermore, communal open space may be an important part of some larger proposals for new residential institutions in Class C2. It should be designed to receive sunlight for part of the day throughout the year. Communal open space should be shown to continue to deliver long-term benefit to the resident community, allowing social interaction and improving wellbeing, and creating attractive and diverse places.
- 9.56 Communal open space will not normally be counted towards the Core Strategy (policy CS14:1b) greenspace requirement of, depending on site size, at least 20 or 30% of site area to contribute to the Borough's Green Grid. This is unless it is demonstrated the needs generated for open/ green space provision for recreational,

sporting, biodiversity uses (and other Green Grid objectives) are met in addition to the purposes of communal space in supporting a successful, vibrant and inclusive community. This may be achievable through considered masterplanning and layout, careful design and management of multifunctional spaces, and innovative approaches such as accessible and well maintained roof gardens and other spaces.

- 9.57 The Core Strategy sets standards for residential development by requiring the application of the principles of the Kent Design Guide in housing proposals. Policy CS17 highlights some of the key criteria to be addressed in the design of homes, and addresses housing density. In addition to the Core Strategy and policy set out below, reference will be made to the good practice set out in CABE's *By Design*<sup>18</sup> and Policy DP2 in assessing applications for residential development.

#### Residential Design Details

- 9.58 In all new residential development, layouts and buildings should be designed to take full advantage of daylight, sunlight and natural ventilation to all rooms and should also be designed to prevent the loss of daylight and sunlight into, and outlook from, habitable rooms; and adequate daylight and sunlight should remain available to adjoining buildings and land.
- 9.59 In order to support sustainable practices in the Borough it will be important to provide adequate space for the internal sorting and storage, outdoor storage and disposal of recycling and refuse in all residential developments (see DP2:5). Where space is especially limited, alternative methods of storage and disposal should be considered, such as communal recycling. Any storage and disposal facilities should be well located and integrated to enable their convenient use and unobtrusiveness.

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<sup>18</sup> Commission for Architect and the Built Environment/ DETR (2000) *By Design: Urban design in the planning system: towards better practice* – [web link](#).

## **Policy DP8: Residential Space and Design in New Development**

1. The design of new residential development will only be permitted where the quality, scale, and form of internal and external spaces created within the development provide for a choice of garden/ amenity space sizes and accessible/ adaptable dwellings, accord with criteria 2-4 below, and:
  - a) for Class C3, dwellings meet Nationally Described Space Standards unless clearly shown to be unnecessary or unviable due to site specific circumstances;
  - b) for all residential development (Classes C2 and C3), developments satisfy essential principles of good quality design, including sufficient greenspace, Policy DP2 and amenity factors in DP5:1, including overshadowing and provision of daylight and direct sunlight, and other material considerations.

### Accessible/ Adaptable Accommodation

2. Development should contribute to the accommodation requirements of residents with restricted mobility, or as they age. Accessible/ adaptable accommodation should be maximised on each site under Core Strategy Policy CS18:1c. Proposals to construct new dwellings (Class C3) that do not include any Category M4(2) units for accessible and adaptable dwellings - or Category M4(3) units for wheelchair adaptable dwellings - within each housing tenure should provide a robust justification, otherwise permission will not normally be granted.

### Private Amenity Spaces

3. All sites for new dwellings (Class C3) shall provide a range of useable size and good quality of private amenity spaces (including residential gardens and balconies). Development will not be permitted where provision is insufficient in these respects; or where garden space for storage, access to daylight and direct sunlight, or privacy, overlooking and overshadowing is unacceptable.

### Communal Open Space

4. All residential developments of 100 new dwellings in Class C3 or larger (or equivalent scale for Class C2) will only be permitted where provision is made for inviting and accessible communal open space serving the community it serves. Proposals will be assessed against considerations within clause 1 above, as applicable. Communal open space will include a scheme for both hard and soft landscaping, and a mechanism that arranges for its on-going management and maintenance for the long-term.

## Local Housing Needs

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1, CS8, CS18 & CS19.
- *Other policies in this document:* DP5, DP6 & DP20.
- *NPPF paragraphs:* 49.

### Affordable Housing

- 9.60 The Core Strategy (Policy CS19:1a-f) sets the requirement for the proportion of affordable housing that will be sought, and remains generally applicable. The requirements are dependent on the size and location of the proposed development; allied with the critical delivery issue of viability set out in national policy.
- 9.61 There has been a recent uplift in residential land values, but there remains a necessity to recognise the variations that exist in the ability of different sites to viably meet overall policy requirements for affordable housing, given site specific factors and changing funding and viability circumstances. In applying requirements, and to provide an appropriate mix of affordable housing across the Borough, the Core Strategy offers some flexibility regarding the balance of tenures, although a genuine mix of types of affordable housing should be achieved. References to “social-rented housing” in the Core Strategy should now be taken to include all forms of affordable rented accommodation.
- 9.62 Developments should contribute to the creation of mixed communities, with a range of types and sizes of housing provided to meet varying local need. In some instances the benefits of wholly affordable housing schemes could assist in meeting significant need (DP9:1).
- 9.63 Affordable housing is currently defined in the NPPF, and includes affordable rented housing types. In the previous few years, affordable housing in the Borough was predominantly shared ownership and sub-market rental, reflecting the government funding regime. More recently (and for the foreseeable future), an affordable rented housing proportion of 50% affordable rented housing has been achievable on a number of planning permissions, and is consistent with the Core Strategy. This

balance ensures significant new affordable rented provision is made alongside intermediate forms of provision, which may be increasingly out of the financial reach for more and more local residents in housing need. Further assessment and guidance will be considered as appropriate.

- 9.64 The provision of affordable housing should be on-site to promote social inclusion and provide a good distribution of affordable housing across the Borough (DP9:2). This is especially important in rural areas where there is limited scope for new housing and opportunities for affordable housing delivery need to be maximised.

#### Other Housing Products

- 9.65 As part of providing a greater volume and mix of new housing, the government is now also promoting alternative sources of supply alongside ‘traditional’ market housing. In particular there is growing support for the planning system to encourage extra private housing to be constructed by individuals or other (typically smaller) organisations or groups.
- 9.66 The government is therefore trialling methods to expand ‘custom-build’ housing developments. Custom-build housing typically involves individuals or groups of individuals commissioning the construction of new homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as ‘self-build’ (i.e. custom-build encompasses self-build).
- 9.67 The Council wishes to encourage the contribution custom-build housing may make in meeting the range of demands for local homes, subject to the practicalities of managing custom-build being confirmed. This is addressed through Policy DP9:4 below. In general, any size of residential development may include a proportion of custom-build dwellings, subject to local need, but there is an expectation that this issue must be closely considered on planning applications for the large sites; it may potentially also be feasible where developments are too small (or otherwise shown to be unviable) to address housing need through contributing to the provision of affordable housing.
- 9.68 Custom-build developments may apply for exemption from Dartford’s Community Infrastructure Levy. A register will be kept to help judge the demand for custom-build plots in Dartford.

- 9.69 Similarly, the government has introduced a new category of housing: Starter Homes. These are dwellings offered to sale to people under 40 who have not owned a home previously and are to be sold at a discount of at least 20% below open market value. These legal restrictions shall apply for at least five years after the new home is initially sold to a first time buyer. The government expects developments to be well designed and of high quality; moreover it anticipates these developments to come forward on underused land such as former employment (B-Class) sites. To support the overarching borough spatial strategy, Policy DP6 will apply in addition to DP9:3 below for starter homes proposals emerging on unplanned windfall sites.
- 9.70 As set out in national guidance, employment land which is viably allocated under Policy DP20 (shown on the Policies Map) or in productive use is unlikely to be acceptable for redevelopment for residential use. Viability testing and marketing assessment for a range of B-Class use must constitute sufficient effective marketing (see Appendix C: Glossary). Evidence should be provided to clearly establish that the land is surplus to business or economic development strategy requirements as outlined in Policy DP20 and Core Strategy policies CS7 and CS8.
- 9.71 Alternatively, provision for Starter Homes could be made in large sites. Under DP9:3 the Local Planning Authority would like this to complement other forms of targeted provision such as affordable rented accommodation. As with other dwellings, the Local Planning Authority will seek on-site provision, consistent with the principle in DP9:2 below.
- 9.72 The Local Planning Authority will seek if possible to ensure that occupants of Starter Homes demonstrate a valid local connection.



### **Policy DP9: Local Housing Needs**

1. Residential development will not normally be permitted where it does not deliver an appropriate mix of affordable housing types and tenure to reflect local needs and site-specific/ financial circumstances in line with Core Strategy Policy CS19:1 (and criterion 2 below). In order to address significant need, weight will be given to proposals for affordable rented housing meeting priority local requirements, if the development is sustainable in location and appropriate in scale.
2. The Local Planning Authority will expect the provision of affordable housing to be on-site. In the exceptional circumstances when it can be justified that this would not be viable or practical, or where off-site provision would result in public benefits, provision on an alternative site in Dartford Borough may be considered. Where it is demonstrated that this cannot be provided, a commuted sum may be accepted in lieu of on-site or off-site affordable housing provision towards either delivery on an alternative site or other affordable housing initiatives. The commuted sum should be equivalent to the financial contribution were the affordable housing to be provided on site.

#### Starter Homes

3. Developers should aim to provide a proportion of Starter Homes in reasonably sized development, where sites are large enough and able to make Starter Home provision in addition to on-site affordable rented accommodation and other affordable tenures. Development sites where all housing wholly meets the government definition of Starter Homes will normally be permitted on vacant and surplus brownfield land consistent with Policy DP6:2 and 3, where of high quality design, and where appropriate provision is made to necessary infrastructure.

#### Custom Build Dwellings

4. All developments that include housing are encouraged to allocate and deliver a proportion of the site as plots for custom build dwellings, where there is evidence of local need for custom build sites.

## **Gypsy, Traveller and Travelling Showpeople Accommodation**

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS20
- *Other policies in this document:* DP5 & DP22
- *NPPF paragraphs:* See Planning Policy for Traveller Sites

9.73 National Planning Policy for Traveller Sites (PPTS) requires Local Planning Authorities to assess the level of future need for gypsies, travellers and travelling showpeople pitches/ plots and to identify a supply of sites in Local Plans. The PPTS sets out the definition of what gypsy, traveller and travelling showpeople means for the purpose of the planning policy<sup>19</sup>. In summary, the policy clearly sets out that the requirements of the PPTS apply to persons of a nomadic habit of life other than those who have ceased to travel temporarily for specified reasons.

9.74 An assessment of existing and future accommodation needs of gypsies, travellers and travelling showpeople<sup>20</sup> was published in October 2013 to provide an understanding of the level of need for future pitches in the Borough. The study involved analysing historical and current information on travellers in Dartford and interviewing a large proportion of the traveller population. However, as the study was undertaken prior to the revised PPTS 2015, it does not differentiate between those who lived permanently in caravans, those who could be defined as ‘persons of a nomadic habit of life’ and those who had ceased to travel temporarily. Additionally the study findings suggest that a proportion of the existing gypsy and traveller population in Dartford do not have a ‘nomadic habit of life’.

9.75 Therefore it is considered that the pitch requirements as set out below represent a generous understanding of the future accommodation needs of travellers meeting the planning definition. The study identified the planning need as set out in Table 1:

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<sup>19</sup> DCLG (2015) *Planning Policy for Traveller Sites* – see Annex 1: Glossary – [web link](#).

<sup>20</sup> University of Salford for DBC (2013) *Dartford Gypsy, Traveller and Travelling Showpeople Accommodation Assessment* – [web link](#).

**Table 1: Dartford’s Planning Requirement for Traveller Accommodation**

<i>Period</i>	<i>Gypsy &amp; Traveller Pitch Requirement</i>	<i>Travelling Showpeople Plot requirement</i>
2013 -2018	13	1
2018 – 2023	10	1
2023 -2028	11	1
<b>Total</b>	<b>34</b>	<b>3</b>

- 9.76 Although the study looked several years ahead, the Council is intending to undertake a revised assessment in accordance with national policy, and to use this to update future accommodation requirements in a new Local Plan, which can make land allocations for gypsies, traveller and travelling showpeople as well as other uses. In the intervening period, the Council considers that needs can be best addressed through other actions, using the existing projection of needs (Table 1) as a starting point.
- 9.77 The Council granted planning consent for the stationing of 16 caravans at a gypsy caravan park in July 2013. This site provides the capacity to meet identified needs from 2013 to 2018. In addition a number of pitches currently have temporary consent.
- 9.78 To ensure that sites are identified and delivered to meet existing and future growth need, the Council has identified a five year supply of pitches and plots to meet the requirements set out above, including any backlog of unmet need. The five year supply of gypsy, traveller and travelling showpeople accommodation will be identified and updated at least annually.

## ***Dartford Development Policies Plan***

- 9.79 The Dartford Gypsy and Traveller Implementation Strategy<sup>21</sup> contains the actions that will be taken by the Council to identify and maintain a five year deliverable supply of gypsies, travellers and travelling showpeople accommodation on a continuing basis. The Implementation Strategy identifies future broad sources of sites where potential to meet accommodation needs will be explored. As set out in the Core Strategy, possible sources of land that will be investigated include: additional pitches at existing sites; site extensions and new locations. Consideration will be given to the potential for both private and public future provision. Land will be identified in accordance with the approach and principles set out in Core Strategy Policy CS20:1&3 and national Planning Policy for Traveller Sites.
- 9.80 In addition, further unidentified sites may come forward through the planning application process. Policy DP10:3 sets out the specific considerations that will be applied in determining applications for such development alongside other relevant local plan policy and other material considerations. These considerations will be applied to applications for caravan development from travellers who do not meet the planning policy definition but who have a cultural preference to live in caravan accommodation. As set out in Core Strategy Policy CS20:1b with regard to identification of pitches; proposed sites should be located close to education, health, and community facilities and public transport.

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<sup>21</sup> DBC (2016) Dartford Gypsy and Traveller Implementation Strategy – [web link](#).

**Policy DP10: Gypsy, Traveller and Travelling Showpeople Accommodation**

1. The Local Planning Authority will, through its planning and other roles, work actively to identify a supply of gypsy and traveller pitches and travelling showpeople plots sufficient to meet future identified needs in the Borough. Land for Traveller pitches and showpeople plots will be identified in accordance with the approach and principles set out in Core Strategy Policy CS20:1&3.
2. Dartford will maintain a Five Year Supply, with deliverable land to meet identified requirements for traveller pitches and travelling showpeople plots. Continuing provision to meet future need will occur through a range of actions including:
  - a) Determining planning applications expeditiously in line with national policy and the development management criteria set out in clause 3 below; and
  - b) Maintaining and monitoring a continuous Five Year Supply, by ensuring the actions set out in the Dartford Gypsy and Traveller Implementation Strategy document are carried forward, to confirm additional site availability is achieved.
3. Planning applications for gypsy and traveller pitches and plots for travelling showpeople will be assessed against relevant local and national policy requirements. Proposals located in the Green Belt will be determined in accordance with the balancing exercise set out in national policy and with regard to relevant material considerations. In addition proposals must demonstrate that the site:
  - a) Is of a scale to accommodate and has the potential to provide the facilities required for future occupants in terms of amenity and in meeting site licensing requirements;
  - b) Is of a scale appropriate to the ability of the surrounding community to accommodate the development without significant detriment to neighbouring residential amenity, taking account existing population size and density;
  - c) Is not in an area liable to flooding;
  - d) Is located close to a range of services and facilities;
  - e) Has the ability to provide appropriate vehicular access to the site.

## 10. Sustainable Technology and Construction

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS23-CS25.
- *Other policies in this document:* DP1, DP2, DP5, DP13, DP22 & DP25.
- *NPPF paragraphs:* 91 & 95-96.

### Climate Change

- 10.1 All new development should be designed to reduce water and energy consumption. Policies in the Core Strategy require the use of passive design and site layout to reduce energy use (CS23:1a) and promote decentralised energy generation through partnership working, and where appropriate, through suitable developments (CS23:1d-g).
- 10.2 As recognised in the Core Strategy, climate change can be tackled in a number of ways including through the planning system. The government has consolidated requirements within the country and between different regulatory regimes; particularly in terms of how to require higher standards of domestic energy efficiency.

### Energy

- 10.3 In line with new government policy, Building Regulations will be the predominant means by which increased energy efficiency on new residential developments is regulated and target levels set. Core Strategy sustainable design and construction provisions for non-residential development at CS25:1d and CS23:1c may still apply.
- 10.4 As set out in national planning guidance, energy generation needs are important but do not automatically override environmental protections. National guidance and Policy DP11:2 below recognise considerations such as heritage, character and amenity can be important considerations. Applications for low/ zero carbon infrastructure will also be considered against policies DP5 Amenity and Environmental Protection, and DP2 Design in this Plan as well as the relevant policies in the Core Strategy.

- 10.5 Evidence has shown that solar thermal and photovoltaic technologies, ground source pumps, combined heat and power, and medium scale wind are the most favourable options for the area, although this does not take account of site specific issues. The use of passive solar design can further support the delivery of low-carbon development.
- 10.6 The contribution of careful design and the latest technological improvements to achieving reduced carbon emissions is relevant to planning applications in a number of respects. Where proposals for active solar technology (photovoltaic and solar water heating) require planning permission, factors to consider with Policy DP11 can also include: the need for an effective area of, and site for, modules; their colour and appearance, and local designations and heritage. Energy installations affecting the historic environment are addressed in design policy (DP2:3).
- 10.7 Infrastructure associated with major development, for example associated transmission lines, buildings, material storage, access roads and security structures such as fencing, lighting, pole mounted CCTV and gatehouses, will be taken into account when assessing proposals.

#### Major Installations

- 10.8 'Solar farm' proposals will be closely considered through Policy DP11, with particular attention to how landscape issues are addressed.
- 10.9 Large scale wind turbine proposals raise a number of considerations. Turbines in the Borough can have an impact on aircraft and river traffic. Depending on their height, turbines and wind farms may require the consent of the National Air Transport Service (NATS) and the relevant airport authority in order to proceed through planning. NATS offers a range of pre-planning services for wind turbines and wind farms. There is also the potential for wind turbines near to the River Thames to have a detrimental impact on the Port of London Authority's (PLA) navigation systems particularly at Broadness/ Swanscombe Peninsula. Developers of wind turbine schemes or other schemes that may have a similar impact are encouraged to have early discussions with the Port of London.

#### Water

- 10.10 Water efficiency is an issue of growing importance in South East England. It is expected that good sustainable design and construction will fully explore the potential to build in features such as grey water recycling systems in new development.



### ***Dartford Development Policies Plan***

- 10.11 The Core Strategy set out a range of provisions that will continue to apply, such as CS25:1a and 1e on working with utility providers and others on management of water resources and development. Core Strategy Policy CS25:1b looked for residential development to achieve 105 litres per person per day. This approach is being maintained, however national changes in measurement/ definition mean this now equates to 110 litres per person per day under the Part G2 of the Building Regulations 2015, applied in DP11:1.
- 10.12 All developments should seek to make a contribution to challenging water scarcity, and it is possible to achieve this in a number of ways, including installing water efficiency fittings within converted buildings or changes of use. Therefore this policy is not restricted to new build dwellings, instead applying to all homes created. It is expected under this policy planning applications will provide information to confirm how requirements will be satisfied.
- 10.13 A number of policies, including DP11 below and those in the Core Strategy, provide guidance on managing and mitigating flood risk and managing the supply and quality of water and waste water/ sewerage treatment capacity to protect and enhance the quality of surface and ground water. These issues are highly important in managing potential effects, in particular of large scale development, for both residential and other uses in Dartford. Therefore it is essential that development proposals consider how these issues can be addressed and managed in the long term.
- 10.14 Under DP11:3 and other policy, the Local Planning Authority will seek to ensure that in considering a planning application, appropriate use of Sustainable Drainage Systems (SuDS) is included within the design of developments. This will be guided by Policy DP2, Core Strategy Policy CS24:1c and KCC as Lead Local Flood Authority. KCC is a statutory consultee and will advise on the sufficiency of SuDS provisions for all new major developments, including all sites of 10 dwellings/ 1,000sqm floorspace/ 10ha site area in size or greater.

**Policy DP11: Sustainable Technology and Construction**

1. Development should be well located, innovatively and sensitively designed and constructed, to tackle climate change, minimise flood risk and natural resource use and must aim to increase water efficiency. Reflecting water scarcity and development levels in the region, and to deliver the aims of Core Strategy Policy CS25, all dwellings (Class C3) created in Dartford will be permitted only where they demonstrate delivery of the water efficiency requirement level of 110 litres per person per day.
2. In determining applications for small and large-scale low/ zero carbon technology and installations, the economic and environmental benefits of the proposal will be weighed against the individual and cumulative impact of the development. Development will only be permitted in line with national policy and where the following factors have been satisfactorily taken into consideration:
  - a) Character, and visual and residential amenity
  - b) Landscape, topography, and heritage
  - c) Shadow flicker and glare (if relevant)
  - d) Electronic and telecommunication interference/ navigation and aviation issues (if relevant)
  - e) Quality of agricultural land taken (where applicable)
  - f) Ensuring installations are removed when no longer in use and land is then restored
  - g) Potential effects on Policies Map designations/ protected sites or areas in the Borough including Green Belt, heritage assets, and SSSIs/ areas of high biodiversity value, and
  - h) Other relevant local environmental and amenity factors (Policy DP5) accounting for mitigations proposed, for example in relation to biodiversity.
3. Planning applications for low/ zero carbon technology and installations, or for major developments with potentially significant water supply, flooding or wastewater implications, will only be permitted where they set out how appropriate and effective mitigation/ management is to be delivered.

## **11. Heritage and the Historic Environment**

This chapter includes two policies:

- DP12: Dartford's Historic Environment Strategy
- DP13: Designated Heritage Assets

### **Historic Environment Strategy**

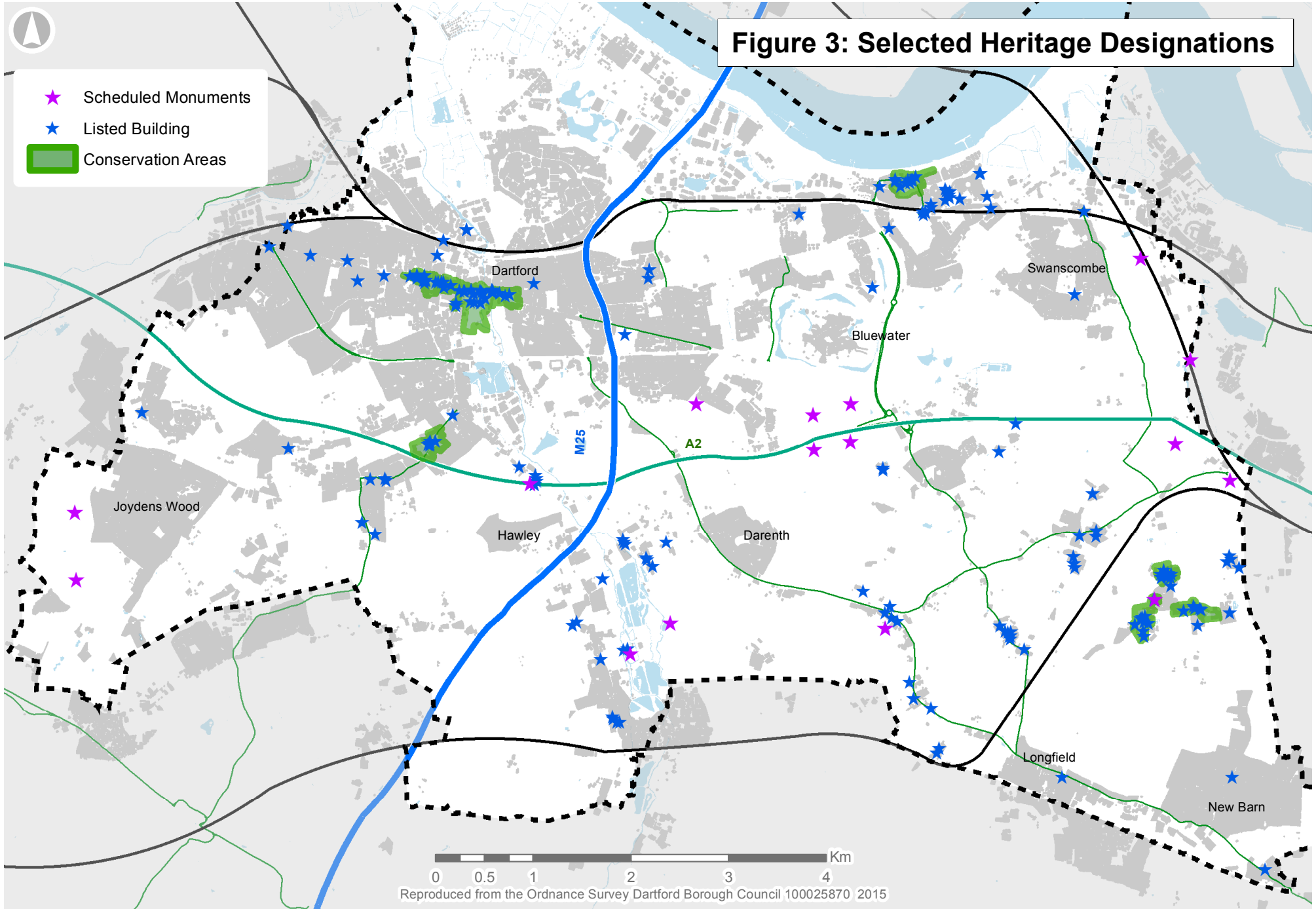
**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1.
- *Other policies in this document:* DP2, DP5, DP13, DP24 & DP25.
- *NPPF paragraphs:* 126, 128, 130-131, 135-136, 138 & 139.

#### Historic Dartford

- 11.1 A proper understanding of the Borough's places, its history, and irreplaceable resources is necessary to ensure development is sustainable, and integral in designing good proposals that are acceptable in line with national and local policy. This information should be collected, studied and applied by those involved in the development of the Borough to put forward positive proposals that enhance understanding, appreciation and enjoyment of Dartford's historic environment.
- 11.2 Dartford Borough has a long and varied heritage due to its location in the fertile Darent Valley, availability of natural resources and proximity to London. Some of the resultant heritage assets that are still evident across the Borough are shown in indicatively in Figure 3 below, and should be addressed in development design and strategy.

Figure 3: Selected Heritage Designations



Reproduced from the Ordnance Survey Dartford Borough Council 100025870 2015

### *Dartford Development Policies Plan*

- 11.3 There is evidence of prehistoric activity in the Borough dating back to the Palaeolithic period. The modern town of Dartford originated as a small Romano-British settlement on what is now Watling Street, the main road through Kent from London to Dover. There was then a Saxon settlement and a medieval market town before more rapid growth in the post-medieval period and industrial expansion in the 19<sup>th</sup> and 20<sup>th</sup> centuries.
- 11.4 The lower Thames valley is the most well-known area in the country for Palaeolithic archaeology with finds including the Swanscombe skull, which is amongst the earliest human remains in Europe. Romano-British burials, ritual sites and settlement evidence are recorded across the Borough. There are three Roman Scheduled Monuments in the Borough: a temple enclosure; the settlement site of Vagniacae at Springhead, and a major villa south of Darenth Court Farm.
- 11.5 Saxon finds, occupation sites and cemeteries show a continuation of occupation in the Borough, during which time Dartford was part of a royal estate.
- 11.6 During the medieval period Dartford grew into a market town. The period is well represented by occupation evidence, the historic layout of the medieval market town, medieval buildings and coaching inns, hospitals, and the sites of medieval manors and ecclesiastical buildings.
- 11.7 Dartford town's market role, and commercial function as a centre for local food and drink processing, help explain the connections within the Borough, and the historic importance of the rural hinterland.
- 11.8 The post-medieval period saw early industrial activity in the Borough. This was initially connected with agriculture, such as brewing and milling. These were soon followed by brick kilns, iron works and various types of manufacturers. Markets also continued to grow in Dartford and the town was granted a market Charter in the mid-17<sup>th</sup> century by Charles I. The Dartford and Crayford Navigation historically provided a key means of access in the north of the Borough, and it heavily influenced the evolution of commerce and activity in and around the town.
- 11.9 Three railway lines reached Dartford in the mid-late 19<sup>th</sup> century and by then industry had boomed in the Borough with chalk quarries, cement works, brick works, mills and engineering. This legacy is still very prominent in several of the Borough's landscapes, particularly in the north of the Borough along the rivers and near the settlements of Stone, Swanscombe and eastwards towards Ebbsfleet.

11.10 The housing needed to accommodate the industrial workforce is still evident throughout the Borough in the many 19<sup>th</sup> and early 20<sup>th</sup> century terraced rows of workers houses. Many public houses were also built in this period, and can be an important part of the Borough’s built and social heritage.

11.11 The 20<sup>th</sup> century saw a complete transformation of Dartford from being a bustling Victorian market town to a modern urban centre. The demand for housing continued to grow and was partially met in Edwardian times by the development of a number of privately-financed housing estates. Social housing was also built after the First World War and many private residential developments took place in Dartford during the 1920s, ‘30s and ‘40s. More recently, major growth has occurred or is proposed to re-use large areas of land originally developed for quarrying or other uses, notably historic hospitals that were established to deal with infectious or otherwise ill London residents.

11.12 This history should be revealed through, or referenced in, the design of new developments (Policy DP12:1 and DP2).

Identifying the Borough’s Heritage Assets

11.13 Many historic buildings and sites in the Borough have been lost as a result of fire, bombing, demolition, road building, development and modernisation. However, the number of entries in the Historic Environment Record (HER) and long and continuous occupation in the area demonstrate a rich and varied heritage. It will be important to conserve and manage this and maximise opportunities to investigate sites further as they come forward as part of developments. This will be done through the consideration of existing designated heritage assets (Table 3) and non-designated heritage assets that are of local significance.

11.14 The following table (Table 2) outlines the key aspects that will be taken into account to determine the historic significance of potential non-designated assets.

**Table 2: Significance of Potential Heritage Assets**

<i>Criteria</i>	<i>Description</i>
<b>Rarity</b>	Exemplifying a style, design, settlement pattern, or other quality that is uncommon to the locality, Borough or wider region.
<b>Representativeness</b>	Exemplifying a particular type, historical or architectural trend or individual represented in the Borough.
<b>Integrity</b>	Retaining a sense of completeness with little later alteration or addition.

11.15 Non-designated heritage assets may include a site or building, a group of buildings, or a distinct area. They are anticipated to take the form of historic, archaeological, architectural/ artistic, and/ or townscape/ landscape elements. This is explained in the following points, which should be consulted when considering the identification of possible non-designated heritage assets as set out in DP12:5-7 below.

- *Historic:* Buildings, monuments, sites, places, areas and landscapes that are of historic interest associated with local historic events or locally famous or notable people, civic, community or industrial activities of local significance; or which reflect traditional functional character of, or former patterns of, land use within the Borough.
- *Archaeological:* Monuments or places of archaeological interest that are identifiable and definable in extent; have the potential to retain well preserved deposits (both upstanding features or earthworks and sub-surface); relate to a significant phase of local development or local occupation or to a person of local significance. Archaeological interests are particularly important to the Borough, and it should be noted that under the NPPF lack of prior designation does not prevent such archaeological interests being assessed against designated heritage asset policy (DP13). Assessments of archaeological interest in support of planning applications will require a desk-based assessment in the first instance, with a full site evaluation required if the need is indicated by the initial assessment.
- *Architectural or Artistic:* Sites or buildings that are valued locally for special architectural or vernacular interest; have associations with a locally or nationally notable architect, designer or engineer; or demonstrate design features of exceptional quality that may be characteristic of the local area; or of artistic interest for its conscious design; or technical significance that displays exceptional innovation and craftsmanship.
- *Townscape/ Landscape:* A building, monument, site, place, area, landscape or open space which makes a positive visual contribution to character, helps define a sense of place or adds to the local distinctiveness of the area, in the context of Dartford Borough as a whole. These include:
  - Key landmark buildings and/ or structures including significant buildings on important routes into the area;

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- Buildings that create a vista, view or make a positive contribution to the skyline;
- A group of buildings or the relationship between buildings;
- Valued open spaces, including public streets and squares, parks, gardens, amenity spaces, river corridors;
- Trees including avenues, special groups and single landmark trees;
- Hedges and appropriate walls, fences, or railings; street surfaces and margins, for example, cobbles, setts and suitable grass verges;
- Distinctive items of street furniture, for example, signposts, lamp columns and light fittings.

11.16 Dartford's Areas of Special Character, as designated on the Policies Map, may also have historic, archaeological, architectural or townscape interest<sup>22</sup>. Planning applications affecting any heritage aspects of these areas should establish their significance using evidence, including the adopted Supplementary Planning Guidance where applicable, to ensure they fulfil policy objectives for non-designated assets.

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<sup>22</sup> DBC (2016) Areas of Special Character Overview Note – [web link](#).



**Policy DP12: Historic Environment Strategy**

1. Development should contribute to the conservation and enjoyment of the Borough's historic environment. The Local Planning Authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints.
2. Where heritage may be at risk, landowners will be expected to work proactively with the Local Planning Authority in bringing forward proposals to preserve or enhance these assets, to facilitate their successful rehabilitation and seek their viable reuse consistent with their heritage value and special interest.
3. Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.
4. A heritage statement should accompany all planning applications affecting heritage assets. On archaeological sites, a desk-based assessment will be required as a minimum. Applications affecting designated heritage assets will be assessed under Policy DP13. Applications affecting non-designated assets will be assessed against the criteria below.

**Non-Designated Heritage Assets**

5. The Borough's non-designated heritage assets include:
  - a) Archaeological sites, including sites holding an interest as defined in the NPPF;
  - b) Applicable sites within Areas of Special Character, as defined on the Policies Map;
  - c) Sites with significant industrial heritage;
  - d) Land with historic landscape character;
  - e) Historic open space, parks and gardens.
6. Development proposals affecting non-designated heritage assets should establish the asset's significance. Development should conserve or enhance those aspects that have been identified as significant and, where possible, should seek to better reveal an asset's significance.
7. In determining planning applications affecting non-designated assets, the effect of the proposal on the asset's significance will be taken into account. A balanced judgement will be taken having regard to the significance of the heritage asset and the scale of any harm or loss of significance. Development resulting in a total loss of significance will not normally be permitted.

## Designated Heritage Assets

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1.
- *Other policies in this document:* DP12.
- *NPPF paragraphs:* 126, 130-134, 136 & 138.

11.17 Heritage assets in the Borough are summarised below (see also Figure 3).

**Table 3: Dartford’s Designated Heritage Assets**

<b>Listed Buildings</b>	7 Grade I 10 Grade II* 166 Grade II
<b>Conservation Areas</b>	Dartford Town Centre Greenhithe Church Hill, Wilmington Southfleet Hook Green, Southfleet Red Street, Southfleet
<b>Scheduled Monuments</b>	Anglo-Saxon cemetery, Darenth Park, Darenth Palaeolithic sites near Baker's Hole, Swanscombe Neolithic sites near Ebbsfleet, Swanscombe Roman enclosure SE of Vagniacae, Southfleet Springhead Roman site, Southfleet Monastic grange at Friary Court, Southfleet St John's Jerusalem and associated fishpond, Sutton-at-Hone Roman villa, Anglo-Saxon settlement and prehistoric remains SSE of Darenth Court Farm, Darenth Faesten Dic, Joydens Wood, Wilmington Medieval woodland boundary in Darenth Wood, Darenth Dovecote at Hawley Manor, Sutton-at-Hone Icehouse at Clock House, Green Street Green, Darenth

11.18 Designated heritage assets are an irreplaceable resource and should not be unnecessarily lost through redevelopment. The Local Planning Authority will seek to retain the Borough’s designated heritage assets and enhance their significance

wherever possible, ensuring that they are put to viable uses consistent with their conservation. Proposals leading to substantial harm or total loss of a designated heritage asset will be resisted, and will only be permitted on an exceptional basis in accordance with Policy DP13 below.

- 11.19 Where an asset has been deliberately neglected or damaged its deteriorated state will not be taken into account in decision-making.

**Policy DP13: Designated Heritage Assets**

1. Designated heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. A heritage statement should establish the significance of the heritage asset in order to enable the assessment the impact of a development proposal. Any harm or loss will require clear and convincing justification.
2. In determining planning applications, the Local Planning Authority will pay close regard to:
  - a) the significance of the heritage asset;
  - b) the desirability of maintaining and, where possible, enhancing significance; and
  - c) the desirability of ensuring viable uses are found for heritage assets, consistent with their conservation.
3. Where a proposal will lead to substantial harm or total loss of significance, permission will be refused unless it can be clearly demonstrated that the development is necessary for substantial public benefits to be achieved that will outweigh the harm or loss.
4. Where a proposal will lead to less than substantial harm, this will be weighed against the public benefits of the proposal.

Listed Buildings

5. Development proposals affecting statutorily listed buildings should have special regard to the desirability of preserving the building or its setting. Loss of or harm to a statutorily listed building or its setting will only be permitted in exceptional circumstances in line with clauses 3 and 4 above.

Conservation Areas

6. Development proposals affecting a conservation area should pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Proposals that would result in harm or loss of significance will be determined in line with clauses 3 and 4 above.
7. The demolition of any building in a conservation area will only be permitted where it is clear that it will not adversely affect the character and appearance of the area.

Scheduled Monuments

8. Development proposals affecting Scheduled Monuments will only be permitted where they clearly conserve the asset or enhance its significance. Proposals resulting in loss or harm will only be permitted on a wholly exceptional basis and in line with clauses 3 and 4 above.



*Clockwise from top left:*

*Church of the Holy Trinity and Dartford Museum, both Dartford Town Centre, and Southfleet village*

## 12. Dartford Town Centre and Shopping

This chapter contains multiple policies:

- Policy DP14: Retail and Town Centre Development
- Policy DP15: Dartford Town Centre and its Primary Frontage
- Policy DP16: Dartford Town Centre's Secondary Areas
- Policy DP17: District Centres
- Policy DP18: Neighbourhood Centres
- Policy DP19: Food and Drink Establishments

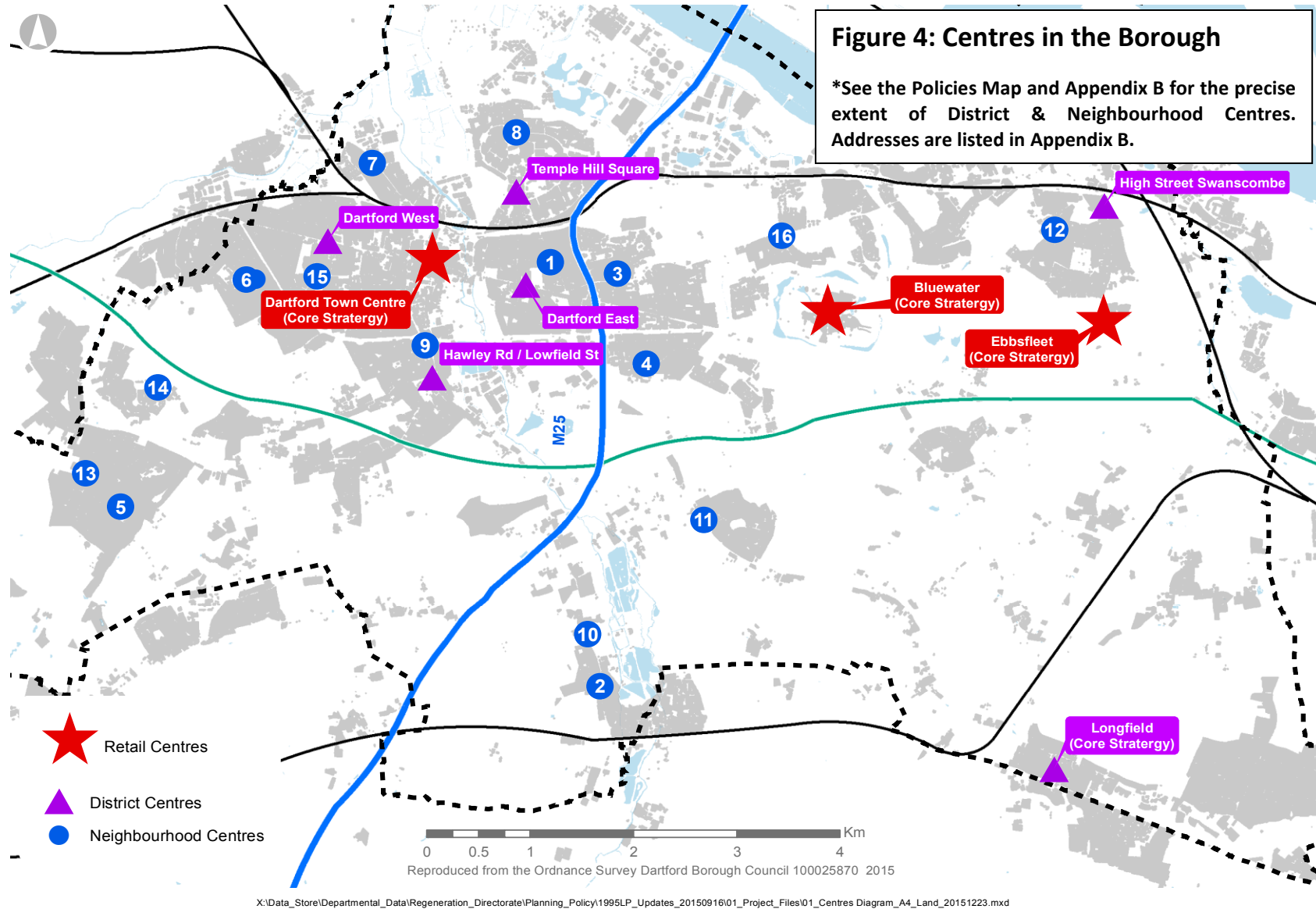
### Retail and Town Centre Development

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: CS2 & CS12.*
- *Other policies in this document: DP15 & DP16.*
- *NPPF paragraphs: 23-24 & 26-27.*

#### Retail Strategy

- 12.1 National planning policy requires Local Planning Authorities to set out a resilient network of centres. The Core Strategy sets out the role of the main shopping centres and implications at Policy CS12:1&2 and at Tables 3 and 4.
- 12.2 The Borough's network of centres is identified through the Development Plan and shown on the Policies Map. Centres identified in the Core Strategy are Dartford Town Centre, Bluewater, Ebbsfleet/ Eastern Quarry (once they have been delivered proposed centres identified in the Core Strategy will also be subject to development management policies below, as appropriate). The network now also incorporates District (including Longfield) and Neighbourhood Centres governed by policies DP17&18. They are shown collectively in Figure 4 below.





### ***Dartford Development Policies Plan***

- 12.3 The adopted Core Strategy includes robust strategic policy and identification of major redevelopment potential for Dartford Town Centre (CS2), and a framework for a network of centres across the Borough including at Bluewater (CS12). These policies will continue to apply and are supplemented by policy for shopping frontages at Dartford Town Centre and smaller shop clusters in this Plan.
- 12.4 National economic and retail conditions have inhibited the delivery of anticipated town centre regeneration. There has been extensive restructuring in the retail sector, and recent local investment in the Borough has largely taken the form of new brands occupying existing floorspace, and incremental diversification, for example towards premises people visit to eat or drink. Retail (Class A1) floorspace has been contracting in the Borough, not outweighed by some growth in uses such as cafés and restaurants (Class A3).
- 12.5 Also due to the recession, residential development and household growth (and total consumer expenditure) in the Borough was initially slower than expected, but is now picking up. It does not appear Dartford Town Centre's overall relative retailing performance has substantially shifted.
- 12.6 Now investor confidence is returning, and there is interest in bringing forward the major town centre development sites. Crucially a choice of sites and sustainable development options remain in Dartford Town Centre.
- 12.7 National guidance seeks to promote economic development opportunities and notes the need to keep retail allocations under review. The Core Strategy recognises that an early review of retail policies would need to be undertaken as a result of major new communities planned to emerge in the Borough that may change established shopping patterns. The delayed delivery of housing and limited retail development as a result of the recession following adoption of the Core Strategy meant that this was not previously appropriate. Consequently, the Development Policies Plan sets out that the whole Local Plan review is the appropriate juncture for reviewing retail policies. Preparation of the new Plan will commence in 2017 on adoption of the Development Policies Plan. A sufficient quantum of new residents and development locations would enable a good appreciation of any shifts in shopping patterns, and the medium to longer term implications of trends, in context. The retail sector is dynamic and this approach acknowledges the sensitivity to changing consumer preferences, and a well-timed review remains a prudent strategy given shifting retailer investment and development strategies, and continuing volatility in the sector.

### ***Dartford Development Policies Plan***

- 12.8 In advance of a retail review through the Local Plan, Policy CS12 will continue to act as the basis for determining planning applications for retail and leisure development in the Borough.
- 12.9 It is considered the strategic retail policies included within the Core Strategy continue to provide an appropriate overall planning context. Nevertheless, indicators of patterns of retail behaviour are monitored and will continue to be kept under review.
- 12.10 National planning policy protects centres and manages retail applications through two mechanisms: the sequential test and the impact test. Core Strategy Policy CS12:5d (and Core Strategy Table 4) utilises the impact test for developments at Bluewater. Both tests are enforced in Policy DP14 below. This Plan also provides new local guidance on the impact test for proposals outside of centres (DP14:4 below).
- 12.11 The Core Strategy requirements of C12:5&6 that continue to apply for any future Bluewater planning application include the need to ensure any retail impact assessment occurs in consultation with neighbouring authorities, that its commercial offer is distinct from nearby town centres, that travel patterns are sustainable, and that design integrity and parkland is maintained or enhanced. The boundary of the centre as defined on the Policies Map applies, and has been drawn to focus on the retail and directly related (parking, servicing and immediate access) lands at Bluewater.
- 12.12 In 2017, the Council granted planning permission for major development at Bluewater under reference 16/01207/OUT, predominantly for comparison retail use. In excess of 5,000sqm (A1 net), the proposal was justified with a retail impact assessment produced consistent with Core Strategy requirements.
- 12.13 In line with Policy CS12:5b Table 3, small retail developments have occurred in the plan period without full retail assessment at Bluewater totalling less than 5,000sqm. Development permitted following retail impact assessment in consultation with adjoining authorities is not counted within the 5,000sqm Core Strategy requirement. Accordingly this cumulative threshold for retail assessment remains in place.
- 12.14 Table 3 of the Core Strategy sets out that Bluewater will provide services for “specialist comparison shopping”, plus uses including top-up convenience shopping and leisure. It is also noted that “its competitive position as a regional level centre” may have implications for change. It is considered that the principle of retail impact assessment and cooperating with other authorities as set out in the Core Strategy is still appropriate to ensuring a regional shopping function is maintained that is distinct from town centres in the wider area, and maintaining adopted planning strategy.



12.15 National guidance on undertaking retail impact assessments will inform engagement with authorities for applicable Bluewater developments. In Policy CS12:5d the “neighbouring authorities” includes Local Planning Authorities and upper tiers (Greater London Authority and County Councils).

Managing Local Retail Development Impacts

12.16 In line with Policy DP14:4, national guidance on impact assessment will also apply for all locations outside of identified centres, where a 500sqm (net) floorspace local threshold is justified, in addition to the sequential test set out in national policy and DP14:1. National policy establishes that a local threshold may be set, and it is required in Dartford in order to manage the impact of proposals at out of centre locations in the Borough where relatively significant retail provision is put forward<sup>23</sup>. Development includes changes of use and variations to permissions / agreements.

12.17 The Primary Shopping Area is shown on the Policies Map for Dartford Town Centre through the designated Primary and Secondary Frontages, to help apply policy.

12.18 In terms of changes of use and development management, all the centres in the development plan network (Figure 4) are supported by evidence regarding them as “key shopping centres”. This aligns with the provisions of Class C or M of the GPDO 2015<sup>24</sup>. Where proposals are put forward under this legislation, the impact of the proposal on the retail sustainability of the centre should be considered, along with the prospect of the building being reused for Class A1/ A2 (as applicable).

12.19 The model of regenerating or better using sites in centres through redevelopment providing modern, suitable ground floor shop units (with residential or other uses above) can help bring vitality to the Borough’s shopping areas. Similarly, the Local Planning Authority is keen to optimise use of existing floorspace above shops which may be converted for purposes such as office space or residential use. There may also be development opportunities at the back of ground floor retail uses, although a feasible shop unit should be provided at the front (Policy DP14:5). All uses should look to retain the shopfront, and a window display should be maintained wherever possible in centres.

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<sup>23</sup> DBC (2016) Local Shopping Report 2015/16. See Chapter 5 – [web link](#).

<sup>24</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015 – [web link](#).

## **Policy DP14: Retail and Town Centre Development**

1. Ensuring investment is directed as planned towards centres, main town centre uses should be located sequentially and in accordance with Policy CS12, considering sites within the Borough's network of centres first. Proposals should demonstrate flexibility in the design and form of the proposal in order to respond to the needs of centres and available sites. Planning applications for shops (A-Class use) outside development plan centres will not be permitted where the sequential test is not met.

### Confirmation of CS12

2. Core Strategy Policy CS12 identifies a network of shopping centres, including Dartford Town Centre and Bluewater, where shopping and leisure activity will be supported. Policy CS12:5d will be applied in the determination of proposals at Bluewater.

### Review

3. An early review of retail policy will occur, as part of Dartford's whole Local Plan review that will be produced in line with the Local Development Scheme.

### Impact Assessment Outside of Centres

4. Outside of centres, retail development over 500sqm floorspace will be permitted only where it both satisfies the sequential test (clause 1 above) and the proposal is demonstrated to be acceptable through a retail impact assessment in line with national policy.

### Optimal Design and Activities

5. At the ground floor in the Borough's network of centres, a shop unit of suitable operational size for a range of occupiers should normally be maintained at the front of the premises, with a window display retained where possible. Full use should be made of upper floors in developments. This clause is not intended to apply for purpose built indoor/ enclosed large shopping centres.

## **Dartford Town Centre and its Primary Frontage**

### **SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: CS2 & CS12.*
- *Other policies in this document: DP14, DP16 & DP19.*
- *NPPF paragraphs: 23-24.*

### Dartford Town Centre Strategy

- 12.20 The Core Strategy provides a range of important provisions for Dartford Town Centre, notably in Policy CS2 that will continue to apply. It identifies specific major development opportunities, and defines a Town Centre Boundary shown on the Policies Map. It also notes the potential need for supplementary guidance, and an SPD for Dartford Town Centre is in preparation.
- 12.21 The existing strategy for Dartford Town Centre is a positive one for new development to ensure the opportunities that exist are seized and regeneration is delivered. It is about building on the growing prominence of Dartford as a place to live and do business, and its reputation as an accessible and popular place to relocate or to undertake major redevelopment. It is providing more homes and jobs in the town centre.
- 12.22 The strategy continues to enhance the prominence, usability and appeal of existing and additional linkages within the town, so that visitors and shoppers are aware of these, and are able to find key parts of the town, its facilities and features. It includes making getting to the town centre easy and convenient, with infrastructure improvements building on enhanced rail and Fastrack services.
- 12.23 The strategy will improve the retail offer of the town centre through greater diversity of shops, allied with optimising the appeal of the existing provision, including at Priory and Orchards Centres. It will expand the range of leisure and non-shopping attractions and seeks to diversify the evening economy, with more food and drink attractions that act as a draw to the town such as restaurants.
- 12.24 The town centre strategy supports local distinctiveness through promoting a higher profile for Dartford's defining physical features and activities, for the benefit of

### ***Dartford Development Policies Plan***

delivering investment in (and improved perceptions of), this historic market town and the wider area. Further refurbishment or upgrading of Central Park and its setting, the River Darent and the Orchard Theatre are sought. A range of cultural and seasonal events will help promote the town centre, attract additional footfall and optimise the use of Dartford's assets.

- 12.25 The strategy accords with current national guidance that asks planning for town centres to take a positive approach, with a strategic vision set out. This should outline the appropriate realistic role for the town (featured in the Dartford Core Strategy at Table 3 and elsewhere) and the preferable mix of uses; plus the complementary strategies required to improve the town in addition to the management of its land uses.
- 12.26 To deliver overall strategy, the Development Plan provides flexibility for appropriate development solutions to be drawn up for Dartford Town Centre's regeneration. For example the mix of uses permissible under CS2:1d/ DP15:1, and national policy, allows feasible scheme options to be put forward for the Lowfield Street site, following Tesco's decision (January 2015) that they would not be proceeding with the long-envisaged redevelopment of the site.
- 12.27 There has been some significant recent progress, particularly in the northern part of the town centre including refurbishment of premises and parking at the Orchards Shopping Centre, and a new distinctive Dartford Station building: Core Strategy Policy CS2:1e-f. Renewed developer interest in the key development opportunities is apparent and investment will be supported by the Dartford Town Centre SPD.
- 12.28 The ability of the town to attract and accommodate investment is growing. The central area is increasingly well served by public transport, with expanded and improving Fastrack services. Adding to the expanded appeal of travelling to/ from Dartford Station, from September 2015 it was fully integrated with London's network in terms of fare structures and Oyster/ pay-as-you-go payment services.

Regeneration and Redevelopment

- 12.29 As a key part of the agreed strategy, the Town Centre Boundary ensures growth can be accommodated with a variety of available sites for regeneration with potential to integrate strongly into the existing primary shopping area. It allows connections to and from the shopping area to be planned within the town centre context. The boundary helps augment the focal primary shopping area with further uses, and would maximise prospects of appropriate new investment in the centre of Dartford town. Significantly, the Town Centre Boundary is complemented here by planning policies that actively manage the mix of ground floor uses.
- 12.30 The pivotal factor is that there remains no shortage of identified land in the town centre to meet needs in future years, providing investors with choice and flexibility, and scope for major transformation responding to significant household growth in and around the town centre. This is evident on the Town Centre Diagram below (Figure 5).
- 12.31 This Development Policies Plan confirms the continuing relevance of the Core Strategy framework, notes the importance of achieving town centre redevelopment and enhancement, and recognises the continued suitability of identified sites and the Town Centre Boundary on the Policies Map.
- 12.32 Regeneration and redevelopment through the Core Strategy is supported by appropriate development management criteria in this Plan, including Policy DP15:1. They enable the development of the town centre and Core Strategy Key Sites below to be achieved, with suitable retail diversification of existing units, and inappropriate planning applications outside of the town centre resisted. Figure 5 that follows shows the extent of Dartford's Primary and Secondary Frontages managed through policies DP15 and DP16. It also shows selected Core Strategy provisions including sites and the Town Centre Boundary.

**Figure 5: Dartford Town Centre Frontage and Uses Mix**

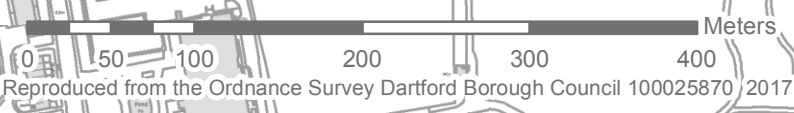
**Legend**

- Primary Frontages
- Secondary Frontages
- Core Strategy (Diagram 3) Key Sites
- + Town Centre Boundary

**SECONDARY FRONTAGE**  
 Outer parts of the designated frontage including Prospect Place and Hythe Street - a variety of active ground floor uses, shops and business premises with frontages conveniently located around the town. A retail focus, but with a wide range of uses, including financial and other services. There is particular scope for new restaurants and leisure facilities, especially in the vicinity of Hythe Street. Regeneration and potentially new residential will be encouraged through appropriate redevelopment and above and behind frontages.

**ELSEWHERE** within the Town Centre Boundary (outside the designated frontage) in the areas such as Lowfield Street, the western end of Spital Street: mixed use areas to meet changing needs, and possible additional re-development opportunities. Includes housing, transport facilities, and businesses, contributing to the overall success of the town centre.

**PRIMARY FRONTAGE** High Street and Orchard and Priory Centres - main focus for shopping and vitality in the town centre, with retail and service uses provided through a range of size units and varied operators including household goods and national retailers such as supermarkets, with complementary established town centre uses, for example banks/ building societies.



Town Centre Vibrancy and Design and Heritage

- 12.33 Policy DP15:2 below provides specific provisions to ensure the retail function of Dartford is maintained as the town centre evolves, through a focused primary retail frontage. The aim is for targeted retail diversification, with a greater choice of convenience and comparison shops, supported by suitable retail services. This area must develop and maintain a concentrated shopping core at the heart of the town centre, with shops, markets and uses to draw people into the High Street, and to showcase its historic role and environment. Development should support the town centre's vibrancy as a local destination and community meeting point, with retail provision to underpin the range of leisure, cultural and essential services that serve the Borough.
- 12.34 All of Dartford's High Street (and its continuation along Spital Street) from East Hill to West Hill along the Roman Road of Watling Street, is within the Borough's largest Conservation Area; which also extends south to include the substantially upgraded Central Park (Policy DP13:6-7). It will be important to retain and enhance the historic fabric and character of the town as set out in Core Strategy Policy CS2:1h, whilst maximising development opportunities to revitalise the town centre, especially on the opportunity sites identified in the Core Strategy.
- 12.35 Improved design of developments should be complemented by enhancements across the town centre. This will help provide the sense of vitality and security needed to maximise the appeal of moving freely on foot around the town centre, and the overall appeal of Dartford as a place to live, shop and visit. Optimisation of the setting and access to the River Darent will be strongly encouraged. The contribution of development to the public realm, further environmental improvements and articulation of the town's heritage, will be set out further in the Town Centre SPD.

Primary Frontage Changes of Use

- 12.36 In terms of development management and the retail mix, the Primary Frontage is regarded as a key shopping area where it is unlikely that non-retail ground floor uses, apart from where set out in Policy DP15 below, will be desirable to the sustainability of the centre, its vitality and beneficial regeneration. The High Street and two covered shopping centres are designated as Primary Frontages on the Policies Map. In this location it is particularly important A1/ A2 retail uses are maintained, with some supporting town centre uses present that attract pedestrian footfall, including markets, cafes (A3) and pubs (A4).



- 12.37 There is scope for changes of use within the Primary Frontage in response to market demand, whilst retaining a focus on key shopping facilities and services expected within a town centre (Classes A1/ A2).
- 12.38 Policy DP15:2a provides significant flexibility for this by allowing changes to suitable use where Class A1/ A2 shops will remain either side. This criterion both ensures the majority of existing A1/ A2 units remain, and that retail remains significant across component parts of the Primary Frontage. The marketing criterion (DP15:2b) can be triggered if significant issues of vacancy arise. The “sufficient effective marketing” required in this Plan means continuous proactive marketing as defined in the Glossary.
- 12.39 With defined centres and up-to-date frontages confirmed on the Policies Map, this supports proper consideration of all change of use proposals. According with national legislation, this may include ‘prior approvals’ put forward concerning loss of retail uses in the key shopping area in central Dartford (see paragraph 12.18).

**Policy DP15: Dartford Town Centre and its Primary Frontages**

1. The revitalisation of Dartford Town Centre as required in Core Strategy Policy CS2, with major investment through new main town centre uses (including retail, leisure, cultural/ entertainment uses, offices, and hotels) will be supported. Weight will be given to transformational redevelopment proposals that achieve significant enhancements to the quality of the town centre through meeting the objectives set out in CS2/ paragraph 2.18 of the Core Strategy. Relevant upgrades where of sufficient magnitude to clearly uplift the town centre’s performance, would include:
  - through providing additional town centre attractions; and
  - enhancing the public realm and heritage assets, and
  - improving vitality by increasing the choice and overall stock of modern retail and leisure premises.
2. The Primary Frontage identifies the part of Dartford Town Centre where development for A1/ A2 purposes is prioritised. Changes of use to Class A3 and A4, will be permitted in line with Policy DP14:5 and where one of the following criteria are met:
  - a) adjacent shops in the frontage (on either side) are both in A1/ A2 use, or
  - b) the shop has been shown to not be feasible for A1/ A2 use after sufficient effective marketing, and is vacant.
3. Development for other uses in Primary Frontage will normally only be permitted in accordance with clause 1 above and also Policy DP14:5.



## **Dartford Town Centre's Secondary Areas**

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: CS2 & CS12.*
- *Other policies in this document: DP14, DP15 & DP19.*
- *NPPF paragraphs: 23-24.*

12.40 Outside of the designated Primary Frontage there are several development opportunities, plus designated Secondary Frontage also shown on the Policies Map. Development proposals that bring forward identified sites in Core Strategy Diagram 3 and Policy CS2 effectively and promptly, and efficiently reuse land, will be encouraged subject to meeting town centre objectives, suitable provision of main town centre uses (defined in the NPPF), and careful consideration of conservation impacts.

12.41 This significant part of the town centre should contribute towards the aim of greater retail and leisure diversity in the town; and can also provide the benefits of residential, office, entertainment and leisure, drinking and dining, and community uses and services. Development should recognise that whilst not primary in terms of the traditional form of High Street retail provision, some Secondary Frontage makes a large contribution to the overall shopping offer of Dartford, for example at Prospect Place.

12.42 Proposals must recognise that Secondary Frontage includes some areas of distinct character and potential, including key movement linkages such as Hythe Street. Defining features, well used corridors, and points and facilities of orientation must be enhanced or created to optimise the operation and legibility of the town centre as a whole (see Dartford Town Centre SPD).

12.43 Main streets, shops and pedestrian routes shown as Secondary Frontage should maintain or enhance their viability and vitality. Policy DP16 below supports this through new uses to improve street frontages, with A1 retailing, A2 banks, financial and professional services, restaurants and cafés (A3), and pubs and bars (A4) encouraged. These units will be particularly suitable for new start up enterprises,

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creative industries and other innovation, for example specialist and independent or smaller local shops.

- 12.44 Additionally, business offices (B1), community uses such as clinic, health centres, galleries, education and training centres (D1), sports, recreation and leisure facilities such as cinemas, bingo hall and gym (D2), hotels (C1) and some sui generis uses for visiting members of the public may be acceptable after careful consideration under Policy DP16:1 and requirements in DP14:5 for best design and usage to maintain interest in the street scene. This is providing the nature and character of the use(s) proposed will not have an adverse impact on the functioning and amenity of the area as set out in other policy.
- 12.45 Central Dartford provides an attractive environment for residential investment and for the many people who seek to live in a highly convenient and well served location. Residential uses can deliver highly beneficial mixed-use redevelopment and bring a sense of security and vitality along with increased local expenditure. Development can enhance the health of the town centre and deliver regeneration, potentially including at ground floor level in suitable locations. Town centre living can appeal to a broad age range of people, all wanting to be part of an active and accessible community. Residential development should accord with DP15/ DP16 and be of good quality design, and also ensure appropriate parking provision in line with the Dartford Parking Standards SPD, separate and adequate access to the upper floor, and acceptable arrangements for refuse storage and collection.
- 12.46 Undesignated areas within the town centre play an important role through being well suited to a very broad range of uses, and with the potential to build on transport accessibility or some attractive environments in the area. This can accommodate commercial, community or cultural development, or in addition to the uses acceptable in Secondary Frontage, residential institutions such as care homes (C2) and residential development (C3) at ground and upper floors. These should upgrade the street scene, bring additional expenditure into the town and support a more vibrant town centre at evenings and weekends. Development should pay close regard to any opportunities to enhance the environment of the town centre's fringes and its entrance points.

## **Policy DP16: Dartford Town Centre's Secondary Areas**

### Secondary Frontage

1. In Dartford Town Centre's Secondary Frontage, in order to support the vitality and viability of the centre, a predominance of A1-A4 uses will be supported. Other main town centre uses in the NPPF, as well as other non-residential institutions (D1), will be considered with respect to their contribution to the vitality and viability of the town centre and taking full account of the following criteria:
  - a) The objective to retain a predominance of A1-A4 uses
  - b) The potential impact of the proposal on the strength of the retail and leisure function with regard to the width of frontage and prominence of the location
  - c) The ability of the proposal to attract a high footfall during normal shopping hours, as compared to alternative active uses, and the potential of the use to encourage linked trips
  - d) The synergy of the proposed use with other town centre uses (including, where appropriate, compliance with DP19 and DP5)
  - e) The ability of the proposal to maintain a shop-front

Residential uses will be permissible through appropriate redevelopment primarily above and behind frontages, where satisfying criteria a) – e).

### Non-designated Town Centre Frontage

2. Outside of the designated frontages, a more diverse offer of main town centre uses as well as non-residential institutions will be supported, subject to:
  - a) demonstrating a contribution to improving the vitality and viability of the town centre, including through marketing evidence.
  - b) demonstrating that the proposal would not result in a concentration of any one non-retail or leisure use
  - c) compliance with other Local Plan policies.

Residential uses will be encouraged as part of a wider mix of active uses, subject to promoting active street frontages and a variety of uses at street level.

## District Centres

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS12.
- *Other policies in this document:* DP14, DP18, DP19 & DP21.
- *NPPF paragraphs:* 37 & 70.

12.47 A network of accessible smaller centres will act as the focus for local convenience shopping and community facilities in Dartford Borough outside the centres identified in the Core Strategy (with Longfield already identified as the first District Centre in the Core Strategy). These centres are important to the sense of place and social cohesion of local communities, and help to reduce car dependency by providing services close to homes<sup>25</sup>.

12.48 It is important that these centres can evolve and diversify as appropriate but continue their essential local function. As prominent places within individual neighbourhoods, any opportunity to enhance their local environment should be explored in order to support their vitality, and to enhance their appearance and operation for pedestrians and visitors.

12.49 Residential use above and potentially behind ground floor shops is appropriate, with considerations including provision of suitable access and refuse collection arrangements. Frontages designated on the Policies Map, even if not currently in retail or active use should, if they come forward for redevelopment, be governed by these local centres policies (DP17/ DP18). Particularly in District Centres, appropriate mixed use redevelopment may be suitable in line with policy where it contributes to the provision of sustainable local shops and overall objectives for District Centres.

12.50 Individual pubs, convenience shops and uses such as post offices (etc.) may be protected from changes of use under the Community Facilities Policy (DP21).

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<sup>25</sup> DBC (2016) Local Shopping Report 2015/16. See Chapter 4 – [web link](#).

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- 12.51 The proposed distribution of District and Neighbourhood Centres is illustrated at Figure 5. The extent of each Centre is shown on the Policies Map, and addresses are provided at Appendix B.
- 12.52 District Centres are broad places of vitality for commercial and community uses. They are prominent and accessible areas with public transport, and are located centrally within communities or on main roads (benefiting from passing trade). They usually form large shopping areas featuring a mix of services for a wider part of the Borough than the immediate locality. They provide public and community facilities that draw people in such as a library or primary school. They feature a local supermarket, often essential retail services (for example a pharmacy) and a relatively good choice of food or drink premises. District Centres should remain mostly in retail goods or service (Class A1 and A2) use.
- 12.53 The six District Centres are regarded as key shopping areas for the Borough where it is unlikely that other uses, apart from where set out in this policy, will be desirable to the sustainability of the centre and its vitality. They generally form a suitable location for local community uses in Class D1, subject to retention of sufficient retail goods and service provision and amenity considerations (DP17:1). Any ground floor residential use of existing buildings or in redevelopments should be located at the rear of premises.

### **Policy DP17: District Centres**

1. In order to achieve objectives, including promoting community vitality and shopping, shop (A-Class), and community (Class D1) uses in District Centres will be permitted, unless:
  - a) the proposed development would result in less than 50% of the units in the Centre being retained within Class A1/ A2 use, or
  - b) a Class A5 use is proposed not in accordance with Policy DP19
2. Applications for all other ground floor changes of use will only be permitted in line with DP14:5 or where the unit is vacant and has been demonstrated to be not viable for shop and community use through sufficient effective marketing.

## Neighbourhood Centres

### **SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: CS12.*
- *Other policies in this document: DP14, DP17 & DP19.*
- *NPPF paragraphs: 28, 69 & 70.*

12.54 Neighbourhood Centres are smaller or medium sized shopping concentrations. They are sometimes of contrasting character but are all sufficient to provide day-to-day shops of benefit to nearby residents. Neighbourhood Centres are predominantly or exclusively in retail use, with some Class A1/ A2 shops (including neighbourhood convenience shops) complemented in the more sizeable neighbourhood centres by other shops such as eating outlets. They are of a walkable scale and location.

12.55 Retention of Class A1/ A2 uses in the sixteen Neighbourhood Centres will ensure a network of essential local retailing is retained across the Borough, including for goods retailing, and services such as post offices, funeral directors, dry cleaners, sandwich bars; plus estate agents and banks (Class A2 no longer includes bookmakers or pay day loan companies).

12.56 The level of convenience provision and other local key uses is normally very limited and therefore this should be supported; each Neighbourhood Centre should retain at least two Class A1/ A2 retail units within its choice of varied facilities. Proposals must support the vitality and particularly diversity (DP18:1a) of the Centre as an accessible place to purchase goods, or to utilise shop/ community services. Residential use at the ground floor will therefore usually be to the rear of shop units.

### **Policy DP18: Neighbourhood Centres**

1. In order to achieve objectives, including maintaining shops and essential services for local residents, ground floor changes of use in Neighbourhood Centres will be permitted where two or more Class A1/A2 unit(s) are to be retained within the Centre, proposals satisfy DP19, and:
  - a) The prospective use is non-residential and not already provided within the centre, and satisfies DP14:5; or
  - b) The unit is vacant and has been demonstrated to be not viable for retail uses through sufficient effective marketing.

## **Food and Drink Establishments**

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS12.
- *Other policies in this document:* DP5, DP15, DP16, DP17 & DP18.
- *NPPF paragraphs:* 64 & 171.

12.57 Policies in this Plan provide significant flexibility for diversification within centres. Given this, there is a need to ensure no single non-A1 use type creates harm through over representation. Criteria are necessary to address potential adverse impacts of food and drink uses on the locality and general wellbeing, including residential amenity.

12.58 DP19:1 below provides criteria to be satisfied by all eating and drinking uses, plus provisions in DP19:2 for takeaways (Class A5) to also meet to avoid over-concentrations of these impactful uses in sensitive locations. Planning applications may also necessitate consideration of DP5:1.

### **Policy DP19: Food and Drink Establishments**

1. Development involving the establishment of any food and drink (A3/ A4/ A5) uses in the Borough will only be permitted where it is demonstrated that criteria (a) to (c) below will be met, including with regard to evidence of potential cumulative impacts:
  - a) There will be no material detrimental effects on the residential amenity of neighbours;
  - b) There will be no material detrimental effects on the local environmental quality as a result of noise, vibration and smells;
  - c) Access, servicing and parking arrangements for the proposal do not result in an adverse material impact on the safety and traffic flows or cause unacceptable increases to traffic and parking.
2. The Local Planning Authority will seek to prevent the inappropriate location or clustering of takeaway premises. Takeaways (Class A5) will normally be permitted only within the development plan's network of designated centres; and permission will not normally be permitted for an A5 unit adjacent to an existing or permitted A5 unit (other than at Bluewater).

## 13. Identified Employment Areas

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS1, CS7 & CS8.
- *Other policies in this document:* DP1, DP3, DP4, DP5, DP6, DP14 & DP15.
- *NPPF paragraphs:* 19, 21, 28, 35 & 123.

### Economic Strategy

- 13.1 The Core Strategy provides for up to 26,500 jobs to 2026. A key element of this is optimising the potential of accessible new locations, such as at Ebbsfleet International, to attract major new employers. In order to meet this target however, it also seeks to manage existing employment areas for B1, B2, B8 and A2 uses (CS7: 1a to 1d); an aim that continues. It is appropriate for this Plan to set out how and where this will occur in line with current national and local principles.
- 13.2 The focus on job delivery is succeeding, with 25% growth seen in job levels between 2009 and 2015<sup>26</sup>. This needs to be maintained as housing development accelerates, to meet Core Strategy aims, and to promote Dartford's very good jobs density whereby the population aged 16-64 is matched in number by local jobs (a ratio of 1.03)<sup>27</sup>, in contrast to lower densities nationally and in Kent as a whole.
- 13.3 In a modern economy, economic development is promoted and planned in a number of ways. This policy does not govern all job generating functions (for example one of the larger employers in the area, at Bluewater, is a retail use in planning terms, and Darenth Valley Hospital and schools are similarly other major employers). There has however been investment in offices (Class B1) in some locations, and the Borough's distribution/ warehousing (Class B8) sector has attracted significant development to modernise and expand its stock. In relation to other industrial uses, including appropriate unclassified ('sui generis') functions, policy support remains appropriate

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<sup>26</sup> KCC (2016) Business Register & Employment Survey (BRES) results for 2015. Business Intelligence Statistical Bulletin – [web link](#).

<sup>27</sup> ONS (2016) Jobs Density Figures for 2015 – [web link](#).



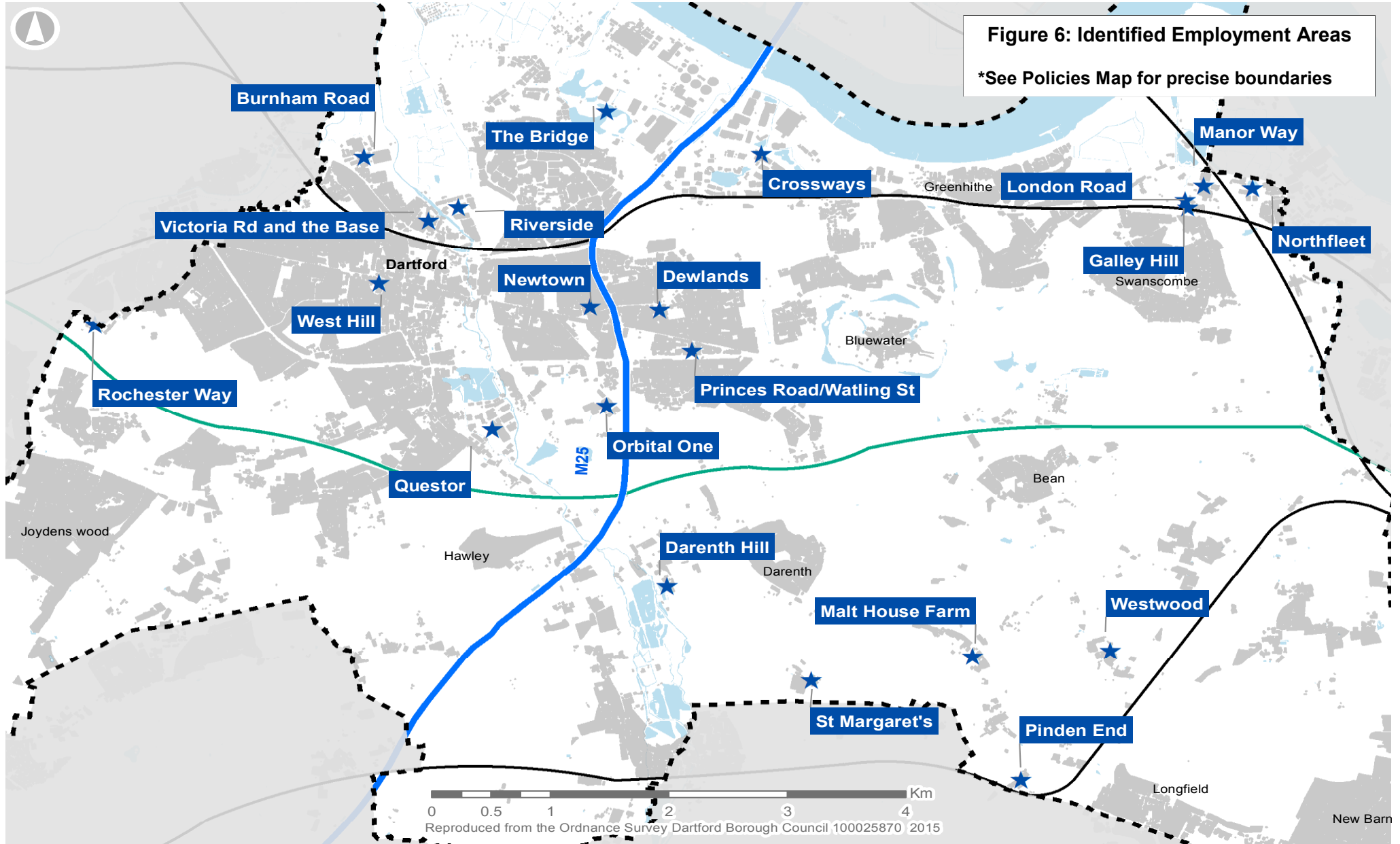
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given pressures to redevelop industrial land elsewhere, notably in London; and the Borough's good strategic road network.

- 13.4 The NPPF encourages Local Plans to proactively enable economic development, including the identification of areas for economic regeneration and sites to accommodate growth, and through policies with suitable flexibility. The Dartford Development Plan, including at Policy CS8 and its six broad growth sectors, takes this positive approach and will maintain the Borough's successful record of attracting jobs and business investment. The planning system now includes a number of mechanisms to switch employment land to other uses if it is not needed, and this builds in significant flexibility. It may mean that some changes such as the conversion of office uses to residential will occur without Local Plan policy applying.
- 13.5 Policy DP20 below aims for suitable development/ retention of identified employment (predominantly office/ industrial/ warehousing) areas and management of associated businesses. This supports the ongoing strategy of coordinating other uses such as infrastructure and housing around supporting job creation, and providing employers with a sufficient, well located and well trained labour supply. The policy builds in further development opportunities from the Core Strategy to allow necessary strategic change to occur and for some suitable diversification (DP20:2-5). Developments should provide some small business units to support small or medium sized enterprises in the Borough wherever possible.
- 13.6 The areas where this policy would apply are set out in Figure 6 and on the Policies Map. They have been identified selectively, but include both high quality business parks such as Crossways and The Bridge, attracting major investment and employment. A choice of established clusters of business premises in the rural area is also provided<sup>28</sup>.

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<sup>28</sup> DBC (2016) Identified Employment Areas Final (June 2016) – [web link](#).



- 13.7 The areas also include popular but potentially lower value estates hosting essential functions such as at Rochester Way. Many accommodate important but incompatible 'bad neighbour' business uses, often located with good access to the M25 and A2(T). Their lower current monetary value is relevant to the need to recognise the role of the Borough in providing jobs and relatively affordable industrial land for the wider area, including London.
- 13.8 Dartford Town Centre is a highly sustainable and suitable location for office (A2/ B1) uses and is a priority for regeneration (see policies DP15 and DP16 or the Core Strategy) with very good public transport and labour market accessibility, a choice of development sites and existing provision, and with a range of supporting services.
- 13.9 Employment is best located where it has appropriate transport links. For office uses this means good public transport links, whereas for major industrial and B8 uses this necessitates good distributor road access and/ or strategic road access, or river access where appropriate (see CS6:1e for example).

#### Job Generating Uses and Impacts

- 13.10 Employment locations shown on the Policies Map generally include warehousing or industrial businesses, and at some, office uses. Given the value placed on Dartford as a nationally accessible and attractive location for business uses, they are all regarded as important for providing storage or distribution services or industrial services (or a mix of these services) and therefore it is unlikely alternative uses would be acceptable (DP20:2). Residential use is likely to have an adverse impact on the sustainability of providing these business services, that evidence suggests are important. This evidence could also inform considerations for proposals made under Class P of the GPDO 2015<sup>29</sup>.
- 13.11 Smaller non-identified employment sites, and businesses located across the rural area, can still play an important role in providing affordable and popular business land and premises, and any proposed loss should be carefully considered against national policy and the Core Strategy.

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<sup>29</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015 – [web link](#).

- 13.12 Where in line with Policy DP20:4, small scale walk-to facilities and services that support the functioning of identified employment areas, such as workplace childcare facilities, sandwich shops and cafés, and small-scale retail uses, will generally be permitted providing that they do not adversely affect the status or operation of the employment area. In assessing the suitability of these supporting uses, the lack of existing provision, and scale of local employment, will be considered as part of determining if need exists, to prevent a proliferation of these supporting uses, especially where this may harm the vitality and viability of nearby centres or the town centre.
- 13.13 The sale of goods from employment premises may generally be acceptable (see DP20:5) where the facility is ancillary to the main use<sup>30</sup>. Where direct sales from a trade counter are proposed as part of a development the amount of floorspace permitted for display associated with trade sales, including a trade counter, will be limited to ensure it remains ancillary to the primary function of the site and does not harm the vitality and viability of nearby centres or the town centre. Customer parking will also need to be provided as set out in the Parking Standards SPD. The provision of retail warehousing on employment areas will be resisted in line with Policy DP14:5 to protect employment locations, and town centres.
- 13.14 There are some industries and activities that can, by their very nature, be a source of localised environmental problems and nuisance, making them incompatible with more sensitive neighbouring uses, such as residential development. Nevertheless, such industries and activities satisfy a market demand and can sometimes be an important source of employment. Examples of such activities include paint spraying, scrap yards or waste transfer. There has been a move towards providing certain types of incompatible uses, such as waste transfer and waste to power facilities, within enclosed buildings to reduce the visual and amenity issues associated with them. Such uses will be supported on employment areas where the use and any associated storage facilities are enclosed and contained to prevent conflict between uses or unacceptable impacts (DP20:1).

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<sup>30</sup> Ancillary use is defined on the Planning Portal as ‘a subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

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13.15 In relation to the specific form of industrial developments, they should be sited and designed to minimise impacts on the health and amenity of adjoining uses and to ensure the compatible operation of different activities within employment areas. Conversely, employment areas and uses should be protected from encroachment by adjoining uses that would impede the continuation of existing industrial activity. All development should maintain or enhance the visual amenity of employment areas. Well located and good quality landscaping within and at the exterior of sites should be provided as appropriate.



*Commercial premises and landscaping at Crossways Business Park*

## **Policy DP20: Identified Employment Areas**

1. Identified Employment Areas are important for providing storage, industrial and distribution services, and other business uses. Development for B-class and industrial sui generis uses will be permitted at these locations where industrial development provides for the compatible operation of different activities within the employment area (e.g. by enclosing industrial processes or other measures). Development should minimise adverse impacts on adjoining uses, local character and the environment. Proposals must be acceptable with regard to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, or other harmful or nuisance creating material impacts (also see DP5) on neighbours or environmental assets.
2. At the Identified Employment Areas development for non B-class/ industrial sui generis uses will be permitted only where satisfying the following clauses (3-5) of this policy.

### Redevelopment on Core Strategy Priority Areas

3. In the Borough's three Priority Areas (Core Strategy Policy CS1) redevelopment at Identified Employment Areas will be permitted only where it is clearly shown that significant overriding local economic and job benefits will be achieved, and also that any loss or re-location of existing employment uses is clearly justified.

### Ancillary Facilities

4. Small scale and well located walk-to facilities and services that are demonstrated to be critical to the functioning of Identified Employment Areas, such as workplace childcare facilities, sandwich shops and cafés, and small-scale convenience retail uses, will normally be supported providing they do not, individually or cumulatively, adversely affect the status or operation of the employment area or harm the vitality and viability of nearby centres or the town centre.
5. Employment (B-class) proposals involving an element of direct sales will normally be supported only where all of the following criteria are met:
  - a) it is ancillary and subservient to the main employment use, and shown to take only the minimum space required;
  - b) it does not harm the vitality and viability of nearby centres or Dartford Town Centre;
  - c) it is sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.

## 14. Securing Community Facilities

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS2, CS3, CS4, CS5, CS6, CS9, CS21 & CS26.
- *Other policies in this document:* DP5, DP17, DP18 & DP24.
- *NPPF paragraphs:* 28, 69, 70 & 162.

### Community Facilities Need

- 14.1 Well-located social and community facilities and services help people, including vulnerable groups, to meet their day-to-day needs locally. This contributes to the sense of community through encouraging active neighbourhoods and face to face interaction; moreover it promotes the use of sustainable and inclusive forms of movement and transport. Provision of these facilities provides the basis for communities to flourish and for residents to enjoy a good local environment and quality of life.
- 14.2 Well located and timely community service provision is therefore a particularly important Core Strategy principle, and Policy CS21 (1a-f) will be fully implemented with regard to new facilities, especially given the need to ensure major developments now commencing have appropriate supporting services in place before completion.
- 14.3 Existing major community buildings in the Borough include a number of libraries, Dartford Museum, the Orchard Theatre, the Mick Jagger Centre, a community football stadium at Princes Park, the Judo Centre at Stone Lodge, Acacia Hall Sports and Social Club, Fairfield Pool and Leisure Centre, and the cricket Pavilion at Hesketh Park. Community facilities will be maintained under this policy, although other provisions, for instance for sports pitches (see Policy DP24), will also apply.
- 14.4 Community facilities encompass buildings and spaces used for a variety of community purposes, including the health, welfare, social, educational, spiritual, and cultural needs of the community. These include: post offices; health centres; dentists, children's centres; schools and further education facilities; space for the arts; museums; libraries; community halls and other public meeting venues; theatres; cinemas; indoor-based sports and recreation facilities; cemeteries; crematoria and places of worship. The term 'community facilities' in this policy covers all social,



community, built sports/ recreation and cultural facility types as set out in the glossary.

- 14.5 This definition includes facilities often valued by the community, such as public houses and post offices that are well-established within the locality (including those listed or under consideration for listing as Assets of Community Value) where there is a reasonable possibility of the building being reused to provide community services.
- 14.6 The retention and improvement of local community facilities is particularly important in rural villages, where local services are often limited and travel to services outside local villages may be of greater distance and less well served by public transport than in urban locations. The retention of these facilities is also fundamental in supporting village communities by providing residents with opportunity for formal and informal meeting and socialising, such as local shops, village halls, sports venues, public houses and places of worship. Such facilities are, however, also important in the urban area, where they can meet the needs of growing neighbourhoods and help maintain and establish strong local communities – not always easily achieved in the urban context.
- 14.7 Where possible, existing facilities should be retained to provide their community function. This is of central importance given the prospect that population growth may increase need in future, and the challenges in re-providing facilities or re-forming organisations in other locations.

#### Applying Community Facility Policies

- 14.8 DP21:2 below sets out that the loss of community facilities will only be permitted where they are no longer needed by the local community and that the facility or land has no reasonable prospect of being viably reused to provide the same or other type of community use. Applicants must justify loss of facilities, taking account of evidence from infrastructure planning documents, local needs studies or calculations; and provide sufficient evidence that alternative solutions have been explored.
- 14.9 Planning decisions will reflect evidence of need/ demand for facilities, and the following considerations will be taken into account in implementing Policy DP21:
- The size, range and quality of existing facilities, specialist provision, accessibility and catchment.
  - The importance of the facility in meeting the needs of all or specific sections of the community taking into account current comparable



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provision, established benchmarks and robust assessments of need. Facilities designed within larger developments should be of a form and location to meet varied needs and support a sense of community. For instance they should enable different groups to mix in their communities throughout different stages of life, such as those with young children and the elderly.

- Whether the particular need/ demand addressed by the facility can be adequately met by another existing or replacement comparable community facility within a reasonable distance of the existing, and where relevant new catchment.

14.10 Alternative solutions should include a full search for another operator/ provider, and where applicable, exploration of appropriate community based solutions such as potential for listing as an Asset of Community Value and the potential for the community to actively manage and maintain the facility/ land. All aspects of evidence should take account of planned growth in the Borough as appropriate. Any marketing should meet the requirements set out in the Glossary to be shown as sufficient effective marketing.

14.11 The substantial growth in Dartford must be supported by a policy of retention of sufficient land to meet identified community needs in the right place. The scale of growth over the plan period entails the provision of major new facilities; including some vital facilities to serve development delivered over a relatively wide timeframe, broad geographic area and serving a collection of sites and communities (further details and requirements are set out in CS21 and the Dartford Infrastructure Delivery Plan).

14.12 Given these facts, the long term nature of the Core Strategy could result in community provision not always being made, in agreement with service providers, either within each individual developer's site or in the early phases of development, despite need/ demand being generated. As a result, there can be uncertainty and development pressure in the interim. The Core Strategy recognises that infrastructure will be managed (see Policy CS26) and phased. Interim arrangements may also be necessitated (see Policy CS21, particularly CS21:1c).

14.13 Proposals for higher value uses to be constructed on land identified for community facilities should therefore be resisted, as highlighted within Policy DP21:3 below. It sets out that safeguarding must apply where specific community facilities have been

planned (through Section 106 and other legal agreements, set within approved planning consents, requirements in Core Strategy policy and diagrams, and the Borough's Infrastructure Delivery Plan). Development should not occur that jeopardises the delivery of facilities that will prove essential to the Borough accommodating substantial long-term growth, unless by agreement between the Local Planning Authority, the responsible body for provision of the infrastructure in question, and the landowner.

- 14.14 New provision and extensions to existing facilities should be designed to avoid unnecessary adverse impacts on residential amenity and the local environment, with considerations including the range of potential impacts within Policy DP5.

**Policy DP21: Securing Community Facilities**

1. New community facilities will be permitted where they are in an appropriate location and of a type and scale to reflect the needs of the communities they will serve. Strategic scale developments should normally provide social and community facilities; with land secured until a facility is in operation as set out in clause 3 below.
2. Development of existing community facilities/ land (as defined in the glossary) for non-community purposes will not be permitted unless there is clear evidence that:
  - a) the facility is shown to be not needed by the community (both current and future planned users), and
  - b) all reasonable efforts have been made to preserve a community use, including exploration of appropriate solutions to retain the facility with operators/ service providers and where appropriate the local community. Consideration should include any potential future demand arising from new development located within the catchment area of the facility/ use.
3. Specific land that has been earmarked for community facilities through planning obligations, other formal agreements, approved planning consents or identified in Local Plan/ SPDs or other statutory documents will be safeguarded until a community facility is delivered or agreement is reached that land for a community use will not be required.

## 15. The Green and Open Space Network

This chapter contains multiple policies:

- DP22: Green Belt in Dartford Borough
- DP23: Protected Local Green Space
- DP24: Open Space and Green Grid
- DP25: Nature Conservation and Enhancement

### Green Belt in Dartford Borough

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies: CS13.*
- *Other policies in this document: DP23.*
- *NPPF paragraphs: 80, 87-91 & 112.*

#### The Green Belt's Role in Borough Strategy

- 15.1 Dartford's Green Belt has benefited from long term national and local policy protection which has restricted inappropriate development. Core Strategy Policy CS13 ensures the permanence of the Green Belt and recognises Dartford's Green Belt as important for recreation and an ecological resource providing green networks that link with the urban area. Policy DP22 sets out development management criteria for the Green Belt, including for recreation uses, and also includes criteria in relation to agricultural uses.
- 15.2 The Green Belt is essentially characterised by the openness of the land. An outcome of this has been to assist in safeguarding the countryside from encroachment and, to some extent, contributing to preserving the setting and historic character of some villages and rural settlements in the Borough. Moreover, the Green Belt has protected Dartford's valuable agricultural land. Local policy for retention of best quality land includes in DP22:9 below.

## ***Dartford Development Policies Plan***

- 15.3 The extent of Green Belt that was associated with Borough-wide spatial strategy (Policy CS1), and that will continue to apply, is defined on the Policies Map. Nearly all of Dartford's countryside lies within the Green Belt, and the key principles set out in Core Strategy Policy CS13:1a and 2 remain of outmost importance, along with the national policy. The Green Belt is vital to development management and contributing to the strategy of urban regeneration and delivery of the Priority Areas set out in the Core Strategy.
- 15.4 There is a close relationship between protection of the openness of the Green Belt and conservation of the visual quality and character of the countryside landscape. The Green Belt can also provide opportunities for potential open space and nature conservation enhancements, and open space projects in the Green Grid are listed in Policy CS13:1b. Woodland, hedgerows and rural lanes are further aspects of the countryside character that are valued and should be retained and enhanced.
- 15.5 Policy criteria here can also apply to the Protected Local Green Spaces (Policy DP23) identified on the Policies Map.

### **Buildings in the Green Belt**

- 15.6 The NPPF recognises that the construction of new buildings is generally inappropriate in the Green Belt and should not be approved except in very special circumstances. National policy (NPPF paragraphs 89 to 90) sets out developments that may not be inappropriate. Some exceptions which may not be inappropriate include: limited extensions and suitable replacement buildings; new buildings for agriculture, woodland, and facilities for outdoor sport and recreation; new buildings at cemeteries; limited infilling in villages in the Green Belt; limited affordable housing for local community needs, and limited infilling or redevelopment of previously developed sites. Whilst these types of development may not be inappropriate, overall they should not conflict with the preservation of the openness and purposes of the Green Belt.
- 15.7 The extension of buildings, provided they are of limited size, may not be inappropriate in the Green Belt. In some cases, they may be necessary to maintain the viability of existing uses. Replacement buildings need not be inappropriate provided that the replacement is not materially larger than the building it replaces, remains in the same use, and the open character of the Green Belt is maintained. Local policy on extension or replacement of buildings in the Green Belt includes DP22:6 and DP22:7 below. In support of the Core Strategy objective to protect and

enhance the character of the Green Belt, such development must be sensitively located and designed.

Equine and Recreation Uses in the Green Belt

- 15.8 As addressed in Policy DP22:11 and 12 below and elsewhere, the Green Belt acts as an important recreational resource for a range of activities, including walking, cycling and riding. The network of routes identified in the Core Strategy as part of the Green Grid, links together open spaces and routes across the Borough, in particular, from the urban areas in the north to the countryside in the south. Designated public rights of way, footpaths, cycleways and bridleways limit the impact of these uses on the countryside and Green Belt, whilst allowing nearby urban and rural residents to make good use of the Green Belt.
- 15.9 To manage proposed equine uses and structures in the Green Belt, provisions are set out at DP22:13 below. This requires suitable land and an acceptable location. Sufficient land should be available for grazing plus a separately fenced exercise area, proportionate to the quantity of horses. Lighting arrangements should be designed to avoid adverse environmental impacts, and the stable building, food/ bedding stores and manure bay should not be in the proximity of neighbours where it would have a significant adverse impact on their residential amenity. Keeping or stabling of riding horses should be in reasonable proximity to bridleways or suitable riding facilities, e.g. a large paddock.
- 15.10 Equine development should be environmentally acceptable. Appropriate hedges with protective fencing or other fencing must be provided and maintained. Proposals for erection of stables should include details of an area appropriately designed and sited for the reception of soiled bedding material. Additionally, in areas particularly sensitive to pollution of groundwater, it is essential for stables to be connected to a main drainage system or cesspool. Safe and sufficient provision for access and parking should be made for equine vehicles.

**Policy DP22: Green Belt in the Borough**

1. Dartford's Green Belt is shown on the Policies Map, and its essential characteristics are its openness and permanence. Inappropriate development in the Green Belt will be resisted in accordance with national planning policy.
2. Inappropriate development is by definition harmful to the Green Belt and will only be approved in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
3. In assessing other harm, the Local Planning Authority will use the following criteria:
  - a) the extent of intensification of the use of the site;
  - b) the impact of an increase in activity and disturbance resulting from the development, both on and off the site, including traffic movement and parking, light pollution and noise;
  - c) the impact on biodiversity and wildlife;
  - d) the impact on visual amenity or character taking into account the extent of screening required;
  - e) impacts arising from infrastructure required by the development.
4. Where developments are considered not inappropriate in line with national planning policy, they will be supported where they contribute to the Core Strategy (CS13) policy objective of conserving the Green Belt as a recreational, ecological and agricultural resource. Such developments will also be assessed against the following clauses where applicable.

**Re-use of Buildings**

5. Applications for re-use should relate to lawful permanent buildings of substantial construction. They should take into account the character and scale of the existing building(s). In circumstances where character and scale are important to the local setting, excessive external alterations and additions will not be permitted.

**Replacement Buildings**

6. The replacement of a building will be permitted where:
  - a) The replacement building remains in the same use; and
  - b) The replacement building will not be materially larger than the existing

building it replaces, taking into account bulk, height, massing and scale. As a replacement, the building should be limited to an expansion of no more than 30% volume of the original<sup>31</sup> building.

#### Extensions to Buildings

7. Extensions to buildings will be permitted where:
- a) They are proportionate and subservient in appearance, bulk, massing and scale of the original building; and
  - b) The proposal would not result in a disproportionate addition to the original building. The extension must constitute no more than a 30% volumetric increase over and above the original building, and maximising the footprint of the building will not be appropriate in every circumstance.

#### Infilling or Redevelopment of Previously Developed Sites

8. Proposals should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Developments that lead to over-intensification of the site will not be permitted.

#### Agricultural Development

9. Development should not result in the loss of the best and most versatile agricultural land and should not impede the continuation of a lawfully existing agricultural development and/ or land use.
10. The change of use of an agricultural building should, where planning permission is required, demonstrate it is no longer needed for its current or intended agricultural use and should not result in a need to create any further building(s) to replace it.
11. New agricultural buildings will be permitted where it can be demonstrated that there is a need for the proposed development and where they are sited and designed to minimise their impacts as outlined in clause 3.
12. Proposals for farm diversification, including shops, processing, workshops or sports and recreation, should be ancillary to the existing main use. It should be demonstrated that the activity is related to the main farm use and that the proposal will not create the need for new buildings or supporting infrastructure and facilities that may harm rural character.

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<sup>31</sup> Original building means a building as it existed on 1 July 1948 where it was built before that date, and as it was built when initially built after that date.

Equine Development

13. Proposals for the use of land for horses or for the erection of stables and associated facilities and/ or operational development will be carefully considered. Assessment will include the location/ layout of all structures; and quality of the provision and landscaping proposed.

Development for Outdoor Sport and Recreation

14. Proposals for outdoor sport and recreation should not materially impact on the character and amenity of the locality or result in the deterioration of the land, landscape or biodiversity. The scale, siting, design, use and level of activity of built recreation development will be taken into account when assessing the impact of a proposal.
15. Supporting infrastructure and facilities should not unacceptably harm local character. They should be directly associated with the main use and be of a scale, quality and design to minimise their impact.



*Green Belt land looking from New Barn towards the Thames*



## Protected Local Green Space

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS13, CS14, CS22 & CS24.
- *Other policies in this document:* DP22, DP24 & DP25.
- *NPPF paragraphs:* 74, 76-78 & 123.

15.11 Protected Local Green Space (PLGS) identifies those open spaces that have special characteristics that make them very important places for local communities. Paragraph 76 of the NPPF sets out that these valued areas can be given special protection through designation in a Local or Neighbourhood Plan.

15.12 A limited proportion of open land has been identified on the Policies Map as PLGS across the Borough. In order to qualify for designation the spaces are close to the community served, local in character and not extensive; and special in the comparative neighbourhood context due to reasons such as their particular tranquillity or beauty, or highly distinct recreational value, relative to alternatives in the locality<sup>32</sup>. PLGS principles are consistent with the Core Strategy's Green Grid, and they form a special part of it, benefitting from robust planning policy protection.

15.13 The protection afforded to these designated areas of open space equates to that of Green Belt, and they are all located outside Green Belt designated land. Development proposals on PLGS land will generally be considered inappropriate unless very special circumstances are shown to exist, as set out in national and local policy.

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<sup>32</sup> DBC (2016) Dartford Open Space Report 2015/16 Final. See Chapters 3-5 – [web link](#).

**Policy DP23: Protected Local Green Space**

1. Selected open spaces are designated on the Policies Map as Protected Local Green Space (PLGS) to maintain their openness and special local role. PLGS should continue to provide non-extensive high quality informal recreation/relatively calm green spaces, to support attractive, distinctive and sustainable neighbourhoods.
2. Development of PLGS in Dartford Borough will not be permitted unless very special circumstances apply, considering national and Dartford Green Belt policy (particularly DP22:1-3 and DP22:14-15).



*Ingress Abbey  
PLGS, Greenhithe*

*St Edmunds  
Pleasance PLGS,  
Newtown, Dartford*



## Open Space

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS14, & CS18.
- *Other policies in this document:* DP22 & DP23.
- *NPPF paragraphs:* 74.

### Open Space Strategy

- 15.14 The Core Strategy (including policies CS13 and CS14) has established a strategic network of largely multi-functional green space, including playing pitches and biodiversity spaces. This is to be managed and enhanced including through new on-site provision in developments. This strategic green space approach is now complemented through development management criteria. These provide for appropriate protection of the many existing green/ open spaces with significance to the Borough and its communities.
- 15.15 Core Strategy Policy CS14:1a-c sets out objectives for expanded multi-functional green space guided by the principles of a Green Grid in the Borough. This sets policy requirements for all new developments to fulfil, in particular the minimum proportion of land to be provided as part of the greenspace of new developments over two hectares (CS14:1b), and must include provision for specific types of green space and water bodies to cater for diverse community needs (CS14:1c). Along with new and enhanced public open space including sports and playspace provision, Policy CS14:1d additionally identifies a range of further major greenspace improvements to be delivered. The Green Grid is based on the principle that open space that is multifunctional will usually result in optimal benefits for residents and participants of formal and informal sport and recreation.
- 15.16 Core Strategy Policy CS14:1e sets out the principle of “protecting and enhancing existing open [and other] spaces...” in the context of a plentiful supply of planned development sites (predominantly brownfield and despoiled land). This protective requirement should be achieved through the specific provisions set out in this Plan and the Policies Map, as required by in Policy CS14:2.

Managing the Retention of Open Spaces

- 15.17 Policy DP24 below reflects that retention of sufficient quantity and quality of existing local green/ open space is an important requirement of development management policies, and is underpinned by supporting evidence to the Core Strategy and further updates such as the Playing Pitch Strategy<sup>33</sup>. It complements the protection afforded to strategic open spaces with Green Belt equivalent local and national policy protection (see DP22 and DP23). Policy DP24:1 covers outdoor sports facilities, recreation and play spaces, parks, plus many other open spaces providing benefit and defined on the Policies Map as “Borough Open Space”<sup>34</sup>. The policy also covers other unidentified playing fields and sports pitches as applicable, where it is particularly important to have regard to national policy.
- 15.18 In line with NPPF paragraph 74, the presumption is against building on open space, sports or outdoor recreation land. DP24:1 sets out that development will only be permissible in two circumstances on Borough Open Space. DP24:1a is aimed to allow flexibility where development is intended to enhance the existing function of the open space, for example where ancillary buildings or improved facilities are proposed to benefit the open space. This could include supporting facilities for outdoor sport/ recreation, for example changing rooms. DP24:1b addresses circumstances where loss of an existing open space or sports pitch may be acceptable.
- 15.19 In relation to DP24:1b, any residential proposals would have to consider both the green/ open space provision to be made reflecting both the existing function and, in addition, the provision to be made to meet the needs of the new occupiers/ development. The scale of provision required to meet demand from new development under the Core Strategy is expected to be additional to any retained or replacement provision under DP24. Where the proposal involves loss of sports or green spaces this must be demonstrated through robust evidence that it is surplus to existing and future requirements. The importance of the sports or green space should be tested through exploration of alternative operators and appropriate community based solutions, for example the potential for community management or

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<sup>33</sup> DBC (2016) Playing Pitch Study 2016 – [web link](#).

<sup>34</sup> DBC (2016) Dartford Open Space Report 2015/16 Final. See Chapter 6 – [web link](#).

maintenance of the facility or land. Any marketing should meet the requirements set out in the Glossary to be shown as sufficient effective marketing.

- 15.20 For current public amenity space that is not identified on the Policies Map, DP24:2 sets out development management criteria. This recognises there could be a need in some instances to retain more localised open spaces such those of communal value on residential estates, greenspace of local but distinct landscape merit, or neighbourhood facilities for play or rest enjoyed by residents. This need will be more acute where there is limited usable alternative provision in the neighbourhood accessible on foot, or alternative provision is of demonstrably inferior quality or size. Regard will be given to the need for the development proposed as set out in national policy and Local Plan policies.

### **Policy DP24: Open Space**

1. Development on playing fields, sports pitches, and any land shown on the Policies Map as Borough Open Space, will not be permitted unless it is clearly demonstrated that one of the following criteria is satisfied:
  - a) Where the sports/ open/ green space will be retained in its current primary function, with development limited to a small proportion of land, the proposal must support or enhance the existing space in this overall role. The proposal must not lead to any significant loss or deterioration in quantity and level of open space/ recreational provision.
  - b) Where development will result in a significant loss in the quantity of open space or loss of sports pitches, replacement provision will be delivered within accessible walking distance of the site; unless it is clearly demonstrated that the existing provision is surplus to current and future requirements for sports and recreation in the locality and the Borough, the amenity and health/ wellbeing of residents and/ or biodiversity. The replacement must be shown to be of an equivalent type and of equal or greater quantity and quality to that being lost.
2. Development of non-designated public amenity space will only be permitted where a convincing case is made in justification. This must take account of:
  - a) the qualitative and quantitative value of the existing function in providing usable open space, relative to the value of alternative provision easily available in the locality, and;
  - b) national policy and the benefits/ dis-benefits demonstrated to arise from the specific development proposal.

## Nature Conservation and Enhancement

**SEE ALSO (Most relevant supporting information):**

- *Core Strategy policies:* CS14.
- *Other policies in this document:* DP8 & DP24.
- *NPPF paragraphs:* 109 116, 118 & 119.

### Nature Conservation Strategy

- 15.21 The Core Strategy ensures the Borough's nature conservation role is maintained and enhanced through protection of Green Belt countryside as a whole (CS13), and through the principle in CS14:1e of protecting a network of green spaces across the Borough (as indicatively shown on Figure 7 below).
- 15.22 As shown on the Policies Map and addressed in Policy DP25:1 below, Dartford contains a number of nature conservation sites which are designated as being of national or local importance. In line with NPPF paragraph 118, the strongest weight of protection will be applied to those sites of national importance which primarily comprise SSSIs, and also Ancient Woodlands. However significant weight will also be given to the protection of sites with local designation (such as Local Wildlife Sites or Local Nature Reserves) where it is considered that there may be adverse impacts arising from development proposals.
- 15.23 There are a number of important wetlands and water bodies in the Borough, including the River Darent and Dartford Marshes. It is considered that protecting and improving the ecological quality of these components will contribute to achieving the objectives of the Water Framework Directive and the Darent Management Catchment Plan. Developments closely located to river courses should consider impacts on water bodies and identify appropriate avoidance, mitigations and/ or enhancements. This could include measures such as recreating the ecology of rivers and wetlands where this has been lost and/ or establishing a significant natural habitat barrier to water bodies.



- 15.24 In general, it is expected that development should seek to avoid and mitigate any adverse impact on existing biodiversity features, including designated sites and BAP habitats<sup>35</sup>, habitat networks, protected species and the ecological condition of waterbodies. Where impacts cannot be avoided, they should be mitigated and, as a last resort, loss or damage should be compensated. As highlighted in CS14:1e, addressing biodiversity issues on brownfield sites will continue to be led by survey data.
- 15.25 Policy DP25:5 recognises trees are part of the Green Grid Network and contribute to increasing resilience to climate change, improving air quality and creating and transforming the appearance of the urban environment. Trees will continue to be safeguarded; development proposals will be assessed for retention and provision of appropriate new trees in relation to the site and wider environmental context. Proposals must set out appropriate planting and management strategies to ensure survival and mitigation achieved including replacement where new trees fail to establish. The contribution of existing tree groupings such as the existing tree lined ridges which form an important visual component to the setting of Dartford Town Centre will be a material consideration in relevant development proposals.

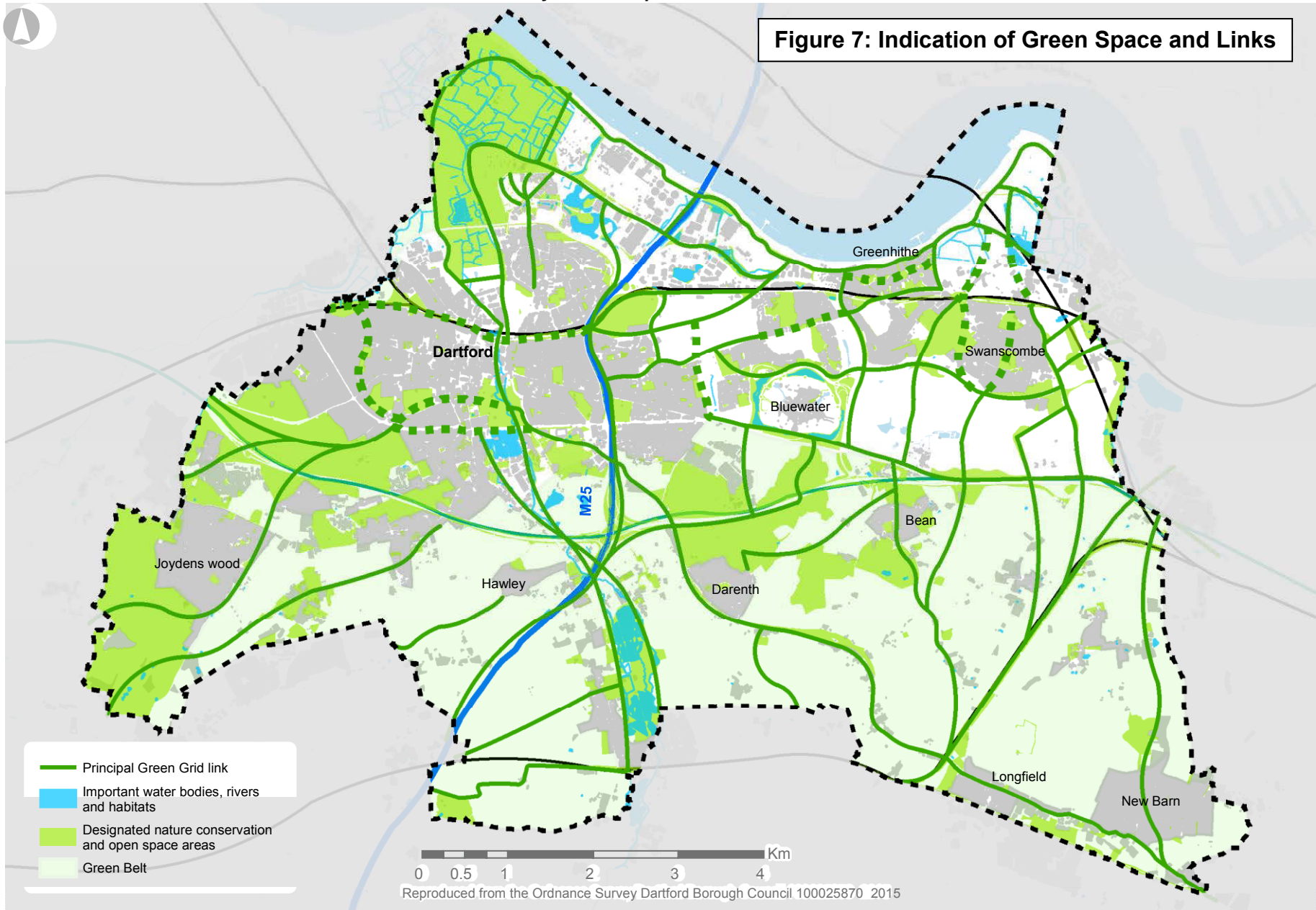
#### The Green Grid and Opportunity Areas

- 15.26 Some areas of Dartford have been identified as having good potential for biodiversity improvement and as having potential to assist in connecting separate nature conservation sites and diverse wildlife and habitats. Biodiversity Opportunity Areas (BOAs) have been identified throughout the Borough as being those that provide the best focus for biodiversity action. The BOAs include a variety of statutory and non-statutory wildlife sites, woodland, lakes, marshes, heathland and brownfield sites which are known to provide important habitats for invertebrates. These sites are set in an area which is fragmented by urban development and transport corridors.
- 15.27 Planning policy can play a vital role by retaining the important ecological role these sites and habitats perform, potentially alongside development, through requiring mitigation measures to address adverse impacts and ensuring that new development contributes to the creation of new habitats and corridors that connect these sites. Specific requirements regarding mitigation and enhancement are set in DP25:2-3.

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<sup>35</sup> ARCH, The Kent Habitat Survey 2012 – [web link](#).

Figure 7: Indication of Green Space and Links



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- 15.28 The existing Green Grid Network incorporating ecological sites provides the principal indicative ecological network across the Borough which will enable the movement of wildlife across the landscape both now and in the future. The indicative network incorporates existing areas together with proposals embedded into development masterplans. It is acknowledged that these may change but revisions should take into account the impact on changes to ecological corridors. Opportunities may also arise in new developments and within the existing urban fabric to provide ecological corridors or stepping stones through new provision and other means such as green roofs, ponds or road side verges. Figure 7 provides an indicative overview of Dartford's Green Grid network including ecological stepping stones.
- 15.29 The definition of the Green Grid is confirmed for the purposes of the Development Plan as set out in the Glossary (Appendix C). This forms the basis of the strategy for enhancements; and for the purposes of delivering improvements and new provision, the starting point is that enhancements will allow public access, and where possible provide for a variety of green, recreation and biodiversity functions as appropriate.

North Kent European Sites

- 15.30 Beyond the Borough, but still pertinent to some proposals in parts of it, there are European protected sites located on the North Kent coast. These are: the Thames Estuary and Marshes Special Protection Area (SPA)/ Ramsar (wetland sites of international importance); Medway Estuary and Marshes SPA/ Ramsar, and The Swale SPA/ Ramsar sites. Studies have shown marked declines of key bird species, particularly on the Medway Estuary. As recognised in the Core Strategy there is insufficient evidence to conclude for Habitats Regulations purposes that there will be no adverse effects on the European sites through increased development.
- 15.31 Studies<sup>36</sup> carried out since the adoption of the Core Strategy indicate that further development in North Kent will exacerbate the pressure from disturbance due to human recreation and potentially add to the reasons for decline. Natural England, taking these findings into account, have therefore concluded that development beyond 6km (excluding large sites) can be screened out of requiring an appropriate assessment and

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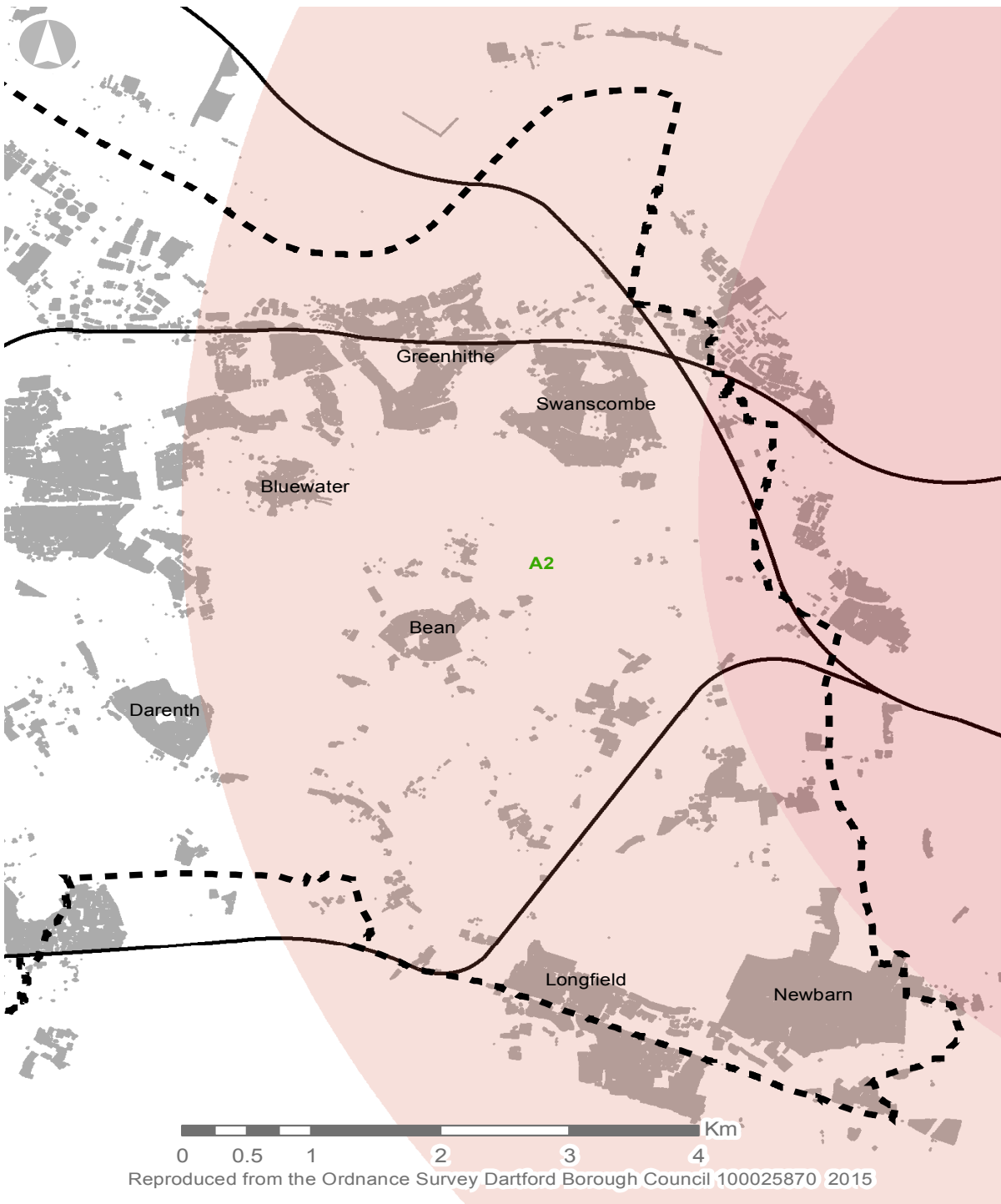
<sup>36</sup> Footprint Ecology (2012) *North Kent Interim Overarching Report* - and supporting studies referenced in report.

### ***Dartford Development Policies Plan***

assumed to have no likely significant effect on European sites. In Dartford the eastern Borough boundary will denote 6km from the European Sites.

- 15.32 Further analysis of previous studies on the origin of visitors at the Sites indicates the substantial majority of visitors travel less than 10km; it is considered that this should be the maximum distance to which a precautionary approach should be applied. Taking into account the conclusions of Natural England together with these study findings, only the Borough's large residential (Class C3) sites located up to 10km from the North Kent Sites (shown illustratively in Figure 8) need to consider mitigation measures and cannot be automatically screened out of appropriate assessment due to having a likely effect on the integrity of the European sites. This approach is reflected in Policy DP25:4.
- 15.33 The mapping in Figure 8 is only indicative of a 10km distance from the European sites; the precise distance and applicability will be calculated and confirmed for individual proposals. Applicable reserved matter applications must not be assumed to be exempt.
- 15.34 Natural England have advised that Habitats Regulation Assessment of effects of residential proposals can be screened out of requiring appropriate assessment, where suitable mitigation is provided, for instance through a strategic approach enabled by a tariff based financial contribution. The tariff will take account provision of alternative green space through development that will alleviate recreational pressure.
- 15.35 To aid consideration of the Habitat Regulations, the Council will set out on the planning policy pages of its website a strategic package of mitigation options for applicable developers to consider. This may include the provision of alternative green spaces and/ or a fixed financial per home contribution to be used to support planned strategic management measures at the European protected sites. It will define "large" residential developments that qualify. This will allow full appropriate assessment not to be required where relevant development proposals can satisfactorily provide alternative green space and/ or financial contributions in line with the approved measures on the Council's website.

Figure 8: Indication of areas within 10km as crow flies from North Kent European Habitats



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**Policy DP25: Nature Conservation and Enhancement**

1. Development on the hierarchy of designated sites, featuring nationally recognised and locally protected sites, shown on the Policies Map will not be permitted. Development located within close proximity to designated sites, or with likely effects on them, should demonstrate that the proposal will not adversely impact on the features of the site that define its value or ecological pathways to the site.
2. Proposals should seek to avoid any significant adverse impact on existing biodiversity features. Any potential loss or adverse impact must be mitigated, including with reference to the following guidance points:
  - a) Where mitigation measures require relocation of protected species this will only be acceptable when accompanied by clear evidence that the proposed method is appropriate and will provide for successful translocation.
  - b) Proposals should include provision for protection during construction, and mechanisms for on-going management and monitoring.
3. Developments will be expected to preserve and, wherever possible, enhance existing habitats and ecological quality, including those of water bodies, particularly where located in Biodiversity Opportunity Areas. Particular regard should be had to points a) and b) below. Development proposals where the primary purpose is to enhance biodiversity will normally be permitted where:
  - a) New biodiversity areas make use of native and local species as set out in the Kent Biodiversity Strategy and consider ecological links and adaptability to the effects of climate change
  - b) Biodiversity features strengthen existing green and ecological corridors; and contribute to the creation and enhancement of the Green Grid.

**Large residential development and North Kent European Protected Sites**

4. Large residential developments located within 10km from the North Kent European Protected sites that are located outside the Borough will be required to undertake a Habitats Regulation Assessment to demonstrate that the mitigation measures proposed are satisfactory to avoid potential adverse recreational effects to protected features. Information on mitigation options is available on the Council's website.

**Trees**

5. In all development proposals existing trees should be retained wherever possible. If retention is demonstrated not to be feasible, replacement provision should be of an appropriate tree species and maturity and/ or canopy cover taking into account the tree that is being replaced and the location.

## **16. Plan Monitoring and the Core Strategy**

- 16.1 Dartford Borough Council undertakes a range of data gathering to monitor the performance of the current Development Plan for the Borough. This includes an annual Authority Monitoring Report (AMR).
- 16.2 In Appendix 3 of the Core Strategy, a detailed overall framework for monitoring was set out. Now further Development Plan policies are being produced, and as the approach to effective monitoring has been amended nationally, it is appropriate to update and further explain the monitoring framework that can occur.
- 16.3 Furthermore, three tables of policies below (tables 4, 6 and 8) also provide a potential reconciliation of Core Strategy policy with Development Plan policies.
- 16.4 The primary purpose of data monitoring of development will be to report on available information on the delivery of the Development Plan's objectives. This will be based around annual reporting of collective indicators, which may also include reporting information on:
- Planning policy preparation and progress, including: Duty to Cooperate actions and public consultation outcomes, and delivery against the set timetable.
  - The Dartford Community Infrastructure Levy (CIL)
- 16.5 Some information, for example 'on the ground' major development outcomes, will be reported more regularly directly on the Council's website.
- 16.6 In proposing an up-to-date and workable set of development plan indicators that can be maintained annually, the following considerations have been taken into account:
- The current applicability of Core Strategy proposals (some have already been achieved for instance) and the primary requirements arising from the Development Policies Plan's new policy areas.
  - The long-term nature of transition and its effects in the area, which is incremental over any one year. Strategic/ larger sites are generally subject to separate oversight/ information on their progress and should be looked at over time. Some of these sites have their own ongoing monitoring requirements to ensure actions are triggered where further mitigation of effects is required.
  - The need to focus on key topics subject to the greatest change, that significantly contribute to achieving Core Strategy objectives and where appropriate evidence is readily available. Performance monitoring will give a flavour and guidance as to whether further investigation may be warranted: not an exhaustive list of all potential information on topics.
  - The fact it is rarely possible to guarantee that a continued data series can be maintained for a large number of indicators for each topic. Similarly, information on some topics is more contextual in nature or lends itself less to meaningful quantification. It may be inappropriate to annually report Core Strategy indicators not highlighted below.

## Dartford Development Policies Plan

16.7 Indicators have been arranged around a grouping of the ten Core Strategy (CS) objectives into three broad areas which mirror the NPPF's three tenets of sustainability; social, economic and environmental (although policies often overlap categories):

- Communities and Infrastructure;
- Jobs, Shops and Leisure; and
- Environmental.

16.8 Consequently it is proposed to structure reporting around 15 'key monitoring' themes, listed below under the three groupings in tables 5, 7 and 9. The commitment to primary indicators is supported by other contextual information that may also be provided as available.

### Community and Infrastructure

16.9 The relevant Core Strategy objectives (numbered as per Core Strategy paragraph 1.59) where overall commentary is expected to be provided in monitoring, are as follows:

- (1) *A stable integrated community living in attractive and safe neighbourhoods that reflect the area's heritage and promote a sense of place, whose residents enjoy a choice of homes and easy access to local everyday facilities.*
- (2) *New residential and mixed use development focused in Dartford Town Centre, the area between Ebbsfleet and Stone, and the Thames Waterfront.*
- (9) *A realistic choice of travel options, with public transport able to cater conveniently for most local journeys as well as to Central London and providing good access to the rest of Kent and Europe, with a well-developed walking and cycling network for local journeys.*

16.10 Related policies are:

**Table 4: Communities and Infrastructure Policies**

<i>Core Strategy Plan</i>	<i>Development Policies Local Plan</i>
CS1: Spatial Pattern of Development CS26: Delivery and Implementation	Policy DP1: Dartford's Presumption in Favour of Sustainable Development
CS3: Northern Gateway Strategic Site CS4: Ebbsfleet to Stone CS5: Ebbsfleet Valley Strategic Site CS6 Thames Waterfront CS11: Housing Delivery CS18: Housing Mix CS19: Affordable Housing CS20: Gypsies and Travellers	Policy DP7: Borough Housing Stock and Residential Amenity Policy DP9: Local Housing Needs Policy DP10: Gypsies, Travellers, and Travelling Showpeople Accommodation
CS15: Managing Transport Demand CS16: Transport Investment	Policy DP3: Transport Impacts of Development Policy DP4: Transport Access and Design
CS21: Community Services	Policy DP21: Securing Community Facilities

16.11 Indicators proposed to be reported:

**Table 5: Communities and Infrastructure Monitoring**

<i>Key monitoring theme</i>	<i>Primary indicator (annual or more frequent)</i>	<i>Contextual/ Detail as available</i>
1. Providing a sufficient quantity of new housing in the Borough.	5 year deliverable housing supply, and indications for following years (this includes past/ cumulative delivery and sites updates CS Indicators 13, 14, 16 & 17).	Long term housing land supply / major regeneration site progress.
2. Delivering suitable types of dwelling where family homes expected	For each site under construction of up to 100 dwellings (outside of Dartford Town Centre, Ebbsfleet Valley Strategic Site area, and Thames Waterfront sites): % of dwellings completed in the year that are houses of 2 bedrooms or more. (CS Indicator 4)	CS Indicator 3.
3. Planning decisions that meet housing needs, where some affordable housing is anticipated.	For each site under construction totalling 15 or more dwellings/ changing tenure: % of dwellings in the year completed/ transferred for affordable housing occupation i.e. CS indicators 6&7.	Category 2 or 3 dwelling completions in year.
4. Development for Gypsies, Travellers and Travelling Showpeople accommodation needs	New pitches for Gypsies, Travellers and Travelling Showpeople provided in the in the year. (CS Indicator 9). 5 year traveller pitch/ plot supply and context (this includes past/ cumulative delivery and sites updates) Implementation Strategy requirements.	Information on key appeal decisions.
5. Improving traffic management	STIPS annual report.	CS Indicators 48-53/ delivery of new infrastructure
6. Providing sufficient community facilities, where involving planning permission	Development in the year resulting in the gain or loss of whole community facilities i.e. CS Indicator 10.	Community Infrastructure Levy delivery, Overview of additional infrastructure requirements to meet demand for Infrastructure from windfall sites of 5+ units permitted. Other major changes in community service provision

**Jobs, Shops and Leisure**

16.12 The relevant Core Strategy objectives (numbered as per Core Strategy paragraph 1.59) where overall commentary is expected to be provided in monitoring, are as follows:

- (3) *A successful commercial hub at Ebbsfleet acting as a driver for economic growth and diversification in the Borough resulting in a range of jobs, with appropriate education and skill training opportunities to enable residents to access a wide range of jobs and professions.*
- (4) *A vibrant town centre with a flourishing day and evening economy and a strong cultural and leisure offer alongside a strong retail core, set in an attractive public realm.*
- (8) *A full range of opportunities to enjoy first class cultural and leisure pursuits as well as sport and recreation, particularly at Dartford Town Centre, Eastern Quarry, Ebbsfleet, Stone Lodge and Swanscombe Peninsula.*

16.13 Related policies are:

**Table 6: Jobs, Shops and Leisure Policies**

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



16.14 Indicators proposed to be reported:

**Table 7: Jobs, Shops and Leisure Monitoring**

<i>Key monitoring theme</i>	<i>Primary indicator (annual or more frequent)</i>	<i>Contextual/ Detail as available</i>
7. Supporting economic development in the Borough	Development in the year resulting in the gain or loss of B-class facilities of 100m <sup>2</sup> or more (CS indicator 25).	CS Indicators 24, 28, 30; Local economic and labour supply indicators
8. Enhancing the Borough's retail and Dartford Town Centre	Quantitative indicators of Dartford town centre vitality, viability and diversity, including the overall mix of uses/ vacancy in Primary/ Secondary Frontage (CS Indicator 33). New A1 development in the centre. Retail appeal decisions/ any retail development permitted in out of centre locations or in Bluewater.	National benchmarks of vacancy.  Qualitative health check data. CS Indicators 22 & 47
9. Maintaining local shops	% of District Centre units in Classes A1, A2 & D1/ vacant. (CS indicator 35).	Major developments in/ around District Centres and Neighbourhood Centres.

**ENVIRONMENTAL**

16.15 The relevant Core Strategy objectives (numbered as per Core Strategy paragraph 1.59) where overall commentary is expected to be provided in monitoring, are as follows:

- (5) *An accessible and enticing Thames Waterfront with a high quality built and natural environment, offering a range of leisure and recreational opportunities.*
- (6) *A green borough that is resilient to the effects of climate change and offers a high quality of life, with an enhanced network of landscaped paths, cycle routes, open spaces and biodiversity habitats and corridors, and with links to the countryside and the Thames.*
- (7) *The character of villages and countryside in the Green Belt protected and enhanced and providing contrast with the urban area.*
- (10) *A sustainable borough leading the way with energy and water efficient buildings, widespread use of renewable energy and well-adapted to climate change.*

16.16 Related policies are:

**Table 8: Environmental Policies**

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

16.17 Indicators proposed to be reported:

**Table 9: Environmental Monitoring**

<i>Key monitoring theme</i>	<i>Primary indicator (annual or more frequent)</i>	<i>Contextual/ Detail as available</i>
10. Avoiding unnecessary greenfield development though re-use of (previously developed/ despoilt) land for housing	Proportion of new dwellings built on brownfield land over the period since 2006/7. (CS Indicator 19).	Local register/ National information on brownfield land utilisation
11. Green Belt appropriate development only	Type of development permitted in the year in the Green Belt (CS Indicator 44).	Information on key appeal decisions issued in the greenbelt.
12. Retention and provision of key local open spaces	Developments completed in the year on PLGS; playing pitches and Borough Open Space completed in the year on new development (CS Indicator 37).	New features/ improvements in line with the Green Grid.
13. Key habitats, waterways and Biodiversity	Condition of designated areas of high environmental value (CS Indicators 40 & 62).	North Kent European habitats mitigation and

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		contribution by Dartford developments.
14. Sustainable residential construction	For each site under construction: % of dwellings in the year built to the government's higher water efficiency standard	Per capita water consumption (CS indicator 61). Data produced nationally on local CO <sub>2</sub> emissions.
15. Planning decisions supporting enjoyment of the historic environment.	Developments completed in the year at designated heritage assets	Changes in condition of key heritage assets from Buildings at Risk register

## APPENDICES

### Appendix A: 1995 Borough Local Plan Policies Replaced by this Plan

All remaining policies from 1995 are deleted on adoption of this Plan. This table provides some guidance to content in the Plan in relation to previous development management policies.

<i>1995 Borough Local Plan 'Saved' Policy number</i>	<i>Policy title</i>	<i>Potentially applicable Development Policies Plan policy</i>
S4	Presumption against development in the Metropolitan Green Belt; protection of the countryside, and enhancement of its amenity and recreational value	DP2 DP5 DP12
S6	Conservation and improvement of the built environment, and importance of the River Thames	DP22
E10	Extension or redevelopment of existing employment premises	DP5
E13	Environmental improvement of employment areas and design standards for new development	DP20
E14	Amenity criteria for employment development	
H9	Areas of Special Residential Character	DP2
H12	Protection of amenity of existing housing areas	DP5 DP7
H14	Guidelines for house extensions and loft conversions	DP8
H15	Accommodation for special needs groups	DP12
R3	Changes of use to non-retail uses	DP14-DP19
R6	Safeguarding of local shopping centres	
R9	Criteria for hot food takeaways	
T16	Safeguarding of highway improvement schemes	DP3
T18	Traffic management measures	DP4
T19	Relationship of development to highway network and capacity	
T20	Formation of new accesses onto distributor roads	

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T21	Agreements for highway improvements related to development proposals	
T23	Provision of off-street parking and rear access arrangements	
T27	Provision for pedestrians in new development and highway schemes	
T28	Environmental improvements and traffic management schemes	
T33	Highway and pedestrianisation schemes to make provision for the disabled and less mobile	
T34	Public transport access to the town centre for the less mobile	
DL1	Encouragement of restoration schemes	DP5
DL4	Development proposals at or near landfill sites	
RT14	Safeguarding of Dartford Heath, Central Park. and Brooklands Lakes	DP8
RT15	Safeguarding of private and educational open space	DP23
RT16	Provision of new local open spaces	DP24
RT17	Safeguarding of land at Craylands Lane, Swanscombe for open space purposes and recreational development	
RT18	Open space and play space provision in new housing development	
RT19	Provision of local open space in association with development proposals	
C1	Consideration of proposals for development in the countryside	DP22
C2	Design, siting and landscaping of development in the countryside	DP25
C3	Criteria for re-use of redundant buildings in the countryside	
C4	Consideration of proposals for stables and related facilities	
C5	Enhancement of the environmental quality and recreational value of the countryside	
C7	Criteria for development of agricultural buildings	
C11	Protection of woodlands	
C12	Planting of new woodland, hedgerows, shelter belts and copses	DP25
C13	Protection of Sites of Special Scientific Interest and National Nature Reserve	
C14	Protection of Sites of Nature Conservation Interest	
C15	Establishment of local nature reserves	
C16	Protection of sites of nature conservation value	
C17	Management agreements for safeguarding sites of nature conservation interest	

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V1	Development within villages	DP2
V2	Design and density considerations for village housing sites	DP18
V4	Criteria for business uses in villages	DP21
V5	Consideration of proposals for shopping and community facilities within villages	DP22
B1	Criteria for consideration of development proposals	DP2
B3	Landscaping within new development	DP12
B5	Development proposals to incorporate public art and craft	DP13
B6	Consideration of proposals for the alteration or extension of listed buildings	
B7	Presumption against demolition of listed buildings	
B8	Consideration of development proposals within conservation areas	
B9	Presumption against demolition of unlisted buildings within conservation areas	
B10	Consideration of development proposals in Areas of Special Character	
B11	Protection of ancient monuments	
B12	Protection and preservation of other sites of archaeological significance	
B13	Consideration of proposals for shop fronts and advertisements	
B14	Provision for the disabled in the design of buildings and the external environment	
B16	Overhead lines	
CF5	Development at Mabledon Hospital	DP21
CF6	Criteria for the development of health care facilities	
CF11	Identification of site for crematorium	
CF12	Safeguarding and replacement of allotment land	
TC2	Provision of rear servicing	DP4
Appendices	(Various guidelines for detailed topics).	See policies and supporting text throughout this Plan, and supplementary documents.

## Appendix B: District and Neighbourhood Centres Addresses

Frontages are shown on the Policies Map but for the avoidance of doubt, addresses are provided here. Frontage policy includes the full site boundaries fronting the highway, even if the shop is set well back or the site not in current shop/ services use.

### District Centres

<i>Dartford West</i>	
33 - 43 Dartford Road	84-98 Dartford Road
105 – 143 Dartford Road	West Hill County Primary School
<i>Dartford East</i>	
18 – 20 The Brent	1 – 21 The Brent
68A – 106 East Hill	75 East Hill
<i>Temple Hill Square</i>	
1 -49 Temple Hill Square	2-50 Temple Hill Square
Temple Hill Library & Home Start	Temple Hill Youth Centre & Dartford Gym
<i>High Street Swanscombe</i>	
1 -6 The Parade High Street	40 – 58 High Street
Methodist Chapel, Milton Road	23 – 57 High Street
The Old Fire Station & Church Road Hall, Church Road	2 – 4 Stanhope Road
<i>Longfield</i>	
5 – 65 Station Road	2 – 36 Station Road
83 – 97 Station Road	48 Main Road
<i>Hawley Road/ Lowfield Street</i>	
1 – 17 Hawley Road	291 – 301 Lowfield Street
Primary School & Children’s Centre, Oakfield Lane	Scout Hall, Oakfield Lane
6 Hawley Road (Orange Tree PH)	

### Neighbourhood Centres (numbering after the name relates to Figure 4)

<i>Burnham Road, Dartford [7]</i>	
99 – 105 Burnham Road	
<i>Sutton-at-Hone South [2]</i>	
196 – 202 Main Road	43 Main Road
208 – 220 Main Road	
<i>Henderson Drive, Dartford [8]</i>	
171 -177 Henderson Drive	137 Henderson Drive
<i>Colney Road/St Vincent’s Road, Dartford [1]</i>	
79 St Vincent’s Road	146 – 154 Colney Road
116 – 122 St Vincent’s Road	145 – 149 Colney Road
144 – 150 St Vincent’s Road	
<i>Mead Road, Dartford [9]</i>	
1 – 11 Mead Road	Veterinary Centre, Mead Road

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<b>Sutton-at-Hone North [10]</b>	
71 – 77 Main Road	
<b>Darenth Hill/Green Street Green Road, Lane End [11]</b>	
70 - 72 Watchgate	76 Watchgate
<b>Craylands Lane/ Milton Street, Swanscombe [12]</b>	
40 Craylands Lane	10 – 14 Craylands Lane
123 – 139 Milton Street	
<b>Horns Cross, Stone [16]</b>	
285 – 293 London Road	116 – 122 London Road
<b>London Road West, Stone [3]</b>	
44 – 64 London Road	
<b>Fleetdale Parade, Dartford [4]</b>	
2 – 46 Fleetdale Parade	
<b>Birchwood Parade, Joydens Wood [5]</b>	
1 – 10 Birchwood Parade	
<b>Summerhouse Drive, Joydens Wood [13]</b>	
62 – 70 Summerhouse Drive	
<b>Chastilian Road, Dartford [6]</b>	
29 – 39 Chastilian Road	30 – 38 Chastilian Road
<b>Shepherds Lane, Dartford [15]</b>	
36 – 44 Shepherds Lane	
<b>Pinewood Place/Oakfield Lane, Bexley Park [14]</b>	
1-5 Maplehurst Close units (R1, R2 and B1-3)	



## Appendix C: Glossary

Reference to other glossary definitions are shown *italicised*.

<b>A1, A2, A3, A4 &amp; A5 Use Classes</b>	Many shops as defined by the Use Classes Order as amended. A1: Retail shops, predominantly for the sale of goods, but also including certain retail services. A2: Financial and professional services for visiting members of the public, including banks, estate agents, but not betting / payday loan shops. A3: Café and restaurants. A4: Pubs and bars. A5: Hot food takeaways.
<b>Adoption</b>	Formal and final approval of a planning policy document by a Local Planning Authority, at which point it comes fully into legal force.
<b>Affordable Housing</b>	See <i>NPPF</i> for formal definition. For a brief description, the Core Strategy terms it as: housing provided where the rent or price is reduced, directly or indirectly, by means of public or private subsidy.
<b>Amenity</b>	A positive element or elements that contribute to the overall character, quality of life, comfort or enjoyment of an area. May be influenced by, for example, open land, trees, historic buildings, wider environmental factors and the inter-relationship between them, or less tangible factors such as tranquillity.
<b>AMR</b>	The Authority Monitoring Report: factual document feeding back on changes to sustainable development topics in a Local Planning Authority area, and associated progress on plan/ infrastructure delivery.
<b>Archaeological Interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Area of Special Character</b>	Areas in the Borough which have individual local character and historic interest, although not meriting formal <i>Conservation Area</i> status. Many convey a predominantly residential environment in their established character.
<b>Assets of Community Value</b>	A property that contributes to social well-being including sport and recreation or social interests of the community and nominated by the local community to be entered onto a locally kept register.
<b>Backland Development</b>	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
<b>Borough Open Space (BOS)</b>	Green/ open spaces addressed in Policy DP24 (part 1), not covered by Green Belt principles in policies DP22 and 23. Includes all BOS land shown on the <i>Policies Map</i> (incorporating many parks, playspaces, allotments, churchyards etc.) and potential other past/ present/ future sport pitches.
<b>B1, B2 and B8 Use Classes</b>	Many businesses as defined by the Use Classes Order as amended. B1: Private offices (other than those uses within Class A2), light industry and research and development uses that can be carried out in residential areas. B2: General industrial (other than those uses within Use Class B1, or determined to be <i>sui generis</i> ). B8: Storage or Distribution. Classes B3 to B7 no longer exist.

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<b>Biodiversity Opportunity Areas (BOA)</b>	Priority areas where the delivery actions of a Biodiversity Action Plan (BAP) are to be focused (Core Strategy definition). The BAP identifies actions for the conservation, restoration and enhancement of threatened habitats and species and identifies appropriate delivery mechanisms. The Dartford BOAs represent a spatial reflection of the Kent BAP and indicate where delivery should be focused to secure maximum biodiversity benefits.
<b>Brownfield land</b>	Land that has been previously developed as defined in the <i>NPPF</i> , plus land at identified development sites, which was previously used for quarrying and may not fully meet the formal <i>NPPF</i> definition.
<b>Building Regulations</b>	A separate statutory process to land use planning, concerning ensuring structures are built to and constructed with sufficient quality, including energy efficiency. Building Regulations approval is required for most building work in the UK.
<b>C1, C2, C3 and C4 Use Classes</b>	Many forms of residential accommodation as defined by the Use Classes Order as amended, including: C1 (Hotels), C2/C2a (Residential Institutions/ Secure Residential Institutions), C3 (Dwelling Houses), and C4 (Houses in Multiple Occupation).
<b>Communal Open Space</b>	Open space which is provided and managed for the communal benefit of residents within a housing development. It will usually comprise small, localised spaces providing neighbourhood facilities for play and/or rest enjoyed by residents or areas that provide visual amenity. Communal open space will include both hard and soft landscaped areas such as a hardstanding area with seating and green spaces containing areas of vegetation interest.
<b>Community Infrastructure Levy</b>	The Community Infrastructure Levy (CIL) is a charge on development that will help Dartford Council to raise and pool contributions from developers to fund a range of infrastructure. It will contribute towards paying for things such as schools, health facilities and transport improvements - all things that are necessary to support new development. The specific rate at which the Levy is set locally is specified in a Charging Schedule.
<b>Community Facilities (Land)</b>	Community facilities encompass public, private and voluntary sector buildings and spaces used for a variety of purposes including social, health, education, cultural, spiritual and sports uses that support vibrant communities. It includes identified for the provision of such buildings and spaces in future. Buildings used for local retail or leisure services such as convenience shops and pubs may qualify, especially in rural areas. See paragraphs 14.4 and 14.5.
<b>Conservation Area</b>	An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
<b>Custom Build</b>	Construction of residential units to a home owner's specific requirement. Includes 'self-build'.
<b>Design &amp; Access Statements</b>	A short report accompanying and supporting a planning application explaining how a proposed development is a suitable response to the site and its setting, and demonstrating that it can be adequately accessed by prospective users.
<b>Development Control/ Management</b>	The process whereby a local planning authority determines whether to approve or refuse a planning application.

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<b>District Centre</b>	Areas of shops and facilities, with less provision than town centres or large purpose built freestanding centres, serving parts of the Borough/ a broad district. See paragraph 12.51.
<b>(Sufficient) Effective Marketing</b>	To be sufficient for the purposes of this plan “effective marketing” means continuous proactive marketing for an appropriate period, but not exceeding 12 months, using a professional agent and an appropriate range of on line, on site and other advertising media. The asking price should, throughout the 12 month period, be shown to be reasonable for the property and location, and to reflect the market value of the uses currently required under policy. In <i>District</i> and <i>Neighbourhood Centres</i> if the latest AMR indicates the relevant centre has a vacancy level exceeding 10%, then a sufficient effective marketing period of 6 months or more would be acceptable.
<b>Fastrack</b>	A fast and high quality bus network, serving the major development sites and linking residential areas with public transport interchanges, employment areas and the main shopping centres. It operates on a dedicated “track” consisting of bus-only roads, on-street bus lanes and priority at junctions.
<b>Green Belt</b>	An area of open country encircling Greater London, including parts of Dartford Borough, in which development is strictly controlled under national policy.
<b>Green Grid</b>	The Dartford Green Grid comprises a network of multi- functional green/ blue spaces and corridors across the Borough. An indicative Green Grid network, comprising both existing, planned and potential green spaces and corridors is shown in Figure 7 of the Plan. The Grid enables connections for existing and new planned communities and biodiversity between the urban area in the north of the Borough; to the River Thames; to the countryside to the south; and to open space networks beyond the Borough’s boundary. The Green Grid includes green/ open spaces, many of which are publically accessible, and rivers, lakes and landscapes (including trees), footpaths, Public Rights of Way, cyclepaths and roads.
<b>Green Infrastructure</b>	All green and blue spaces that are components of the Green Grid. These include parks, playing pitches, private gardens, woodland, rivers, ponds, amenity spaces, trees and hedges.
<b>Greenfield</b>	Land that has not previously been used for development. This includes sites which were previously developed but where the remains of any structure or activity have blended into the landscape over time, and can also include residential gardens. However this classification does not necessarily apply to land which was previously used for quarrying activities (see <i>Brownfield Land</i> definition).
<b>Groundwater Source Protection Zones</b>	Spatial classification of land areas which provide groundwater sources of drinking water. Zones are classified to indicate the level of risk of contamination from any activities that might cause pollution to groundwater in the area based on the behaviour of groundwater and underground factors. Further details are provided on the Environment Agency’s website.
<b>Habitats Regulations Assessment</b>	Where policies or proposals are likely to have a significant effect on sites of European importance for habitats or species, an assessment is required under European regulations to evaluate the impacts on the

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	integrity of those sites and define mitigation measures to address them. (Core Strategy definition). Adverse impacts at the designated North Kent sites outside of the Borough are a potential relevant consideration under the precautionary approach.
<b>Heritage Assets</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Identified Employment Areas</b>	Areas shown on the Policies Map of with a high concentration of office, manufacturing, industrial, warehousing and other business 'sui generis' buildings and uses.
<b>Infilling</b>	Development of housing or other buildings on sites which are an integral part of the existing urban fabric. (Core Strategy definition). Infill sites are usually vacant or under-used parcels of land within a developed area.
<b>Infrastructure</b>	A collective term for physical, community and green space provision, including built structures and services such as roads, public transport, electricity, sewerage, water, schools, health facilities and recycling and refuse facilities.
<b>Landmark</b>	Visible object, feature or development that is distinctive in the nearby environment. A landmark may act as a point of reference to assist orientation or create a visual focus in the urban or rural landscape.
<b>Listed Building</b>	Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II).
<b>Local Wildlife Sites</b>	Identified by Kent Wildlife Trust, these are areas which are important for the conservation of wildlife in the administrative areas of Kent and Medway. These were previously known as Sites of Nature Conservation Interest (SNCIs). Each LWS has a defined boundary and may support threatened or important habitats or wildlife.
<b>Masterplan</b>	A plan which provides comprehensive guidance on the overall development of a (usually large) site setting out the mix and arrangement of future land uses, and may also include design principles, landscaping, built form, infrastructure, circulation, and integration with the surrounding context. Masterplanning is usually undertaken as an intermediate stage between policy allocation and the submission of a detailed planning application.
<b>Mitigation</b>	Appropriate measures which, as a minimum, offset any adverse impacts of a proposed development.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework 2012 sets out government planning policies to guide the preparation of plans and decision making about planning applications.
<b>Neighbourhood Centres</b>	Smaller clusters of shops/ services central to, or within walking distance of, a neighbourhood(s). See paragraph 12.53.
<b>Policies Map</b>	Formerly referred to as a Proposals Map, it shows the location of Local Plan proposals and other designations of land on an Ordnance Survey base map.
<b>Protected Local Green Space (PLGS)</b>	Protected Local Green Space are designated areas that have special protection against development. PLGS are green areas of particular importance to local communities because of characteristics such as

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	recreational value or tranquillity, and are not large areas of land.
<b>Primary Frontage</b>	Primary Frontages are found in areas of a centre where retailing is most concentrated. They are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
<b>Public Amenity Space</b>	Open space with public access or in public sector ownership not shown on the Policies Map. It may include more localised spaces such as small greenspaces on residential estates of clear communal benefit, greenspace of local but distinct landscape merit, or public open spaces providing neighbourhood facilities for play and/ or rest enjoyed by residents.
<b>Public Realm</b>	Those parts of a village, town or city (whether publicly or privately owned), available for everyone to use. This includes streets, squares and parks.
<b>Regionally Important Geological/ Geomorphological Sites (RIGS)</b>	Locally designated sites that have local, national, and regional importance for geology and geomorphology (geodiversity).
<b>Retail Impact Assessment</b>	Impact assessments can help to establish if retail development would have a material adverse impact on centres for shops that are regarded as having strategic or local significance.
<b>Scheduled Monuments</b>	A structure identified for protection in a schedule compiled by English Heritage under the Ancient Monuments and Archaeological Areas Act.
<b>Secondary Frontage</b>	Secondary Frontages are related to primary frontages (see above) and are characterised by a variety of uses including non-retail service occupiers. Overall Secondary Frontages will contain a lower proportion of 'retail' uses than Primary Frontages.
<b>Section 106</b>	Section 106 (S106) of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. S106 has generally been scaled back, particularly for off-set development contributions since the introduction of CIL.
<b>Sites of Special Scientific Interest (SSSI)</b>	SSSIs are areas designated by Natural England Countryside Act 1981 to conserve their wildlife and geology where it is of special interest. SSSIs are protected by law from damage through development or unsuitable management or other activities.
<b>Starter Homes</b>	Homes only available to first time buyers under 40 years old to be sold at a minimum 20% below open market value (with a resale restriction period to ensure the policy does not lead to short term speculation).
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	Identifies sites with potential for residential development and assesses their suitability for housing and delivery within the plan period.
<b>Sui Generis</b>	A use on its own (outside of the defined Use Classes) to which any change of use will require planning permission: includes uses such as

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	<p>fuel filling stations.</p> <p>“Industrial” sui generis uses are considered in Dartford to be associated with industrial type processes such as scrap yards, vehicle servicing, paint spraying and waste transfer areas.</p> <p>“Town centre” sui generis uses include services such as betting offices/shops, pay day loan shops, launderettes, taxi businesses, and amusement centres.</p>
<b>Supplementary Planning Document</b>	<p>Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are a material consideration in planning decisions but are not part of the Development Plan.</p>
<b>Sustainable Development</b>	<p>Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.</p>
<b>Sustainability Appraisal</b>	<p>Sustainability appraisal is a process that is carried out as an integral part of developing Local Plans, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a requirement of national and European legislation and is subject to the same level of public consultation and scrutiny as the Core Strategy.</p>
<b>Windfall Sites</b>	<p>Windfall housing sites are those that are put forward for development unexpectedly (not identified for housing through the plan preparation process). They are generally small (1-4 units) sites for 'infill' within the urban area as these will not have been considered in the <i>SHLAA</i>, although larger windfall sites can occasionally be put forward.</p>