

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 JULY 2018 AT 7.00PM

PRESENT:

Councillor B R Parry (Chairman)
Councillor B E Read (Vice-Chairman)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor K M Kelly
Councillor Mrs L Manchester
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

SENT: There were none

87/18-19. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.

The Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

88/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, J A Hayes and D J Mote.

An apology for lateness was submitted by Councillor P M Harman.

89/18-19. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Dr J M Harman.

90/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest regarding application DA/17/01955/FUL as he had submitted an objection to the original application.

Councillor P M Harman declared a prejudicial interest regarding application DA/18/00778/VCON as he is the Kent County Councillor representing Swanscombe and Greenhithe.

Councillor P M Harman declared a prejudicial interest regarding application DA/18/00806/COU as he felt that the application related to land/property sufficiently close to his own land/property that development would have, or be perceived to have, a positive or negative consequence for him.

Councillor B R Parry declared a prejudicial interest regarding application DA/18/00806/COU as he felt that the application related to land/property sufficiently close to his own land/property that development would have, or be perceived to have, a positive or negative consequence for him.

Councillor S J Ryan declared a prejudicial interest in application DA/18/00785/FUL as he is a school Governor at Knockhall Academy.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

91/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Town Clerk advised members that the item regarding "Delegation to conduct normal business during recess period" had been omitted from the agenda in error.

Members were also informed that application DA/18/00843/FUL had been received after the additional agenda had been published.

92/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 13 JUNE 2018

Recommended: The Minutes of the meeting held on 13 June 2018 were confirmed and signed.

93/18-19. DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION – DARTFORD BOROUGH COUNCIL (DBC))

DBC had welcomed comments on the Strategic Issues Consultation and, under Section B, had supplied a questionnaire "Dartford's Strategic Development Objectives and Issues" with a deadline for responses of 20 July 2018.

Members requested that a Planning Policy Officer (DBC) be invited to meet the Committee and help explain what was required.

The Town Clerk advised members that individuals were able to submit responses and that this was encouraged.

Recommended: To discuss and advise accordingly.

94/18-19. TOWN PLANNING:

THE FOLLOWING PLANNING APPLICATION HAD BEEN RECEIVED AND RESPONDED TO BY THE TOWN CLERK, IN CONSULTATION WITH THE CHAIRMAN, DUE TO THE TIMESCALES INVOLVED.

EDC/18/0063	Prior notification for residential development for 69 dwellings, together with associated access, car parking, landscaping, infrastructure and earthworks (alternative scheme to EDC/16/0079).
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	Plot B 'The Triangle' Castle Hill Eastern Quarry Watling Street Swanscombe.
OBSERVATIONS:	No observations.

Recommended: That the response submitted be noted and endorsed.

95/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision of the following application.

DA/17/01955/FUL	<p>Provision of a new drive thru lane, with side-by-side ordering, and the refurbishment of the restaurant, which includes 30.6 sqm of extensions, incorporating new drive thru booths, enlarged freezer/chiller and managers' office, with associated works to the site. New site access/egress, with the relocation of the car park and a new patio area, remote corral at the north of the site, installation of 2 No. customer order displays with associated overhead canopies.</p> <p>McDonalds Restaurant, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>Members noted that the Foundation Works Risk Assessment, required to ensure that foundation construction works do not create a new contamination migration pathway where elevated levels of contamination have been recorded, did not appear to be available with the application.</p> <p>The Town Council strongly object to this application on the following grounds:</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – DP3 – <i>Transport Impacts of Development</i>:- The Town Council have concerns regarding the proposed changes to the publicly maintained highway (Bean Road) and the impact on pedestrian safety due to a lack of adequate pedestrian footways as well as the impact on cyclists due to the diversion of a national cycle route.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities</p>

	<p>Development Policies Plan – <i>DP4 – Transport Access and Design</i>: - The loss/reduction in parking provision which should be increased not decreased. The delivery vehicle turning arrangements in the proposed car park are also a concern as the illustration provided by the applicant shows the large delivery vehicle turning in an empty car park which is unlikely to occur and the turning would not be possible were the car park to be occupied.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP5 – Environmental and Amenity Protection</i>: - Environmental Impact – the felling of tress/shrubbery is a concern and the Town Council would like to see the applicant provide a survey of the effects of their proposals on the wildlife habitat at the site.</p> <p>Air Quality – Whilst the Town Council noted that an Air Quality Impact Assessment had now been provided members were still concerned that an increase in traffic would have a detrimental effect on the air quality in the area.</p> <p>Members would like to see details of the applicants proposals to deal with the increase in waste resulting from the proposal (30% increase in use/revenue = increase in waste)</p> <p>This application, and the associated planning applications linked to this proposal, would have a detrimental impact on the adjacent Grade II listed St Mary Church.</p>
DA/18/00500/FUL (RE-CONSULTATION)	<p>Provision of a hand car wash with cabin and canopy, and composite fencing.</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>
OBSERVATIONS :	No observations.
DA/18/00501/ADV (RE-CONSULTATION)	<p>Display of 4 No. non-illuminated fascia signs and 3 No. non-illuminated information signs (Opening hours, Price List and Health and Safety posters) to be displayed on perimeter fence and 1 No. hoarding sign and 2 No. information sign (all non-illuminated).</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>
OBSERVATIONS :	No observations.
DA/18/00750/COU	Continued use of rear conservatory for dog grooming unit.

	36 Gunn Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/00768/FUL	Erection of first floor side extension and single storey side/rear extension. 4 Pacific Close, Swanscombe.
OBSERVATIONS :	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

Having already declared prejudicial interests Councillors' P M Harman and S J Ryan left the chamber and took no part in the discussion or decision of the following application.

DA/18/00778/VCON	Application for variation of condition 2 (approved drawing numbers) of planning permission DA/16/01698/FUL in respect of a reduction in the floorspace proposed and alterations to the proposed appearance in relation to the proposal for demolition of existing 6 No. reception and year 1 classrooms and adjoining toilet block and erection of 6 No. reception and year 1 classrooms with toilets. Knockhall Academy, Eynsford Road, Greenhithe.
OBSERVATIONS :	Members asked that the Planning Authority considers the inclusion of a condition relating to the times that construction vehicles can be used for this development to minimise any detrimental effect to local neighbours/residents.
DA/18/00785/FUL	Erection of a single storey rear extension. 3 St Clements Road, Greenhithe.
OBSERVATIONS :	The Town Council object to this application as the proposal is to build over the properties second parking space meaning a loss in an off road parking space which would give rise to an increase in on street parking in an area where there is limited capacity.
DA/18/00790/FUL	Erection of a part two/ part single storey rear extension. 33 Knockhall Chase, Greenhithe.

OBSERVATIONS :	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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Having already declared prejudicial interests Councillors' P M Harman and B R Parry left the chamber and took no part in the discussion or decision of the following application.

VICE-CHAIRMAN IN THE CHAIR.

DA/18/00806/COU	Change of use of area to provide parking area with vehicle crossing in connection with 1 The Avenue Land at Arethusa Place, High Street, Greenhithe.
OBSERVATIONS:	Clarification / confirmation is sought from the Planning Authority to ensure that the access is sufficient for the proposal and is not detrimental to the safety of others.
DA/18/00843/FUL <i>This application had been received late in the day and was tabled at the meeting.</i>	Demolition of existing rear conservatory and erection of a single storey rear extension. 11 Riverview Road, Greenhithe.
OBSERVATIONS:	Members delegated the Town Clerk, in consultation with the Chairman, to respond to this application during the recess period.
EDC/18/0055	Erection of a white PVCu framed conservatory to rear. 16 Forrest Shaw, Castle Hill, Ebbsfleet Valley.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0065	Application for approval of condition 10 attached to outline planning permission reference no. EDC/17/0048 relating to the Site Wide Master Plan. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.

96/18-19. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/18/00444/FUL	<p>Change of use of property from commercial use Class B1 to C3 to provide 2 No. 2 bedroom houses with amenity space and associated parking, incorporating erection of a two storey rear extensions, with excavation at front of property for provision of windows at basement level and foot bridge entrance, associated alterations, to windows and doors, and demolition of detached two storey outbuilding at rear and erection of two storey rear extension at No. 95.</p> <p>91 -95 Church Road, Swanscombe.</p>
DA/18/00456/FUL	<p>Erection of a single storey rear extension.</p> <p>5 College Place, Greenhithe.</p>
DA/18/00536/FUL	<p>Erection of a single storey rear extension.</p> <p>30 Childs Crescent, Swanscombe.</p>
DA/18/00545/FUL	<p>Demolition of existing detached garage and erection of a detached annexe ancillary to main house.</p> <p>8 Albert Road, Swanscombe.</p>
DA/18/00558/FUL	<p>Erection of a single storey side/rear extension and conversion of existing attached garage into habitable room with associated alterations including the provision of roof lights in garage roof.</p> <p>30 Pentstemon Drive, Swanscombe.</p>

97/18-19. **DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.**

The Town Clerk advised members that this item had been omitted from the printed agenda .

Members were requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk would consult with the Chairman and Town Mayor, if appropriate, before any business was transacted

Recommended:

That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to Planning Applications / conduct the normal business of the Council during the recess period.

There being no further business to transact, the Meeting closed at 7.50 pm.

Signed: _____
(Chairman)

Date: _____

EXTRACT OF MINUTES

AGENDA ITEM 6
RE 18/7/18-

93/18-19. **DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION –
DARTFORD BOROUGH COUNCIL (DBC))**

DBC had welcomed comments on the Strategic Issues Consultation and, under Section B, had supplied a questionnaire "Dartford's Strategic Development Objectives and Issues" with a deadline for responses of 20 July 2018.

Members requested that a Planning Policy Officer (DBC) be invited to meet the Committee and help explain what was required.

The Town Clerk advised members that individuals were able to submit responses and that this was encouraged.

Recommended: To discuss and advise accordingly.

Graham Blew

From: Graham Blew
Sent: 08 June 2018 12:23
To: Cllr Alan S Reach; Cllr Bryan E Read ; Cllr Bryan R Parry; Cllr David J Mote ; Cllr Dr Josephine M Harman ; Cllr John A Hayes; Cllr Keith M Kelly ; Cllr Kevin G Basson ; Cllr Lesley C Howes; Cllr Linda Manchester; Cllr Linda Manchester2; Cllr Lorna M Cross ; Cllr Maria B Kelly; Cllr Peter C Harris; Cllr Peter M Harman ; Cllr Richard J Lees; Cllr Simon J Ryan; Cllr Susan P Butterfill
Subject: Dartford Strategic Issues (New Local Plan) Consultation Regulation 18: The Town & Country Planning (Local Planning) (England) Regulations 2012
Attachments: Representation Form Electronic Version.docx

From: LDF [mailto:ldf@dartford.gov.uk]

Sent: 08 June 2018 12:13

Subject: Dartford Strategic Issues (New Local Plan) Consultation Regulation 18: The Town & Country Planning (Local Planning) (England) Regulations 2012

DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION Regulation 18: The Town & Country Planning (Local Planning) (England) Regulations 2012

Dartford Borough Council has started a six week public consultation to inform future planning strategy (new Local Plan), ending 20th July 2018.

The main consultation document is designed to be viewed electronically, and a variety of updates and supporting information are also now available online. These other documents include the statutory Core Strategy Review: Policy Monitoring, and proposed 2018 Five Year Housing Land Supply, on which comments are also being invited.

Please consider the Strategic Issues consultation paper and its range of questions, the other documents of interest, and let us know your views in writing by **5pm Friday 20th July 2018** to ldf@dartford.gov.uk Please use the attached response form.

Regards,
Mark Aplin
MRTPI BA(Hons) MA MSc
Planning Policy Manager

Regeneration Services
Dartford Borough Council
Civic Centre,
Home Gardens,
Dartford, Kent
DA1 1DR

☎ (01322) 343202
✉ ldf@dartford.gov.uk
🌐 www.dartford.gov.uk

REPRESENTATION FORM

DARTFORD
BOROUGH COUNCIL

Dartford New Local Plan Strategic Issues Consultation



For office use only

Ref No:

Dartford Borough Council welcomes your comments on the Strategic Issues Consultation. Please ensure that you complete section A and record your comments against the relevant questions in sections B-E as appropriate.

By providing your details to comment on this consultation – held under The Town and Country Planning (Local Planning) (England) Regulations 2012 – you are **consenting** to us legitimately retaining your contact details for the purposes of Dartford planning policy consultations. Under Regulation 19, we have duties to inform certain consultees again when the Local Plan reaches Publication stage.

You may exercise your right under the Data Protection Act 2018, and the Privacy and Electronic Communications (EC Directive) Regulations 2003, to unsubscribe from further communication from us by completing this electronic form or writing to us at the address below. Our Privacy Notice at www.dartford.gov.uk tells you what to expect when we collect personal information and who to contact if you have any concerns or questions about how we look after your personal information.

Local Plan representations cannot be kept confidential or be made anonymously, but contact details will not be published. All responses must be received by **5pm on Friday 20 July 2018**.

Completed forms should be emailed to: LDF@dartford.gov.uk

Alternatively, they can be sent to:

Planning Policy Team
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent DA1 1DR

If you have any queries about this consultation, please contact the Planning Policy Team by emailing LDF@dartford.gov.uk or by phoning 01322 343213.

Section A: Your Details

Name	
Job Title (if applicable)	
Company/organisation name (if applicable)	
Client's name (if applicable)	

Dartford New Local Plan – Strategic Issues Consultation 2018

Postal address	
Email address	

Section B: Dartford's Strategic Development Objectives and Issues

NATIONAL POLICY AND SCOPE OF THE PLAN

1. What do you think of the current strategic objectives and future vision for Dartford?

- 2a. Should the next Dartford Local Plan be predominantly concerned with major strategic policies, or is it also necessary to prepare a further update of detailed development management policies?

- 2b. What do you think is the most important long-term topic for future strategic policies for the Borough?

- 2c. Is there a pressing need to deliver new local guidance on other policy areas? If so, what should this cover?

STRATEGIC PLANNING, INFRASTRUCTURE AND THE DUTY TO COOPERATE

- 3a. What do you consider is the main cross boundary planning/infrastructure issue extending beyond the Borough for the Council to work on with other councils and public sector agencies?

- 3b. Do you support the aims in the Protocol for Action and Communication?

- 3c. What do you think are the main implications for the Dartford Local Plan, in the Borough and with cross boundary working, of the government's consultation on the approach to development contributions?

Section C: Features of the Development Strategy for the Borough

EXISTING STRATEGIC ISSUES

- 4a. Looking at issues identified in current policy, is there anything additional that needs to be tackled in the new Local Plan?

- 4b. Which issues are of less importance in terms of future strategic policies for the Borough?

5. Considering available evidence on homes, workplaces, retail and leisure, including the Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

HOMES

- 6a. What types of housing, including those now within the new draft National Planning Policy Framework, are particularly relevant to Dartford Borough, and why?

Dartford New Local Plan – Strategic Issues Consultation 2018

- 6b. Are there circumstances/locations in Dartford that may provide a robust justification to continue to seek affordable housing contributions on private developments of ten units or less, despite government policy?

- 6c. Should Dartford's Local Plan expect all dwellings to be accessible/adaptable for all users and ages through national design standards? If so, what proportions should be set in referring to the Building Regulations that will apply?

- 7a. Do you think unplanned (windfall) housing in the Borough is problematic in the case of: i) small sized plots of land, and ii) larger plots of land?

- 7b. Does the windfall sites policy DP6 continue to have relevance for Dartford, or is it necessary for local policies for new housing on small sites (under half hectare/1.24 acres) to be relaxed to better reflect the direction of government policy?

WORKPLACES

- 8a. What development is needed for the economic activities most important to Dartford's long-term economy and future quality of life?

- 8b. Can new economic growth in the Borough be primarily focussed on sectors that will deliver development and prosperity in locations that are, or will be in future, very well served by public transport?

- 8c. Should new economic growth be primarily focussed on sectors which match the local skills and experience of the resident workforce, so as to reduce the need for long travel to work journeys?

RETAIL AND LEISURE (INCLUDING DARTFORD TOWN CENTRE)

- 9a. With the progress in delivering a revival of Dartford town centre as set out in the Local Plan and the Town Centre Framework Supplementary Planning Document, what do you think are the main further strategic planning opportunities in the Town Centre?

- 9b. How can change be planned by the Dartford Local Plan in order for Bluewater to maintain an appropriate and sustainable role in the future as a Borough and regional centre for retail and/or leisure?

TRANSPORT AND COMMUNITY INFRASTRUCTURE

10. Considering available evidence on transport and community infrastructure, including the Infrastructure Delivery Plan and Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

- 11a. In addition to the planned Strategic Transport Infrastructure Programme Schemes, should priority be given to improvement projects that tackle traffic congestion at the Dartford crossing, and would this focus assist with congestion and capacity issues on the Borough's roads?

- 11b. In addition to all these improvements, what do you think are the other highway measures which could improve the performance and free running of local roads in Dartford?

12. How can the Dartford Local Plan best promote and encourage use of sustainable transport, such as bus/Fastrack services and cycle facilities?

- 13a. What do you think are the three most important long-term issues facing future rail services in the Borough, and why:

- (i) journey times,
- (ii) peak capacity (overcrowding),
- (iii) punctuality/reliability,
- (iv) quality of rail stations in the Borough,
- (v) cost of travel, or
- (vi) maintaining access to existing London termini stations?

- 13b. Should there be investigation as to whether some train stations on the North Kent line can be rebuilt in a new slightly different location on the line (remaining within their local area) to provide improved facilities and access for all users, and closer proximity to major employers and the greatest concentrations of residents?

- 13c. Given the potential identified by Network Rail for a new train service linking London Victoria the north east of the Borough, via a link using the existing underused railway south of Ebbsfleet International, what would be the implications of exploring the route further and/or seeking private funding?

- 14a. To what extent will transport and community infrastructure planned in the Infrastructure Delivery Plan meet the range of needs arising from new development

in the Borough? Are there other types of infrastructure that will be required by development?

- 14b. Are there new funding mechanisms and approaches that the Council and infrastructure partners should explore to deliver the infrastructure needed in the Borough?

NATURAL ENVIRONMENT

15. Considering available evidence on the natural environment, climate change, energy and air quality, and design and conservation, including the Core Strategy Policy Monitoring Review, what are the main respects in which the policy approach should be maintained or updated?

16. Do you think that Dartford's mitigation approach to the protection of international habitats and species on the North Kent coast will continue to be suitable for large developments in the east of the Borough helping mitigation and strategic greenspace provision in the area; and are there other approaches to achieving mitigation that should be considered?

CLIMATE CHANGE, ENERGY AND AIR QUALITY

- 17a. How important to you are measures to reduce impact on climate change, and what do you think is the most relevant issue?

- 17b. How can local planning best support action to reduce harmful emissions at source, decrease reliance on diesel and petrol vehicles through providing alternative travel options, promote electric/hybrid vehicles, and deliver improved air quality in Dartford?

- 17c. What are the main future implications for the Local Plan of how new technology and alternative options can reduce the need to travel in environmentally impactful ways, minimise pollution or help save energy usage in buildings?

DESIGN AND CONSERVATION

- 18a. How can the Local Plan better ensure local environmental, economic and community heritage is respected and reflected in future development?

- 18b. How should the need for a strategy for good design inform the preparation of the Local Plan and potential new redevelopment?

Section D: Main Areas and Types of Future Development

PATTERN OF DEVELOPMENT

19. Should the focus of development generally remain on the locations identified in the Core Strategy? Are there any other feasible major alternatives?

STONE, GREENHITHE, SWANSCOMBE AND THAMES RIVERSIDE

20. How should strategy for the Ebbsfleet to Stone Priority Area be updated consistent with overall Borough objectives?

- 21a. What do you think should be the long-term future of former landfill sites in Stone and Greenhithe?

- 21b. Should the Local Plan explore the potential to capture public benefits or access on these sites?

- 21c. What are the implications for the identity of surrounding existing communities, and the sustainable development strategy for the Borough, if the landowner takes forward proposals on these sites?

22. How can the Local Plan best support regeneration within Swanscombe?

23. How should strategy for the Thames Waterfront Priority Area be updated consistent with overall Borough economic, transport and infrastructure objectives, and best reflecting its riverside characteristics?

EBBSFLEET DEVELOPMENT CORPORATION AREA

- 24a. What new planning policies are suitable and applicable for undeveloped land in the Ebbsfleet Development Corporation area in line with a modern, successful Garden City vision?

- 24b. What planning measures should be taken and tools used to ensure the sustainable development of the major development opportunity at Ebbsfleet Central (by the International Station)?

- 24c. What development and infrastructure should occur on other sites within the Ebbsfleet Development Corporation area if existing proposals/planning permissions do not materialise on them?

BROWNFIELD LAND AND FUTURE RESIDENTIAL POTENTIAL

- 25a. What is the best way in Dartford Borough to make efficient use of land in line with government priorities?

- 25b. Should a target of 80% of housing to be on brownfield land be confirmed as a central part of Local Plan policy?

- 25c. Should the focus be on delivering sites currently in Part 1 of Dartford's Brownfield Register; if selected sites are also included in Part 2 of the Register (granting permission in principle for suitable development), where is most important?

ENHANCING OPEN SPACE PROVISION

- 26a. Where do you think should be the focus of greenspace and outdoor recreation improvements, why is this the case and what type of provision is necessary?

26b. How would the local open space enhancement be funded/delivered and managed?

26c. What is the most important feature of new open space provision at small and large new residential development?

MAINTAINING GREEN BELT LAND

27a. What are the implications of the draft NPPF Green Belt amendments for Dartford's Local Plan?

27b. Are there any individual properties/small parcels of brownfield land, or minor strips of land lying outside readily recognisable physical boundaries, where the Green Belt boundary may be unclear or not based on a permanent feature, or the land does not meet the formal purposes of Green Belt?

LOCAL PRIORITIES

28a. What are the strategic development needs of each of these areas and why; what new uses can be delivered and how would they sufficiently contribute to providing for infrastructure needs?

28b. Are there any small or brownfield sites in these local areas suitable for jobs, leisure, community or other development?

- 28c. How and where should specialist residential needs or alternative sources of housing be appropriately encouraged locally e.g. sheltered care/accommodation for the elderly or disabled, local rural exceptions homes, build to rent development or custom/self-build housing?

Section E: Other Comments

Do you have any other comments on the Strategic Issues or on the Supporting Information produced for this consultation (including the Core Strategy Review: Policy Monitoring and Five Year Deliverable Housing Land Supply 2018 reports)?

Your Signature:

Date:

If you or anybody you know requires this or any other Council information in another language, please contact us and we will do our best to provide this for you.

Braille, Audio tape and large print versions of this document are available upon request

Tel: 01322 343434 Fax: 01322 343432

Email: customer.services@dartford.gov.uk

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Swanscombe

Area Profile

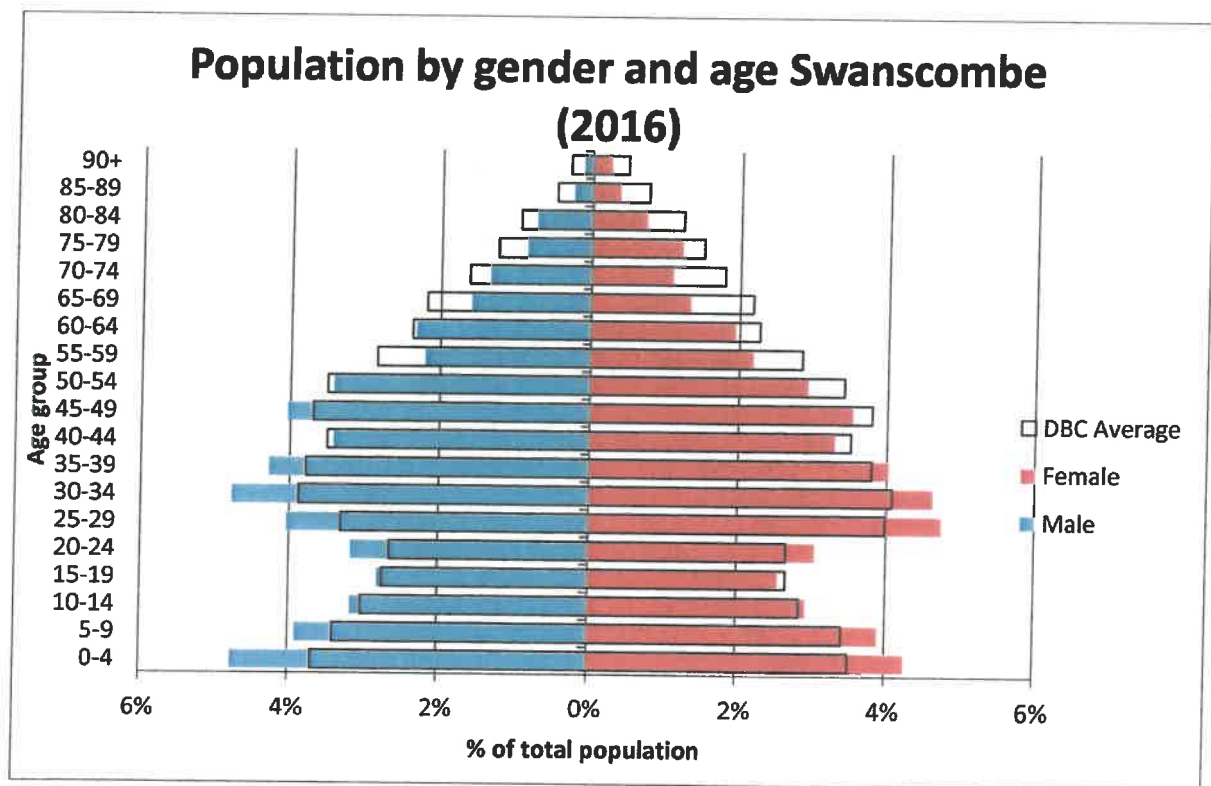
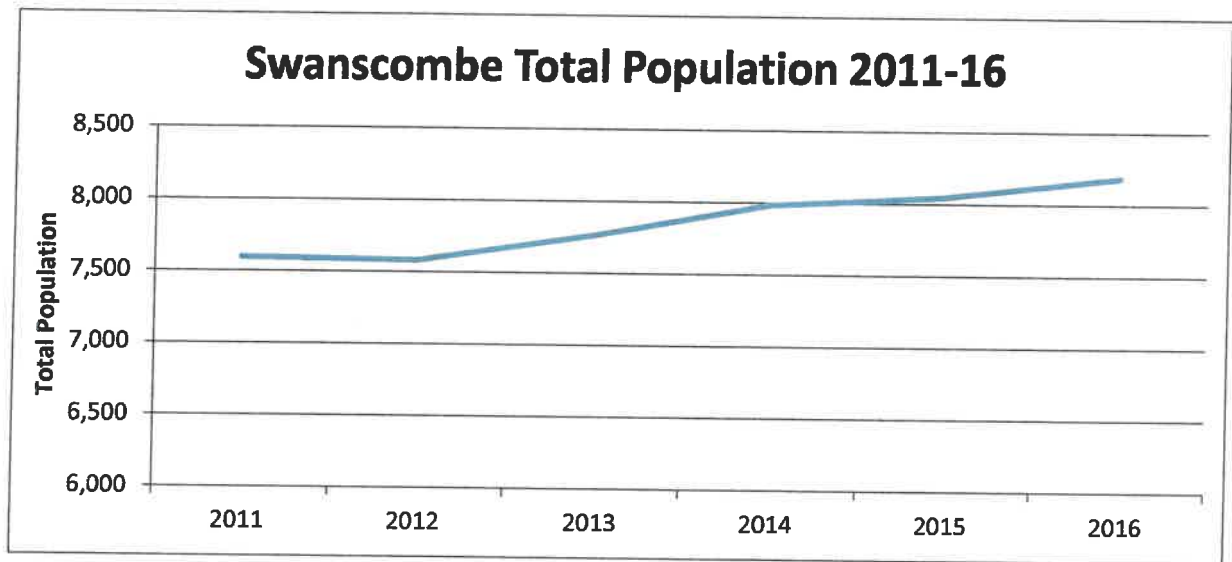
This profile covers the ward of Swanscombe.

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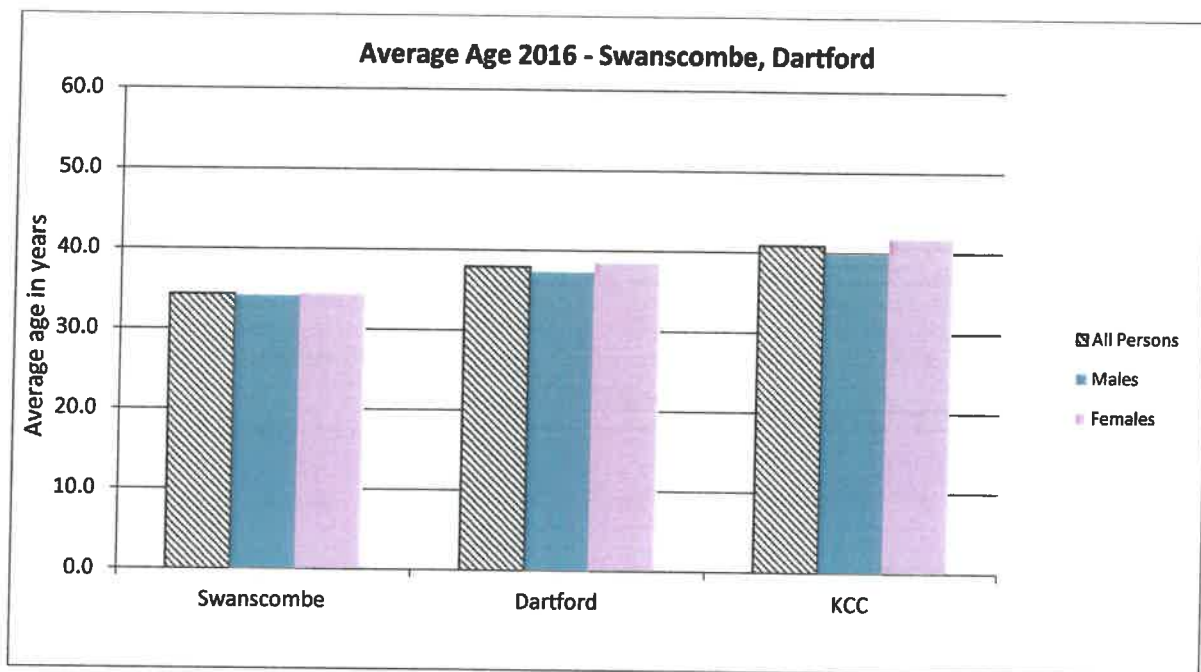
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POPULATION

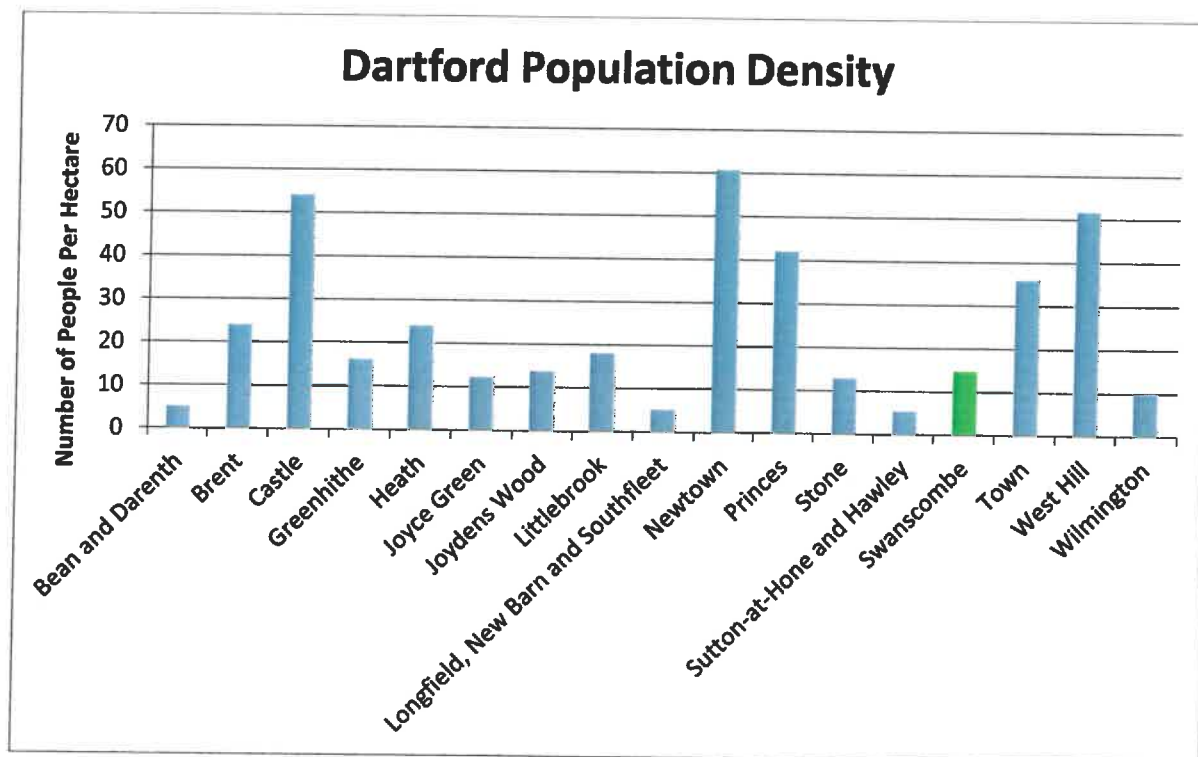
Total Current Population: 8,190 (4,180 males and 4,010 females)



Average Age

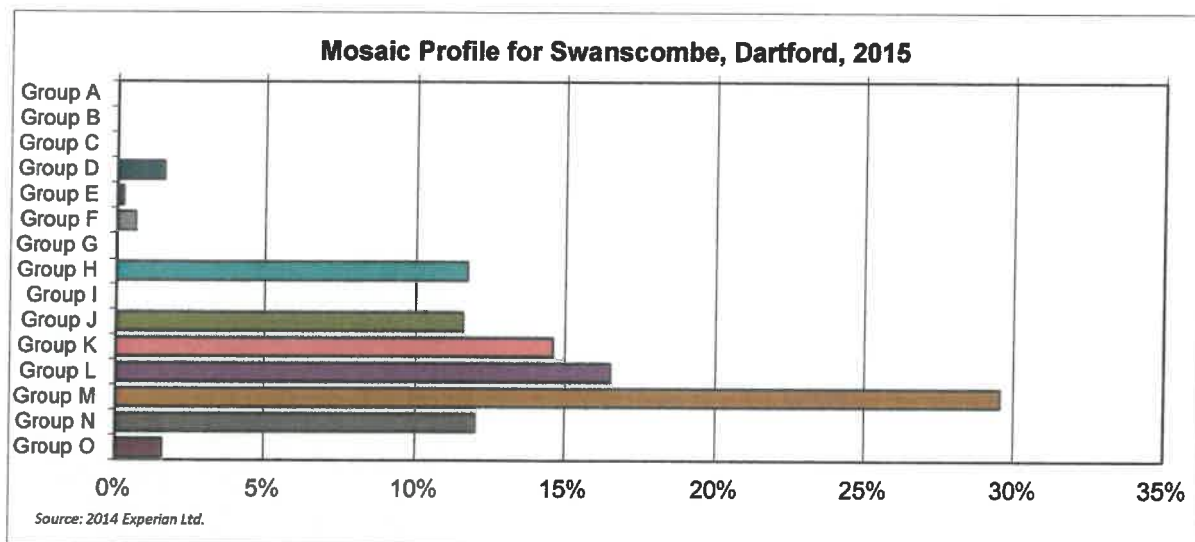


Population Density



Mosaic Profile

Experian created Mosaic as a way of consumer classification to understand demographics, lifestyle and behaviours of populations. The graph below presents the category profile for this area. This indicates that Family Basics, followed by Transient Renters and Modest Transitions being the largest classifications found in Swanscombe.



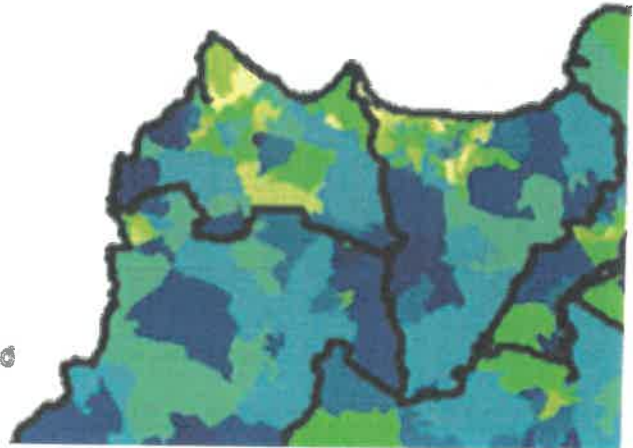
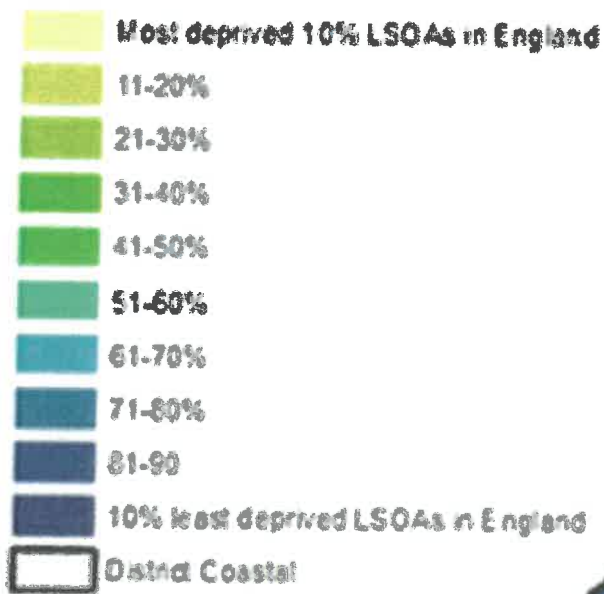
- Country Living - Well off owners in rural locations enjoying the benefits of Country life
- Prestige Positions - Established families in large detached homes Living upmarket lifestyles
- City Prosperity - High status city dwellers living in central locations and persuing careers with high rewards
- Domestic Success - Thriving families who are busy bringing up children and following careers
- Suburban Stability - Mature suburban owners living in settled lives in mid-range housing
- Senior Security - Elderly people with assets who are enjoying a comfortable retirement
- Rural Reality - Householders living in inexpensive homes in village communities
- Aspiring Homemakers - Younger households settling down in housing priced within their means
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- Family Basics - Families with limited resources who have to budget to make ends meet
- Vintage Value – Elderly people reliant on support to meet financial or practical needs
- Municipal Challenge – Urban renters of social housing facing an array of challenges

Deprivation

ONS produce data on 'deprivation' to a localised scale in terms of the most and least deprived areas. The infographic below indicates that Swanscombe is within the 31-40% least deprived nationally.

Overall IMD - England Position

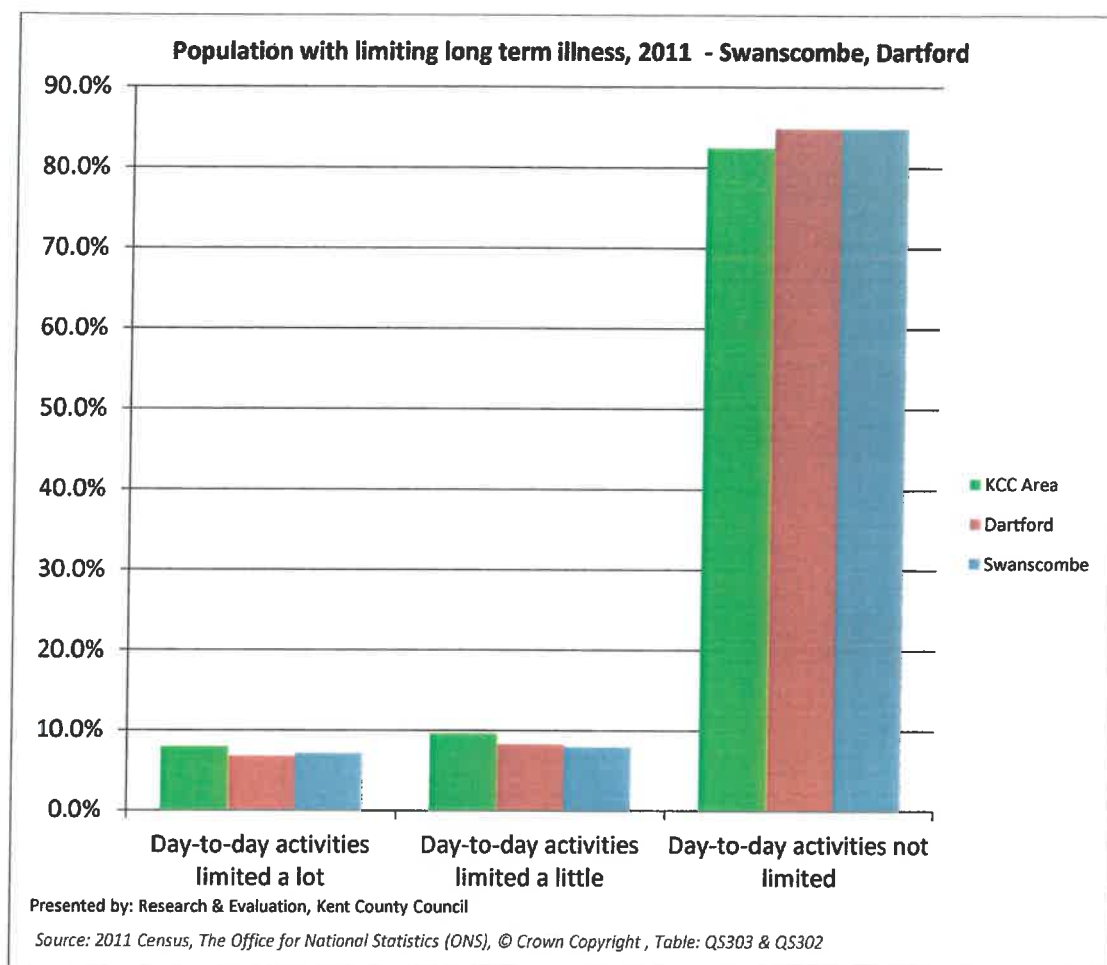
National Rank



Factor-by-factor: within top 20% most deprived in England?

ONS also produce data on individual elements of deprivation, these include: Employment, Health & Disability, Education, Barriers to Housing and Services, Crime, Living Environment, Income Deprivation Affecting Children and Income Deprivation Affecting Elderly. The majority of the factors are not within the top 20% of most deprived. However, the area in the south west of the ward does fall into the top 20% most deprived for six of the factors. The entire ward is also in the top 20% for Barriers to Housing & Services.

Health and Disability



Life Expectancy

	Swanscombe	Dartford	KCC Area
Male	76	78.8	79.9
Female	81	82.4	83.4

Source: Office for National Statistics

ECONOMY

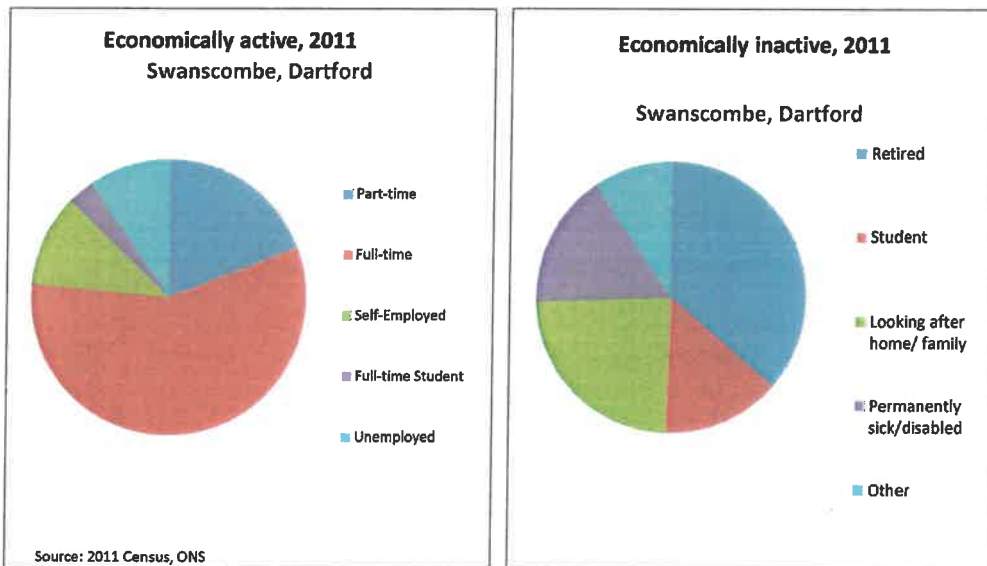
Employees (all employee jobs)

Swanscombe makes up 4% of the employee jobs in Dartford Borough.

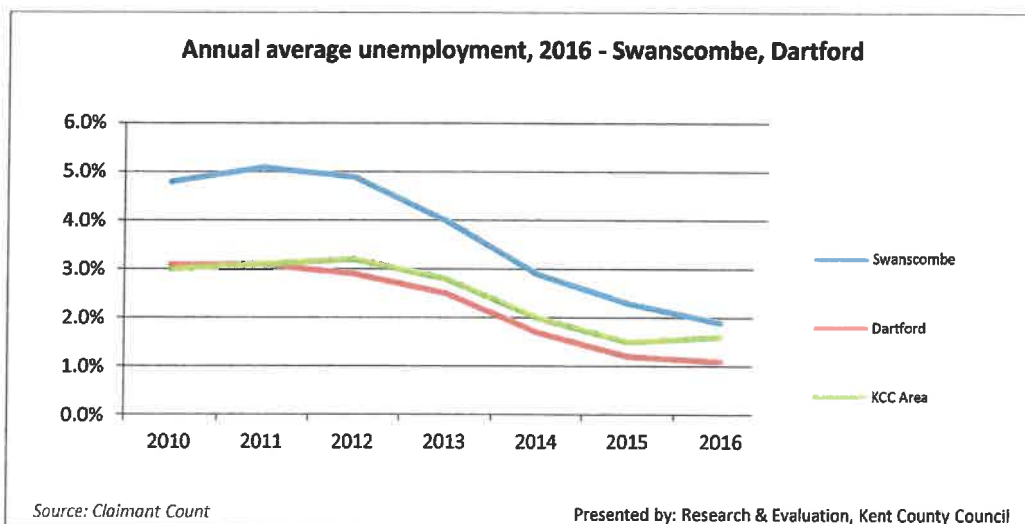
2016	Swanscombe		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total	2,400	100.0%	63,000	100%	608,500	100%
Full time	1,600	68.4%	40,500	64.3%	399,000	65.6%
Part time	800	33.7%	22,000	34.9%	209,500	34.4%

Source: BRES

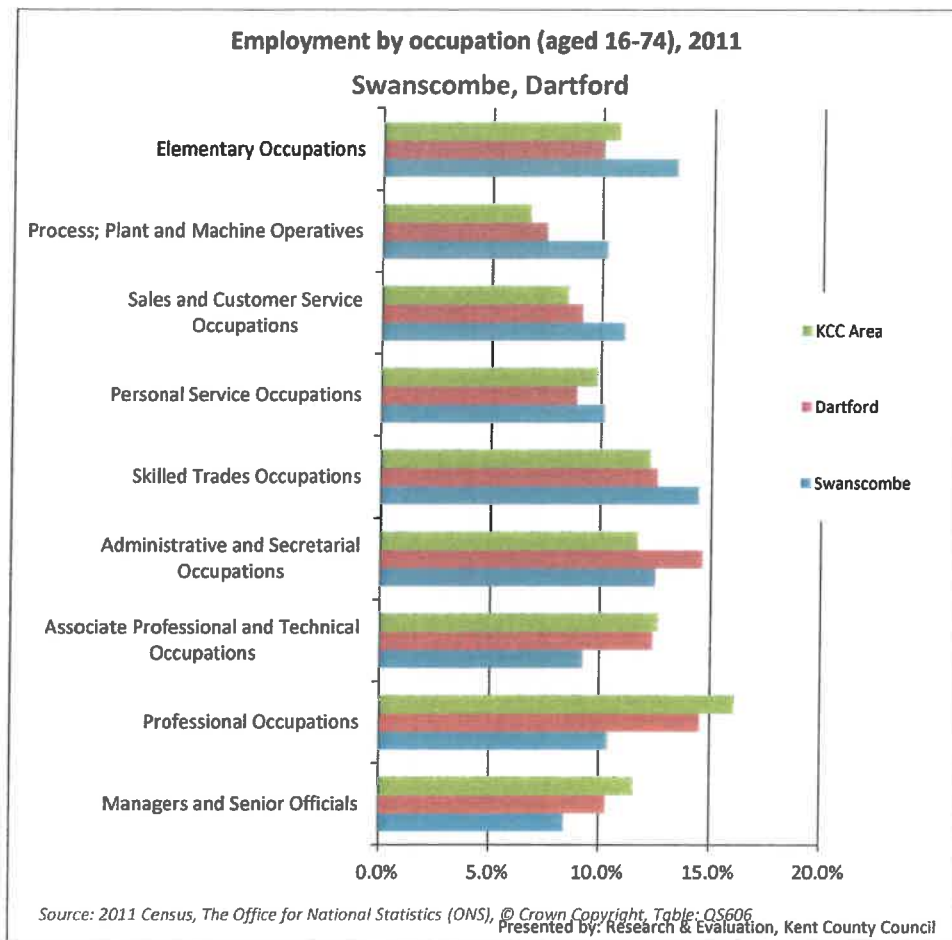
Economic activity



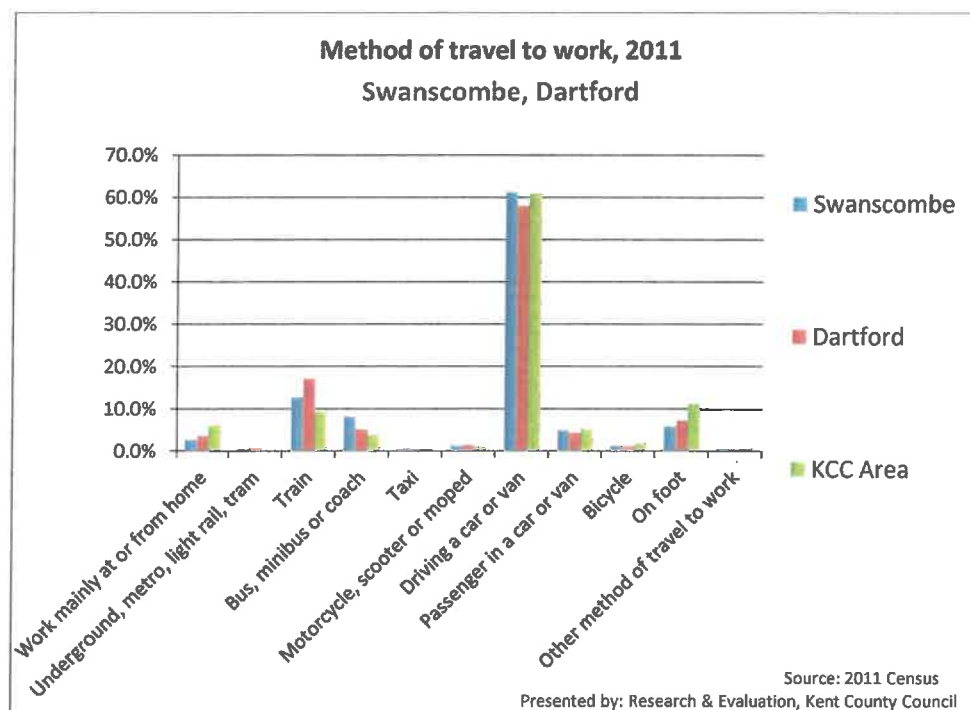
Unemployment



Employment by occupation



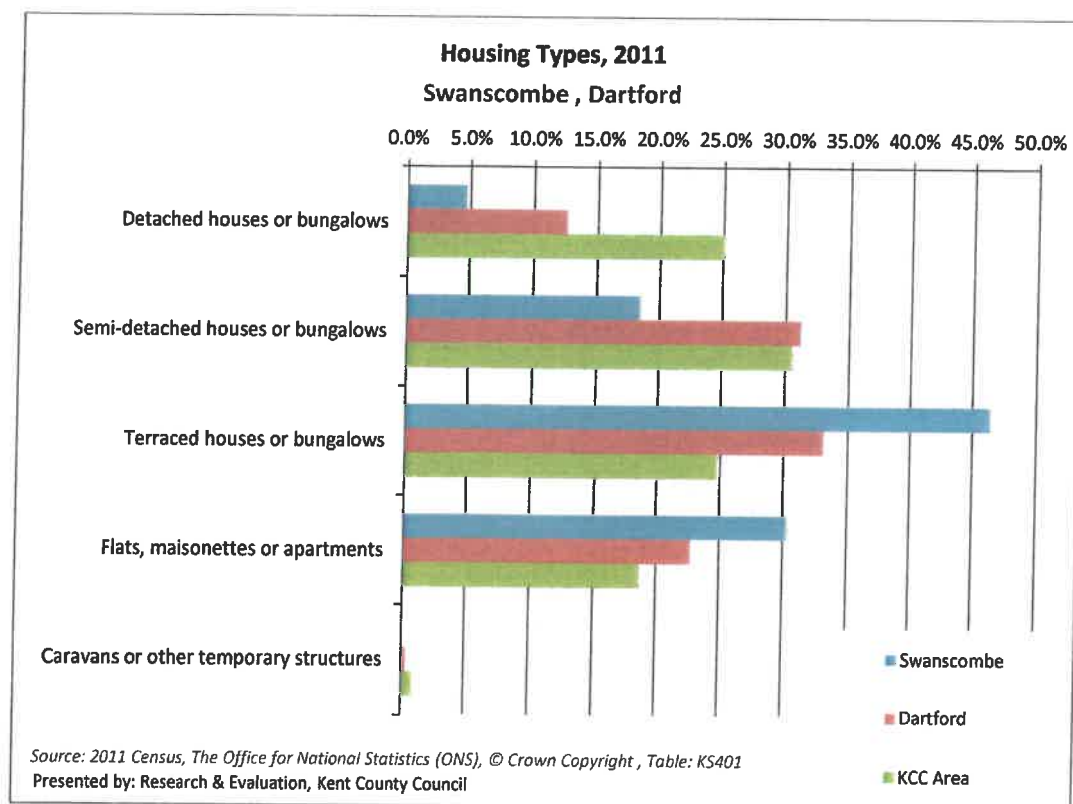
Method of travel to work



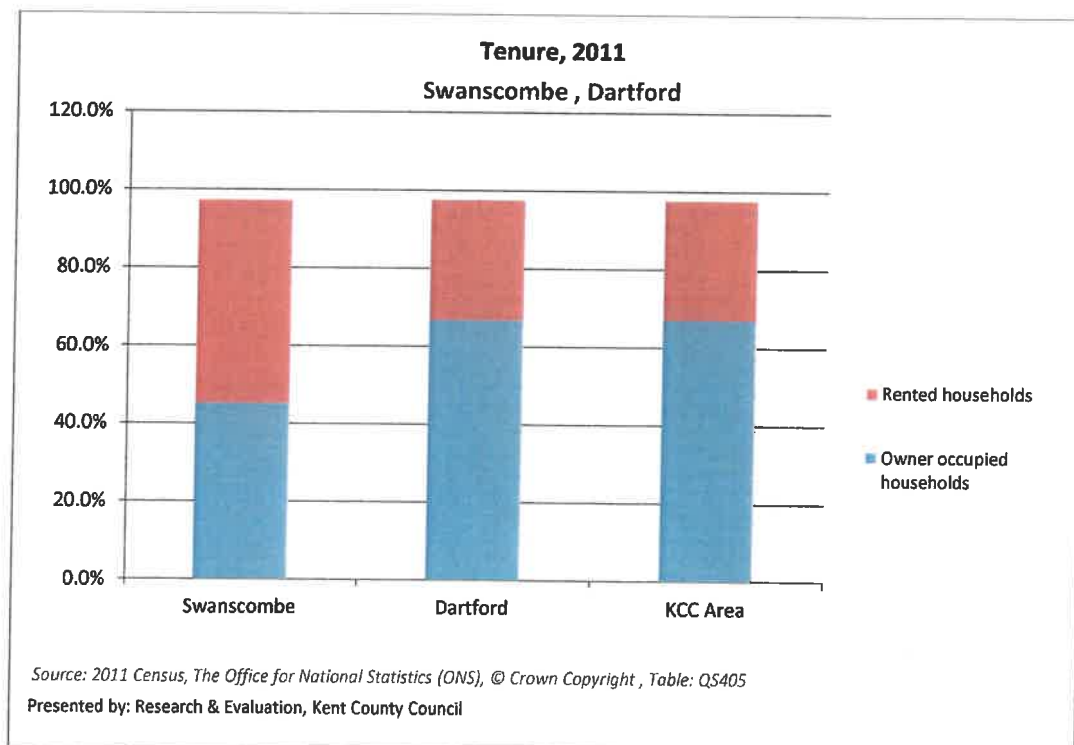
HOUSING

Housing Types

As of the 2011 Census there were 3,292 total household spaces in Swanscombe.



Housing Tenure



Household size & occupancy rating

2011	Swanscombe		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Average household size	2.3		2.4		2.4	
Average number of rooms per household	4.7		5.1		5.5	
Average number of bedrooms per household	2.4		2.6		2.8	
Occupancy rating (rooms) of -1 or less ¹	377	11.5%	3,665	8.9%	41,920	6.6%
Occupancy rating (bedrooms) of -1 or less ¹	206	6.3%	1,974	4.8%	21,926	3.5%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

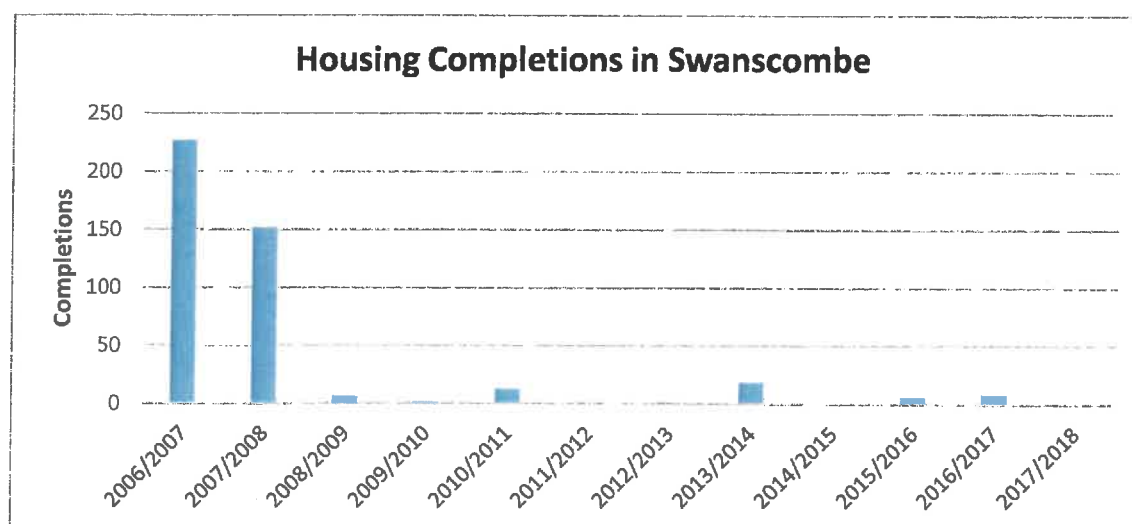
Housing Amenities

2011	Swanscombe		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total household spaces with residents	3,223		40,081		634,800	
Does not have central heating	105	3.2%	1,010	2.4%	14,759	2.3%
Does have central heating	3,118	94.7%	39,071	94.7%	590,879	93.1%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

Housing Completions

There is an average of 36 homes per year completed in this ward over the last 12 years. There are 2323 homes with planning permission as of 1st April 2018; these are primarily at Ebbsfleet Central.

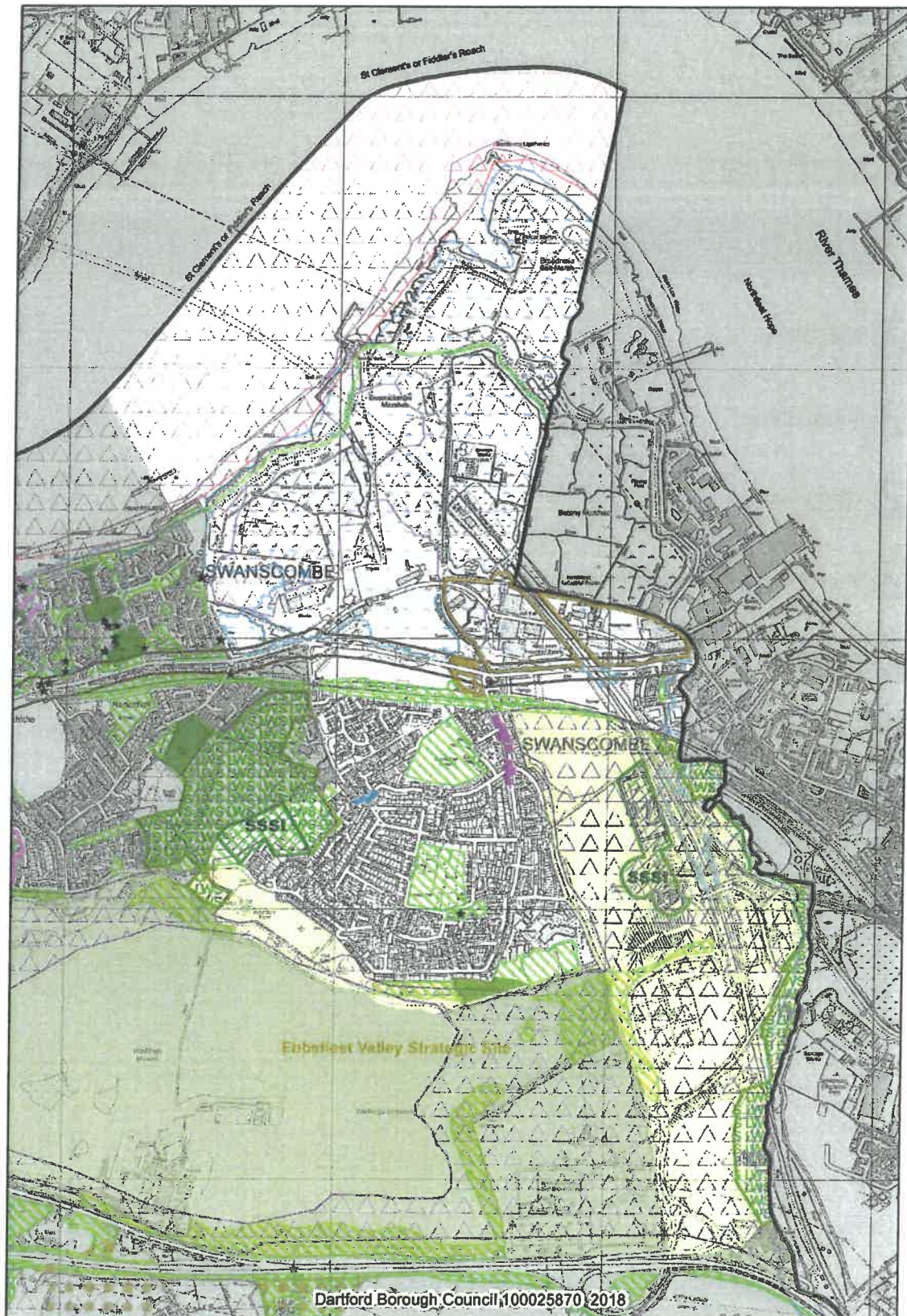


¹ An occupancy rating of -1 indicates that a household has one fewer room/bedrooms than required.

CHARACTER & SERVICES – Existing Local Plan designated areas

Green Belt	There is no green belt in this ward.
PLGS <i>[small urban greenspace with Green Belt level protection]</i>	There is one PLGS in the ward, Keary Road Allotments.
BOS <i>[other designated Borough Open Space]</i>	22% of this ward is designated as Borough Open Space, amounting to 121 hectares of land.
Conservation Area	There is no conservation area in this ward.
Area of Special Character <i>[other areas of possible built environment sensitivity]</i>	There is no area of special character in this ward.
Identified Employment Areas	There are four Identified Employment Areas in this ward. These include: London Road; Galley Hill Road; Northfleet Industrial Estate; and Manor Way.
District Centre	Swanscombe District Centre is in this ward on Swanscombe High Street.
Neighbourhood Centre <i>[designated small shopping parades]</i>	Craylands Lane/Milton Street Neighbourhood Centre in Swanscombe is in this ward.

SWANSCOMBE WARD DEVELOPMENT POLICIES MAP



The full version of the policies map and the key can be [found here](#).

SETTLEMENTS AND INFRASTRUCTURE

SWANSCOMBE

Facilities

☐

- ☒ Post Office
- ☒ Public House
- ☒ Village Hall
- ☒ Supermarket / Convenience Store(s)
- ☒ School(s)
- ☒ GP
- ☒ Church / Place of Worship
- ☒ Public Library

Public Transport

☐

- ☒ Fastrack
- ☒ Daytime - Week days
- ☒ Evening - Weekdays
- ☒ Sundays
- ☒ Any every 10 mins to Dartford Town Centre and Bluewater
- ☒ Any every 10 mins to Darent Valley Hospital

SUMMARY

- Swanscombe has a population that is younger than the Dartford average, with 75% of the population being under 50 years old. There is an average age of 34. Overall population has increased by 118 per annum (2011-16).
- The ward's primary 'type' of household according to Mosaic research, that has been categorised based on data on expenditure and other personally indicative decisions, are "Family Basics" (Families with limited resources who have to budget to make ends meet) and "Transient Renters" (Single people privately renting low cost homes for the short term), making up nearly 47% of the population in 2015.
- Swanscombe has a High Street, identified as a District Centre providing local retail and community facilities. There are also clusters of public and recreation etc. facilities on Craylands Lane, and the southeastern corner of the town.
- Large open spaces and the residential core of houses form a quiet heart to the town.
- Over 60% of workers travel to work by car, a high level.
- Swanscombe Railway Station is the least used in the Borough, having been overtaken by growth in use of Stone Crossing.
- 4% of the employee jobs in Dartford Borough. Unemployment is slight higher than the rest of Dartford at 1.9%.
- There is a below average representation of managerial and professional workers.
- Many homes in Swanscombe are terraced (46%), with 30% of dwellings in Swanscombe being flats, maisonettes or apartments. Only 45% of dwellings are owner occupied.
- Swanscombe has slightly smaller sized homes than average.
- 3.2% of homes have no central heating, above average.
- There has been an average of 40 homes per year completed in this ward over the last 11 years.
- Life expectancy is slightly lower than average for the rest of the Borough. Parts of Swanscombe are also in the top 20% most deprived.

Greenhithe

Area Profile

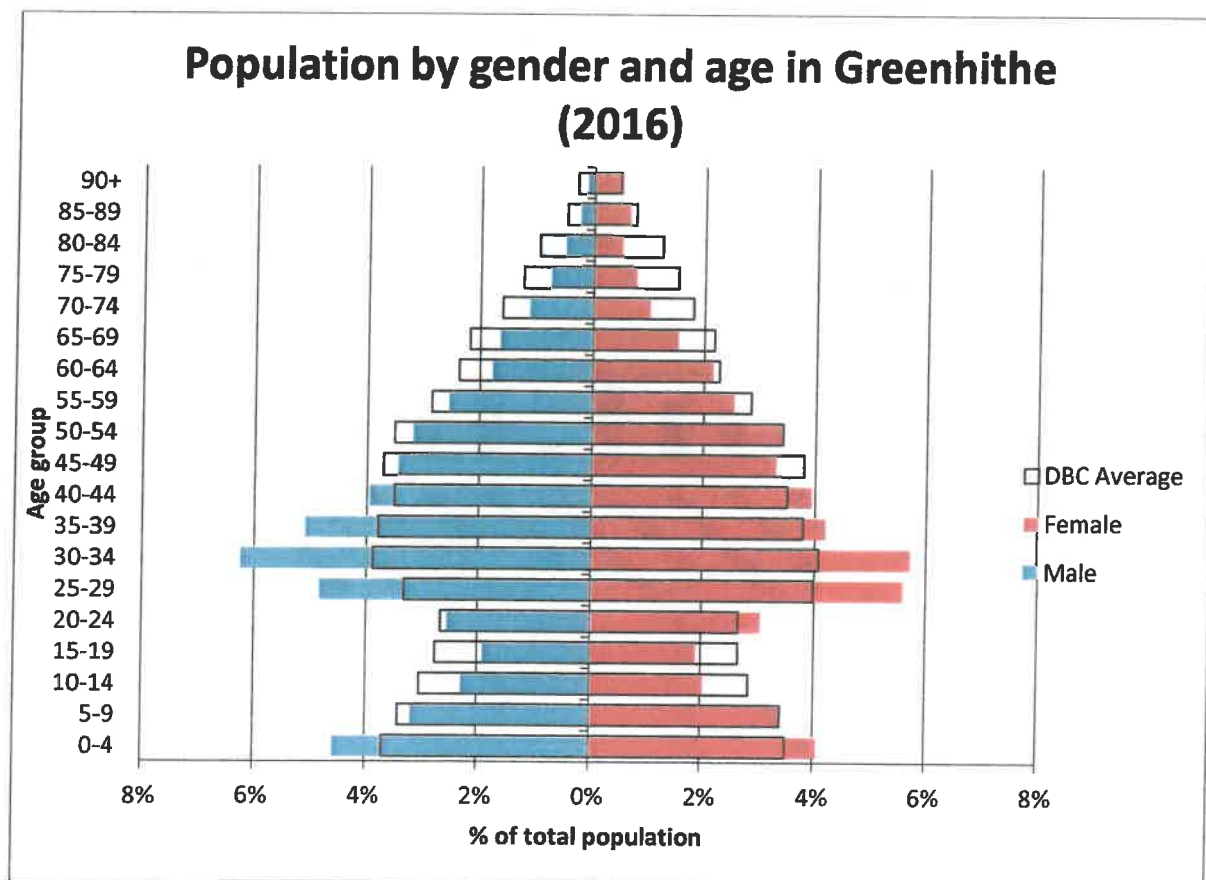
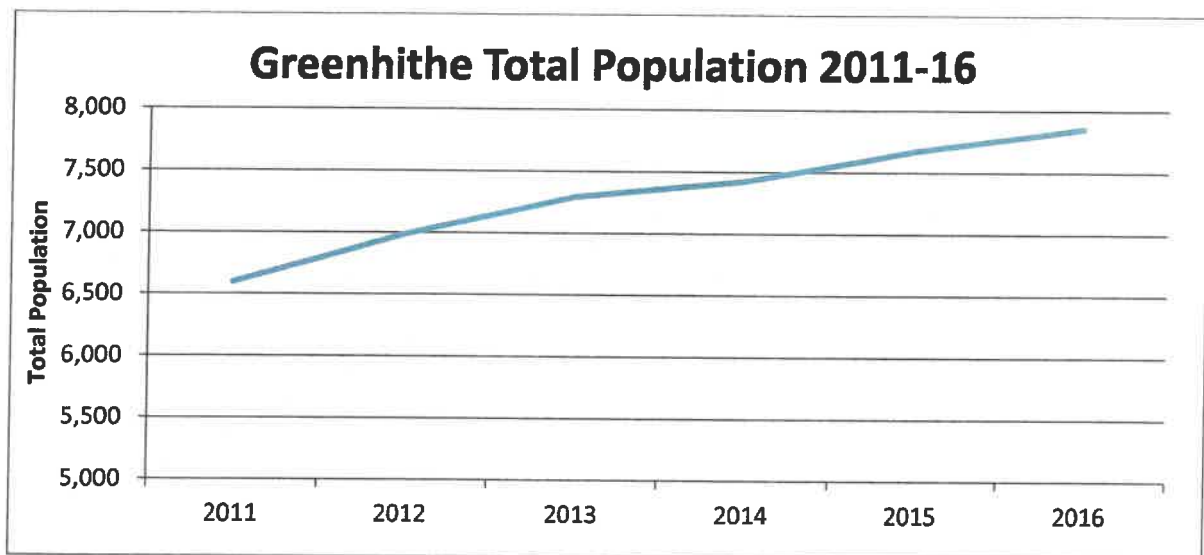
This profile covers the ward of Greenhithe.

CONTENTS

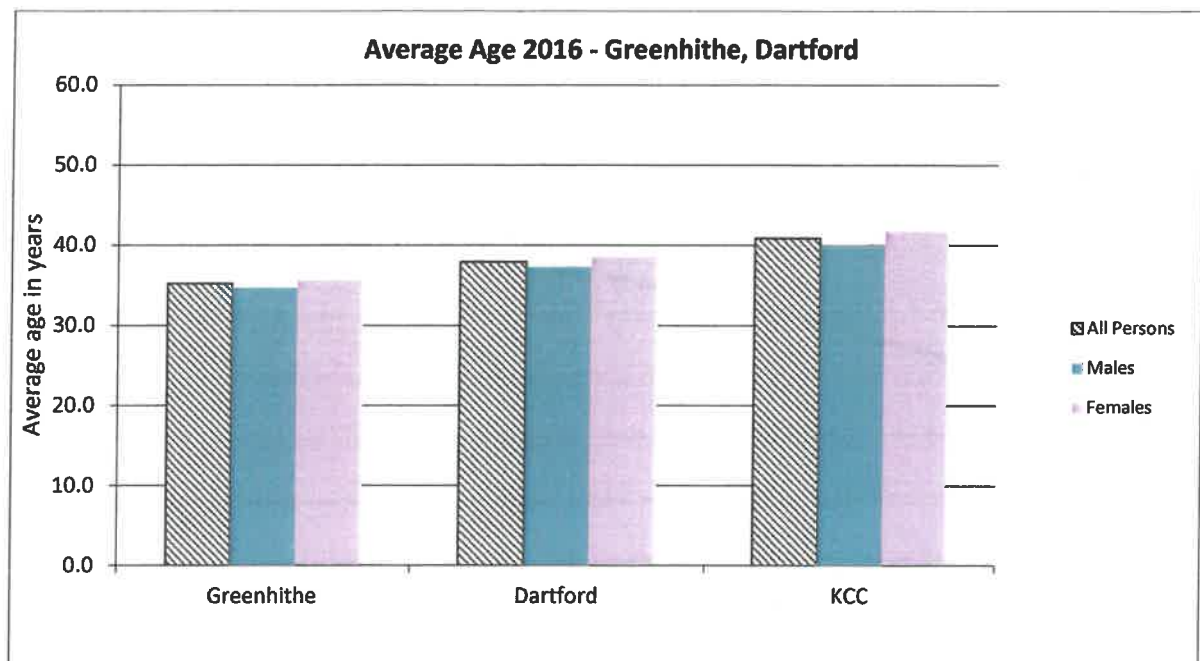
<u>Population</u>	<u>Page</u>
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Mosaic Profile	4
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POPULATION

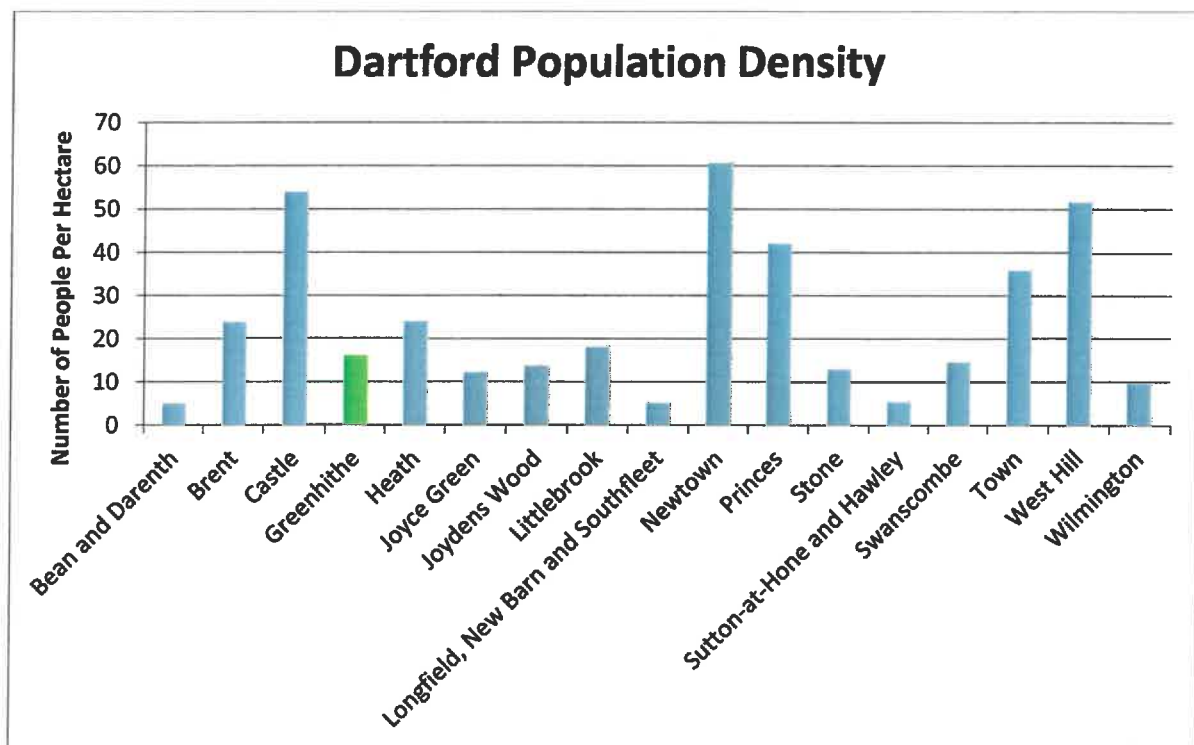
Total Current Population: 7,860 (3,910 males and 3,940 females)



Average Age

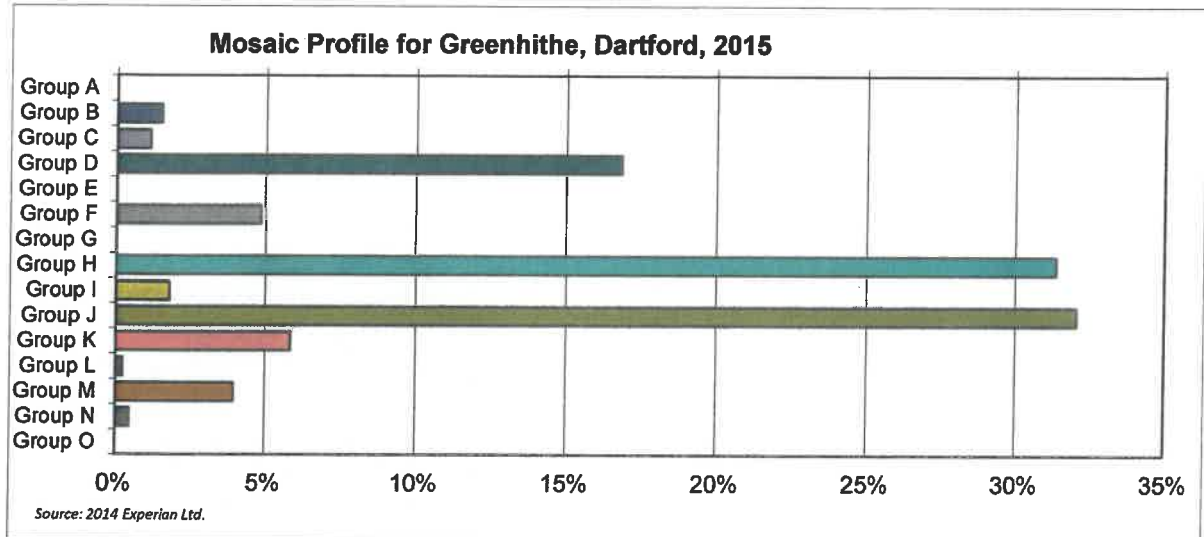


Population Density



Mosaic Profile

Experian created Mosaic as a way of consumer classification to understand demographics, lifestyle and behaviours of populations. The graph below presents the category profile for this area. This indicates that Rental Hubs, followed by Aspiring Homemakers and Domestic Success being the largest classifications found in Greenhithe.



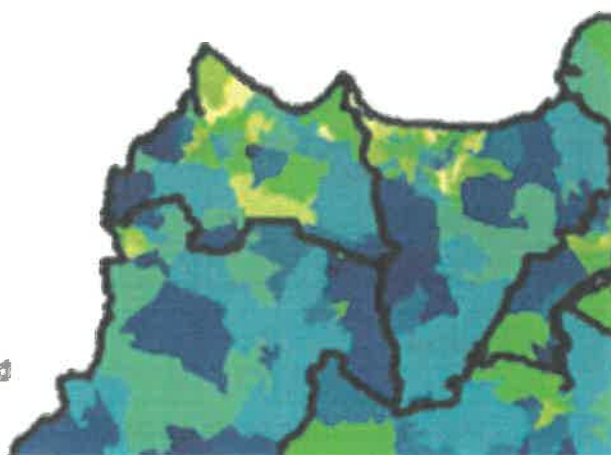
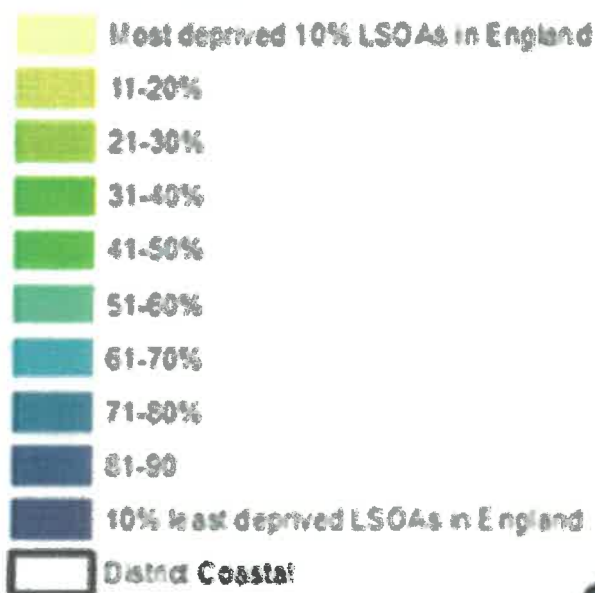
- Country Living - Well off owners in rural locations enjoying the benefits of Country life
- Prestige Positions - Established families in large detached homes Living upmarket lifestyles
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- **Rental Hubs** - Educated young people privately renting in urban neighbourhoods
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- Family Basics - Families with limited resources who have to budget to make ends meet
- Vintage Value - Elderly people reliant on support to meet financial or practical needs
- Municipal Challenge - Urban renters of social housing facing an array of challenges

Deprivation

ONS produce data on 'deprivation' to a localised scale in terms of the most and least deprived areas. The infographic below indicates that Greenhithe is within the 61-70% least deprived nationally.

Overall IMD - England Position

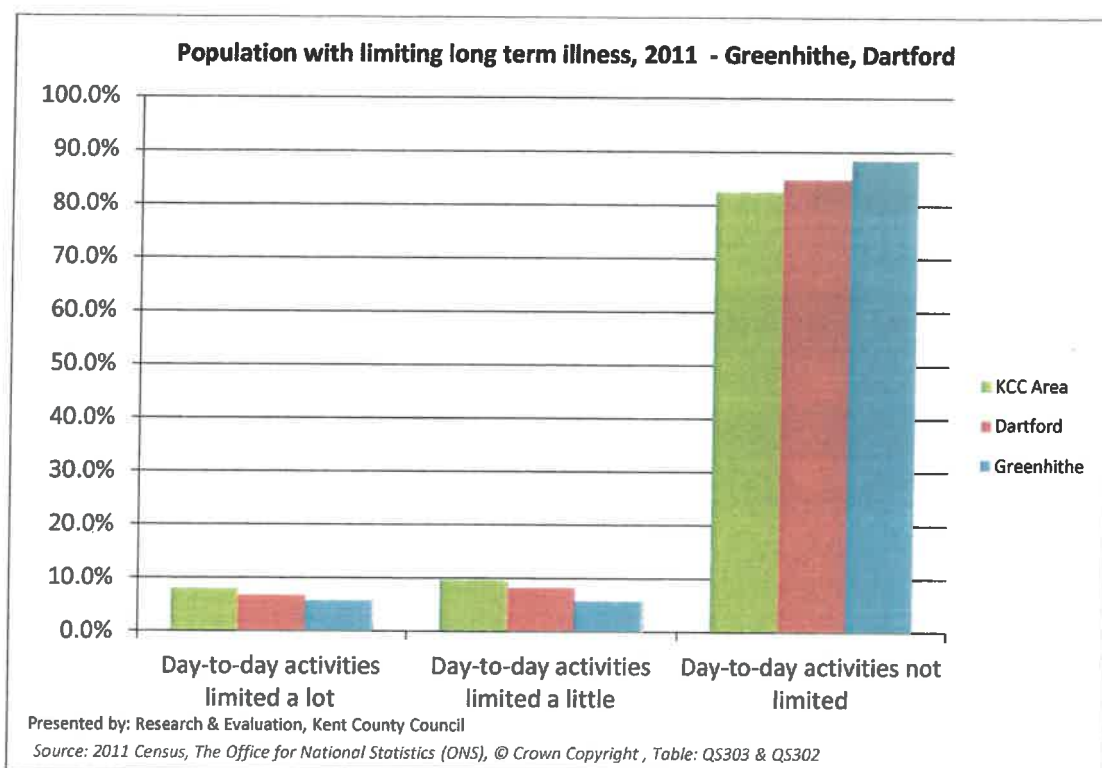
National Rank



Factor-by-factor: within top 20% most deprived in England?

ONS also produce data on individual elements of deprivation, these include: Employment, Health & Disability, Education, Barriers to Housing and Services, Crime, Living Environment, Income Deprivation Affecting Children and Income Deprivation Affecting Elderly. The majority of the factors are not within the top 20% of most deprived. However, one factor does fall into the top 20% most deprived across the ward, and in part of the ward, 2 further factors are in the top 20%.

Health and Disability



Life Expectancy

	Greenhithe	Dartford	KCC Area
Male	73	78.8	79.9
Female	80	82.4	83.4

Source: Office for National Statistics

ECONOMY

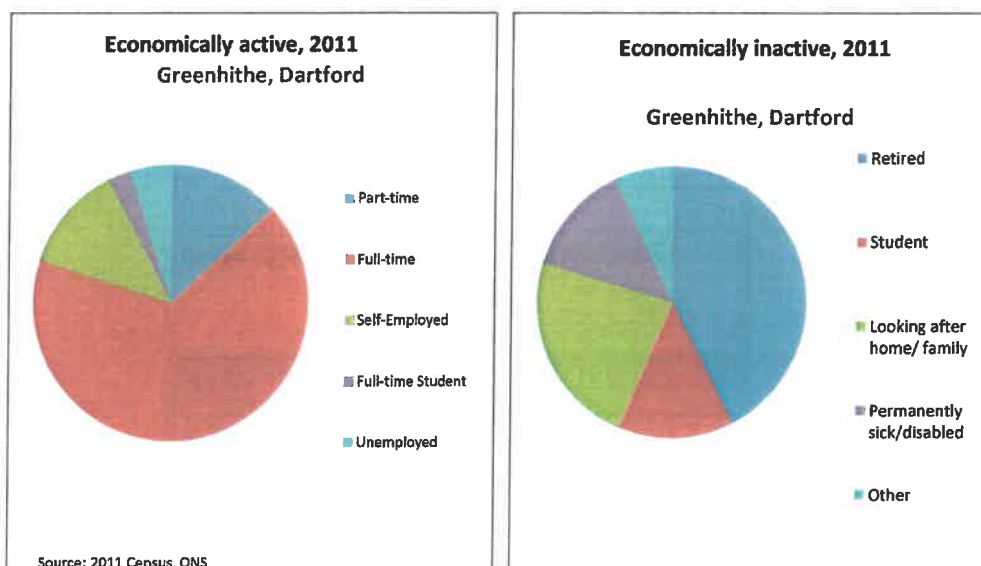
Employees (all employee jobs)

Greenhithe makes up 3% of the employee jobs in Dartford Borough.

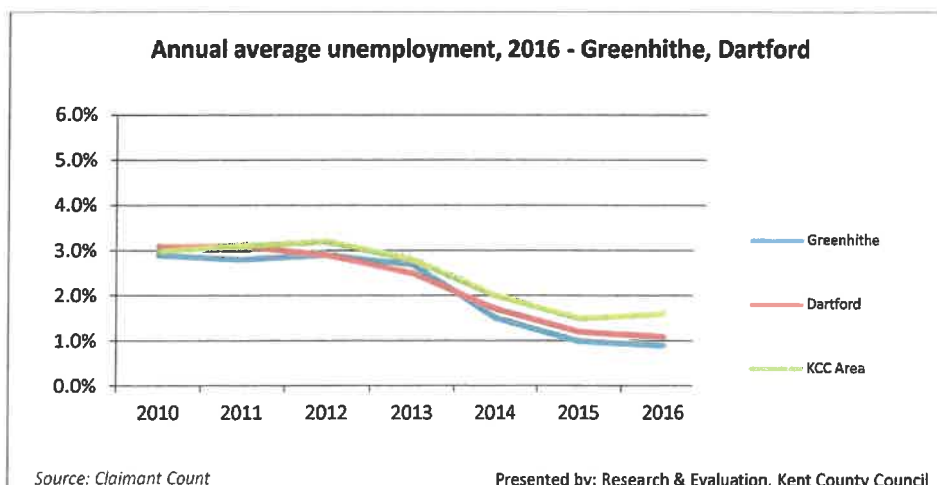
2016	Greenhithe		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total	1,100	100.0%	63,000	100%	608,500	100%
Full time	800	66.7%	40,500	64.3%	399,000	65.6%
Part time	400	35.6%	22,000	34.9%	209,500	34.4%

Source: BRES

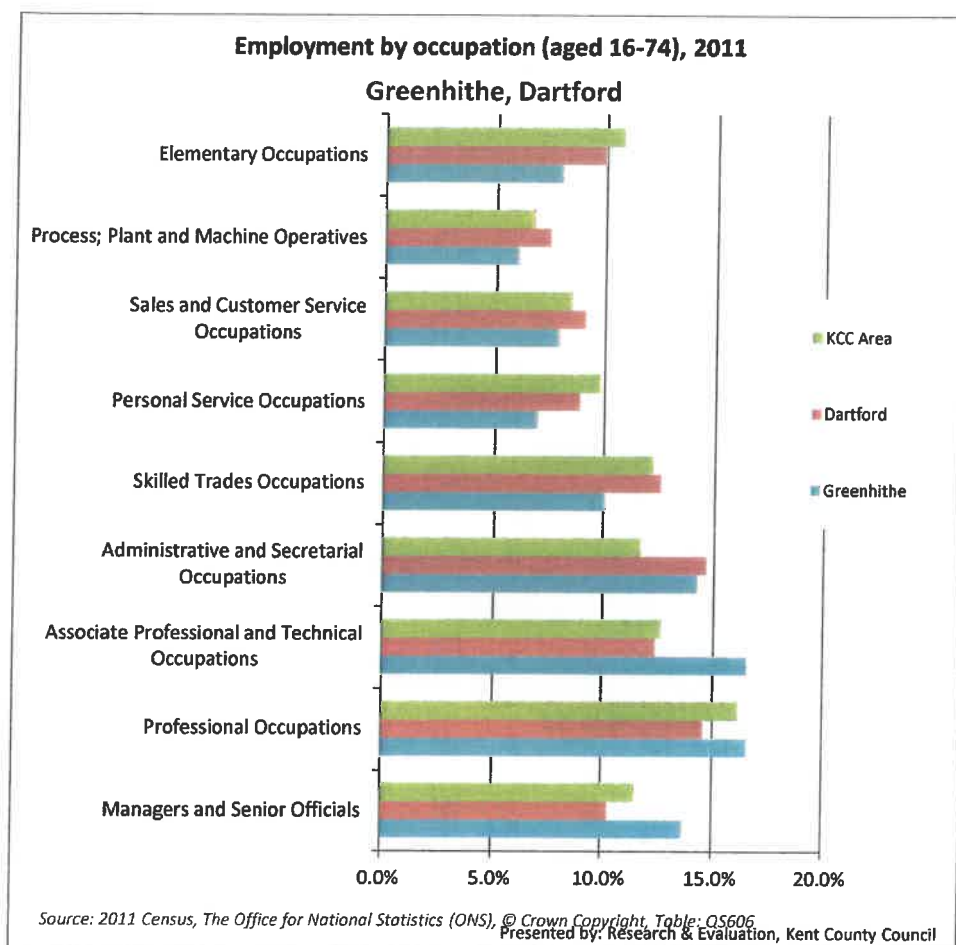
Economic activity



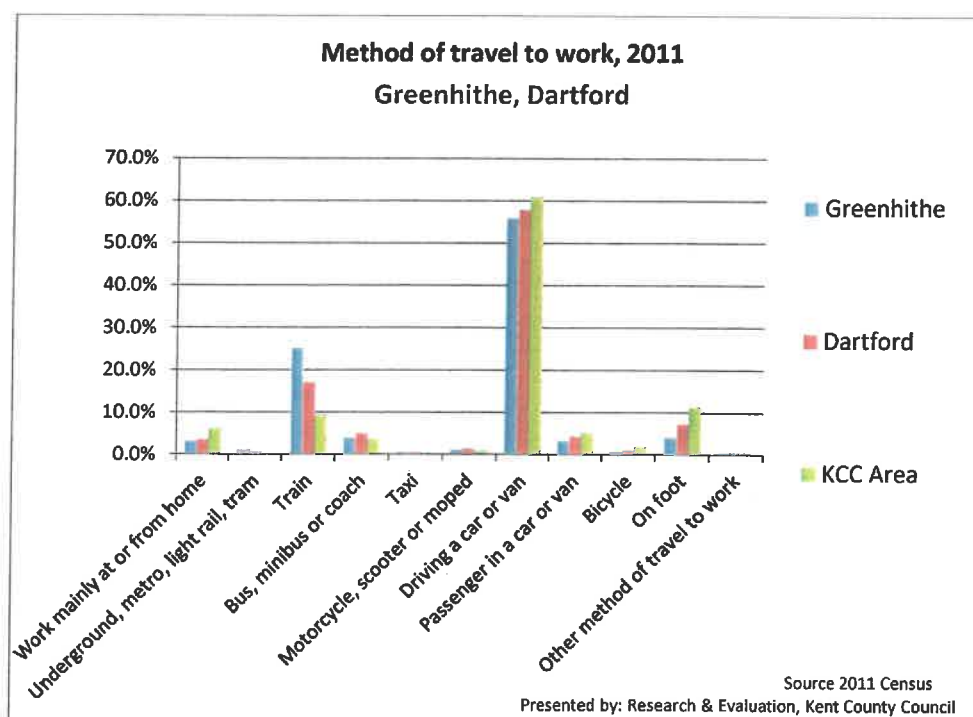
Unemployment



Employment by occupation



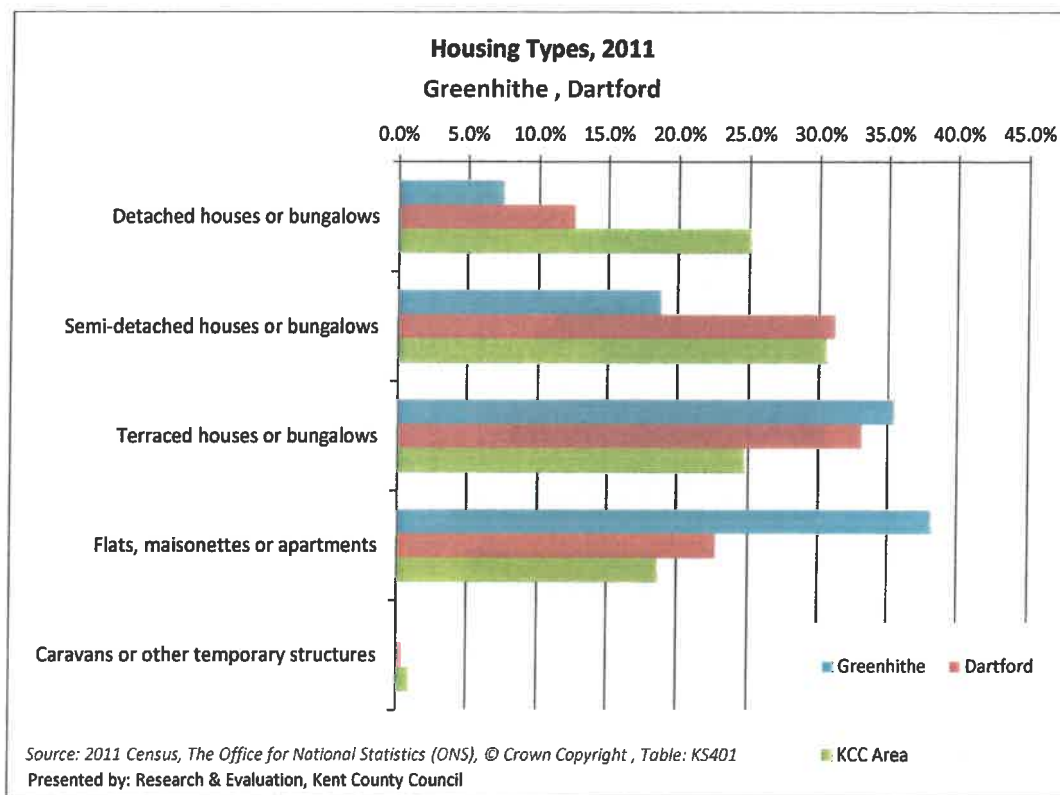
Method of travel to work



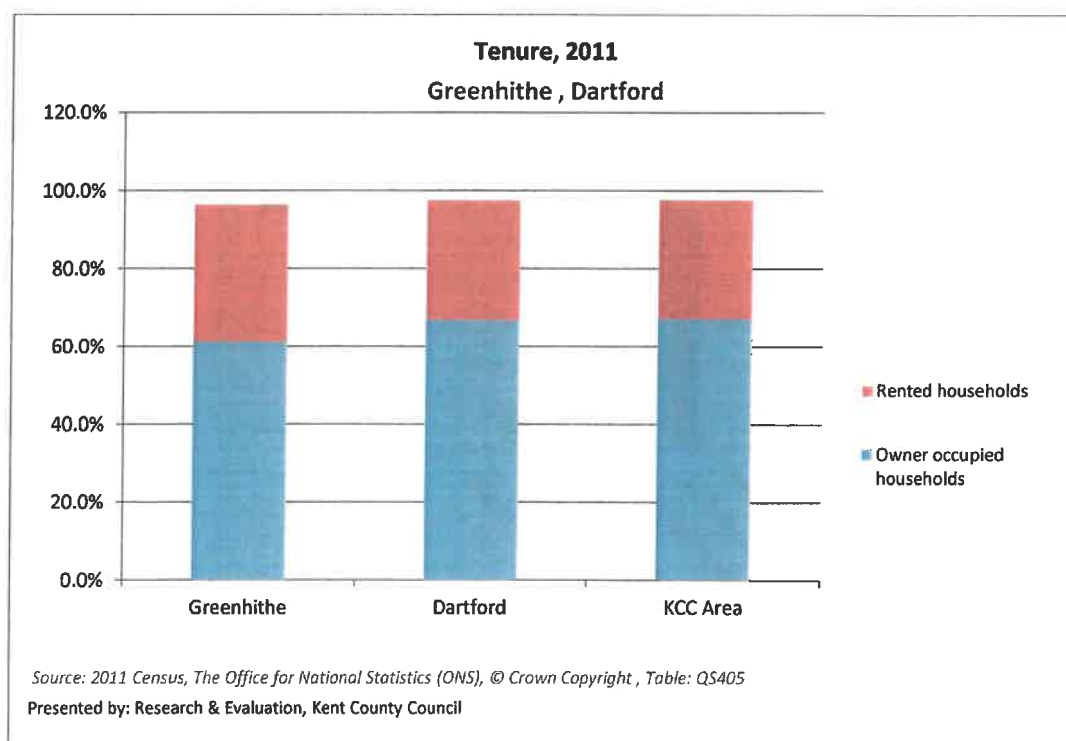
HOUSING

Housing Types

As of the 2011 Census there were 3,100 total households in Greenhithe.



Housing Tenure



Household size & occupancy rating

2011	Longfield et al		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Average household size	2.4		2.4		2.4	
Average number of rooms per household	6.3		5.1		5.5	
Average number of bedrooms per household	3.2		2.6		2.8	
Occupancy rating (rooms) of -1 or less ¹	53	2.1%	3,665	8.9%	41,920	6.6%
Occupancy rating (bedrooms) of -1 or less ¹	36	1.4%	1,974	4.8%	21,926	3.5%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

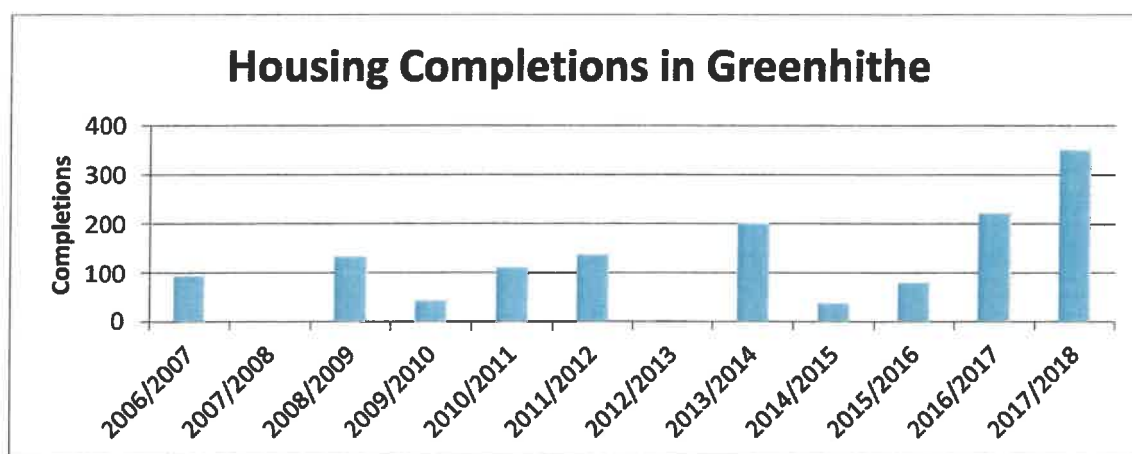
Housing Amenities

2011	Longfield et al		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total household spaces with residents	2,521		40,081		634,800	
Does not have central heating	29	1.1%	1,010	2.4%	14,759	2.3%
Does have central heating	2,492	97.1%	39,071	94.7%	590,879	93.1%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

Housing Completions

There was an average of 119 homes per year completed in this ward over the last 12 years. There are 7,000 homes with planning permission, as of 1st April 2017. This does include Eastern Quarry and Ebbsfleet Green, part of Ebbsfleet Garden City.

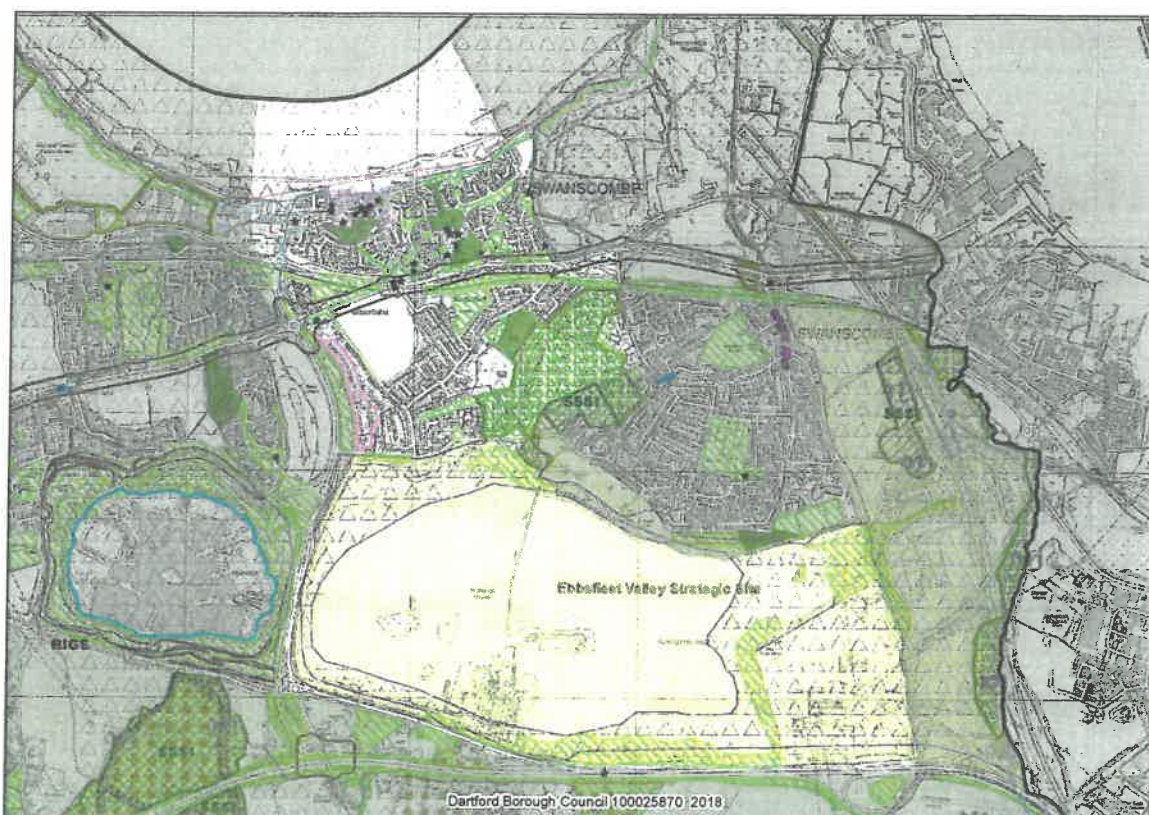


¹ An occupancy rating of -1 indicates that a household has one fewer room/bedrooms than required.

CHARACTER & SERVICES – Existing Local Plan designated areas

Green Belt	There is no green belt within this ward
PLGS <i>[small urban greenspace with Green Belt level protection]</i>	There are four PLGS sites within this ward, including: Ingress Abbey Lawns/Boulevard; Rear of Ingress Abbey; Eagles Road Open Space; and Knockhall Rec.
BOS <i>[other designated Borough Open Space]</i>	17% of the ward is designated as Borough Open Space, amounting to 83.7 hectares of land.
Conservation Area	Greenhithe Conservation Area is in this ward.
Area of Special Character <i>[other main areas of possible built environment sensitivity]</i>	Bean Road Areas of Special Character is within this ward.
Identified Employment Areas	There are no identified employment areas in this ward
District Centre	There is not a district centre in this ward.
Neighbourhood Centre <i>[designated small shopping parades]</i>	There is not a neighbourhood centre in this ward.

GREENHITHE WARD DEVELOPMENT POLICIES MAP



The full version of the policies map and the key can be [found here](#).

SETTLEMENTS AND INFRASTRUCTURE

GREENHITHE

Facilities

☐

- ☒ Post Office
- ☒ Public House
- ☒ Village Hall
- ☒ Supermarket / Convenience Store(s)
- ☒ School(s)
- ☒ GP
- ☒ Church / Place of Worship
- ☒ Public Library

Public Transport

☐

- ☒ Fastrack
- ☒ Daytime - Weekdays
- ☒ Evening - Weekdays
- ☒ Sundays
- ☒ Any every 10 mins to Dartford Town Centre and Bluewater
- ☒ Any every 10 mins to Darent Valley Hospital

SUMMARY

- Greenhithe has a population that is younger than the Dartford average, with 75% of the population being under 50. Overall population has increased by 252 per annum (2011-16).
- The ward's primary 'type' of household according to Mosaic research, that has been categorised based on data on expenditure and other personally indicative decisions, are "Rental Hubs" (Educated young people privately renting in urban neighbourhoods) and "Aspiring Homemakers" (Younger households settling down in housing priced within their means), making up 63% of the population in 2015.
- The area has 3% of the employee jobs in Dartford Borough. Unemployment is very low at only 0.9%, below the Dartford average.
- Greenhithe has more residents hold managerial and professional jobs than average.
- A variety of housing types can be found in Greenhithe, with 38% of dwellings in being flats, apartments or maisonettes. 35% is terraced, with the remaining 26% being semi-detached or detached dwellings. 61% of dwellings are owner occupied.
- There has been an average of 98 homes per year completed in this ward over the last 11 years.
- Life expectancy is lower than average for the rest of the Borough, particularly for males.

