

PTE 5/19/18

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

ABSENT: 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	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. 91 -95 Church Road, Swanscombe.
DA/18/00456/FUL	Erection of a single storey rear extension. 5 College Place, Greenhithe.
DA/18/00536/FUL	Erection of a single storey rear extension. 30 Childs Crescent, Swanscombe.
DA/18/00545/FUL	Demolition of existing detached garage and erection of a detached annexe ancillary to main house. 8 Albert Road, Swanscombe.
DA/18/00558/FUL	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. 30 Pentstemon Drive, Swanscombe.

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: _____ Date: _____
(Chairman)

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	Graham Blew
Job Title (if applicable)	Town Clerk
Company/organisation name (if applicable)	Swanscombe and Greenhithe Town Council

Dartford New Local Plan – Strategic Issues Consultation 2018

Client's name (if applicable)	
Postal address	Council Offices, The Grove, Swanscombe, DA10 0GA
Email address	Graham.blew@swanscombeandgreenhithetowncouncil.gov.uk

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?

Good but needs to recognise our changing world and the technological changes in it.

- 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?

Major Strategic Polices, Transport, Health & the Environment

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

Transport

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

*Health care and housing for a growing aging population.
Areas that have moved on due to technical advances.*

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?

Dartford, M25 and Lower Thames Crossing

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

Yes

- 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?

Although we agree with the need to cooperate Dartford should not negotiate to build other councils quota of housing.

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?

Energy and global warming

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

None

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?

With residential development the pressure on local Parishes with application of service charges by developers and what is seen as of double taxation. Ever changing desires in the housing demand, houses/apartments, large/small. Changes in shopping habits, retail/online, town centre/out of town. Impact of age on the community.

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?

With a growing young population and their economic situation. Starter homes and live work homes to rent with sufficient parking arrangements

- 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?

No, should accept 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?

Yes, gives increased flexibility, for life changing events and aging. This should include parking arrangements.

- 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?

Problem on small sites. Land owners trying to develop on the smallest of plots often gardens, which cause problems with the loss of amenity space and increased pressure on car parking.

- 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?

Yes continues to have relevance. Not enough sites within Dartford to meet 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?

Live work units, working from home, retail and online shopping.

- 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?

No, to be effective both homes and work places need to be well served by public transport, not just work and retail areas.

- 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?

In areas of housing growth, we have no idea on the skills and experience of future residents.

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?

No observations

- 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?

Recognising the changing patterns of retail and planning for new uses in previous retail areas hit by the changes with online shopping.

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?

Transport, Health, Power, Water & Education

- 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?

Vehicle routing across Dartford that separates local and through traffic. Enforcement of box junctions, 24-hour enforcement of double yellow lines. Smart traffic lights that react to traffic flows.

- 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?

Abolition of the school run. Efficient use of bus lanes, public use permitted outside peak hours and when not required to stop delays to buses. Whether twin lane Fastrack use is efficient and a waste of land use considering frequency of busses. Wouldn't passing places suffice?

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

Resolve the M25 Dartford Crossing issue. This causes Fastrack busses to get trapped in Temple Hill and all buses to get trapped in congestion. There would be increased higher Fastrack and bus usage if reliability was increased and fares affordable and balanced with rail fares. Cycle routes need to be safe and as far as possible avoid hills, which Dartford appears to have quite a few. Faster roads require paths that are separated from vehicular traffic in the interests of safety. An area to the side is not sufficient as there is the danger of being hit and the rubbish collects there.

- 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?

Quality of stations
No observations on others

- 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?

Swanscombe Station is not suitable for disabled, wheelchair, pram and buggy users. Change in policy to permit new station car parks that reduce pressure of commuter parking on residential streets.

- 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?

Questionable benefit for local residents, little or no demand.

- 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?

Crossrail the Elizabeth Line, greater flexibility for travellers.
Possible use of the River Thames.

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

No Observations

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?

Provision for Electric Vehicles, Air Pollution, Flooding. Policy needs to be maintained or updated to allow for the increase in electric vehicles. As well as provision in public areas provision should be made on all housing developments for charging points.

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?

Developers should not be permitted to clear any vegetation on their sites before planning permission is granted for the same. To protect all wildlife.

Encourage provision of bat boxes, bird nesting boxes, and provision for invertebrates through log mounds.

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?

Provision for Electric Vehicles to reduce pollution

- 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?

Policy needs to be maintained or updated to allow for the increase in electric vehicles. As well as provision in public areas provision should be made on all housing developments for charging points.

Air pollution needs action particularly from motor vehicles which is made worse by the continuing situation at the M25 Dartford crossing.

- 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?

Encourage provision of high speed internet technology. Encourage renewable energy through the use of green, brown and blue roofs and solar panels and rain water collection. Encourage live work units which reduce the need to travel.

DESIGN AND CONSERVATION

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

Well covered by DB12 and DB13

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

Dartford needs to make sure it is up to date with all resources on good design, and practice and implement them across the Local Plan.

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?

Yes, unaware of 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?

Development should not be residential. Other facilities are required, provision for doctors and dentist's surgeries and other health services, the hospital can't cope with the increasing numbers and aging of the population.

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

These areas need primarily need to be safe for development. Owners and developers want the highest returns, so will aim for residential, but there needs to be the infrastructure in place. Public open space is not economic for developers and who will fund maintenance.

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

Yes, but how will it be funded.

- 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?

Pressure on infrastructure. Pressure on local Parishes with application of service charges by developers and what see as of double taxation.

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

The Local Plan needs to consider how the regeneration of Swanscombe can be funded. The biggest issue facing Swanscombe is a town built before the motor car now having to face the consequences, of commuter parking and multi car ownership.

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?

The plans for London Resort have a major impact on the riverside and until these come forward it is a difficult area for the Local Plan to cover. However public access is important and the possibility of the Thames as a transport route need to be considered.

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?

An updated recognising technological advances and environmental issues should suffice.

- 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)?

As above.

- 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?

Hopefully new proposals along the same lines but following nearly 20 years of advances will come forward.

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?

Identifying brown field sites but surely this is a finite resource.

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

Yes

- 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?

No observations.

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?

Creation of a green local network linking areas of open space which can be accessed without the car. A healthy environment to encourage recreation and sport.

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

Locally by the local parishes funded through agreements with developers.
But the application of service charges by developers and what is seen by some as double taxation can be a problematic issue.

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

It should be a healthy environment for all ages to encourage a healthy lifestyle and that it is maintained correctly, as agreed in the planning permission.

MAINTAINING GREEN BELT LAND

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

No Observations

- 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?

No Observations

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?

Unfortunately, the data for each area is seven years old and things have moved on. Infrastructure issues are similar all through Dartford as covered earlier.

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

No observations

- 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?

To create vibrant mixed flourishing communities these types of housing should be located everywhere

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)?

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Your Signature:	Graham Blew	Date:	20 July 2018
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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.

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Email: customer.services@dartford.gov.uk

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