

## Schedule of compliance of policies

## APPENDIX B

Policy	Consistent	Partially consistent	Significant issues	Not consistent	Alternative coverage (where not consistent or significant issues)
<b>S1</b> Development Strategy	✓				
<b>S2</b> Strategic Principles	✓				
<b>S4</b> Landscape and Urban Design	✓				
<b>S5</b> Medway's "City" Centre	✓				
<b>S6</b> Planning Obligations		✓			
<b>S7</b> Rochester Riverside Action Area		✓			
<b>S8</b> Chatham Maritime	✓				
<b>S9</b> Chatham Historic Dockyard	✓				
<b>S10</b> Strood Waterfront Action Area		✓			
<b>S12</b> Kingsnorth	✓				
<b>S13</b> Isle of Grain	✓				
<b>S14</b> Ministry of Defence Estate, Chattenden		✓			
<b>BNE1</b> General Principles for Built Development	✓				
<b>BNE2</b> Amenity Protection		✓			
<b>BNE3:</b> Noise Standards				✓	<ul style="list-style-type: none"> <li>NPPF policies to protect new and existing development from noise pollution that would give rise to significant adverse impacts on</li> </ul>

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					health & quality of life <ul style="list-style-type: none"> <li>• Linked to Noise Policy Statement for England (issued by DEFRA)</li> </ul>
<b>BNE4</b> Energy Efficiency		✓			
<b>BNE5</b> Lighting	✓				
<b>BNE6</b> Landscape Design	✓				
<b>BNE7</b> Access For All	✓				
<b>BNE8</b> Security and Personal Safety		✓			
<b>BNE9</b> Design of Commercial Frontages	✓				
<b>BNE10</b> Advertisements		✓			
<b>BNE11</b> Hoardings		✓			
<b>BNE12</b> Conservation Areas	✓				
<b>BNE13</b> Demolition in Conservation Areas		✓			
<b>BNE14</b> Development in Conservation Areas		✓			
<b>BNE15</b> Advertisements Within Conservation Areas		✓			
<b>BNE16</b> Demolition of Listed Buildings		✓			
<b>BNE17</b> Alterations to Listed Buildings		✓			

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<b>BNE18</b> Setting of Listed Buildings		✓			
<b>BNE19</b> Advertisements on Listed Buildings		✓			
<b>BNE20</b> Scheduled Ancient Monuments		✓			
<b>BNE21</b> Archaeological Sites		✓			
<b>BNE22</b> Environmental Enhancement	✓				
<b>BNE23</b> Contaminated Land	✓				
<b>BNE24</b> Air Quality	✓				
<b>BNE25</b> Development In The Countryside			✓		<ul style="list-style-type: none"> <li>• Policy definition of countryside as area outside of settlement boundary on proposals map remains applicable</li> <li>• Protection remains at local and/or national level for various specific features of rural areas, including:               <ul style="list-style-type: none"> <li>- Recognition that the countryside has an intrinsic character &amp; beauty</li> <li>- Emphasis on high quality design, which includes taking into account the character of the area</li> <li>- Conservation and enhancement of the natural environment, including “valued landscapes” and biodiversity</li> <li>- Best and most versatile agricultural land</li> <li>- Sustainable patterns of land use and development (including encouragement for</li> </ul> </li> </ul>

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					<p>re-use of brownfield land)</p> <ul style="list-style-type: none"> <li>- Enhancing and maintaining the vitality of rural communities</li> <li>- Avoiding isolated new houses in the countryside except in specified exceptional circumstances. MLP policy <b>H11</b> defines an isolated new house as anything outside of defined settlement boundaries, although this does have to be read in the context of the other provisions of the NPPF</li> <li>• Medway’s Landscape Character Assessment provides evidence base for identifying sensitive views/sites and assessing visual impact of proposals</li> <li>• Where re-use of existing buildings is proposed, <b>BNE27</b> is still relevant and has recently been supported at appeal</li> <li>• Significant recent extension of permitted development rights for agricultural buildings mean that some changes of use, together with minor facilitating works, no longer require consent; this is also likely to be a material consideration as a fallback position where applications are still required</li> <li>• Existing guidance relating to extensions to dwellings in the countryside – officers are also reviewing whether this guidance could be updated as a short-term measure to provide a stronger basis for this and applicability to a wider range of proposals</li> </ul>

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<b>BNE26:</b> Business Development In Rural Settlements				✓	<ul style="list-style-type: none"> <li>Local and national policies relating to rural development, landscape impact, design and transport impact are also applicable (see <b>BNE25</b>) although these would have to be weighed against strong support for rural economy in the NPPF</li> <li>Medway's Landscape Character Assessment provides evidence base for identifying sensitive views/sites and assessing visual impact of proposals</li> <li>Where re-use of existing buildings is proposed, <b>BNE27</b> is still relevant and has recently been supported at appeal</li> <li>Significant recent extension of permitted development rights for agricultural buildings mean that some changes of use, together with minor facilitating works, no longer require consent; this is also likely to be a material consideration as a fallback position where applications are still required</li> <li>Guidance relating to extensions to dwellings in the countryside may have some applicability to applications for built development for other uses – officers are reviewing whether this guidance could be updated as a short-term measure to provide a stronger basis for this</li> </ul>
<b>BNE27</b> Re-Use of Buildings in the Countryside		✓			
<b>BNE28</b> Farm Diversification	✓				

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<b>BNE29</b> Farm Shops	✓				
<b>BNE30</b> Metropolitan Green Belt		✓			
<b>BNE31</b> Strategic Gap		✓			
<b>BNE32</b> Areas of Outstanding Natural Beauty	✓				
<b>BNE33</b> Special Landscape Areas		✓			
<b>BNE34</b> Areas of Local Landscape Importance		✓			
<b>BNE35</b> International and National Nature Conservation Sites	✓				
<b>BNE36</b> Strategic and Local Nature Conservation Sites	✓				
<b>BNE37</b> Wildlife Habitats		✓			
<b>BNE38</b> Wildlife Corridors and Stepping Stones		✓			
<b>BNE39</b> Protected Species	✓				
<b>BNE40</b> Cliffe Conservation Park	✓				
<b>BNE41</b> Tree Preservation Orders	✓				
<b>BNE42</b> Hedgerow Retention	✓				
<b>BNE43</b> Trees on Development Sites	✓				

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<b>BNE44</b> Community Woodlands	✓				
<b>BNE45</b> Undeveloped Coast	✓				
<b>BNE46</b> Developed Coast	✓				
<b>BNE47</b> Rural Lanes	✓				
<b>BNE49</b> Agricultural Dwellings	✓				
<b>BNE50</b> Agricultural Occupancy		✓			
<b>BNE51</b> Equestrian Developments			✓		<ul style="list-style-type: none"> <li>• Criteria relating to acceptability still have some weight; this is likely to be greater for proposals for private recreational use rather than for equestrian business development which would benefit from the NPPF's strong support for the rural economy</li> <li>• Local and national policies relating to rural development, landscape impact, design and transport impact are also applicable (see <b>BNE25</b>)</li> <li>• Medway's Landscape Character Assessment provides evidence base for identifying sensitive views/sites and assessing visual impact of proposals</li> <li>• Kent Downs AONB unit has produced guidance for equestrian development; although this will have limited weight outside of the AONB some of its principles may still be applicable</li> </ul>

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<b>ED1</b> Existing Employment Areas			✓		<ul style="list-style-type: none"> <li>Existing Economic Strategy and Employment Land Study provide some evidence regarding need for sites. Work is being reviewed as part of the development of the new Local Plan.</li> <li>Potential for additional short-term work to be carried out to address evidence gap – “health checks” for existing retail and employment areas, engagement with management organisations and/or existing occupiers</li> <li>Additional evidence of demand/need for retention of land for specific uses likely to be required if seeking to refuse or restrict applications for alternative uses, particularly where these are now included in the definition of economic development. Some information available from Economic Development team, Locate in Kent and LEP</li> </ul>
<b>ED2</b> Employment in Actions Areas and Mixed Use Areas	✓				
<b>ED3</b> Other Employment Sites		✓			
<b>ED4</b> Elm Court			✓		<ul style="list-style-type: none"> <li>Criteria regarding impact on countryside, landscape and design considerations etc. still applicable</li> <li>Local and national policies relating to rural development, landscape impact, design and transport impact are also applicable (see <b>BNE25</b>)</li> <li>Medway’s Landscape Character Assessment provides evidence base for identifying</li> </ul>



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					<p>sensitive views/sites in the area and assessing visual impact of proposals</p> <ul style="list-style-type: none"> <li>Existing Economic Strategy and Employment Land Study provide some evidence regarding need for sites Work is being reviewed as part of the development of the new Local Plan.</li> <li>Potential for additional short-term work to be carried out to address evidence gap – “health checks” for existing retail and employment areas; engagement with management organisations and/or existing occupiers</li> </ul>
<p><b>ED5</b> Proposed Employment Areas</p>			<p>✓</p>		<ul style="list-style-type: none"> <li>Kingsnorth and Isle of Grain/Thamesport also covered by strategic policies S12 and S13, and provisions in existing permissions also still apply</li> <li>Existing Economic Strategy and Employment Land Study provide some evidence regarding need for sites. Work is being reviewed as part of the development of the new Local Plan.</li> <li>Potential for additional short-term work to be carried out to address evidence gap – “health checks” for existing retail and employment areas, engagement with management organisations and/or existing occupiers</li> <li>Additional evidence of demand/need for retention of allocation for specific uses likely to be required if seeking to refuse or restrict applications for alternative uses, particularly where these are now included in the definition of economic development. Some information</li> </ul>

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					available from Economic Development team, Locate in Kent and LEP
<b>ED6</b> Small Business Complexes		✓			
<b>ED7</b> Special Industrial Uses		✓			
<b>ED8</b> Industrial Uses Not In a Use Class	✓				
<b>ED9</b> Chatham Port	✓				
<b>ED10</b> Working From Home	✓				
<b>ED11</b> Existing Tourist Facilities		✓			
<b>ED12</b> New Tourist Facilities	✓				
<b>ED13</b> Hotels		✓			
<b>ED14</b> Bed & Breakfast Accommodation and Guest Hotels	✓				
<b>ED15</b> Self-Catering Accommodation		✓			
<b>ED16</b> Tourist Facilities For Walkers and Cyclists	✓				
<b>H1</b> New Residential Development		✓			
<b>H2</b> Retention of Housing	✓				
<b>H3</b> Affordable Housing	✓				

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H4 Housing in Urban Areas		✓			
H5 High Density Housing		✓			
H6 Flat Conversions		✓			
H7 Multiple Occupation		✓			
H8 Residential institutions	✓				
H9 Backland and Tandem Development	✓				
H10 Housing Mix	✓				
H11 Residential Development in Rural Settlements		✓			
H12 Mobile Home Parks		✓			
H13 Gypsy Caravan Sites And Travelling Showpeople's Quarters			✓		<ul style="list-style-type: none"> <li>• National Planning Policy for Travellers is set out separately from the NPPF and will be the main consideration.</li> <li>• The recent Medway Gypsy &amp; Traveller Accommodation Assessment sets out the level of need for gypsy and traveller accommodation up to 2028, including a specific requirement for the first five years.</li> <li>• An additional briefing paper carried out for Medway by Aspinall Verdi contains criteria to be used when considering site allocation, which may also have some relevance to individual applications. However, it should be</li> </ul>

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					<p>noted that the absence of sufficient 5 year land supply will be given significant weight and therefore these criteria are more likely to be useful where seeking to justify a temporary consent rather than enabling outright refusal in most circumstances.</p> <ul style="list-style-type: none"> <li>Additional considerations will apply where proposed sites are in the countryside, particularly in designated areas (see <b>BNE25</b>), but again these will need to be weighed against the identified need and absence of 5 year land supply.</li> </ul>
<b>R1</b> Chatham – Comparison Retailing		✓			
<b>R2</b> Chatham – Convenience Retailing		✓			
<b>R3</b> Chatham – The Brook and High Street		✓			
<b>R4</b> Retailing in Strood		✓			
<b>R5</b> Retailing in Gillingham		✓			
<b>R6</b> Retailing in Rainham		✓			
<b>R7</b> Hempstead Valley Shopping Centre			✓		<ul style="list-style-type: none"> <li>Hierarchy of town centres set out in MLP</li> <li>Remaining policies (especially R1, R2) require direction of major retail floorspace and similar to be directed to Chatham so sequential and impact tests could still be required for relevant applications (subject to other provisions of the</li> </ul>

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					<p>NPPF) and therefore would be a consideration when determining them</p> <ul style="list-style-type: none"> <li>• Medway's Retail Needs Study provides some evidence against which applications could be considered, although this evidence is aging and officers are currently reviewing whether there is a requirement for this evidence to be updated.</li> <li>• Potential for additional short-term work to be carried out to address evidence gap – "health checks" for existing retail and employment areas</li> </ul>
<b>R8</b> Rochester City Centre	✓				
<b>R9</b> Retail Provision in New Residential Developments	✓				
<b>R10</b> Local Centres, Village Shops and Neighbourhood Centres		✓			
<b>R11</b> Town Centre Uses and the Sequential Approach		✓			
<b>R12</b> Mixed Use Schemes	✓				
<b>R13</b> Retail Uses and the Sequential Approach		✓			
<b>R14</b> Ancillary Retail Development	✓				
<b>R15</b> Amusement Arcades, Etc.		✓			
<b>R16</b> Restrictions on Goods For	✓				

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Sale					
<b>R17</b> A2 and A3 Uses and Change of Use	✓				
<b>R18</b> Take Away Hot Food Shops, Restaurants, Cafes, Bars and Public Houses	✓				
<b>R19</b> Vehicle Sales and Showrooms		✓			
<b>L1</b> Existing Leisure Facilities	✓				
<b>L2</b> New Leisure Facilities	✓				
<b>L3</b> Protection of Open Space	✓				
<b>L4</b> Provision of Open Space in New Residential Developments		✓			
<b>L5</b> Open Space in Employment Areas		✓			
<b>L6</b> Open Space Allocations		✓			
<b>L7</b> New Playing Fields		✓			
<b>L8</b> Dual Use of Recreational Facilities		✓			
<b>L9</b> Country Parks	✓				
<b>L10</b> Public rights of Way		✓			
<b>L11</b> Riverside Path and Cycleway	✓				

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L13 Water Based Leisure	✓				
T1 Impact of Development		✓			
T2 Access to the Highway	✓				
T3 Provision for Pedestrians	✓				
T4 Cycle Facilities	✓				
T5 Bus Preference Measures	✓				
T6 Provision for Public Transport		✓			
T7 The Rail Network	✓				
T9 River Buses and Piers	✓				
T10 Wharves	✓				
T11 Development Funded Transport Improvements	✓				
T12 Traffic Management	✓				
T13 Vehicle Parking Standards	✓				
T14 Travel Plans	✓				
T15 Parking Strategy	✓				
T17 Park and Ride	✓				

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T18 New Transport Infrastructure		✓			
T19 Road Schemes	✓				
T20 Development Related Road Schemes	✓				
T21 Motorway Service Areas		✓			
T22 Provision For People With Disabilities	✓				
T23 Aviation Related Development	✓				
CF1 Community Facilities	✓				
CF2 New Community Facilities		✓			
CF3 Sites For Local Healthcare Facilities	✓				
CF4 Primary Healthcare Facilities	✓				
CF5 Nursing and Special Care	✓				
CF6 Primary Schools	✓				
CF7 Further, Higher and Adult Education	✓				
CF8 Cemetery Extension	✓				
CF10 Overhead Supply Lines	✓				



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CF11 Renewable Energy		✓			
CF12 Water Supply	✓				
CF13 Tidal Flood Risk Areas				✓	<ul style="list-style-type: none"> <li>• NPPF policies seek to direct development away from areas at highest risk of flooding, or to make it safe from flooding where it must be located in such areas</li> <li>• Technical guidance on flood risk published alongside NPPF</li> <li>• Environment Agency advice will continue to be sought on applications for major development and in areas of flood risk</li> </ul>
CF14 Telecommunications	✓				

### Notes

This schedule excludes those policies which were not saved and are therefore no longer applicable in any case.

Where a policy is listed as partially consistent, this can be for a number of reasons:

- The policy is consistent enough to be applied in decision making, but may be challengeable in some circumstances
- Parts of the policy are consistent but other parts are not
- Although the policy is broadly consistent, it needs to be read in the context of the more up-to-date policies set out in the NPPF.