

Cliffe and Cliffe Woods Neighbourhood Plan



Consultation Statement

Part 1: Consultation Prior to Regulation 14

Revised July 2021

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1. INTRODUCTION

Cliffe and Cliffe Woods Parish Council has produced a draft Neighbourhood Plan based on the consultations it has carried out (see Summary Table “You said, we did”), and the evidence it has gathered. It has produced the plan with the help of a steering group of local residents and parish councillors as well as officers at Medway Council.

The decision to undertake the Cliffe and Cliffe Woods Neighbourhood Plan was motivated by a number of factors including the high number of planning applications coming forward, the lack of an up to date Medway Local Plan and concerns about lack of infrastructure.

These were highlighted by residents in a parish survey conducted in the summer of 2015 followed by a Community Planning Workshop conducted in June 2016 funded by the Big Lottery’s Village SOS scheme. As a result the parish council, who had already considered developing a Neighbourhood Plan, formed a steering group to take the project forward. The steps are set out in more detail later in the document.

2. BACKGROUND TO CLIFFE AND CLIFFE WOODS

The Parish sits on the Hoo Peninsula in the Greater Thames Estuary, which is one of the most important areas for birdlife in Europe. The Parish is one of the largest in the historic county of Kent and has two villages: the ancient village of Cliffe which is believed to be one of, if not the oldest, settlement on the Hoo Peninsula, with evidence of habitation from the Bronze Age continuing to the present day. Cliffe has a compact built form with a variety of styles and materials.

The more recent village of Cliffe Woods, is essentially a 20th-century development which started as a turn of the century ‘Plot Lands’ development in the proximity of the B2000. It was developed as a mixture of speculative larger scale development and self-build which has given it a more open form than Cliffe but is similarly mixed in form and materials.

Due to its location and history, the Parish has many heritage assets (two scheduled ancient monuments, listed buildings and a conservation area) that benefit from special protections. The landscape and wildlife assets of the Parish are similarly protected under local, national and international law.

The basic infrastructure that supports the population of the Parish reflects the character of the landscape and its historical development. The B2000 is the main access road through the Parish. It is the only real access available to connect with the Medway towns, the wider district and beyond. The provision of gas services is also relatively recent (the 1980s) and public transport infrastructure relies on infrequent bus services.

3. THE PURPOSE OF THIS DOCUMENT

The Neighbourhood Planning (General) Regulations 2012 set out a legal requirement at Regulation 15 that a parish council submitting a neighbourhood plan proposal to the local planning authority must include certain documents, amongst which is a “consultation statement”. In this regulation, “consultation statement” means a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- (b) explains how they were consulted
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and , where relevant, addressed in the proposed neighbourhood development plan

This document is intended to fulfil the above legal requirement

4. OUR OVERALL APPROACH TO CONSULTATION

Throughout the preparation of the Cliffe and Cliffe Woods Neighbourhood Development Plan, we have tried to promote the widest possible engagement of the local community in planning for the future development of the parish. Our guiding principles have been:

- (a) to commence community engagement early on, before we started drafting anything , and to seek a clear understanding of those issues and concerns which are of most importance to the local community;
- (b) as work progressed on the plan, to offer further opportunities for comment as draft objectives and planning policies were worked up and a draft plan prepared;
- (c) to offer a range of different ways for people to engage as preparation of the plan has progressed. We have tried to make our arrangements appropriate and proportionate for a small rural community. This has included residents' surveys, workshops and discussions, web site, parish newsletter, public notice boards , and direct contact with key groups in the local community (such as businesses, developers , clubs and societies) and external consultee such as Medway Council and the RSPB;
- (d) tapping into the knowledge and experience available in the local community wherever possible, by making the process as open and inclusive as possible;
- (e) through all the above actions, to meet the statutory requirements for public engagement set out in in the Neighbourhood Plan Regulations.

5. CONSULTATIONS DURING THE NEIGHBOURHOOD PLAN PROCESS

Designation of Neighbourhood Plan Area

Cliffe and Cliffe Woods Parish Council decided to make a formal application to the Medway Council, the Local Planning Authority (LPA)for the parish, under regulation 5 of the Neighbourhood Planning Regulations 2012, for the designation of a neighbourhood area in early 2015. The application was for a neighbourhood plan to cover the entire civil parish of Cliffe and Cliffe Woods. (See map below in Fig 1.)

Planning officers met representatives of the Parish Council on 9 March 2015 to discuss how it intended to approach the preparation of the Neighbourhood Plan, including the scope of the plan, and the timetable for developing a draft. The application was published on the Medway Council web site over a four week period and invited representations from interested parties. The LPA also had a copy of the application available for public inspection at their offices in Chatham. The application was also publicised locally in the parish. There were no responses received to the consultation.

The application by Cliffe and Cliffe Woods Parish Council for designation of the parish as a neighbourhood area was approved at Medway Council's Cabinet meeting on 16 June 2015. Since the designation of the area the Parish Council has been working residents, stakeholders and Medway Council to progress the plan.

Formation of working group

The Parish Council then set up a Working Group to oversee the preparation of the plan, comprising the following councillors and volunteers, meeting at regular intervals:

- Fred Harper – Parish Councillor, Chair of Planning Committee, designer
- Annette Cooper – resident 30 years, Parish Councillor (Planning, finance and governance committees), ICT Project Manager, Lloyds of London
- Sue McDermid – resident 42 years, Parish Councillor (Chair 2015-19), Trustee of Cliffe Wood Community Association and member of Highparks Medical Practice Participation Group
- Frank Withers – resident 37 years, civil and aerospace engineer, local historian (vernacular architecture 1066 to Restoration 17C.)
- Dave Green – resident 40 years, deputy head teacher, Member of the Kent Archaeological Society and administrator for the Cliffe History website.
- Chris Fribbins – resident 41 years, former parish council chair, district and unitary councillor, primary school governor and trustee of community association and community trust. Parish Clerk for 5 years in Cliffe & Cliffe Woods and Allhallows. ICT professional.
- Di Harper – Legal Secretary
- Dianne Forman
- Roger Brown – resident 45 years, former director of multi-academy trust, former chair / trustee of Cliffe Woods Residents Association, retired head teacher, member of CPRE

The Group has worked throughout the process to gather together an evidence base to support the Neighbourhood Plan. This has used both published and online sources – such as the Census and documents produced by the local authorities and the NPA - and information gathered through surveys and other local sources.

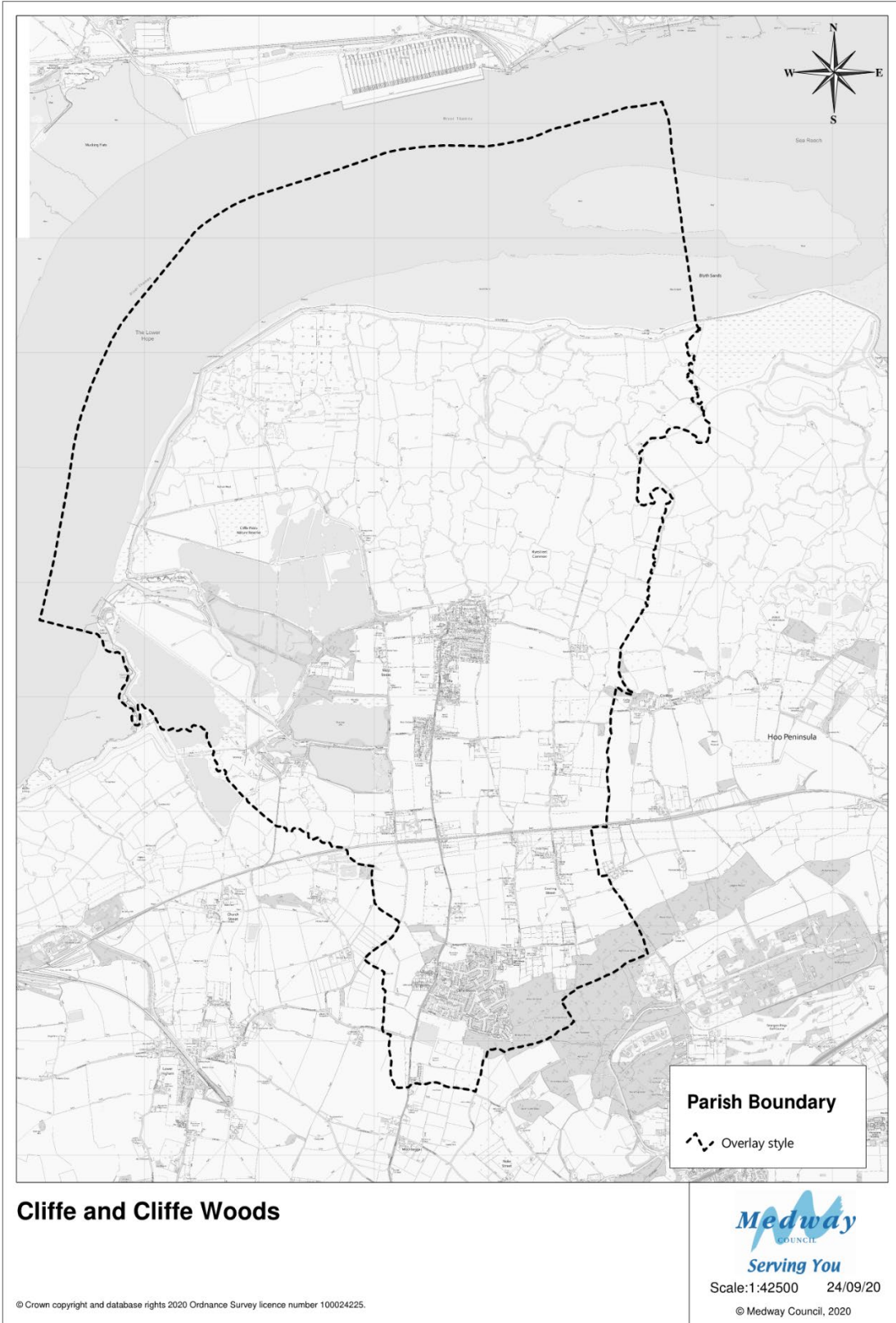


Figure 1: The Cliffe and Cliffe Woods Neighbourhood Plan Area

6. Consultation – overview

Early on the Parish Council engaged Jim Boot, an Associate with Action for Communities in Rural Kent (ACRK) to provide community planning and engagement assistance and latterly Lorraine Hart RTPI of Community Landuse Associates to provide professional planning assistance with the work. AECOM have assisted by produced a Heritage Character Assessment and Design Guidance through a Technical Support Package provided by Locality.

Even before the formal Neighbourhood Plan started, the parish council has consulted with residents. The first action being a parish survey conducted in the summer of 2015 followed by a Community Planning Workshop conducted in June 2016 funded by the Big Lottery's Village SOS scheme at which residents were asked whether to continue with the Neighbourhood Plan. Throughout the process, the parish council and the Neighbourhood Plan steering group have had in mind the words of the government's Planning Practice Guidance which states: 'The consultation statement submitted with the draft neighbourhood plan should reveal the quality and effectiveness of the consultation that has informed the plan proposalsⁱ.'

During the development of the plan, the parish council and steering group has met with Medway Council's planning policy team on a regular basis and Catherine Smith, Planning Policy Manager and other officers have participated in the workshops and steering group meetings including providing feedback on an early draft of the Neighbourhood Plan in September 2019

A Dropbox folder for all documents, plans and photos was shared with members of the steering group and the planning policy team at Medway Council so that they could track activity, drafting the plan and evidence documents.

Below is a list of the consultation events carried out in relation to the Neighbourhood. Later in this report Plan the results of the activities and events are summarised under the headings: 'We asked' (what was the purpose of the event), 'You said' (what the key observations or outcomes from the consultation event) and 'We listened' (how the consultation influenced the contents of the Neighbourhood Plan). The key consultation events / activities were:

- Parish survey – July 2015
- Village infrastructure survey (Medway Council) – 2015
- Community planning workshop – June 2016
- Visioning workshop – February 2017
- Transport and employment workshop – April 2017
- Heritage and environment workshop – April 2017
- Housing and Community facilities workshop – July 2017
- Housing Needs Survey conducted by Action for Communities in Rural Kent (ACRK) – October 2017
- Cliffe and Cliffe Woods Notes of Neighbourhood Plan Steering Group Workshop, 21st February 2019
- Vision, objectives and policies exhibitions, Cliffe 13th July and Cliffe Woods, 16th July 2019
- Consultation on a first draft NP with Medway Council and Kent County Council (heritage and conservation) – September to December 2019/

To follow is a summary description of the consultation events / activities and their outputs:

Parish Survey – July 2015

A survey form was sent to every household in the parish. The results are set out in more detail in the Visioning Workshop report February 2017 which can be found at: <http://www.cliffeandcliffewoods-pc.gov.uk/community/cliffe-and-cliffe-woods-parish-council-12909/ccw-neighbourhood-plan/> . Here is a list of the parish priorities from that survey:

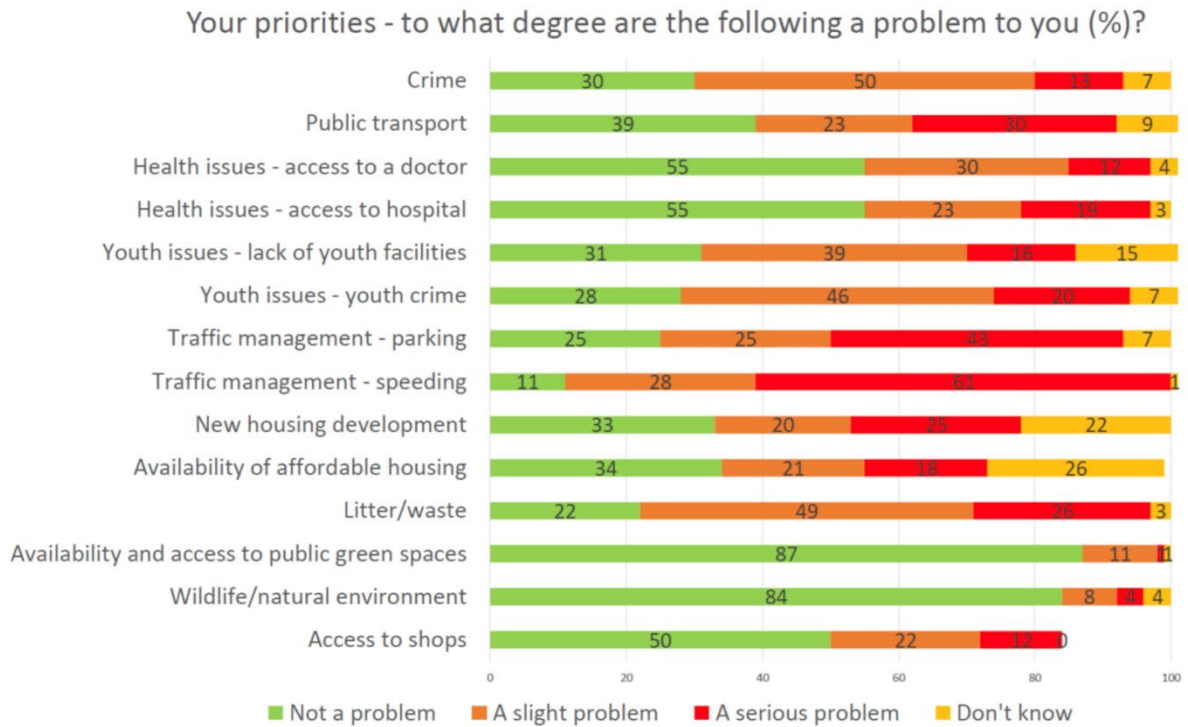


Figure 2: Results of parish survey (summary)

Village Infrastructure Survey – 2015

A survey was sent by Medway Council and completed by the parish council to inform the Medway Local Plan. The survey looked at community infrastructure. The full survey results are available in the supporting evidence folder on the Neighbourhood Plan website. Opposite is an extract for Cliffe Woods:

Economic				
Would you like to see more employment provision in the village?	Yes	X	No	
What type of employment provision would you like to see in the village?	Office			
	Manufacturing			
	Storage/warehousing			
	Retail			
If there are any specific sites where you think employment provision could or should be located, please provide details here and mark them on the map at the beginning of the survey.	Other (please specify)		Green Infrastructure/Green Tourism	
	There are concerns about existing HGV Lorry traffic on B2000 and speed of vehicles through the village.			

Figure 3: Village infrastructure survey (Medway Council) – 2015

Community Planning Workshop – June 2016

The workshop was commissioned through Action for Communities in Rural Kent (ACRK) by the parish council and funded by the Big Lottery’s Village SOS to ascertain if there was a need and appetite to undertake a NP in Cliffe and Cliffe Woods. It was well attended approx. 35 people. A ‘good’, ‘bad’, ‘dreams’ post-it note exercise enabled attendees to think about what was working well in the parish, what needed improving and their dreams or visions for the future. Here is a summary of their dreams that were used to inform the visioning workshop that followed early in the new year:

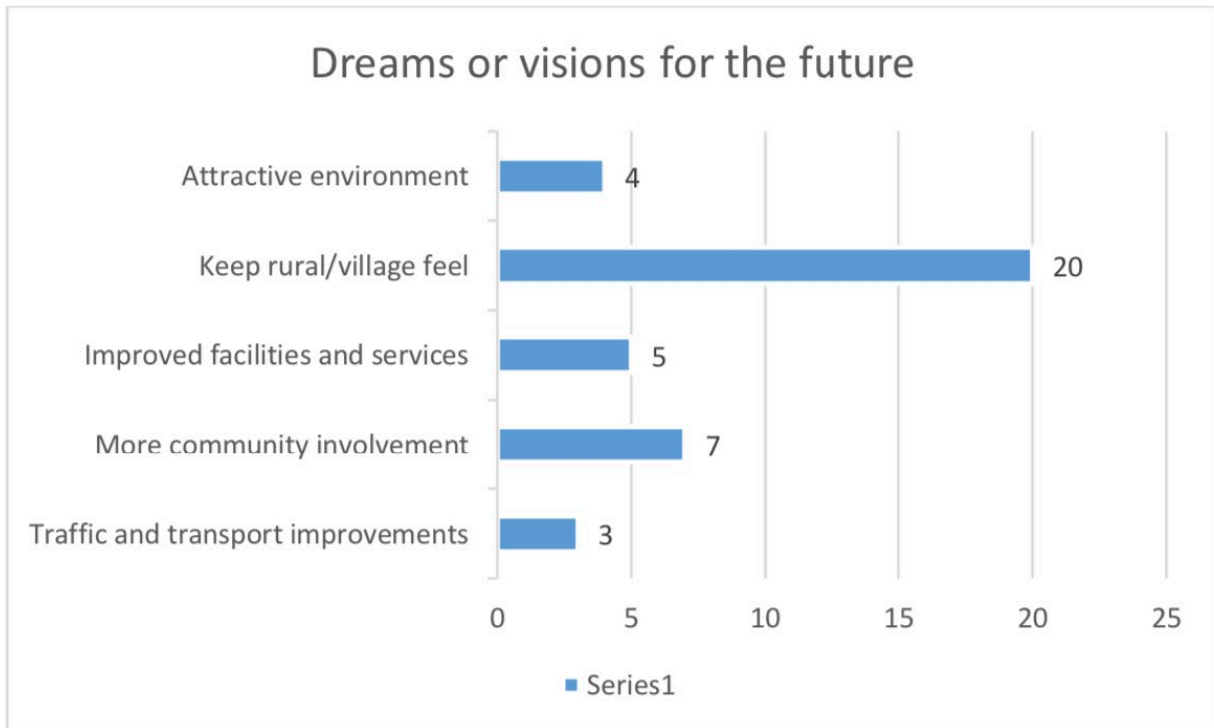


Figure 4: Dreams from Community Planning Workshop

Visioning Workshop – February 2017

Following the Community Planning Workshop in the summer of 2016 it took a little while to form a steering group, carry out preliminary scoping work, appoint a consultant and then plan for a visioning workshop to re-launch the NP in February 2017. This event was held in Cliffe (the previous event being held in Cliffe Woods – the aim was to hold events in each of the settlements so that both would be fully involved. The event recapped on the household survey and the community planning event (see Wordle on front page) before setting the 60+ participants to work on developing and then voting on a series of visions.

The most popular vision on the day was:

Maintain rural environment with wildlife corridors and agriculture using only sustainable development and brownfield sites with bungalows/chalet bungalows linked by traffic calming and roads and continuous footpath/cycle way.

This has since been refined by the steering group and shared with residents and stakeholders through the Regulation 14 plan.

Transport and employment workshop – April 2017

This was the first themed workshop covering two areas of high interest to the community. The aim was to present and then interrogate issues and options to be addressed through the NP. It included presentations on Census data on traffic, car ownership and employment and from a transport planner at Medway Council showing travel to work patterns. The workshop element involved the 30+ participants carrying out a SWOT analysis for topics including public transport, speeding and economic development and then with the same groups teasing out a series of options or reasonable alternatives based on the opportunities. Here is the employment SWOT and options:

Economic development

<p>Strengths:</p> <ul style="list-style-type: none"> • Schools / pre-schools / nurseries • Out- commuting • Agricultural 	<p>Weaknesses:</p> <ul style="list-style-type: none"> • Narrow roads • Heavy traffic (weight/size) • Out commuting (traffic) • Cliffe shops • Large lorries / small deliveries
<p>Opportunities:</p> <ul style="list-style-type: none"> • Green tourism <ul style="list-style-type: none"> ○ B&B ○ Café ○ Shops ○ Transport • Use of rail? • Food security 	<p>Threats:</p> <ul style="list-style-type: none"> • Industrial – Cliffe Pools • Pubs • Rail branch / Thames Ports • Industrial farming

Economic development

Option 1	Option 2	Option 3
Green tourism	Use of rail? Freight / passenger. Heritage rail.	Multi-purpose community facility / centre

Heritage and environment workshop – April 2017

Speakers from the RSPB and Medway Council were able to set the context in terms of landscape, environment and heritage. The steering group's own very experienced local archaeologists / historians Frank Withers and Dave Green gave a presentation on the history of the area from the Palaeolithic to the present including Cliffe's conservation area and both scheduled ancient monuments Cliffe Fort and Curtis and Harvey Explosive Works and Cliffe Woods' more recent history from the WW1 Plotlands, the 1960s Compulsory Purchase and creation of the new village from 1970s. This followed a similar format to the previous workshop with SWOTs used to generate reasonable alternatives.



Figure 5: Map showing archaeological finds in the area

Housing and Community facilities workshop – July 2017

Housing to meet local needs (mix of market and affordable)

Option 1	Option 2	Option 3
Self-build – including modular construction, recognise custom build and quicker to build. Opportunities to use small local sites. Local self-build association.	Specialist provision for older people – linked with wider social and health support.	Provision for younger people including key workers.

Housing to meet local needs (affordable)

Option 1	Option 2	Option 3
Development of sheltered housing communities – bungalow style. Local needs met first, age specific.	Release properties to local families. More apartment development for young persons (low rise).	Shared ownership.

Community facilities

Option 1	Option 2	Option 3
Develop village halls: <ul style="list-style-type: none"> • Facilities • Internet / computer suite • Youth [equivalent] • Active Retirement Association • Multi-media • Parent / toddler • Families • Advice centre 	Tech business hub: <ul style="list-style-type: none"> • Support for home business / local business • Shops Farm diversification Village hall advice centre	Village retail hub (Cliffe): <ul style="list-style-type: none"> • Supermarket • ‘Pop-ups’ • Farm shop • Crafts • Advice centre

This was the last in the series of themed workshops with residents and other stakeholders. Options on design and character drawn up at the last workshop were shared along with a breakdown on house types and tenure. Some time was spent explaining the definitions of affordable housing and windfall sites so that residents had a better understanding of the context. Then as before a series of SWOT analyses to develop issues and options were worked on in groups. The results are shown on the previous page.

Question 19. Why are you seeking a new home?

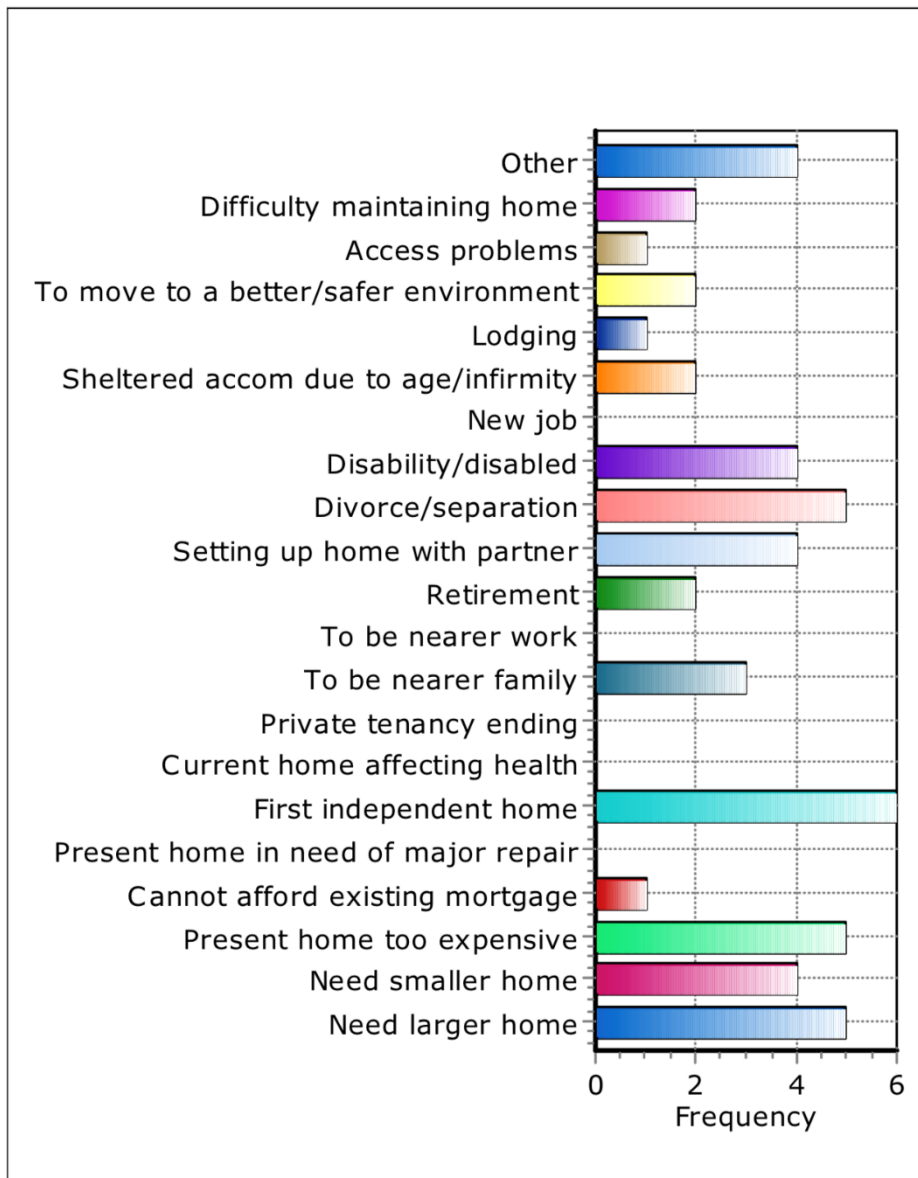


Figure 6: Excerpt from Housing Needs Survey

Housing Needs Survey conducted by Action for Communities in Rural Kent (ACRK) – October 2017

The housing needs survey was commissioned from Action for Communities for Rural Kent’s Rural Housing Enabler. The survey is a standard survey slightly to establish local housing needs and was slightly adapted so that older residents wishing to move into more appropriate accommodation provided either by social landlords or the market. A survey was delivered to every household in the parish in September (2100 surveys) with 296 surveys returned or a 14% response rate. The survey identified a need for 18 affordable homes; 3 of which are for older households. A full copy of the report is available on the NP website. The following chart shows the reasons why people might be seeking a new affordable home:

Cliffe and Cliffe Woods Neighbourhood Plan Steering Group Workshop, 21st February 2019

This was a low-key meeting of the steering group that looked at Parking Standards, GP Surgeries, Pre-School, Nurseries and Primary Schools and the overall structure of the NP.

Vision, objectives and policies exhibitions, Cliffe 13th July and Cliffe Woods, 16th July 2019

Two exhibitions were held in both settlements to share the vision, objectives and policies as well as the stages that led up to this point. The Partnership also shared an earlier draft of the ‘We asked, you said, we listened’ in the following table. In Cliffe 127 people attended (leaving their contact details) and in Cliffe Woods 94. There were strong concerns raised about the level of development set out in the draft Medway Local Plan and about its impact on the two villages, the surrounding countryside and the ability of the road and other infrastructure to cope.

Consultation on a first draft NP with Medway Council and Kent County Council (heritage and conservation) – September to December 2019

Given the split in responsibilities both within Medway Council and with Kent County Council it was decided to seek comments from the two local planning authorities on a 1st draft of the NP prior to going to formal Regulation 14 pre-submission consultation. The feedback from MC and KCC is summarised at the end of the table that follows.

“We Asked, You Said, We Listened” summary table

The following table summarises the feedback that was given at each of the consultation events / activities and how this was used to develop the objectives and policies in the Plan.

Date & activity	We asked	You said	We listened (objectives and policies)
July 2015 Parish Survey	To what degree are the following a problem to you?	<p>... the following were a slight or serious problem:</p> <ul style="list-style-type: none"> • Crime 63% • Public transport 53% • Lack of youth facilities 55% • Youth crime 66% • Speeding 68% • New housing development 45% • Availability of affordable housing 39% 	<p>We have included objectives and policies on:</p> <ul style="list-style-type: none"> • Transport and traffic-including road safety • Community facilities including youth facilities • Housing that is affordable and appropriate to the rural setting • Conserving the rural environment and

Date & activity	We asked	You said	We listened (objectives and policies)
		Litter / waste 75%	environmental protection We embarked on a programme of continuing community engagement including with schools.
2015 Village infrastructure survey	Medway Council asked the parish council about the facilities within the two villages and their condition.	<ul style="list-style-type: none"> • Allotments have a waiting list, • Capacity issues at the Cliffe Woods Community Centre, • Lack of youth centre, super-market in both villages, • Heavy HGV traffic on B2000 & speeding, • Nature sites need further interpretation / education, but an opportunity for green tourism, • Memorial hall is ageing, has capacity, poor storage and maintenance issues. 	Further allotment provision to be considered, enhancements sought for both village community centres through S106 or CIL, youth provision, limits on HGV movements without improvements to B2000, a visitor centre at Cliffe Pools RSPB.
June 2016 Community Planning Workshop funded by Village SOS / Big Lottery	<p>What is 'good' or working well</p> <p>What is 'bad' or needs improving</p> <p>Your 'dreams' or visions for the future</p>	<ul style="list-style-type: none"> • Attractive environment • Community spirit ✗ Traffic and transport ✗ Facilities and services ✗ Concerns over development • Keep rural / village feel <p>More community involvement</p>	We have sought to protect the attractive environment, build on the community spirit, address traffic and transport issues, seek developer contributions for facilities and services and address concerns over development by making sure it is sustainable and meets the housing and other needs of local residents. We have taken steps to

Date & activity	We asked	You said	We listened (objectives and policies)
			involve the community throughout the NP process.
February 2017 Visioning workshop	Describe your ideal or dream Cliffe and Cliffe Woods in 2035 ¹	Attendees developed six visions with common themes but favoured: <ul style="list-style-type: none"> • Maintain rural environment with wildlife corridors and agriculture using only sustainable development and brownfield sites with bungalows/chalet bungalows linked by traffic calming and roads and continuous footpath/cycle way. 	We developed these into: “By 2035 the unique rural landscape of Cliffe and Cliffe Wood Parish will continue to be a haven for wildlife and agriculture, and provide homes, jobs and community infrastructure for people by protecting the heritage of the area and enhancing its character through sustainable development.”
April 2017 Transport and Employment Workshop	What are the Options for: Cycling and walking Public transport Speeding traffic Parking Economic development	<ul style="list-style-type: none"> • Shuttle / more convenient buses and rail improvements • 20 mph zones, footpaths on B2000, narrowing of road not widening • Identify current issues, off-street parking • Green tourism, multi-use community facilities 	Improve safety of roads in the parish and connections with footpaths, cycle ways and public transport Include sufficient parking appropriate to the size of the property including cycle parking in new developments Joint foot and cycle path and improvements of visibility on B2000 Encourage recreational and tourism activities and facilities

¹ Same timeframe as the Medway Local Plan

Date & activity	We asked	You said	We listened (objectives and policies)
<p>June 2017 Heritage and Environment Workshop</p>	<p>What are the Options for:</p> <p>Agriculture Heritage Nature conservation</p>	<ul style="list-style-type: none"> • Preserve landscape, wildlife corridors and high-quality agricultural land, more self-sufficiency, limited development of low-grade land • Survey and record heritage, describe and maintain local character, avoid uniform development • Protect and retain special landscape for future generations, celebrate natural wildlife assets and preserve quality of life for residents. 	<p>Protect agricultural jobs and employment land Enhance and preserve the historic character of the Parish Enhance and preserve the rural, environmental and historic assets of the Parish</p>
<p>July 2017 Housing and Community Facilities Workshop</p>	<p>What are the Options for:</p> <p>Affordable and market housing to meet local needs Community facilities</p>	<ul style="list-style-type: none"> • Self-build, small local sites • Provision of housing for older people with social care and health support • Housing for younger people including key workers • Sheltered housing – downsizing and shared ownership 	<p>New housing development should reflect local housing need, particularly for bungalows and small family accommodation Development proposals for local retail including a new grocery store or small supermarket will be supported Proposals that result in the loss of existing facilities used for indoor and outdoor leisure and</p>

Date & activity	We asked	You said	We listened (objectives and policies)
		<ul style="list-style-type: none"> Improve existing village halls, tech hub and improved Cliffe village retail 	recreation will be resisted
October 2017 Housing Needs Survey	<p>Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection? And do you or a member of household need separate or alternative accommodation now or in the next five years? In response to the questionnaire, 296 surveys were returned.</p>	<p>The survey identified a total need for 18 affordable homes; 3 of which are for older households. In addition there is a requirement for 4 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs. Also:</p> <ul style="list-style-type: none"> Many young people wish to live in Cliffe but cannot afford to It would need to be both a small development and truly affordable. We did not have a positive experience with shared ownership housing when our son was moving out! These proposals are put forward as benefitting local residents but these types of homes are 	<p>New development should reflect local housing need, particularly for bungalows and small family accommodation in terms of mix and tenure.</p> <p>All major new development² proposals must be supported by a statement demonstrating infrastructure sufficiency to support the proposal. An assessment should be undertaken which takes into account:</p> <ol style="list-style-type: none"> The needs, commitments and planning requirements set out in the Medway Local Plan and relevant thematic policies and site allocation specifications that it contains; Recent technical studies and engagement with

² The threshold for a **major development** is any application that involves mineral extraction, waste **development**, the provision of 10+ dwellings / a site area over 0.5 Hectares or a floorspace of over 1,000sqm / an area of 1 hectare

Date & activity	We asked	You said	We listened (objectives and policies)
		<p>not taken by locals but are allocated to outsides</p> <ul style="list-style-type: none"> • We need more one and two bedroom properties so people like myself can free up bigger homes • There is enough housing in village now, without the amenities to cope with so no more housing is needed 	<p>strategic infrastructure commissioners and providers that may update the position set out in the latest Medway Local Plan Infrastructure position statement of Infrastructure, Infrastructure Development Plan or Strategy;</p> <p>c) Accessibility, capacity and availability of existing infrastructure in the area where this is to be relied upon to support a development proposal.</p>
<p>July 2019 Vision, objectives and policies exhibitions</p>	<p>What do you think of the vision, objectives and policies proposed for the draft Neighbourhood Plan?</p>	<ul style="list-style-type: none"> • Overdevelopment is unsustainable, too many houses, not enough infrastructure, • Don't mind more houses if we get better transport links and more frequent buses, • Can schools, doctors cope, • Concerned about flooding from a Thames surge, • Housing for local needs including 	<p>The Neighbourhood Plan needs to acknowledge and where it can address residents' concerns in particular by making new development conditional on bringing about improvements to services and infrastructure, providing homes to meet local needs, and all the while ensuring that climate change is also taken into account (a more detailed response is set out below).</p>

Date & activity	We asked	You said	We listened (objectives and policies)
		<p>elderly residents to downsize,</p> <ul style="list-style-type: none"> • B2000 is unsafe / needs a by-pass. 	
<p>December 2019 Consult on draft Neighbourhood Plan with Medway Council and Kent County Council (Archaeological Dept)</p>	<p>The vision, objectives and policies were amended following the July 2019 exhibitions and included in a first draft NP. This was sent to Medway and Kent Councils for comment.</p>	<ul style="list-style-type: none"> • Concern raised about consulting on Regulation 14 Draft NP prior to Regulation 19 Draft Local Plan, • Greater policy reference to the extensive designated habitats, climate change (especially flood risk) and health impacts, • Medway LP now to 2037, • Role of farming, accommodation of seasonal workers and poly tunnels, • Managing recreation and its impact on vulnerable wildlife and habitats, • Stronger use of / reference to evidence ie for need for chalet bungalows and housing types, • Clearer priorities for infrastructure improvements, 	<p>Generally the NP steering group and parish council were supportive of the comments received and have used these to make greater cross-reference use of evidence and address gaps such as role of agricultural businesses.</p>

Date & activity	We asked	You said	We listened (objectives and policies)
		<ul style="list-style-type: none"> • Mention Thames path and Medway PROW improvement plan, • Map wildlife corridors, • Travel to work information, • Reference Draft Medway Heritage Strategy including the newly scheduled Ancient Monument Cliffe Explosive Works, • Give consideration to a Conservation Area Appraisal as none exists, • Reference Kent Historic Landscape Characterisation 2014 and Historic England Hoo Peninsula Historic Landscape Project, • Also mention WW2 GHQ Stop Line (anti-invasion defence) including pill-boxes and Nine Elms (cement) Works, • There were further comments on the Design Guidance for AECOM to implement, • There were recommendations on farm-steads and archaeology to be addressed. 	

Reports of all the consultation events and activities listed above are available on the parish council's neighbourhood plan page on its website: <http://www.cliffeandcliffewoods-pc.gov.uk/community/cliffe-and-cliffe-woods-parish-council-12909/ccw-neighbourhood-plan/>. Representatives of the parish council and steering group have met with Medway Council planning policy officers on a regular basis throughout the NP process. They have also met as a steering group on an almost monthly basis throughout the development of the Neighbourhood Plan. The minutes of the steering group meetings will soon be posted on the website as well.

7. Next Steps

The comments received from residents and other stakeholders at the exhibitions in July 2019 were incorporated into a first draft NP which was sent to Medway Council and forwarded to Kent County Council in September 2019. Their extensive commentary was considered and where appropriate the Neighbourhood Plan has been amended. The Parish Council were then asked to approve a revised draft NP for formal (Regulation 14) consultation in Spring 2020³. The statutory consultation period is six weeks. Following the consultation, the responses from residents, businesses, developers, neighbours and statutory bodies have again been considered and where appropriate incorporated into a revised draft NP to be submitted by the parish council to Medway Council with a Basic Conditions and Consultation Statement (Regulation 15). Medway Council will then undertake their own consultation (Regulation 16) prior to jointly appointing and submitting the NP and supporting documents to an Examiner. Following Examination the Examiner may require the parish council (as the qualifying body) to make some modifications at which point the residents of the parish of voting age will be allowed to vote for or against the NP at a Referendum. If a majority of those who vote are in favour of the NP, the NP will be 'made'.

8. Acknowledgements

The parish council would like to thank the following other residents of the parish who have also been involved in one way or another:

1. Nigel Moore
2. Joan Darwell
3. Gill Moore (died 2017, sadly missed)
4. Sue Hibbert
5. Iain Walton
6. Barry Dibble
7. Lynne Bush
8. Phillip Stanley
9. Ian Prior
10. Ron Naughton-Dean

Jim Boot, Community Planner, originally April 2020, revised July 2021

ⁱ HM Gov Neighbourhood Planning Guidance, Paragraph: 007 Reference ID: 41-007-20190509, Revision date: 09 05 2019

³ Although due to the Covid 19 pandemic it is likely this will need to be postponed until at least the summer or perhaps the autumn 2020.

Cliffe and Cliffe Woods Neighbourhood Plan



Consultation Statement
Part 2: Regulation 14 Consultation
July 2021

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1. Introduction

Cliffe and Cliffe Woods Parish Council has produced a draft Neighbourhood Plan based on the previous consultations it has carried out (see previous report Part 1: Consultation Prior to Regulation 14), and the evidence it has gathered. It has produced the plan with the help of a steering group of local residents and parish councillors as well as officers at Medway Council.

The government's Neighbourhood Planning regulations say the Parish Council – as the “qualifying body” producing the plan – must consult for six weeks with local people, businesses and other organisations to let people know what the Neighbourhood Plan contains and why so that they can give their views. This is called a “Regulation 14” consultation. The Cliffe and Cliffe Woods Neighbourhood Plan regulation 14 consultation ran from Tuesday 1st December 2020 to Tuesday 26th January 2021.

A leaflet was produced that is a summary of what is in the Neighbourhood Plan and explained where the full Neighbourhood Plan could be seen online and in hard copy and how residents and other consultees including statutory consultees could comment on it.

The leaflet was delivered to every house in Cliffe/Cliffe Woods and Cooling Street (and also made available on the website see below). A webinar was held (online) on 8th December 7 to 8:30pm (and you can now view the recording). Two face to face events planned for 7th and 14th January planned for Cliffe and Cliffe and Cliffe Woods had to be cancelled due to Covid restrictions.

You can see the Neighbourhood Plan online in full at:

<https://tinyurl.com/CANDCWREG14>

The Neighbourhood Plan also includes Design Guidelines which are referred to in all the policy themes. The design guidelines aim to preserve the rural nature of the Parish, ensure that development is in keeping with its character and that local views are protected from negative impacts of development. These were consulted on as part of the draft Neighbourhood Plan.

The following report summarises all the consultations that have taken place in drawing up the Neighbourhood Plan but in particular focusses on the formal Regulation 14 Pre-submission consultation that has just taken place, a summary of the submissions (listed in full in the appendix) and how the Neighbourhood Plan has been modified as a result.

2. Compliance with Neighbourhood Plan Regulations

In line with Neighbourhood Plan Regulations, Cliffe and Cliffe Woods Parish Council applied to Medway Council to start the process of preparing a neighbourhood plan in early 2015. The first stage was the consultation on and then approval of the designation of the civil parish as a neighbourhood plan area which was approved at Medway Council's [Cabinet meeting](#) on 16 June 2015. Since the designation of the area the parish council and its neighbourhood plan steering group has been working with residents, local groups and Medway Council to progress the plan.

3. Overview of consultation

The development of the Neighbourhood Plan has been informed by a process of consultation which started with a survey of residents' views about a range of issues in 2015. As a result of this survey, the following key issues were identified to be addressed in the neighbourhood plan:

- concern about development impacts on existing community infrastructure,
- speeding and traffic,
- housing development and need.

After a pause, a wider process of consultation began in June 2016 with a general community planning event to consider both the purpose and potential of a Neighbourhood Plan for the Parish. This was then followed by a visioning workshop held on 25th February 2017 and three topic workshops based on the following themes:

- Environment and Heritage
- Housing and Community Facilities
- Traffic Transport and the Economy

At these workshop participants were able to consider a range of evidence under each theme and considered challenges and options for addressing them. Full reports of each of these events can be found on the Neighbourhood Plan website: <http://www.cliffeandcliffewoods-pc.gov.uk/community/cliffe-and-cliffe-woods-parish-council-12909/ccw-neighbourhood-plan/>.

As a result of these workshops, it was felt important to get a stronger understanding from residents of their current and future housing needs and a survey was commissioned from Action for Communities in Rural Kent in October 2017.

Overall residents and other stakeholders have identified the following key issues to be addressed in the Neighbourhood Plan:

- Provision of affordable housing, particularly to cater for the older population and younger people who would like to remain in the Parish (bungalows and smaller properties)
- Ensuring the design and impact of new development is appropriate to the character of the villages of the Parish, its surrounding countryside, and its supporting infrastructure
- Protection of the built environment heritage of the Parish
- Protection of the rural character of the Parish and its wildlife
- Pedestrian, cycling, transport, and parking improvements
- Upgrade and extension of community and leisure facilities to meet the needs of the 21st century and any potential increase in the residential population
- Consider possibilities for visitor and education facilities to support the local economy and provide opportunities for employment that obviate the need to use a car.

4. Summary table of consultations “You said, we did”

The table below summarises the responses to the consultation activities dating back to 2015 undertaken to inform the drafting of the neighbourhood plan. These have been set out by date and topic/s, what was the purpose of the event (We asked), what was found out (You said) and what was taken forward into the neighbourhood plan as a result (We listened):

Date & activity	We asked	You said	We listened (objectives and policies)
July 2015 Parish Survey	To what degree are the following a problem to you?	<p>... the following were a slight or serious problem:</p> <ul style="list-style-type: none"> • Crime 63% • Public transport 53% • Lack of youth facilities 55% 	<p>We have included objectives and policies on:</p> <ul style="list-style-type: none"> • Transport and traffic- including road safety

Date & activity	We asked	You said	We listened (objectives and policies)
		<ul style="list-style-type: none"> • Youth crime 66% • Speeding 68% • New housing development 45% • Availability of affordable housing 39% • Litter / waste 75% 	<ul style="list-style-type: none"> • Community facilities including youth facilities • Housing that is affordable and appropriate to the rural setting • Conserving the rural environment and environmental protection • We embarked on a programme of continuing community engagement including with schools.
<p>June 2016 Community Planning Workshop funded by Village SOS / Big Lottery</p>	<p>What is 'good' or working well What is 'bad' or needs improving Your 'dreams' or visions for the future</p>	<ul style="list-style-type: none"> ✓ Attractive environment ✓ Community spirit ✗ Traffic and transport ✗ Facilities and services ✗ Concerns over development ✚ Keep rural / village feel ✚ More community involvement 	<p>We have included objectives and policies on:</p> <ul style="list-style-type: none"> • Transport and traffic- including road safety • Community facilities including youth facilities • Housing that is affordable and appropriate to the rural setting • Conserving the rural environment and environmental protection • We embarked on a programme of continuing community engagement including with schools.
<p>February 2017 Visioning workshop</p>	<p>Describe your ideal or dream Cliffe and Cliffe Woods in 2035¹</p>	<p>Attendees developed six visions with common themes but favoured:</p>	<p>We developed these into: "By 2035 the unique rural landscape of Cliffe and</p>

¹ Same timeframe as the Medway Local Plan

Date & activity	We asked	You said	We listened (objectives and policies)
		<ul style="list-style-type: none"> ✚ Maintain rural environment with wildlife corridors and agriculture using only sustainable development and brownfield sites with bungalows/chalet bungalows linked by traffic calming and roads and continuous footpath/cycle way. 	<p>Cliffe Wood Parish will continue to be a haven for wildlife and agriculture, and provide homes, jobs and community infrastructure for people by protecting the heritage of the area and enhancing its character through sustainable development.”</p>
<p>April 2017 Transport and Employment Workshop</p>	<p>What are the Options for:</p> <p>Cycling and walking Public transport Speeding traffic Parking Economic development</p>	<ul style="list-style-type: none"> • Shuttle / more convenient buses and rail improvements • 20 mph zones, footpaths on B2000, narrowing of road not widening • Identify current issues, off-street parking • Green tourism, multi-use community facilities 	<p>Improve safety of roads in the parish and connections with footpaths, cycle ways and public transport Include sufficient parking appropriate to the size of the property including cycle parking in new developments Joint foot and cycle path and improvements of visibility on B2000 Encourage recreational and tourism activities and facilities</p>
<p>June 2017 Heritage and Environment Workshop</p>	<p>What are the Options for:</p> <p>Agriculture Heritage Nature conservation</p>	<ul style="list-style-type: none"> • Preserve landscape, wildlife corridors and high-quality agricultural land, more self-sufficiency, limited development of low-grade land • Survey and record heritage, describe and maintain local character, avoid uniform development • Protect and retain special landscape for future generations, celebrate natural wildlife assets and preserve quality of life for residents. 	<p>Protect agricultural jobs and employment land Enhance and preserve the historic character of the Parish Enhance and preserve the rural, environmental and historic assets of the Parish</p>

Date & activity	We asked	You said	We listened (objectives and policies)
July 2017 Housing and Community Facilities Workshop	<p>What are the Options for:</p> <p>Affordable and market housing to meet local needs</p> <p>Community facilities</p>	<ul style="list-style-type: none"> • Self-build, small local sites • Provision of housing for older people with social care and health support • Housing for younger people including key workers • Sheltered housing – downsizing and shared ownership • Improve existing village halls, tech hub and improved Cliffe village retail 	<p>New housing development should reflect local housing need, particularly for bungalows and small family accommodation</p> <p>Development proposals for local retail including a new grocery store or small supermarket will be supported</p> <p>Proposals that result in the loss of existing facilities used for indoor and outdoor leisure and recreation will be resisted</p>
October 2017 Housing Needs Survey	<p>Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection? And do you or a member of household need separate or alternative accommodation now or in the next five years? In response to the questionnaire, 296 surveys were returned.</p>	<p>The survey identified a total need for 18 affordable homes; 3 of which are for older households. In addition there is a requirement for 4 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs. Also:</p> <ul style="list-style-type: none"> • Many young people wish to live in Cliffe but cannot afford to • It would need to be both a small development and truly affordable. We did not have a positive experience with shared ownership housing when our son was moving out! • These proposals are put forward as benefitting local residents but these types of homes are 	<p>New development should reflect local housing need, particularly for bungalows and small family accommodation in terms of mix and tenure.</p> <p>All major new development² proposals must be supported by a statement demonstrating infrastructure sufficiency to support the proposal. An assessment should be undertaken which takes into account:</p> <ol style="list-style-type: none"> a) The needs, commitments and planning requirements set out in the Medway Local Plan and relevant thematic policies and site allocation specifications that it contains; b) Recent technical studies and engagement with

² The threshold for a **major development** is any application that involves mineral extraction, waste **development**, the provision of 10+ dwellings / a site area over 0.5 Hectares or a floorspace of over 1,000sqm / an area of 1 hectare

Date & activity	We asked	You said	We listened (objectives and policies)
		<p>not taken by locals but are allocated to outsiders</p> <ul style="list-style-type: none"> • We need more one and two bedroom properties so people like myself can free up bigger homes • There is enough housing in village now, without the amenities to cope with so no more housing is needed 	<p>strategic infrastructure commissioners and providers that may update the position set out in the latest Medway Local Plan Infrastructure position statement of Infrastructure, Infrastructure Development Plan or Strategy;</p> <p>c) Accessibility, capacity and availability of existing infrastructure in the area where this is to be relied upon to support a development proposal.</p>

5. Drafting the Neighbourhood Plan

The parish council asked a planning consultant Lorraine Hart RTPI help them with drafting the Neighbourhood Plan which was then somewhat delayed as it was felt important to understand the intentions of the draft Medway Local Plan, including a substantial review, before taking a draft Neighbourhood Plan to the community of Cliffe and Cliffe Woods. So that momentum wasn't lost it was decided to present a 'work in progress' plan at two events held on 13th July 2019 in the Memorial Hall in Cliffe and on 16th July 2019 in the Emmanuel Centre, Parkside, Cliffe Woods at which residents and stakeholders were asked:

- Have we captured key issues for both Cliffe and Cliffe Woods (within the scope of a Neighbourhood Plan?)
- What areas of policy do you have strong concerns with?
- Are there any additional policy areas you would like considered?
- Have you any other comments?

At Cliffe 126 households attended and in Cliffe Woods 45 households. An analysis of the responses was carried out that showed general agreement with the policies in the plan (775 agrees, 93 disagrees, 20 don't know). The most commonly raised issues were impact of new development on the B2000, concerns about overdevelopment including on green field sites, and impact on GP surgeries, school places, parking outside schools and the impact on wildlife of new development. Many of these issues were well rehearsed but as a result of the feedback, the plan was further modified. But due in part to the continuing review of the Medway Local Plan and the onset of Covid in early 2020 it wasn't possible for the parish council to complete drafting their plan until the autumn of 2020.

6. Regulation 14 Neighbourhood Plan and consultation

The parish council as the qualifying body should be satisfied that it has a complete draft Neighbourhood Plan and preferred approach. This was achieved over the course of 2020, despite the onset of Covid and the parish council agreed to undertake its formal regulation 14 consultation on the Cliffe and Cliffe Woods Neighbourhood Plan from Tuesday 1st December 2020 to Tuesday 26th January 2021.

A leaflet was produced that summarised what is in the Neighbourhood Plan and explained where the full Neighbourhood Plan can be seen online and in hard copy and how residents and other consultees including statutory consultees could comment on it.

The leaflet was delivered to every house in Cliffe/Cliffe Woods and Cooling Street (and also made available on the website see below). A webinar was held (online) on 8th December 7 to 8:30pm (and you can now view the recording). Two face to face events planned for 7th January and 14th planned for Cliffe and Cliffe and Cliffe Woods had to be cancelled due to Covid restrictions.

The Neighbourhood Plan also includes Design Guidelines which are referred to in all the policy themes. The design guidelines aim to preserve the rural nature of the Parish, ensure that development is in keeping with its character and that local views are protected from negative impacts of development. These were consulted on in tandem with the draft Neighbourhood Plan. A form was included with the summary which is reproduced below asking for people’s address details and:

**PART B: Which part of the C&CW Neighbourhood Plan does your comment relate to?
(Please tick relevant themes)**

Neighbourhood Plan Policy theme	Sustainable development in Cliffe and Cliffe Woods	Economy and Employment	Environment and heritage	Housing	Infrastructure	Community facilities and well being	Design Guidelines	General Comment
Please tick relevant theme								

Please give details of your reasons for support/opposition to the policy themes/individual policies here:

What improvements or modifications would you suggest?

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

7. Summary of the main issues and concerns raised through the consultation process (Reg 14)

A survey was carried to seek people's general response to the draft plan. The following charts show that support or otherwise:

1 Sustainable Development in Cliffe and Cliffe Woods

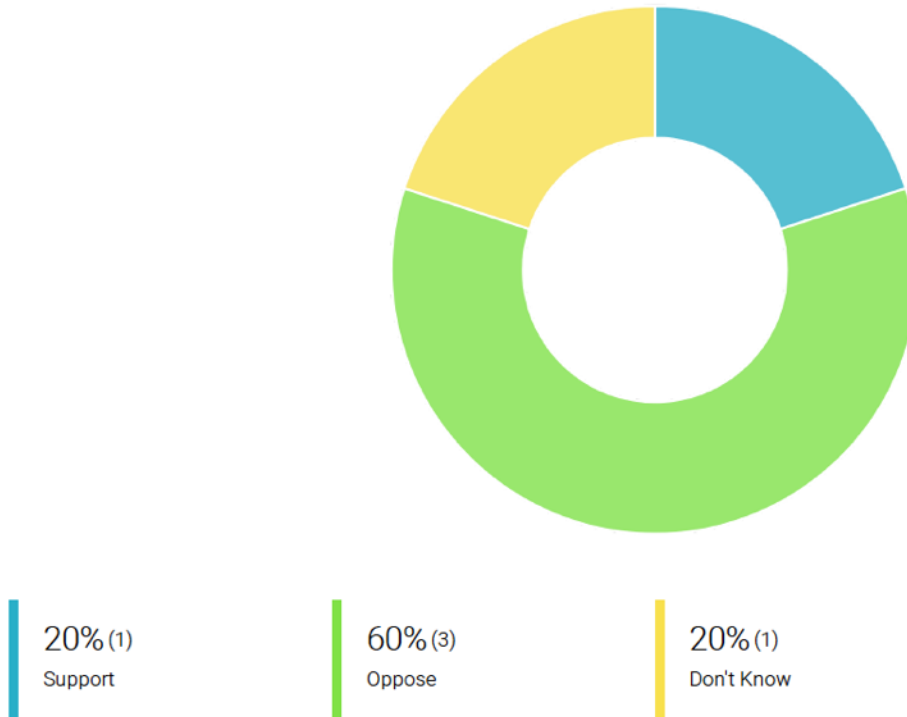


Figure 1: Support for Sustainable Development in Cliffe and Cliffe Woods

Residents who make up the bulk of respondents to this survey do not generally support further development (particularly housing) in Cliffe and Cliffe Woods. This is a challenge for the Neighbourhood Plan as the government National Planning Policy Framework (2019) require Neighbourhood Plans to plan positively for development. Specifically paragraph 16:

Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development¹⁰;
- b) be prepared positively, in a way that is aspirational but deliverable

Below are two contrasting views from the survey:

- *I agree with the guidelines set out in the Draft Neighbourhood Plan that inform and ensure that all developments especially in respect of housing and road infrastructure are carried out in a most sustainable way and are sensitive to the environment and the wellbeing of local residents.*
- *We have opposed the development of the building of 225 new houses to the West of Town Road Cliffe Woods for some years now. The grounds to these are in line with those of many other residents and relate to environmental impact.*

4 Economy and Employment

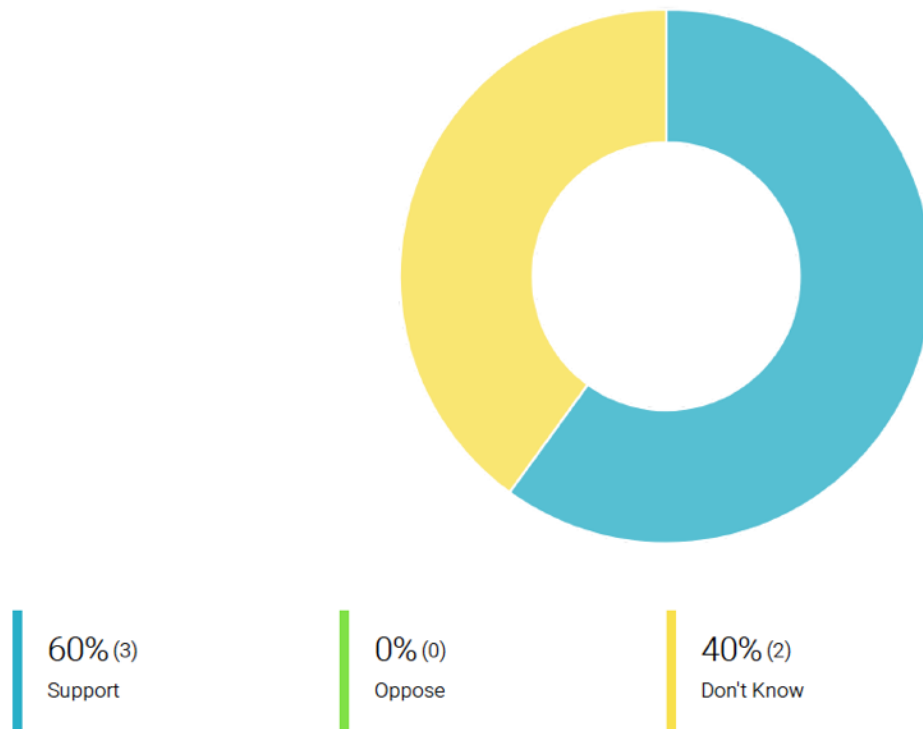


Figure 2: Support for Economy and Employment

It is encouraging that there was more support for addressing the Economy and Employment in the plan. A flavour of the comments received:

- *Employment is vital and key to health, security, wellbeing and fulfilment and it is therefore compelling that any plans regarding sustainable developments look at how best to use such plans with employment as a key objective.*
- *Saves people travelling*
- *Few are able to work in villages.*

7 Environment and Heritage

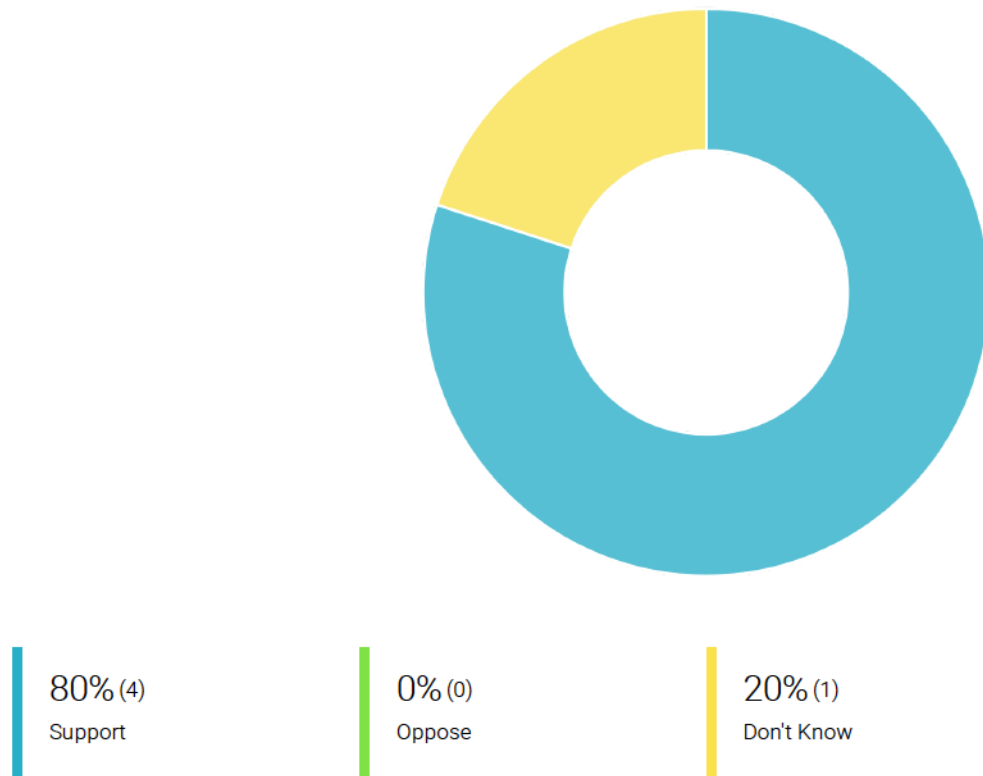


Figure 3: Support for Environment and Heritage

There was strong support for the chapter and policies on the Environment and Heritage.

- *The areas around Cliffe and Cliffe Woods are rich in cultural heritage as detailed in the Draft Neighbourhood Plan.*
- *We have a rich agricultural heritage, and the above proposals would help to safeguard some of this heritage. The local area around Cliffe Woods has rich historical and literary connections which are also defined by the character of the local area.*

10 Housing

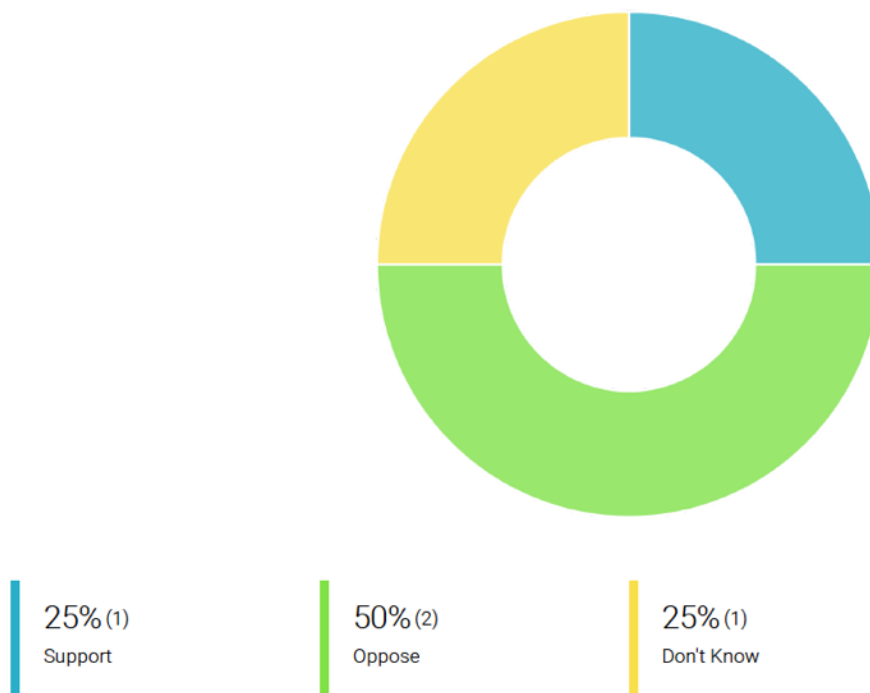


Figure 4: Support for Housing

There wasn't strong support for additional housing in the parish as previous consultations have demonstrated. Concerns are mainly around larger scale estates and the capacity of local physical and social infrastructure to manage development without significant investment, particularly the B2000.

- *I agree that we need to fulfil unmet housing need as is the duty of any local authority. All new housing developments should be small scale and sensitive to the environment including wildlife and the rural character of the area as you recognise in the Neighbourhood Plan*
- *Small infills are ok, but not very large development, the roads, schools, doctors, can't take all the extra people, even the sewers are overloaded.*
- *Let us remain a village*

13 Infrastructure

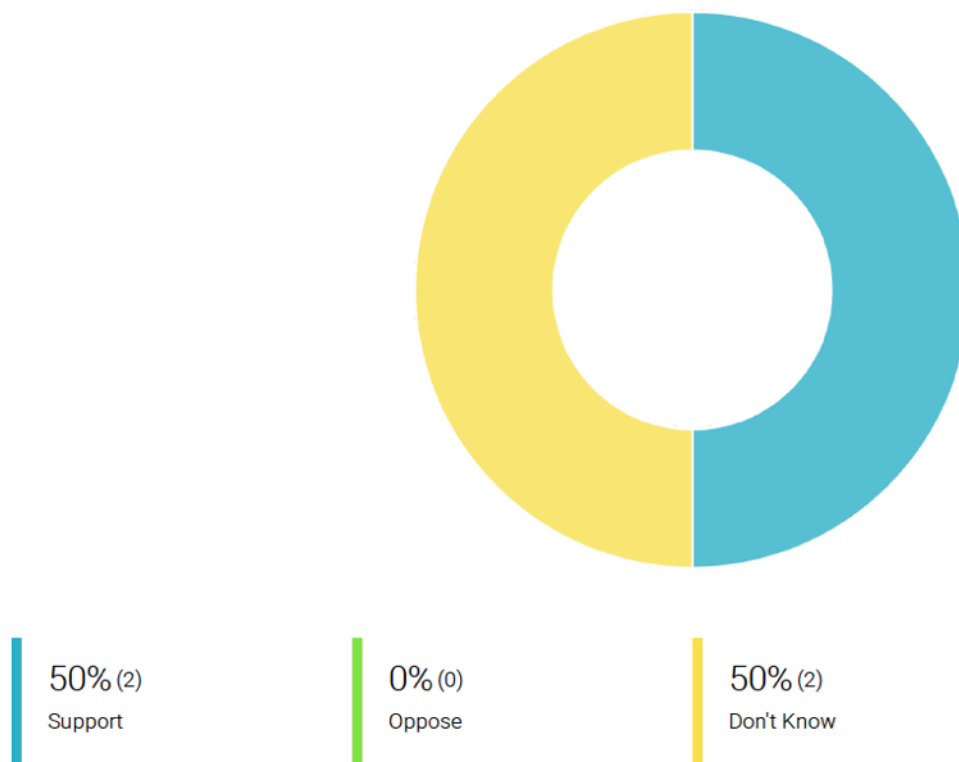


Figure 5: Support for Infrastructure

This is acknowledged as a challenge for the plan:

- *The Neighbourhood Plan has recognised the need for improvements in the local infrastructure which needs to be improved.*
- *For an improved public transport infrastructure.*
- *Needs improvements*

16 Community Facilities and Well-Being

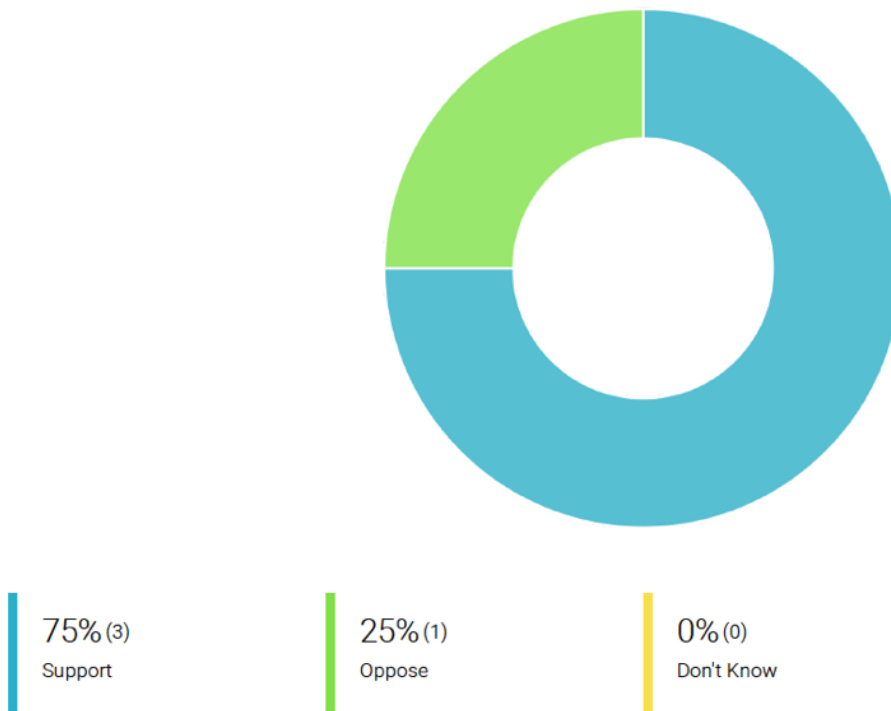


Figure 6: Support for Community Facilities and Well-being

There was general support for the improvements to community facilities and well-being that can come from new development – if not for the development itself.

- *Community Facilities for the promotion of wellbeing are essential to any such plans as this one. Public Health England have backed up what many of us have believed in for such a long time.*
- *Safer pathways, wider B2000*

19 Design Guidelines

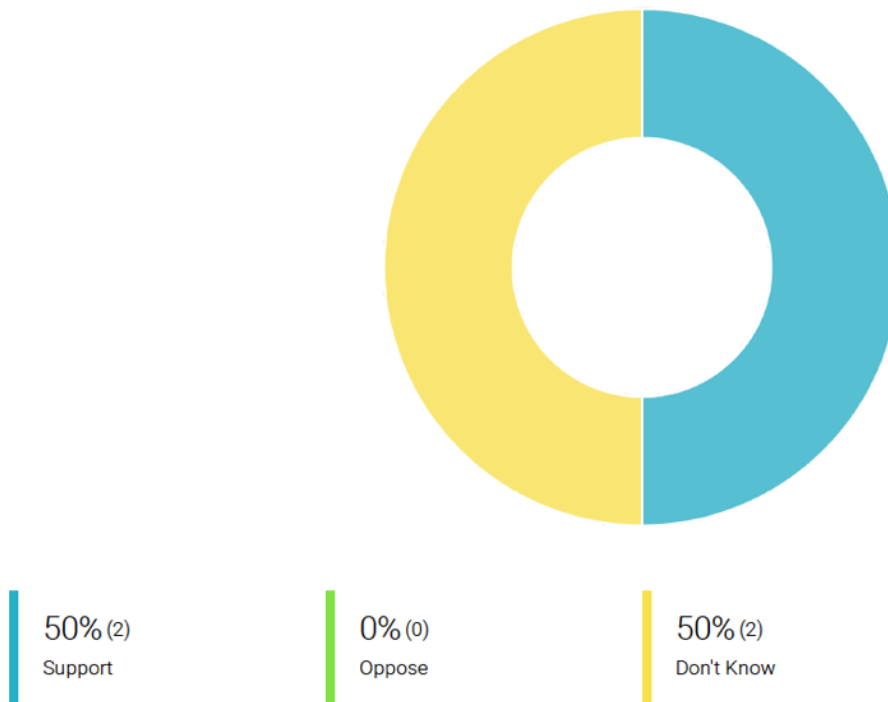


Figure 7: Support for Design Guidelines

It is perhaps disappointing given the work that has gone into these and the government's aspiration for better design – there is a whole chapter in the NPPF 2019 devoted to Achieving well-designed places that there wasn't greater support for this aspect of the plan and the Design Guidelines and the design elements of policies SUSDEV4 and H6

Overall or general comments about the plan:

- *I think that the plan is well drawn together and is detailed well researched and laid out as well as being comprehensive in its scope.*
- *For the local authority to consider any further housing developments in relation to the environmental and road traffic impact by existing ones such as the one between Hoo and Chattenden. To ensure that other developments such as retail parks, drive through fast food outlets and bypasses are not added on to the existing and planned housing expansions.*

8. Summary of submissions and modifications made to plan

The following table summarises all the submissions and what modifications the qualifying body will make to the plan as a result of the regulation 14 consultation process:

Type of response	Respondent	Type of consultee	Relevant policy referred to or issue	Issue to address	Response
Survey	Simon Victor Bojczuk Marlene Lynch	Individual Individual	EMP/HSG and ENV and Heritage policies Protect agriculture policies	Most comments are supportive but suggest proposals that are not site specific or beyond planning control	Add in Bowls Club into the community facilities section Refer in narrative to interest in rewilding and

Type of response	Respondent	Type of consultee	Relevant policy referred to or issue	Issue to address	Response
	Nicola Bojczuk Kenneth Kentell Ruby Hunt Paul Sutton John Harris Sylvia Richards	Individual Individual Individual Individual Individual Individual	Add Bowls Club into the community facilities section Need a community wildlife trust and wilding schemes Developments to include meadows, trees and indigenous species of planting. Refer to SUDS 5 impact assessments Keep to small infill sites only	(public transport increased provision) so can only be addressed by projects with potentially some developer contributions.	wildlife/local heritage trust Note concern and opposition to housing policies due to impact on infrastructure particularly water and sewage addressed in SUSDEV 5: Infrastructure Sufficiency Statements
Comment Form	Glyn Smith	Individual	Infrastructure INFRA 9	General comment that application decisions should be frozen until a plan is in place due to lack of infrastructure to support development	Not possible to amend plan to accommodate this suggestion – infrastructure deficiency is however, already subject of a policy and narrative see SUSDEV 5 Infrastructure Sufficiency Statements
Comment Form	Trenport	Company	SUSDEV 4 and 5 INFRA 4 and HSG	Be more positive about development that it can meet objectives of NP Update use classes in policy SUSDEV2 Parking should be set by Medway H2 table clarify percentages SUSDV on infrastructure – is covered by rest of planning regime	Review narrative re positivity about development Update Use Classes to reflect changes by government. It is reasonable for NPs to set their own parking standards so there is No amendment to Plan policy on Parking or infrastructure sufficiency (See INFRA4) given local circumstances and

Type of response	Respondent	Type of consultee	Relevant policy referred to or issue	Issue to address	Response
					historical levels of parking provision
Comment Form	Anthony Randall	Individual	INFRA	Mention need for station and the location that already exists Strengthen footpaths policy	Amend narrative, INFRA3: Transport walking and possibly INFRA 6: Public Transport
Comment Form	Norman and Julia Hopkins	Individual	HSG and INFRA	No to housing on greenfield sites Improve B2000	Not possible to be anti-development in a NP as has to be in line with National Planning Policy. Infrastructure INFRA 6 Public Transport and Cycling and INFRA 7 Road Safety policies both address B2000.
Comment Form	Mr and Mrs Stuart Michie	Individual	HSG	No more housing	Outside objectives of NP as there is a local need for housing and has to be in line with National Planning Policy
Comment Form	JS Brown	Individual	SUSDEV 1-4 HSG 1-7	More emphasis on importance of environmental designations Specify energy efficiency performance Concern about mixed uses - Esquire Tree planting Hates photo on Plan because it will be gone as it is on Gladman site	Review and amend narrative at beginning of Environment chapter to highlight environmental designations and amend photo. Also see Policy SUSDEV 4 Character, E&H 1 Public Open spaces and E&H2 Biodiversity. Energy performance is addressed in national policy and building regulations.
Letter/E Mail	Dickens' Country	Organisation	H4 SUSDEV 4	Supportive but suggests that	Amend plan as suggested.

Type of response	Respondent	Type of consultee	Relevant policy referred to or issue	Issue to address	Response
	Protection Society		CF4	conversions should be genuinely redundant and tree planting could be included in SUSDEV 4 CF4 rewording to say "area and" before quality in text	
Letter/E Mail	Port of London Authority	Statutory consultee	ECON and EMP policies	Supportive but mention Alpha and Conoco Jetties	Amend introduction to Economy and Employment Chapter paragraph 3 to recognise role of jetties.
Letter/E Mail	Sports England	Statutory consultee		Generic comments related to development supporting health and activity	Consider amending Policy CF1: Loss of leisure and recreation facilities to be more positive.
Letter/E Mail	Gravesham Borough Council	Statutory consultee	H7	Inconsistent approach towards density that may be in contravention of NPPF	Check wording of Policy H7 Housing Type and Density and H8 Housing Density to ensure they conform with NPPF See para 123 b.
Letter/E Mail	KCC Archaeology	Statutory consultee	ENV and Heritage	Policy wording amendment	Amend preamble to and Policy E&H3: Hidden History and E&H4 to reflect suggested amendments.
Letter/E Mail	Medway Council	Statutory consultee	All policies	Strengthening wording and narrative	Amend as appropriate policies to make them clear and more effective.
Letter/E Mail	Medway Prow Officer	Statutory consultee	INFRA	Mention connections to PROW and bridleway use and new paths to accommodate where feasible Improve INFRA 6 maps	Review Policies INFRA 3 Transport – walking and INFRA 6 Public Transport – Cycling to reflect comments. Consider insets for map INFRA 6 to highlight potential

Type of response	Respondent	Type of consultee	Relevant policy referred to or issue	Issue to address	Response
					linkages / circular routes.
Call to PC Clerk	Medway tree Officer	Statutory consultee	ENV	Trees and woodland include in policy or narrative	Amend introduction to Environment and Heritage Chapter paragraph 3 to directly reference woodlands including Lodge Hill SSSI woods.
Letter/E Mail	Medway Conservation	Statutory consultee	ENV&HER	A Number of amendments to narrative and objectives to strengthen policies	Amend Environment and Heritage Chapter to reflect comments including more directly referencing Cliffe Conservation Area and give consideration to a list of Non-Designated Heritage Assets.
Letter	Medway Greenspace Access Officer	Statutory consultee	Introduction to Environment and Heritage chapter.	Various re coastal flooding, visitor centre, green blue infrastructure, climate change	Consider additional policy / policies to reflect issues raised.
Letter/E Mail	Police	Statutory consultee	CF2 and Infra 4	Suggests specific reference to secured by design in text	Amend policy H6 House Design to include reference to Secured by Design.
Letter/E Mail	Natural England	Statutory consultee		Natural England did not have any specific comments on the plan.	The plan will not be amended.

Appendix 1: List of statutory and other consultees

The following were consulted in line with Regulation 3 which provides SCHEDULE 1 Consultation Bodies for Neighbourhood development plans:

1. For the purposes of regulations 14 and 16, a “consultation body” means—
 - (a) where the local planning authority is a London borough council, the Mayor of London;
 - (b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
 - (d) the Homes and Communities Agency(2);
 - (e) Natural England(3);
 - (f) the Environment Agency(4);
 - (g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(5);

- (h) Network Rail Infrastructure Limited (company number 2904587);
- (i) the Highways Agency;
- (j) the Marine Management Organisation(6);
- (k) any person—
 - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
- (l) where it exercises functions in any part of the neighbourhood area—
 - (i) a Primary Care Trust³ established under section 18 of the National Health Service Act 2006(7) or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(8);
 - iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9);
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- (m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- (n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (o) bodies which represent the interests of different religious groups in the neighbourhood area;
- (p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (q) bodies which represent the interests of disabled persons in the neighbourhood area.

Appendix 2: Table of comments received (Regulation 14 Consultation only)

Also see separate Comments Forms Received

A Randall
Greenspaces Access Manager, Medway Council
Cooling Parish Council
Dickens Country Protection Society
G Smith
Gravesham Borough Council
Historic England
J Brown
Heritage Team, Kent County Council
Conservation Officer, Medway Council
Planning officers Medway Council
Tree Officer, Medway Council
Public Rights of Way, Medway Council
Natural England
Kent and Medway Police
Port of London Authority

³ Now Clinical Commissioning Group (CCG)

Southern Water
Trenport Investments Ltd