



OUR REF: 4042.SC

**CHANGE OF USE FROM A DWELLING (CLASS C3) TO
A MIXED USE AS A DWELLING (C3) AND AS A
CHILDREN CHILDMINDING SERVICE**

86 CENTRAL ROAD DARTFORD KENT DA1 5UN

PLANNING STATEMENT

1. INTRODUCTION

1.1 This Statement has been submitted on behalf of the applicant Ms Omolade Adeniyi in support of a full planning application for the following development at 86 Central Road Dartford DA1 5UN (hereafter referred to as 'the Site'):

"Change of use from a dwelling (Class C3) to a mixed use as a dwelling (C3) and as a Childrens childminding service.

1.2 The application comprises the following documents

- Covering letter
- Application Form
- CIL Form 1
- Planning Statement
- Drawing nos
 - 4042.01 Site Location and Existing Block Plan
 - 4042.02 Existing Floor Plan
 - 4042.03 Existing Elevations

2 SITE CONTEXT

2.1 The application site is located on the east side of Central Road Dartford. It is approximately 184m north of the junction of Central Road and Temple Hill/Mill Pond Road. It is located immediately to the north of the junction of Central Road and Scott Close. It extends to 115m² including a dedicated parking space accessed from Scott Close.

2.2 It was formerly part of the large Dartford GlaxoSmithKline industrial site that was redeveloped primarily for residential purposes commencing around 2012. The application property was completed in 2015/2016. The surrounding area on the east side of Central Road is residential in character whilst on the west it remains in employment use.

2.3 The property comprises a three-storey end of terrace dwelling with a rear garden to its east. The property in common with its neighbours has a ground floor raised above the level of the street. It is faced in yellow-stock brickwork on the ground floor and clad with pale grey horizontal boarding on the upper floors under a plain concrete 'slate style' roof. There is a single dedicated parking space accessible via Scott Close. The house has an overall Gross Internal Area (GIA) of 116.7m². Approximately 50.5m² over one and a half floors of the building (ground and part 1st floor) is used when the business is operating.

2.4 The site is located within the Urban Area of Dartford and lies within a Flood

Risk area (policy CS24 of the Core Strategy 2011) and is also within the Northern Gateway Strategic Site (policy CS3 of the Core Strategy 2011). It has no other local plan designation or allocation. The property is located within Flood Zones 2 and 3.

3 PLANNING HISTORY

3.1 The Council's website lists the following relevant planning history for this property (excluding condition discharge applications):

DA/10/00994/FUL Application for site remediation and enabling works at the Northern Gateway East and Mill Pond sites APPROVED 03/09/2010

DA/11/00295/OUT Outline application for redevelopment to provide a residential led mixed-use development comprising between 950-1050 residential units (Class C3), with between 2,500 sq m to 5,000 sq m of flexible non-residential uses comprising office uses (Class B1), retail, financial and professional services, restaurant, cafe and drinking establishment uses (Class A1/A2/A3/A4); and non-residential institutions/community and assembly and leisure uses (Class D1/D2); new landscaping, public and private open space; up to 1,250 car parking spaces, cycle parking, access and other associated infrastructure works) APPROVED 19/12/2012

DA/13/01689/REM Submission of Reserved Matters relating to layout, appearance and landscaping pursuant to Condition 1 of Outline Planning Permission DA/11/00295/OUT for erection of 16 x 2 bed, 54 x 3 bed and 23 x 4 bed houses and 24 x 1 bed and 55 x 2 bed apartments (173 units in total) (Phase 1) APPROVED 27/03/2014

3.2 The dwelling has no planning history since it was completed.

4 PROPOSALS

4.1 Planning permission is being retrospectively sought for a change of use of the property from a dwelling (Class C3) to a mixed use of the property as a dwelling (Class C3) and children childminding service.

4.2 The mixed use is already occurring. The applicant has been childminding at the site since July 2018. The number of children 'on the books' has grown over-time. The applicant continued to provide a children childminding service in accordance with government guidance during the Covid pandemic, as this was encouraged by government to assist in

getting people back to work. The applicant has provided the following information on the history of the business.

Year	Max No. of children
2018/19	Between 1 and 2
2019/20	3 Children
2020/21	Covid Restrictions 7
2021/22	13 children
2022/23	16 children
2023/24	16 children

- 4.3** The business is open Monday to Thursday 7.30am to 6:00pm. Currently on average, 13 children/day attend the nursery. The children are generally aged from 1 to 4 years. Some older children previously attended after school up to the age of 8 but the childcare service has not accepted any of these older children since Covid.
- 4.4** Drop-off times are staggered between 7:30am and 8:30am. Collections and pickups start from 1pm because not all children are at the nursery full-time. Currently 2 children leave at 1pm, 2 at 3pm. Others leave between 5.30 and 6.00 pm including 2 sets of twins.
- 4.5** Most of the children walk with their parents to the site because they live very close-by, including in Scott Close. Others are driven including the 2 sets of twins who are currently using the service.
- 4.6** The applicant has reviewed pick-up and drop-off arrangements as the service has grown. For parents that drive, information about parking etc. is given and shared within a parents WhatsApp group chat. The property has an allocated parking space which is now left free for parents during working hours following this review. The applicant has other staff who collect the children from parents from the parking space where necessary.

- 4.7** In addition to herself, the applicant employs 2 full-time and 1 part-time staff members to run the business.
- 4.8** In the summer months, the outdoor space in the rear garden is used. It is used twice a day for around 20 minutes a session and by 5-6 of the children at once.
- 4.9** The business was inspected by Ofsted in November 2021. The overall rating was good¹. The next inspection is due in 2027.
- 4.10** The applicant lives in the property as her main residence. She has three adult children of her own ranging from 27-32 years. The youngest is the only one left at home.

5 PLANNING POLICY

- 5.1** The Development Plan in force in Dartford comprises the 2011 Dartford Core Strategy (CS) and the 2017 Dartford Development Policies Plan (DP).
- 5.2** The Dartford Local Plan to 2037 has been formally submitted for Examination. The hearing stages of the examination have now been completed and consultation on the Main Modifications concluded on 25 September 2023. The Inspector will now consider any representations made and also in due course publish a report into the soundness of the Plan which will recommend whether it can be adopted or not. Applicable policies in the new plan do therefore have some weight as a material consideration in the decision making process, but not the full weight of an adopted plan. Copies of the relevant Development Plan and emerging Local Plan Policies are attached at **Appendix One**.

Core Strategy

- 5.3** As indicated above the site lies within the Northern Gateway Strategic Site allocated under policy CS3. The site has now largely been developed in accordance with the requirements of the policy. It is not considered that the policy impacts on the application proposals. Policy CS24 covers Flood Risk. The property itself has appears to have been designed from the outset with its living accommodation above flood levels.

Development Policies Plan

- 5.4** Policy DP1 provides for a presumption in favour of sustainable development. As indicated above the applicant provides a locally based service that is meeting a local need which does not heavily rely on the use of the private car for access. Policy DP2 seeks to ensure that development achieves a good standard of design. The application proposals make no

¹ <https://files.ofsted.gov.uk/v1/file/50173372>

alterations to the existing building which is of recent design and construction. Policy DP5 seeks to ensure the amenity of neighbouring development is protected by new development and advises that a number of potentially sensitive aspects arising from proposed development will be considered. Policy DP21 relates to community facilities and advises that new facilities will be permitted in appropriate locations

Dartford Local Plan to 2037

5.5 Policy M1 has similar criteria to policy DP2 and seeks Good Design for Dartford. Policy M2 is the equivalent of DP5 and covers Environmental and Amenity Protection. Policy M4 covers flood risk and riverside design. Policy M18 covers community uses and is the equivalent to policy DP21.

6 PLANNING ISSUES

6.1 It is considered the main planning issue in relation to the application proposals and use of the property is the impact on the character of the area and neighbouring properties.

6.2 The use is located within a predominantly residential area although the land on the west side of Central Road opposite the site, remains in employment use. The site is shown in the Google image below and following photographs (taken on a day when the business was not operating.) On business days (Mon.-Thurs.) the car shown in the photographs in the allocated parking space is parked elsewhere at a relative's house to ensure the space is kept free for parents.





19 Jan 24



19 Jan 2024

The house is an end of terrace unit, and thus only immediately joined by another dwelling on its northern side. Its rear garden is enclosed and there are no openings on the south facing flank elevation facing the 'FOG' unit at 11 Scott Close.

Rear of house (19 Jan 2024)



The equipment provided in the garden (a trampoline, swing and slide) is not an unusual feature of residential gardens.

- 6.3** It is acknowledged that the level of activity associated with the childminding service use is greater than if the property was in sole residential use.
- 6.4** However, the childminding service only operates during the normal working day when activity is generally greater and not during the early mornings or late evenings or on weekends/public and bank holidays when it could be said there is a general and reasonable expectation of a reduced level of overall activity.
- 6.5** Furthermore, given the variations in the numbers of children attending, the limited days of operation (Monday to Thursday only) and the hours that the children are looked after and their ages, it is contended that the level of activity is not at such a level that it is likely to result in such a negative impact on residential amenity as to warrant permission being withheld.
- 6.6** The applicant is willing to accept suitable conditions relating to days and hours of operation.

6.7 The ratio of children to staff is governed (amongst other regulations) under the 'Early Years Foundation Stage Statutory Framework², a revised version of which came into force on 4 January 2024 with an increased ratio of staff to children. Given this regulatory background and the size of the property relative to the numbers that can safely be accommodated, if the Council is minded to impose a condition limiting the number of children in attendance at any one time by means of a condition, the applicant would welcome a discussion as to whether this would be necessary given the tests for the imposition of conditions and the need to not duplicate other legislation and/or what would be appropriate.

Other issues

6.8 It is evident that the childminding service provides a valuable and flexible locally based service for the parents who use it, particularly as the majority live in walking distance from the site. It is also evident from the Ofsted report that the service is well-run and managed. It provides a useful community facility and service and accords with the principles of policies DP21/M18.

6.9 The applicant has advised that a dedicated parking space is made available on days that the business is open. Given that drop off and pick-up times are staggered and the fact that members of staff are available to escort children to the property if required, it is considered that this level of provision and the dedicated arrangements provide adequate and sufficient parking spaces and arrangements. Outside of operating hours the parking space is available for use by the applicant and her family.

6.10 It is also noted that the property is located within a flood risk area. The dwelling was constructed with this in mind and the use does not require any alteration to the dwelling. It will not have any physical impact on the flood plain. Given the fact that a parents WhatsApp Group is in operation, if there is any indication of access to the property being hampered in a flood event this can be used to notify parents or to advise them of a closure of required as well as the other means of contact available to staff.

7.0 CONCLUSIONS

7.1 The mixed use of the property as a family home and the use for a childminding service is considered to be an appropriate development providing a useful community based, predominantly pre-school age child minding and care service. It also has the benefit of potentially helping parents who are in paid employment who may otherwise not have the opportunity due to the flexibility the service provides.

² [Early Years Foundation Stage Statutory Framework for Childminders](#)

- 7.2** The proposals will not have an unacceptably adverse impact on the overall character and amenities of the area or the amenities of the occupiers of adjacent and nearby existing dwellings.
- 7.3** It is considered that the use has adequate car parking provision to serve it.
- 7.4** Whilst the dwelling was erected in a flood risk area the use will not affect the flood plain and no external alterations are proposed to the building. Measures can be put in place by the applicant to warn parents in the event of a flood event.
- 7.5** The development accords with the provisions of the Development Plan when taken and read as a whole and permission should therefore be granted.

APPENDIX ONE

Development Plan Policies

Dartford Core Strategy



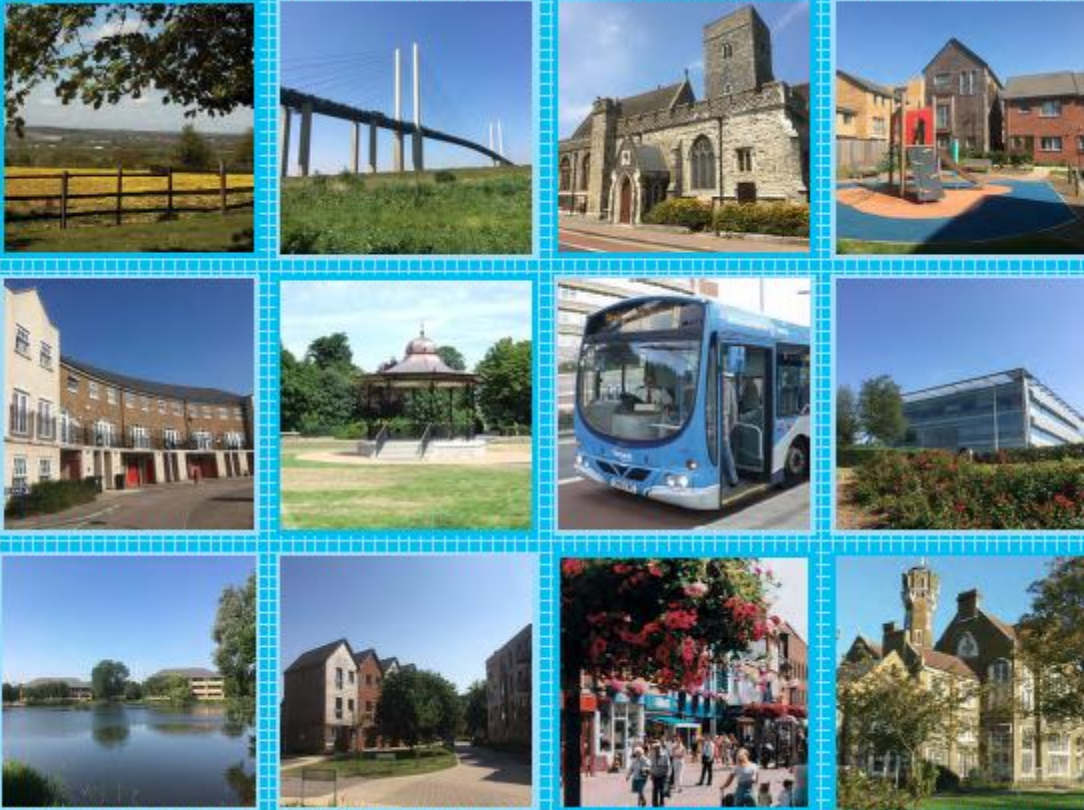
Adopted September 2011

DARTFORD
BOROUGH COUNCIL

Policy CS 24: Flood Risk

1. To manage and mitigate flood risk the Council will:
 - a) Ensure that sites in Flood Zone 2 and 3a, shown to be acceptable for development following application of the Sequential Test and parts A and B of the Exception Test ¹⁸³, demonstrate that part C of the Exception Test can be passed and that residual risk is managed through a Flood Risk Assessment (FRA) and an appropriate Flood Plan. Windfall sites will be subject to the same tests to assess whether they are appropriate for the development proposed.
 - b) Engage with the Environment Agency and Defra in the further stages of the Thames Estuary 2100 Project (TE 2100), and seek not to foreclose any medium or long-term options through proposals in this Plan. In particular, the Council will protect the Dartford Marshes from development, in the event that the area is required to implement flood protection proposals or compensation freshwater habitats.
 - c) Require the SUDS ¹⁸⁴ 'management train' ¹⁸⁵ to be applied, as appropriate, in all new development. In Water Source Protection Zones, SUDS will need to demonstrate that any surface water run-off infiltrating the ground will not lead to deterioration of groundwater quality.
 - d) Identify and implement a green infrastructure network through the safeguarding of existing areas of open space and a requirement for generous provision of green space and water bodies in new development (see Policy CS 14).

Dartford Development Policies Plan



Adopted July 2017

Dartford Local Plan Document

DARTFORD
BOROUGH COUNCIL

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.

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 Places⁶ (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.

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.

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.

DARTFORD LOCAL PLAN
TO 2037

*Pre-Submission
(Publication) Document*
September 2021



Policy M1: Good Design for Dartford

1. Development must demonstrate that it is designed in line with the National Design Guide and the National Model Design Code, considers the principles of Kent Design, and satisfies all of the following locally specific criteria for good design in the Borough:
 - a) Responding to, reinforcing and enhancing positive aspects of the locality. Opportunities to create appropriately distinctive high quality and beautiful places should be taken, particularly using and enhancing prominent physical attributes which include the Borough's distinctive riverside environments, extensive open spaces, biodiversity assets, landscape and tree coverage;
 - b) Ensuring appropriate regard is had to heritage assets and that the character of historic towns and villages and Areas of Special Character are respected;
 - c) Facilitating a sense of place with social interaction, a physical environment encouraging health and wellbeing, attractive active environments and travel options, and secure, inclusive and integrated neighbourhoods through a mix of uses and careful design and layout that ensures that commercial and public facilities are well integrated within the site and the wider locality;
 - d) Providing permeability for the site to sufficiently connect to its surrounds and for the public to traverse the site, through clear pedestrian and cycle linkages and, where appropriate, active frontages, open streets, and a fine grain mix of buildings and spaces;
 - e) Reinforcing and enhancing good design by integrating new development with the public realm/ open space, and providing biodiversity gain and natural features including rivers and lakes/ ponds; and
 - f) Meeting the requirements set out in any supplementary local design guidelines which will be produced after public consultation consistent with these principles and national requirements, to be adopted as formal Supplementary Planning Documents or design codes.
2. Development must be shown to be suitable in terms of its height, mass, form, scale, orientation, siting, access, overlooking, overshadowing, articulation, detailing, roof form, and landscaping relative to neighbouring buildings and the wider locality. Materials must support a sense of place and relate well to the local character. Outstanding or innovative design which helps raise design standards in the wider area will be supported on appropriate sites which are not closely related to sensitive areas or assets.
3. The appropriate scale and density of development at a site should be the outcome of securing high quality development through a design-led process and demonstrated by agreed masterplans on large sites, having proper regard to:
 - a) the current built environment context including heritage assets;
 - b) the location of the site in the Borough and its characteristics:

- i) Assessment of development potential using locally specific design or conservation guidance documents, and fulfilling applicable Plan objectives for the area;
 - ii) Outside the urban area, design should, in particular, be sympathetic to local landscape and townscape character;
 - c) providing spacious, green and good quality developments including clearly meeting or exceeding nationally described space standards for new homes, and fulfilling policy for amenity space and green infrastructure provision; and
 - d) the principle of securing a mix of uses and residential types, achieving efficient re-use of land where appropriate, and delivering regeneration at urban locations well-served by public transport and services.
4. Public spaces in and outside buildings and all accommodation must 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 must be in accordance with active design principles and reduce the fear of, and opportunities for crime.
5. Signage and advertisements must be of a scale and design that is sympathetic to the building and locality, particularly in the designated Area of Special Advertisement Control, and must not have a negative impact on visual amenity, public safety or the safe and convenient movement of pedestrians, cyclists and vehicles.

Policy M2: Environmental and Amenity Protection

1. Development must demonstrate that 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 the design of proposals in areas and subjects of potential sensitivity in the built and natural environment (including as highlighted on the Policies Map), and other potential amenity/ safety factors including:
 - a) air quality, in particular potential impacts within or immediately adjacent to air quality management areas;
 - b) water quality, including groundwater source protection zones;
 - c) intensity of use, including hours of operation;
 - d) anti-social behaviour and littering;
 - e) traffic, access, and parking;
 - f) noise disturbance or vibration;
 - g) odour;
 - h) light pollution;
 - i) overshadowing, overlooking and privacy;
 - j) electrical and telecommunication interference;
 - k) HSE land use consultation zones;
 - l) land instability; and
 - m) ground contamination and gassing.
2. Development must not materially impede the continuation of lawfully existing uses. Where impacts cannot be adequately mitigated, planning applications are likely to be refused.
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. 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 must clearly demonstrate that it can be safely, satisfactorily and fully achieved, including:
 - a) avoidance of risks to neighbouring uses/ the wider area; and
 - b) design quality, infrastructure provision, affordable housing and other policy requirements are not compromised as a result of high remediation costs or to allow for delivery uncertainties.

Policy M4: Flood Risk and Riverside Design

1. Development with a frontage along the Rivers Thames or Darent will be expected to fully explore the potential for improving: the riparian landscape; biodiversity; access and appeal for pedestrians and cyclists; and opportunities for river based recreation. This should be planned along with securing any flood defence infrastructure that may be required under criterion 2.
2. Development which is proposed on sites which fall partly or wholly within the tidal flood defence raising zone must not constrain the future management, maintenance and upgrading of flood defences and, where feasible, development must seek to contribute to the delivery of the Thames Estuary 2100 plan.
3. Planning permission for development will only be granted where:
 - a) It can be demonstrated that the site is safe from all types of flooding, now and for the lifetime of the development, taking into account the effects of climate change; and
 - b) It does not materially displace flood water or worsen flood risk elsewhere.
4. Where development is within an area at risk of flooding from any source, it will be required to:
 - a) Locate the most vulnerable development in areas of lowest flood risk unless there are overriding reasons for not doing so;
 - b) Include measures which reduce the overall level of flood risk at the site, where possible;
 - c) Provide a safe means of access and egress; and
 - d) Incorporate flood protection and resilience measures.
5. Development which is proposed on sites with a riverside frontage or providing access to flood defences must make sufficient space for the defences and for future river levels available where necessary, and provision for the future management, maintenance and upgrading of the defences.
6. All major development must incorporate multi-functional Sustainable Drainage Systems (SuDS) to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. Infiltration SuDS will only be acceptable where they will not lead to deterioration of groundwater quality in Groundwater Source Protection Zones. Where possible, SuDS should be multi-functional and deliver benefits to green infrastructure.

Policy M18: Community Uses

1. New community facilities will be supported where they are in an appropriate location and of a type, scale and design to reflect the needs of the existing and emerging communities they will serve. In this respect, the following will apply:
 - a) New services should be sited close to the population they will serve, with reference to access routes for active and other forms of travel, and a suitably locally based catchment for the facility provided.
 - b) Wherever possible, new facilities must be provided and designed in a way that allows benefits to be shared by existing and new communities, and to be operated flexibly by a variety of users.
 - c) Strategic developments must normally provide social and community facilities, with access to required facilities at an appropriately early stage. Land will be secured until a facility is in operation as set out in criterion 3. Where permanent provision is not possible from the outset, temporary provision will be sought for first occupants.
 - d) Large scale new community uses that attract the majority of users travelling in from outside the Borough must demonstrate the local need for the scale of the proposal, unless delivering an essential public sector service or shown to be required to serve the neighbourhood community.
2. Development of existing community facilities/ land for non-community purposes will be refused unless there is clear evidence that:
 - a) the facility is not needed by the existing and future community; 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 permissions, or identified in Dartford's published infrastructure planning documentation will be safeguarded until a community facility is delivered or agreement is reached that land for a community use will not be required.