

Summary of Representations received by Dartford Borough Council on the Neighbourhood Plan for Stone Parish 2020-2035

This document provides a summary of representations received by Dartford Borough Council on the Submission Draft Neighbourhood Plan for Stone Parish 2020-2035 when carrying out the consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This consultation took place from 14 May 2021 to 25 June 2021. At the request of the Examiner, the Borough Council carried out a further targeted consultation as a result of the government’s publication of a revised National Planning Policy Framework (NPPF) in July 2021. This took place from 2 September 2021 to 16 September 2021. A summary of representations received on the NPPF consultation is also included below.

All representations were submitted to the independent Examiner pursuant to paragraph 9 of Schedule 4B to the Town and Country Planning Act 1990. These are available on the Council’s website at:

<https://www.dartford.gov.uk/policy-1/stone-neighbourhood-plan>

The table below is a summary of the representations received.

Respondent	Summary of Response
Dartford and Gravesham NHS Trust	<p>Policy HW3: Support but consider that cycling routes should be well illuminated and provided with safe road crossing points to enable safe access to Darent Valley Hospital.</p> <p>Policy D2: Support but it should include the requirement to consult local NHS and healthcare providers in relation to the provision of accessible space for local community health services.</p>
Dartford Borough Council (DBC)	<p>Policy GS4: Object on the grounds that: it does not meet Local Green Space criteria; there is insufficient evidence to justify its designation as an existing open space; it does not comply with the Dartford Local Plan and would restrict necessary sustainable development; and the site is considered to be suitable for a mixed use development comprising residential and a health facility which have been identified in evidence to support the new Dartford Local Plan.</p> <p>Policy H2: Support but consider that the policy and supporting text should be amended to more accurately reflect how the Council’s Housing Allocations policy applies.</p> <p>Revised NPPF: Do not consider that this has any impact on the ability of the Neighbourhood Plan to meet the basic conditions.</p>
Environment Agency	No comments.
Highways England	Request to be consulted on planning applications for sites referred to in the plan and travel plans that accompany applications. These should be accompanied by information on the transport impacts of development, including impacts on the operation of the strategic road network.

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Historic England	<p>Objectives: Recommend that the Green Space & Recreation objective should refer to the historic environment.</p> <p>Policy LI2: Support but consider that additional wording should be included to reflect the building's significance as a designated heritage asset.</p>
Kent County Council (KCC)	<p>Policy GS4: Object as the policy refers to the land as open space and a green buffer but it mainly comprises a car park and hardstanding. KCC agrees with DBC's position in respect of this policy. KCC is in dialogue with the CCG to deliver the healthcare facility that will replace three existing surgeries and engagement with interested parties has taken place. This site is the CCG's preferred location in relation to the catchment areas of the surgeries, is central to the populations it will serve and will achieve a number of benefits. In light of this, the reference to the health centre in policy HC1 should be removed.</p> <p>General:</p> <ul style="list-style-type: none"> • The plan should include more accurate data regarding life expectancy and greater use of other public health data. • There should be more reference to and inclusion of policies in relation to the area's history and surviving heritage. • Consideration should be given to the accessibility of services including opportunities for active travel. • The plan should give greater recognition to biodiversity, including the planting of native species, support for biodiversity net gain, incorporation of ecological enhancement measures in new developments. • Comments on the length of time travel plans should be monitored, lack of clarity on which routes are proposed for cycling/ walking, and concern about the pedestrian/ cycling route proposals at the M25/ A282 junction 1a. • The public rights of way in figures 9 and 10 should be correctly shown. • The plan should consider surface water drainage and the water environment. • The plan should refer to the Kent Minerals and Waste Local Plan and minerals safeguarding issues. <p>Revised NPPF: The Parish Council should note that this states the need to use opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding.</p>
National Grid	There is no record of National Grid electricity and gas transmission assets within the Neighbourhood Plan area.
Natural England	No comments.

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NHS Kent and Medway Clinical Commissioning Group (CCG)	Policy GS4: Object to the designation of the St Clements Way buffer as: the site is identified as suitable for development in the Dartford Strategic Housing Land Availability Assessment; and the CCG is working with partners to develop plans for a medical centre on this site to relocate three existing surgery buildings and provide capacity for growth in the area, as referred to in the Dartford Infrastructure Delivery Plan.
Thames Water Utilities Ltd	Suggest additional text to help ensure that new development is aligned with any necessary water and wastewater network upgrades required to support it.