

CABINET

16 DECEMBER 2014

CHATHAM DOCKYARD AND ITS DEFENCES PLANNING POLICY DOCUMENT – ADOPTION

Portfolio Holders:	Councillor Rodney Chambers, Leader Councillor Jane Chitty, Strategic Development and Economic Growth
Report from:	Robin Cooper, Director of Regeneration, Community and Culture
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Summary

This report seeks Cabinet approval to adopt the Chatham Dockyard and its Defences Planning Policy Document.

1. Budget and Policy Framework

- 1.1 Policies S1 (Development Strategy) and S9 (Chatham Historic Dockyard) of the Medway Local Plan (2003) establish a vision for Medway's future firmly linked to the protection of the area's heritage assets. Regeneration ambitions are intertwined with promoting the value of Medway's rich historic legacy, to achieve the high quality development sought for the area. The internationally significant heritage of Chatham Dockyard and its Defences is a key component of this vision.
- 1.2 The Chatham Dockyard and its Defences Planning Policy Document has been prepared to have the status of, and the same planning weight as, a Supplementary Planning Document (SPD). It has been drafted with significant stakeholder involvement and has been subject to public consultation in accordance with the Medway Statement of Community Involvement (SCI) and the Town and Country Planning (Local Planning) Regulations 2012. It is consistent with the National Planning Policy Framework and the Development Plan for Medway.
- 1.3 Procedurally, the Planning Policy Document cannot yet be given a timetable for becoming a full Supplementary Planning Document (SPD) because there is no adopted parent policy which it can supplement. This means that it is an amendment to the current policy framework and will need to be approved by Full Council. In future, it is the intention to upgrade the Planning Policy to full SPD status.

- 1.4 The costs of preparing the planning policy document have been covered by the approved service budget.

2. Background

- 2.1 In April 2012 Medway Council submitted a Technical Evaluation to Government seeking the next available date to nominate Chatham Dockyard and its Defences as a World Heritage Site. Feedback suggested much of the evaluation was strong, and Medway Council was invited to consider how it ensures planning protection mechanisms are applied.
- 2.2 In-house work on a bespoke planning policy for Chatham Dockyard and its Defences began in early 2013 with the purpose of providing guidance to help developers make successful applications. Following Cabinet approval, it was launched for public consultation on 16 September 2013.
- 2.3 A further Technical Evaluation was submitted to Government in October 2013. Feedback on this occasion noted concerns that “that the quantity and position of recent development have compromised the potential for understanding and presenting the dockyard and its defences as a single functioning entity”. The assessment panel recommend that Chatham did not proceed to nomination.
- 2.4 In January 2014 the Chatham World Heritage Steering Group (now the Chatham Dockyard and its Defences Heritage Co-ordination Group):
- noted that the international significance of Chatham’s heritage was not in doubt
 - noted that it was satisfied that the balance sought and achieved between regeneration and heritage in Medway was appropriate
 - expressed disappointment that this view had not been supported nationally, or challenged on an earlier occasion.
 - agreed that it would not continue to pursue a World Heritage Site nomination.
 - noted that the Planning Policy Document remained highly valuable
- 2.5 In September 2014 the Chatham Dockyard and its Defences Heritage Co-ordination Group tasked the Heritage and Social Regeneration Manager with preparing the document for formal adoption, taking into account the comments received during consultation, and reflecting revised site nomenclature by removing references to World Heritage Site status.
- 2.6 A list of consultation responses received and how they have been incorporated into the final document is attached as Appendix 2.
- 2.7 Please note that Appendices 1-5 are included in Supplementary Agenda No.1 which has been provided to Cabinet Members, Group Rooms and Chatham Community Hub. It is also available online at:
<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=115&MId=2960&Ver=4>

Further hard copies are available from Democratic Services, please contact:
T: 01634 332509/332008 or E: democratic.services@medway.gov.uk

3. Options

- 3.1 The alternative option to adopting the Chatham Dockyard and its Defences Planning Policy Document is to continue to support the balance of heritage and regeneration via the existing suite of planning policies i.e. take no specific action.
- 3.2 As the Chatham Dockyard and its Defences Planning Policy Document is ready for adoption, this would offer neither time nor cost savings.
- 3.3 The advantages of adoption include:
- increased clarity for potential developers
 - a single point framework for decision-making for Medway Council's officers and Members
 - enhancing the means of effective protection and promotion of the balance between heritage and regeneration.
- 3.4 Therefore the preferred option is that Cabinet recommend the Chatham Dockyard and its Defences Planning Policy Document for adoption by Full Council.

4. Advice and analysis

- 4.1 The Chatham Dockyard and its Defences Planning Policy Document has three parts. The first provides an outline of existing planning policy guidance, drawing together the various existing policy documents which relate to the site. It includes reference to key management plans for significant components of the site, which contain detailed advice about how individual heritage assets or groups thereof will be managed
- 4.2 The second part describes how some of the site's principal heritage assets are represented in key views and how these should be managed to ensure that the uniqueness of Chatham Dockyard and its Defences is protected and enhanced.
- 4.3 Part three of the document sets out the methodology, in line with national guidance, that will be used to assess future development and regeneration proposals within and around the Chatham Dockyard and its Defences site.
- 4.4 The full document is attached as Appendix 1.
- 4.5 The Planning Policy Document has been produced by Medway Council's Planning Service team, with input from Regeneration and Economic Development and the members of the Chatham Dockyard and its Defences Heritage Co-ordination Group. This included two half-day workshops, and considerable additional support from English Heritage, Chatham Historic Dockyard Trust and the Homes and Communities Agency. It is therefore considered to be a comprehensive document, with sustainability at its core.
- 4.6 A Diversity Impact Assessment screening report is attached as Appendix 3. The conclusion of this report is that a full Diversity Impact Assessment is not required.

5. Risk management

- 5.1 There are considered to be limited risks associated with this work. The main risks are failure to adopt the document, or related to legislative change. These are summarised below:

Risk	Description	Action to avoid or mitigate risk	Risk rating
Failure to proceed.	This is considered unlikely, since not adopting the document offers neither time nor costs savings.	Proceed to full adoption.	E2
National policy changes	A change to the national approach to heritage protection could affect the core assumptions of the Planning Policy Document.	Careful monitoring of national policy changes.	F3

6. Consultation

- 6.1 The Chatham Dockyard and its Defences Planning Policy Document was produced in close consultation with members of the Chatham Dockyard and its Defences Heritage Co-ordination Group (see Appendix 4 for members). Workshops were held on 21 February and 17 May 2013, and consultations on the developing draft ran from 30 May until 10 June, and from 1 August to 8 August 2013.
- 6.2 On 15 August 2013, Regeneration Community and Culture's Directorate Management Team endorsed the progression of the draft planning policy document through Cabinet.
- 6.3 On 3 September 2013, Cabinet agreed that the draft planning policy document proceed to formal consultation (decision 144/2013).
- 6.4 A six-week public consultation period took place from 16 September to 27 October 2013. This was advertised on line (on both the Medway Council and Chatham World Heritage websites), via email or post to all members of the Chatham World Heritage Partnership and to all individuals who had expressed a general interest in consultations in Medway, and via posters / leaflets sent to parish councils, libraries, contact points and community centres. A presentation was prepared for interested groups, and was requested by the Chatham Town Centre Forum.
- 6.5 The Regeneration, Community and Culture Overview and Scrutiny Committee considered the Planning Policy Document on 12 December 2013 and agreed that the forthcoming adoption of the Planning Policy Document be supported. Full details are set out in Appendix 5 to the report.

6.6 Eight sets of consultation responses were received, and are summarised in Appendix 2, alongside details of how the Planning Policy Document was amended in response.

7. Financial and legal implications

7.1 The Chatham Dockyard and its Defences Planning Policy Document has been prepared to have the status of, and the same planning weight as, a Supplementary Planning Document (SPD). It is the Council's intention to adopt the Planning Policy Document as a Supplementary Planning Document (SPD), once it has adopted its new Local Plan. Until this time, it is intended that the Council approves the Planning Policy Document as an amendment to the current policy framework. Therefore, approval of the Planning Policy Document is a decision for Full Council.

7.2 The Planning Policy Document will be a material consideration to which the Council's Planning Committee will have to give appropriate weight when determining planning applications affecting the Dockyard area.

7.3 The costs of preparing the Planning Policy Document were covered by the approved service budget.

8. Recommendations

8.1 That Cabinet agree to recommend to Full Council the adoption of the Chatham Dockyard and its Defences Planning Policy Document (Appendix 1).

8.2 That Cabinet authorise the Director for Regeneration, Community and Culture in consultation with the Leader and the Portfolio Holder for Strategic Development and Economic Growth to approve any minor corrections and factual amendments to the draft document prior to its adoption by Full Council which might improve its clarity and consistency.

9. Suggested reasons for decision(s)

9.1 An adopted Chatham Dockyard and its Defences Planning Policy Document will provide a single-point framework for decision making to support the effective balance of heritage and regeneration within Chatham Dockyard and its Defences and its environs. It will demonstrate that the balance between heritage and regeneration is at the heart of Medway Council's decision-making.

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Background papers

None

Appendices

Appendix 1 – Chatham Dockyard and its Defences Planning Policy Document

Appendix 2 – List of consultation responses

Appendix 3 – Diversity Impact Assessment screening report

Appendix 4 – List of members of the Chatham Dockyard and its Defences Heritage
Co-ordination Group

Appendix 5 – Regeneration, Community and Culture Overview and Scrutiny
Committee – 12 December 2013