

Corporation Street Development Framework Draft Supplementary Planning Document, July 2008 Consultation Statement

Introduction

A draft of the Corporation Street Development Framework has been issued for the purpose of public consultation, along with a sustainability appraisal report – all as required by the Town and Country Planning (Local Development) (England) Regulations 2004 (SI 2004/2204).

Planning Background

Medway Council is currently preparing a review of planning policies within its area. The result of this process will be the production of a new form of Local Plan, known as a Local Development Framework (LDF). It will contain a range of general planning policies. The timetable for the production is set out in the Medway Local Development Scheme (LDS), which is available from the Planning Department at the Council, and its website. The Medway Local Development Scheme states that the Council will prepare a supplementary planning document that will guide the development of Corporation Street.

The Local Development Framework has not yet been completed. The proposed supplementary planning document on Corporation Street is therefore based upon policies and S7 from the current Medway Local Plan (2003). The Local Plan (2003) sets out the strategy, objectives and detailed policy for guiding development in Medway. The overarching development strategy for the plan area is to prioritise re-investment in the urban fabric. This is to include the recycling of under-used and derelict land within the area, with a focus on the Medway riverside areas and Chatham, Gillingham, Strood, Rochester and Rainham town centres.

The Medway Waterfront Renaissance Strategy adopted as supplementary planning guidance in 2004, sets out a development strategy for the Medway Waterfront for the next 20 years. The Strategy states that an aspiration is to enhance Corporation Street to complement development at Rochester Riverside and possibly re-develop the car park as a site for markets.

Purpose of consultation statement

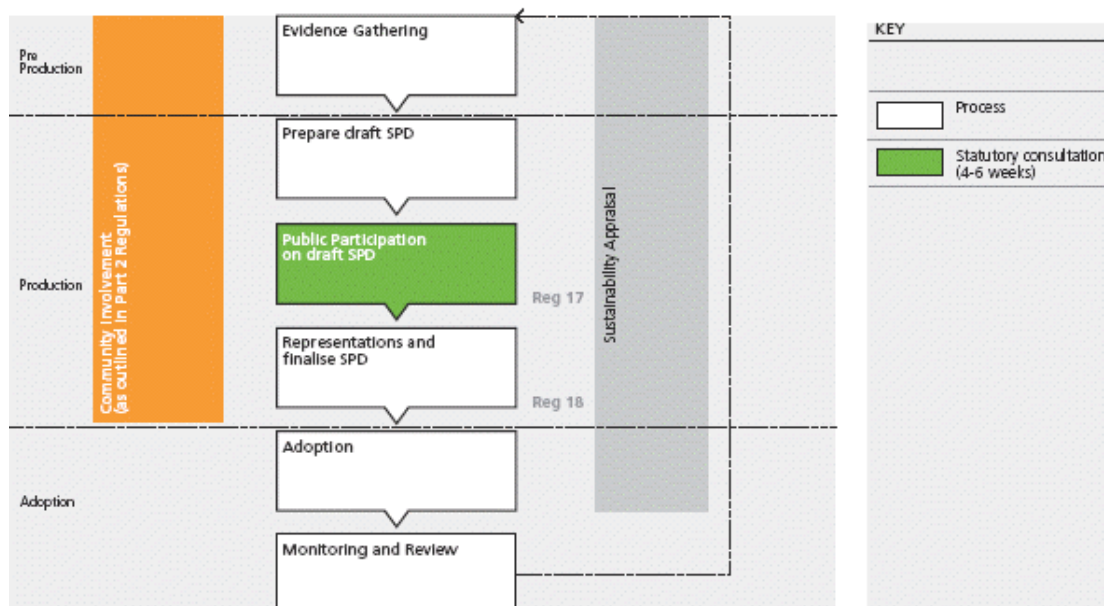
The purpose of this Statement of Community Consultation is to demonstrate how and who the Council has consulted with regard to the draft Corporation Street Development Brief. Following the consultation process the Council will consider whether to 'adopt the draft Corporation Street Development Brief as a supplementary planning document'.

Once adopted the brief will be one of a number of supplementary planning documents that supplement the new Local Development Framework. It will be used by the Council to guide the development and make decisions when a developer submits a planning application.

The process of producing a supplementary planning document

Guidance on the process of producing Supplementary Planning Guidance is set out in the ODPM Planning Policy Statement (PPS) 12 on Local Development Frameworks (2004). There are a number of stages the Council is obliged to go through in producing a Supplementary Planning Document (SPD) and the diagram below illustrates this process:

The Supplementary Planning Document Process



The Council is now at the 'consider representations and finalise SPD' stage of producing the supplementary planning document, having carried out a public participation on the draft SPD.

The public participation stage was undertaken from 4th August 2008 to 12th September 2008, complying with the requirements of *Regulation 17* of the Town and Country Planning (Local Development) (England) Regulations 2004 that the document is made available for consultation purposes for between a minimum of 4 and a maximum of 6 weeks.

Following the end of the period of public consultation, the Council is now considering all representations received as required by *Regulation 18*. The document will be reported to the Cabinet for adoption purposes in September 2006, in accordance with *Regulation 19* of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Development Framework – Statement of Community Involvement

The Council's Statement of Community involvement (December 2006) sets out the Council's preferred approach to consultation on the Local Development Framework (LDF), its constituent development plan documents, supplementary planning documents, and major planning applications.

With regard to supplementary planning documents, the SCI states that different combinations of following consultation methods will be required:

Dissemination of information

Consultation will consist of the following methods:

1. *Statutory notices in the local press*
2. *Making all documents available on the web site*
3. *Deposit of documents in Council offices*
4. *Press releases containing sufficient information for an article to appear in the local press*
5. *Send notification and documentation to individuals and bodies as necessary*
6. *Use site specific notices for site-specific issues*

All these methods will be used with regard to the draft Corporation Street Development Brief, with the exception of (6). Instead leaflets outlining the development brief and arrangements for consultation were delivered to houses and businesses close to the site.

In addition to the above, staffed exhibitions and displays will be held at various locations.

Participation- continuous community involvement

Participation will include:

1. *Discussions with the Local Strategic Partnership*
2. *Programme of public meetings, round tables, or forums on large or controversial sites or issues*
3. *Discussions and correspondence with developers and other interested parties seeking to promote or object to specific development or specific policies*
4. *Workshops involving schools or interested parties to provide an early input into the formulation of proposals for specific sites or action area*

All these methods will be used with regard to the draft Corporation Street Development Framework.

In line with the Statement of Community Involvement, consultation had been directed towards those bodies, organisations and individuals with a particular interest in the draft.

Responses

The main methods of considering responses will be:

1. *All representations will be considered by the Council and the reasons given for accepting or rejecting them*
2. *When considering representations, they will be measured against national and regional planning bodies, locally adopted guidance and other circumstances*
3. *A report on council's responses to objections and representations will be published. This will also recommend amendments to documents*
4. *Revised documents will be published*

All these methods have been or will be used with regard to the draft Corporation Street Development Framework. Following the response from the consultation, officers will propose amendments to the document that will be considered by the Cabinet.

The pre-production stage (pre-production evidence gathering)

The draft Supplementary Planning Document on Corporation Street Development Framework builds upon the guidance within the Medway Local Plan (2003) and Medway

Waterfront Renaissance Strategy, which was adopted by the Council as supplementary planning guidance in 2004. This document breaks the Medway Waterfront area into a series of quarters and sets out aspirations for each. The approach taken in the Waterfront Renaissance Strategy echoes that set out in the adopted Medway Local Plan.

Public consultation on the draft Supplementary Planning Document

The draft Supplementary Planning Document on Corporation Street will be tested through the process of public consultation. The purpose of public consultation was to allow stakeholders and the general public to express their views on the issues raised in the draft document.

As a requirement according to Regulation 17 of the Town and Country Planning (Local Development)(England) regulations 2004, the Council has undertaken the work outlined in the Engagement Plan to meet the requirements set out below.

Regulation	Requirement
17(1)(a)	<p>Before a local planning authority adopt an SPD they must make copies of the SPD documents and a statement of the SPD matters ^{*1} available for inspection during normal office hours</p> <p>(1) at their principal office at such other places within their area as the authority consider appropriate</p>
17(1)(b)	<p>Before a local planning authority adopt an SPD they must prepare a statement (the consultation statement) setting out:</p> <p>(1) the names of any persons whom the authority consulted in connection with the preparation of the SPD (2) how these persons will be consulted (3) a summary of the main issues raised in those consultations (4) how these issues have been addressed in the SPD</p>
17(2)(a)	<p>At the time the local authority complies with the requirements of Regulation 17(1)(a) they must publish on their website the SPD documents; the SPD matters; and a statement of the fact that the SPD documents are available for inspection and of the places and times they can be inspected.</p>
17(2)(b)	<p>At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must send copies of:</p> <ul style="list-style-type: none"> • The draft SPD • The sustainability appraisal report • Any relevant supporting documents • A notice of the SPD matters; and • A statement setting out that the documents are available for inspection and the place and times at which they might be expected

^{*1}The 'SPD matters' comprise the title of the SPD; the subject matter and area covered; the period within which representations about the SPD must be made; the addresses to whom representations must be sent; and a statement that any representations may be accompanied by a request to be notified at a specific address of the adoption for the SPD.

	to each of the <u>specific bodies</u> to the extent that the authority thinks the SPD affects that body.
17(2)(b)	At the time the local planning authority complies with the requirements of Regulation 17(1)(a) they must send copies of: <ul style="list-style-type: none"> • The draft SPD • The sustainability appraisal report • Any relevant supporting documents • A notice of the SPD matters; and • A statement setting out that the documents are available for inspection and the place and times at which they might be expected to each of the <u>general bodies</u> to the extent that the authority thinks the SPD affects that body.
17(2)(c)	At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must give notice by local advertisement of the SPD matters and the fact that the SPD documents are available for inspection and the places and times at which they can be inspected.
17(2)(d)	At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must make or request under section 24(2)(b) or 4(b) of the Planning and Compulsory Purchase Act 2004 to ensure conformity with the regional strategy.

Procedure following the closure of public consultation

Following the end of the publicity period, the Council will consider the representations received and will prepare an adoption statement which:

- sets out the main issues raised
- states how these have been addressed in the Supplementary Planning Document the Council intends to adopt.

The statement, together with the revised Supplementary Planning Document, will be considered by the Council's Cabinet for adoption as a finalised document in **XXXX**

Following adoption, the Council is required to comply with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004. It will

- make the adopted Supplementary Planning Document (together with a finalised adoption document) available for inspection during normal office hours at its principal offices and libraries
- place the documents on the Council's website
- send copies of the documents to any person who has specifically requested them
- place a notice in the local press confirming the adoption of the supplementary planning document