

Sustainability Appraisal of the Medway Local Plan (2025-2041)

Regulation 18 Interim SA Report

Volume 2 of 2: Appendices

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Sustainability Appraisal of the Medway Local Plan 2025 – 2041

Volume 2 of 2: Appendices

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Appendix A: SA Framework

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
1	Climate Change Mitigation: Minimise Medway's contribution to climate change.	<ul style="list-style-type: none"> Reduce energy consumption or GHG emissions? Encourage renewable energy generation or the use of energy from renewable or low-carbon sources? 	<ul style="list-style-type: none"> Energy consumption GHG emissions Access to sustainable transport Renewable energy generation Green infrastructure (GI) with carbon sink capabilities.
2	Climate Change Adaptation: Plan for the anticipated impacts of climate change.	<ul style="list-style-type: none"> Avoid development in areas at risk of flooding? Reduce the risk of flooding on site or downstream? Increase the coverage and connectivity of GI? Incorporate nature-based solutions to flooding or measures to mitigate the impacts of coastal squeeze? 	<ul style="list-style-type: none"> EA flood (tidal and fluvial) map for planning Safeguard of existing and future flood defence and protection of landward side of defences Surface water flood risk Number of developments given planning permission on floodplains contrary to EA advice Presence or loss of GI (change in ecosystem services).
3	Biodiversity and Geodiversity: Protect, enhance and manage the flora, fauna, biodiversity and geodiversity assets of Medway.	<ul style="list-style-type: none"> Conserve or enhance locally, regionally, nationally and internationally designated sites? Conserve or enhance non-designated habitats of conservation importance along with protected and priority species and areas of GI? Identify and pursue opportunities for securing measurable net gains for biodiversity? Protect or enhance geodiversity? 	<ul style="list-style-type: none"> Impacts on and opportunities to enhance European sites (SAC, SPA and Ramsar) Impacts on and opportunities to enhance nationally designated sites and features (SSSIs, Marine Conservation Zone and ancient woodland) Impacts on and opportunities to enhance regional and locally designated sites (LNR and LWS). Impacts on and opportunities to enhance priority habitats and species Creation of new biodiversity or geodiversity assets Conservation, enhancement and provision of multifunctional GI and the wider ecological network in line with the emerging Medway Green and Blue Infrastructure Framework and the emerging Local Nature Recovery Strategy for Kent Uplift in biodiversity units provided in new developments measured using the DEFRA Biodiversity Net Gain Metric.

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
4	Landscape and Townscape: Conserve, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening their distinctiveness.	<ul style="list-style-type: none"> Conserve and enhance the local landscape / townscape character? Conserve and enhance local distinctiveness, and strengthen sense of place? Conserve and enhance the special character of the Kent Downs AONB / National Landscape and its setting? 	<ul style="list-style-type: none"> Development impacts on the Kent Downs AONB / National Landscape Loss of areas of high landscape value Use of locally sourced materials Discordant with Landscape Character Areas Change to and impacts upon views Is development in-keeping with surroundings Alterations to the urban / rural fringe Increase of coalescence.
5	Pollution and Waste: Reduce waste generation, increase the reuse and recycling of materials whilst minimising the extent and impacts of water, air and noise pollution.	<ul style="list-style-type: none"> Help to minimise waste production and encourage re-use and recycling of materials? Help to reduce or minimise air, noise or water pollution to human and ecological receptors? Help to reduce or minimise the number of residents exposed to the risk of air, noise or water pollution? Protect or improve water or groundwater quality? 	<ul style="list-style-type: none"> Number of residents in areas of poor air quality Proximity to pollutants (e.g. busy roads) Quality of waterways in or adjacent to sites Local increases in road traffic or congestion Proximity to Ground Water Source Protection Zones Number of developments given planning permission contrary to EA advice relating to river water quality or the protection of groundwater Proximity to AQMAs and current AQMA status Promotion of waste reduction hierarchy Ecological and chemical status of waterbodies.
6	Natural Resources: Protect, enhance and ensure the efficient use of Medway land, soils and water.	<ul style="list-style-type: none"> Impact on capacity of local water resources infrastructure? Seek to ensure an efficient use of land including use of previously developed land or existing buildings? Help to prevent or reduce the loss of best and most versatile (BMV) land? 	<ul style="list-style-type: none"> Proportion of new development situated on previously developed land, in line with NPPF definitions Use of existing buildings Likely impacts on soil fertility, structure and erosion Best and most versatile soils Loss of water storage capacity within soil Impacts on mineral areas and safeguarded minerals, wharves and railheads Water quality of county's main watercourses Re-use of contaminated land.

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
7	Housing: Provide a range of housing to meet the needs of the community.	<ul style="list-style-type: none"> Ensure that residents will have the opportunity to live in a home which meets their needs? Result in the loss of, or otherwise impact on, any existing housing? 	<ul style="list-style-type: none"> Impacts on existing houses and estates; Number of care homes Deliver a mix of housing types to meet the needs of the community Promotion of good design principles Total number of homes planned for site.
8	Health and Wellbeing: Safeguard and improve the physical and mental health of residents.	<ul style="list-style-type: none"> Provide residents with adequate access to necessary health facilities and services? Encourage healthy lifestyles through improved accessibility to natural greenspaces and the PRoW / cycle network? Improve the quality and extent of recreational assets and the GI network? 	<ul style="list-style-type: none"> Access to health and community services/ facilities Percentage of plan area's population with access to a natural greenspace within 400m of their home Local air quality Hectares of accessible open space per 1,000 population (e.g. achievement of the Natural England Accessible Greenspace Standard) Access to PRoW or cycle network Reduce perception and fear of crime Promotion of inclusive communities.
9	Cultural Heritage: Conserve, enhance and manage sites, features and areas of historic and cultural importance.	<ul style="list-style-type: none"> Conserve and enhance heritage assets and their settings? Conserve features of architectural or historic interest and, where necessary, encourage their regeneration and renewal? 	<ul style="list-style-type: none"> Number of Listed Buildings adversely impacted by development Number of Listed Buildings partially damaged or lost Number of archaeological sites, scheduled monuments and registered parks adversely impacted by development Quantity of development which is discordant with the character or relevant management plans but given planning permission in Conservation Areas.
10	Transport and Accessibility: Improve the choice and efficiency of sustainable transport in Medway and reduce the need to travel.	<ul style="list-style-type: none"> Improve travel choice, reduce journey need and shorten the length and duration of journeys? Improve accessibility to key services and amenities for existing and new residents? 	<ul style="list-style-type: none"> Distance and accessibility to public transport options Distance and accessibility to key services and amenities, as well as employment opportunities Suitability of existing routes of access into sites, considering anticipated increases in usage.

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
11	Education: Improve education, skills and qualifications in Medway.	<ul style="list-style-type: none"> • Raise educational attainment levels for residents in the Plan area? • Offer residents with frequent, affordable and sustainable access to educational facilities? 	<ul style="list-style-type: none"> • Distance and accessibility to educational facilities, including primary schools, secondary schools and further / higher level educational facilities • Local education attainment levels.
12	Economy and Employment: Support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth.	<ul style="list-style-type: none"> • Ensure the provision of a mix of employment opportunities? • Ensure high and stable levels of employment? • Strengthen and support key retail centres? 	<ul style="list-style-type: none"> • Access and distance to local employment opportunities • Local employment rates • Mix of employment opportunities • Inclusion of 'high added value' employment sectors • Increases or decreases in quantity of employment land in the district • Access and distance to local town centres to support retail circuits and small and independent businesses in town centres.

Appendix B: Assessment of Reasonable Alternative Spatial Delivery Options

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B.1 Introduction

B.1.1 Overview

- B.1.1.1 This appendix provides an appraisal of 12 Spatial Delivery Options (SDOs) identified by the Council through Call for Sites exercises and the Interim Land Availability Assessment (LAA)¹, of which one is employment-led and 11 are residential-led (see Table B.1.1).
- B.1.1.2 The SDOs have been assessed for likely impacts on each of the 12 SA Objectives, as outlined in the SA Framework (see Appendix A). The assessment is based on desktop review of available data and information about receptors relevant to each SA Objective, and does not factor in site-level details or mitigation.
- B.1.1.3 The SDOs are based on broad locations, apart from one which comprises sites for employment land uses only, which are located across Medway. The SDOs are potential **components of a spatial strategy; each SDO alone cannot meet Medway's development needs**. The minimum and maximum number of homes set out for each SDO is indicative at this stage, as derived from the Call for Sites exercises.
- B.1.1.4 It should be noted that whilst every effort has been made to predict effects accurately, the sustainability impacts have been assessed at a high level and are reliant upon the current understanding of the baseline. These assessments have been based on information provided by Medway Council, as well as expert judgement.
- B.1.1.5 Chapter 4 of the main Regulation 18 SA Report presents an evaluation and ranking of each SDO against the SA Framework, drawing on the assessments as presented in this appendix.

Table B.1.1: Spatial delivery options identified by Medway Council

Spatial delivery option	Minimum number of new homes	Maximum number of new homes
Capstone Valley	3,749	4,336
Chatham Docks	3,000	3,000
Cliffe and Cliffe Woods	2,079	2,406
East of Rainham	1,243	1,432
Hoo Peninsula	10,893	12,970
Medway City Estate	1,092	1,502
Medway Valley	1,264	1,457
North of Rainham	2,560	3,275
North of Strood	2,029	2,319
Suburban	495	779
Urban	7,719	8,542
Employment only	480ha of employment floorspace	480ha of employment floorspace

¹ Medway Council (2023) Land Availability Assessment Interim Report, October 2023. Available at: https://www.medway.gov.uk/downloads/file/8413/medway_land_availability_assessment_september_2023 [Date accessed: 05/04/24]

B.2 Capstone Valley

Table B.2.1: Assessment of the Capstone Valley SDO against the SA Framework

SA Objective	Score	Capstone Valley: Description of effect
SA Objective 1 (Climate Change Mitigation)	--	The Capstone Valley SDO could deliver a minimum of 3,749 homes. The construction and occupation of this large-scale of residential development would be likely to significantly increase GHG emissions, and result in a major negative impact on SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	0	A small area of Flood Zone 2 and 3 can be found in the Capstone Valley, covering less than 10% of the SDO. In addition, less than 10% of the SDO coincides with areas of low, medium, and high risk of surface water flood risk (SWFR). A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The Capstone Valley area contains large stands of ancient woodland and development within the SDO could potentially lead to direct impacts on the woodlands, including habitat loss/fragmentation. Several Local Nature Reserves (LNR) are located adjacent to the SDO, including South Woods, Darland Banks and Ambley Wood, as well as several Local Wildlife Sites (LWS). The proposed development could potentially lead to adverse impacts on these biodiversity assets due to increased development related pressures, such as reductions in air quality and water quality/quantity, habitat fragmentation and recreational pressures on wildlife sites. Overall, a minor negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	--	The Capstone Valley forms a green corridor linking the urban area to the open countryside in the south, in proximity to the Kent Downs Area of Outstanding Natural Beauty (AONB). Development at this location would result in a loss of the open and rural character and has potential to impact the setting and views of the AONB. Capstone Farm Country Park is adjacent to the SDO; views experienced from the country park could be adversely affected by the proposed development. The SDO largely comprises undeveloped land, therefore having potential to significantly change the landscape character and reduce the separation between Hempstead and Princess Park/Wayfield. Overall, a major negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	The SDO coincides with groundwater Source Protection Zone (SPZ) 1, 2 and 3, with potential for the proposed development to lead to groundwater pollution. The proposed development of 3,749 homes would be expected to result in increased air pollution during construction and occupation, including through increased road traffic and potential congestion in the area. Overall, a minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO wholly comprises undeveloped land classed as ALC Grade 3. The proposed development at this location would result in a significant and irreversible loss of land, which could include BMV agricultural land. A major negative impact is identified on SA Objective 6.
SA Objective 7 (Housing)	++	The SDO would provide a minimum of 3,749 homes, accounting for approximately 14% of the total housing need. A major positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	-	The SDO is partially located within sustainable distance to some healthcare services, including the Medway Maritime Hospital. The SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. There is however more restricted sustainable access to GP surgeries and leisure facilities, although the adjacent Capstone Farm Country Park and Chatham Snowsports Centre offer some recreational opportunities. Overall, a minor negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	0	The undeveloped nature of the Capstone Valley would ensure new development within the SDO is located away from designated heritage assets and would be unlikely to significantly affect Medway's historic environment. A negligible impact is identified for SA Objective 9.
SA Objective 10 (Transport)	-	The SDO is located beyond the sustainable target distance to railway stations and is located in areas with poor access to existing local services. The SDO is located partially within a sustainable distance to local bus services and the pedestrian and cycle networks, facilitating some sustainable and active modes of transport, although largely outside of the high-frequency public transport routes. Overall, a minor negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	--	The SDO is located beyond sustainable distances to existing primary schools, secondary schools, and further educational facilities. Development at this

SA Objective	Score	Capstone Valley: Description of effect
		location could potentially restrict sustainable access to educational opportunities and a major negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Gillingham Business Park and Hempstead Valley Shopping Centre, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.3 Chatham Docks

Table B.3.1: Assessment of the Chatham Docks SDO against the SA Framework

SA Objective	Score	Chatham Docks: Description of effect
SA Objective 1 (Climate Change Mitigation)	--	The Chatham Docks SDO could deliver approximately 3,000 homes. The construction and occupation of this large-scale residential development would be likely to significantly increase GHG emissions potentially including the release of embodied carbon, and result in a major negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	--	Over 70% of the land within the Chatham Docks SDO (omitting the section which covers the basin) lies within Flood Zone 2 and over 55% lies within Flood Zone 3. In addition, more than 20% of the SDO coincides with areas of low SWFR, and small areas (less than 10%) with medium and high SWFR. The SDO also coincides with existing Flood defences, leading to potential challenges with safeguarding the viability of the defences in light of climate change. A major negative impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	Chatham Docks is located adjacent to the Medway Estuary and Marshes Site of Special Scientific Interest (SSSI) and Marine Conservation Zone (MCZ), as well as being located 500m away from Medway Estuary and Marshes Special Protection Area (SPA) and Ramsar. Development within the SDO could lead to direct or indirect impacts on these designations, including through increasing air and water pollution and recreational pressures. A minor negative impact is therefore identified for SA Objective 3.
SA Objective 4 (Landscape)	0	Chatham Docks primarily comprises previously developed land, situated within the existing urban area and away from sensitive landscapes. The proposed development would likely be in keeping with the surrounding built form and may provide opportunities to enhance the local townscape character. Overall, a negligible impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	Gillingham Air Quality Management Area (AQMA) is located adjacent to Chatham Docks along a section of Pier Road (the A289). The proposed development within the SDO has potential to increase air pollution and exacerbate poor air quality and congestion within the AQMA through the proposed construction and occupation of 3,000 homes and associated traffic. However, its current occupation as a waste management facility may have worse impacts for air pollution than the proposed new development. Overall, a minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	0	The SDO predominantly comprises previously developed land classed as ALC 'urban'. The proposed development at this location is unlikely to deplete land of environmental value or BMV soil. Overall, a negligible impact is identified for SA Objective 6.
SA Objective 7 (Housing)	++	The SDO would provide a minimum of 3,000 homes (approximately 11% of the total housing need). A major positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	+	The SDO is wholly located within sustainable distance to the Medway Maritime Hospital. The SDO would provide good access to open greenspace and the PRow and cycle networks, facilitating active travel and encouraging healthy lifestyles. Chatham Docks is partially located within a sustainable access to GP surgeries and leisure facilities including the Strand Swimming Pool and Medway Park Leisure Centre. Overall, a minor positive impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	0	No designated heritage assets lie within or adjacent to the SDO; although some listed buildings and conservation areas are located in the wider urban area, the proposed redevelopment at Chatham Docks would be unlikely to significantly affect the historic environment, although this should be informed by further detailed assessment. A negligible impact is identified for SA Objective 9.
SA Objective 10 (Transport)	++	The SDO is located within the sustainable target distance to bus stops, railway stations and local services. The majority of the SDO is located within an area of high-frequency public transport access. The SDO also has good access to the pedestrian and cycle networks, facilitating sustainable and active modes of transport. Overall, a major positive impact is identified for SA Objective 10.
SA Objective 11 (Education)	0	The SDO is located beyond the sustainable distance to primary schools, however it is located within a sustainable distance to secondary schools and further education facilities. A negligible impact is identified for SA Objective 11.

SA Objective	Score	Chatham Docks: Description of effect
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations given its urban location, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.4 Cliffe and Cliffe Woods

Table B.4.1: Assessment of the Cliffe and Cliffe Woods SDO against the SA Framework

SA Objective	Score	Cliffe and Cliffe Woods: Description of effect
SA Objective 1 (Climate Mitigation)	-	The Cliffe and Cliffe Woods SDO could deliver a minimum of 2,079 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Adaptation)	0	An insignificant area of Flood Zone 2 and 3 can be found in Cliffe and Cliffe Woods, covering less than 1% of the SDO. In addition, less than 5% of the SDO coincides with areas of low, medium and high SWFR. A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	--	The SDO lies adjacent to the Thames Estuary and Marshes SPA and Ramsar and coincides with a section of South Thames Estuary and Marshes SSSI. Development within the SDO has potential to lead to direct adverse impacts associated with loss or degradation of supporting habitat for the SPA/Ramsar found within the SSSI. The SDO also lies adjacent to Chattenden Hill and Lodge Hill SSSI with potential to increase disturbance to the ground-nesting nightingales. Additionally, the SDO lies adjacent to ancient woodland, and contains small areas of Open Mosaic Habitat (OMH) and deciduous woodland priority habitat. Development in these areas has potential for significant direct and indirect impacts on biodiversity including from habitat loss/fragmentation, pollution and predation of nightingales from cats, therefore a major negative impact on SA Objective 3 is identified.
SA Objective 4 (Landscape)	-	The Cliffe and Cliffe Woods SDO primarily lies on areas of undeveloped land and therefore new development has potential to change the rural landscape character. Growth at the SDO would also contribute to urban sprawl and increase coalescence between settlements, particularly between Cliffe and Cliffe Woods, and Wainscott and Cliffe Woods. A minor negative impact is identified for SA Objective 4.
SA Objective 5 (Pollution and Waste)	-	The SDO is located over 200m away from major sources of pollution such as AQMAs, main roads and railway lines. However, the proposed development of a minimum of 2,079 homes is likely to increase air pollution through their construction and occupation. A minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO wholly comprises previously undeveloped land classed as ALC Grades 1, 2 and 3. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental and agricultural value, including BMV agricultural land. A major negative impact is identified on SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 2,079 homes (approximately 8% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	--	The SDO is located beyond the sustainable distance to Medway Maritime Hospital. Access to GP surgeries and leisure facilities is also restricted, with the SDO located beyond a sustainable distance to a large number of these facilities. However, the SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. Overall, a major negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	0	The majority of proposed development in the Cliffe and Cliffe Woods SDO would be located away from designated heritage assets and would be unlikely to significantly affect Medway's historic environment . A negligible impact is identified for SA Objective 9.
SA Objective 10 (Transport)	--	The SDO is located beyond the sustainable target distance to railway stations and is located in areas with poor access to existing local services. The majority of the SDO also has poor access to bus services and is mostly located outside of the high-frequency public transport routes. Additionally, the SDO is only partially accessible to the pedestrian and cycle networks, facilitating some sustainable and active modes of transport. Overall, a major negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	-	The SDO is located within a sustainable distance to some primary schools, however, it is located outside the sustainable distances to secondary schools and further education facilities. Development at this

SA Objective	Score	Cliffe and Cliffe Woods: Description of effect
		location could potentially restrict sustainable access to education opportunities and a minor negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Frindsbury Peninsula (Medway City Estate), providing a range of employment opportunities to some residents; however, some areas of the SDO are likely to have more limited access to employment opportunities. Overall, a negligible impact is identified for SA Objective 12.

B.5 East of Rainham

Table B.5.1: Assessment of the East of Rainham SDO against the SA Framework

SA Objective	Score	East of Rainham: Description of effect
SA Objective 1 (Climate Change Mitigation)	-	The East of Rainham SDO could deliver a minimum of 1,243 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	0	A small area of Flood Zone 2 and 3 can be found in the East of Rainham, covering less than 10% of the SDO. In addition, less than 10% of the SDO coincides with areas of low, medium and high SWFR. A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The East of Rainham SDO coincides with OMH and a small section of traditional orchard priority habitat, and the proposed development could potentially lead to direct impacts including habitat loss/fragmentation. The SDO also lies 300m from Medway Estuary and Marshes Ramsar and SPA, with potential for adverse effects including air and water pollution and increased recreational pressures. A minor negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	--	The East of Rainham SDO is located on the eastern edge of Medway, in proximity to the Kent Downs AONB. Development at this location would result in a loss of open and rural character and has potential to impact the setting and views of the AONB. Riverside Country Park lies in proximity to the SDO, therefore views experienced from the Country Park could be adversely affected by the proposed development to some extent, although some areas may be screened by trees. The SDO largely comprises undeveloped land, therefore having potential to significantly change the landscape character and contribute to urban sprawl. Overall, a major negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	The A2 main road and the Chatham main railway line pass through the East of Rainham, potentially exposing site end users to higher levels of transport associated air and noise pollution. The construction of 1,253 homes has potential to increase air pollution through their construction and occupation, including through increased road traffic and potential congestion in the area. Overall, a minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO predominantly comprises previously undeveloped land mostly classed as ALC Grade 1 which represents BMV agricultural land. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental and agricultural value. A major negative impact is identified on SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 1,253 homes (approximately 5% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	--	The SDO is located beyond the sustainable distances to healthcare services, including the Medway Maritime Hospital and GP surgeries, although a small portion of the SDO is located within a sustainable distance to Splashes Leisure Centre. However, the SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. Overall, a major negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	The proposed development within the currently undeveloped area of the SDO has potential to adversely affect the significance or setting of Moor Street Conservation Area and associated listed buildings. A minor negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	-	The SDO is located within the sustainable target distance to railway stations, however the SDO is partially located in areas with poor access to existing local services and bus stops. Additionally, the SDO is mostly located outside of the high-frequency public transport routes and has only partial access to the pedestrian and cycle network. Overall, a minor negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	+	The SDO is located within a sustainable distance to primary schools and secondary schools, however it is not located within a sustainable distance to further educational facilities. Development at this location could potentially provide relatively good access to educational facilities. A minor positive impact is identified for SA Objective 11.

SA Objective	Score	East of Rainham: Description of effect
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Gillingham Business Park, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.6 Employment

Table B.6.1: Assessment of the Employment SDO against the SA Framework

SA Objective	Score	Employment: Description of effect
SA Objective 1 (Climate Change Mitigation)	+ / -	The nature and scale of non-residential development is unknown at this stage. Consequently, the carbon emissions likely to be generated as a result of the development proposed within this SDO remain uncertain.
SA Objective 2 (Climate Change Adaptation)	--	Over 75% of the Employment SDO lies within Flood Zone 2 and over 65% lies within Flood Zone 3. In addition, more than 10% of the SDO coincides with areas of low, medium and high SWFR. The SDO also coincides with existing flood defences, leading to potential challenges with safeguarding the viability of the defences in light of climate change. Although some employment-led development may be permitted in areas of flood risk in line with national policy, in line with the precautionary principle, a major negative impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	--	Sections of the Employment SDO lie adjacent to Medway Estuary and Marshes SPA, Ramsar as well as SSSI and MCZ, where there is potential for the proposed development to lead to adverse impacts including habitat loss/fragmentation, pollution and recreational pressures. The SDO also coincides with small areas of OMH and priority habitat including coastal and floodplain grazing marsh and deciduous woodland; the proposed development could potentially lead to direct adverse impacts including habitat fragmentation. Overall, a major negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	-	The Employment SDO largely comprises areas of undeveloped land. The SDO lies within a small area of 'low' landscape sensitivity and 'low/medium' capacity ² , where new development could potentially lead to changes in the landscape character and contribute towards urban sprawl. A small portion of the Employment SDO lies within 300m of the Kent Downs AONB and Ranscombe Farm Country Park, and as such new development has potential to adversely impact the setting and views experienced from the AONB and Country Park. Overall, a minor negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	A small portion of the SDO coincides with groundwater SPZ 2 and 3, with potential for the proposed development to lead to groundwater pollution. The A2 main road passes adjacent to the southern section of the SDO, potentially exposing site end users to higher levels of transport associated air and noise pollution. Additionally, the construction of over 480ha of employment floorspace has potential to increase air pollution through its construction and usage, depending on the specific land uses to come forward. Overall, a minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	-	The SDO comprises a mixture of previously undeveloped land classed as ALC Grade 1, 2, 4 and 'urban', as well as some opportunities for redevelopment of brownfield sites. The proposed development at this location would be likely result in an irreversible loss of a small portion of BMV agricultural land. A minor negative impact is identified on SA Objective 6.
SA Objective 7 (Housing)	0	A negligible impact is identified for SA Objective 7 as the SDO proposes non-residential development and would not contribute to meeting the identified housing need.
SA Objective 8 (Health and Wellbeing)	--	The SDO is located beyond the sustainable distances to healthcare services, including the Medway Maritime Hospital, GP surgeries and leisure facilities. However, the SDO would provide good access to PRoW and cycle networks, and some access to open greenspace, facilitating active travel and encouraging healthy lifestyles in employment areas. Overall, a major negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	Several Grade II listed buildings and scheduled monuments (SM) can be found in proximity to the SDO, including coastal artillery defence structures adjacent to the SDO on the Isle of Grain, which are on the Heritage at Risk register. The proposed development in the currently undeveloped areas has potential to adversely affect the significance or setting of these

² Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 21/03/24]

SA Objective	Score	Employment: Description of effect
		heritage assets, with likely of alteration of historic character. Overall, a minor negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	--	The SDO is located mostly outside of the sustainable target distance to railway stations although there is some access to freight transport links, as well as being partially located in areas with poor access to existing local services and bus stops. The SDO is mostly located outside of the high-frequency public transport routes, and has poor access to pedestrian and cycle networks. Overall, a major negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	0	The nature of non-residential development lacks a need for educational provision. It is unknown whether development at this location will have any impact on sustainable access to education. Consequently, the impacts of the SDO on educational provision remain negligible.
SA Objective 12 (Economy)	++	The SDO is likely to significantly increase employment floorspace and employment opportunities across Medway. A major positive impact is identified for SA Objective 12.

B.7 Hoo Peninsula

Table B.7.1: Assessment of the Hoo Peninsula SDO against the SA Framework

SA Objective	Score	Hoo Peninsula: Description of effect
SA Objective 1 (Climate Change Mitigation)	--	The Hoo Peninsula SDO could deliver a minimum of 10,893 homes. The construction and occupation of this large-scale residential development would be likely to significantly increase GHG emissions and result in a major negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	0	A small area of Flood Zones 2 and 3 can be found within the SDO, covering less than 5%, and less than 10% of the SDO coincides with areas of low, medium, and high SWFR. A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	--	The Hoo Peninsula SDO lies within 400m of Thames Estuary and Marshes SPA and Ramsar, Medway Estuary and Marshes SPA and Ramsar, and High Halstow National Nature Reserve (NNR). The SDO is located adjacent to multiple SSSIs, including Medway Estuary and Marshes SSSI, Tower Hill to Cockham Wood SSSI, and Chattenden Woods and Lodge Hill SSSI which is designated to protect nightingales. Some small areas of ancient woodland can be found within the SDO. Development in these areas has potential to significantly increase direct and indirect impacts on biodiversity including through habitat loss/fragmentation, pollution, recreational impacts, and predation of nightingales from cats, therefore a major negative impact on SA Objective 3 is identified.
SA Objective 4 (Landscape)	--	Large sections of the Hoo Peninsula SDO coincides with areas of both 'high' landscape sensitivity and capacity ³ . The proposed development within the SDO would therefore have potential to alter the rural character and contribute to urban sprawl and reduce the separation between settlements, particularly between High Halstow and Fenn Street and Chattenden and Hoo. A major negative impact is identified for SA Objective 4.
SA Objective 5 (Pollution and Waste)	--	The A228 is the main road serving the Hoo Peninsula. The proposed development within the SDO could potentially expose site end users to higher levels of transport associated air and noise pollution. The SDO is located adjacent and in close proximity to watercourses, including the River Medway, potentially resulting in impacts for water quality. Additionally, the construction and occupation of 10,893 homes has potential to significantly increase air pollution. Overall, a major negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO predominantly comprises previously undeveloped land classed as ALC Grade 1, 2 and 3. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental value, including large areas of BMV agricultural land. A small proportion of the SDO also coincides with MSAs, with potential to increase the risk of sterilisation of mineral resources. A major negative impact is identified on SA Objective 6.
SA Objective 7 (Housing)	++	The SDO would provide a minimum of 10,893 homes (approximately 40% of the total housing need). A major positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	--	The SDO is mostly located beyond sustainable distances to the majority of healthcare services, including the Medway Maritime Hospital, GP surgeries and leisure facilities. However, the SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. Overall, a major negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	--	The SDO encompasses several rural settlements where a number of listed buildings, including several Grade I Listed Buildings, can be found. Some other heritage assets also lie in close proximity to the SDO, including the adjacent Cooling Castle SM which is on the Heritage at Risk register, and Upnor Conservation Area. The proposed development in the currently undeveloped areas has potential to adversely affect the significance or setting of heritage assets within the area, and alter historic character. Overall, a major negative impact is identified for SA Objective 9.

³ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 21/03/24]

SA Objective	Score	Hoo Peninsula: Description of effect
SA Objective 10 (Transport)	--	The SDO is located beyond the sustainable target distance to railway stations and is mostly located in areas with poor access to existing local services. The SDO is partially accessible for to bus services in some areas, although is wholly located outside of the high-frequency public transport routes. The SDO is partially accessible to pedestrian and cycle network routes. Overall, a major negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	-	The majority of SDO is mostly located beyond sustainable distances to primary schools, secondary schools, although a proportion of the SDO would provide sustainable access to primary schools. The SDO is likely to provide good access to further education facilities. Overall, the SDO could potentially restrict accessibility to education opportunities and a minor negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Kingsnorth and the Isle of Grain/Thamesport, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.8 Medway City Estate

Table B.8.1: Assessment of the Medway City Estate SDO against the SA Framework

SA Objective	Score	Medway City Estate: Description of effect
SA Objective 1 (Climate Change Mitigation)	-	The Medway City Estate SDO could deliver a minimum of 1,092 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	--	Over 35% of the Medway City Estate SDO lies within Flood Zone 2 and over 15% within Flood Zone 3. However, less than 10% of the SDO coincides with areas of low, medium and high SWFR. The SDO also coincides with existing flood defences along the Frindsbury Peninsula, leading to potential challenges with safeguarding the viability of the defences in light of climate change. A major negative impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The Medway City Estate is located 100m from Tower Hill to Cockham Wood SSSI. The SDO also lies adjacent to the MCZ and coincides with the coastal and floodplain grazing saltmarsh priority habitat. Development in these areas has the potential to increase development related threats and pressures, including direct and indirect impacts on biodiversity including through habitat loss/fragmentation, pollution and recreational impacts. Overall, a minor negative impact on SA Objective 3 is identified.
SA Objective 4 (Landscape)	0	The Medway City Estate is primarily urban, however also incorporates some small areas of undeveloped land. The SDO lies within a small area of 'medium/high' landscape capacity and 'high' sensitivity ⁴ , where there is potential for new development to change the landscape character, although these impacts are likely to be localised. The SDO is unlikely to significantly alter views from the Kent Downs AONB or other landscape designations. Overall, a negligible impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	--	The A289 main road passes to the north of Medway City Estate. The proposed development within the SDO could potentially expose site end users to higher levels of transport associated air and noise pollution. The SDO is located adjacent and in close proximity to the River Medway, and coincides with a small portion of groundwater SPZ 3, with the proposed development potentially resulting in impacts for water quality and groundwater pollution. Additionally, the construction and occupation of over 1,092 homes has potential to increase air pollution. Overall, a major negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	-	The SDO predominantly comprises previously developed land, although there are some small undeveloped sections in the north where the land is ALC Grades 1 and 3, potentially representing BMV agricultural land. The proposed development at this location is therefore unlikely to result in a significant loss of land with environmental or agricultural value. However, a large proportion of the SDO lies within an MSA, where development could lead to sterilisation of mineral resources. A minor negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 1,092 homes (approximately 4% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	-	The SDO is located within a sustainable distance to the Medway Maritime Hospital. The SDO would provide some access to open greenspace and the PRow and cycle networks, facilitating active travel and encouraging healthy lifestyles in some areas. However, Medway City Estate also lacks sustainable access to GP surgeries and leisure facilities. Overall, a minor negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	The SDO is located in close proximity to several heritage assets, including Grade I Listed Building 'Barn South West of Manor House', and the adjacent Grade II Listed Building 'The Manor House' , which are on the Heritage at Risk register, as well as the setting of CAs including the 'Historic Dockyard.' The proposed development could potentially affect the setting of these heritage assets. Overall, a minor negative impact is identified for SA Objective 9.

⁴ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 21/03/24]

SA Objective	Score	Medway City Estate: Description of effect
SA Objective 10 (Transport)	0	The SDO is located wholly within the sustainable target distance to bus stops and railway stations, although it is not located within the high-frequency public transport routes. The SDO is partially located in areas with good access to local services, as well as being partially accessible to pedestrian and cycle network routes. Overall, a negligible impact is identified for SA Objective 10.
SA Objective 11 (Education)	-	The majority of the SDO is located within a sustainable distance to secondary schools, however it is located beyond sustainable distances to primary schools and further educational facilities. Development at this location could potentially restrict access to further educational facilities. A minor negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located on the Frindsbury Peninsula (Medway City Estate) where there are a number of existing businesses and employment opportunities; as such, the proposed development would be located within sustainable distances to major employment locations and a minor positive impact is identified for SA Objective 12, providing there will be no loss of existing employment locations.

B.9 Medway Valley

Table B.9.1: Assessment of the Medway Valley SDO against the SA Framework

SA Objective	Score	Medway Valley: Description of effect
SA Objective 1 (Climate Change Mitigation)	-	The Medway Valley SDO could deliver a minimum of 1,264 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	-	A small area of Flood Zone 2 and 3 can be found in the Medway Valley, less than 10%. In addition, less than 5% of the SDO coincides with areas of low, medium and high SWFR. However, the SDO also coincides with a small section of Medway's flood defences . A minor negative impact overall is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	--	The Medway Valley lies adjacent to Halling and Trottscliffe Escarpment SSSI and is located less than 200m from Cobham Woods SSSI. The SDO is also located 300m from North Downs Woodlands Special Area of Conservation (SAC). Medway Valley also coincides with a section of the 'River Medway between Cuxton and Temple Marsh' LWS , as well as small areas of OMH and deciduous woodland priority habitat. Additionally, the SDO lies adjacent and in close proximity to multiple parcels of ancient woodland and the MCZ. Development in these areas has potential to significantly increase direct and indirect impacts on biodiversity including through habitat loss/fragmentation, pollution and recreational impacts. Overall, a major negative impact on SA Objective 3 is identified.
SA Objective 4 (Landscape)	--	The Medway Valley forms a green corridor linking the urban area to the open countryside in the south, coinciding with the Kent Downs AONB. Development at this location would result in a loss of the open and rural character and has potential to impact the setting and views of the AONB. Ranscombe Farm Country Park lies in close proximity to the SDO: views experienced from the country park could be adversely affected by the proposed development. The SDO largely comprises undeveloped land, therefore having potential to significantly change the landscape character and reduce the separation between Halling and Snodland. Overall, a major negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	--	The M2 motorway passes to the north of the Medway Valley SDO as well as the A228 running north to south of the SDO, and the Medway Valley railway line passes through the SDO, potentially exposing site end users to higher levels of transport associated air and noise pollution. The SDO also coincides with groundwater SPZ 1, 2 and 3, with the proposed development potentially contributing to groundwater pollution. Additionally, the construction and occupation of 1,264 homes has potential to increase air pollution. Overall, a major negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO predominantly comprises undeveloped land classed as ALC Grade 2, 3 and 4. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental value, which could also include BMV agricultural land in some areas. A small proportion of the SDO also coincides with an MSA, with potential for the proposed development to lead to sterilisation of mineral resources. A major negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 1,264 homes (approximately 5% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	--	The SDO is located outside of sustainable distances to healthcare facilities, including the Medway Maritime Hospital, GP surgeries and leisure facilities. The SDO would provide good access to open greenspace and the PROW and cycle networks, facilitating active travel and encouraging healthy lifestyles. Overall, a major negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	The SDO spans between Halling and Cuxton, which support a range of Grade II* and Grade II listed buildings and conservation areas. The proposed development in the currently undeveloped areas has potential to adversely affect the significance or setting of these heritage assets, with likely of alteration of historic character. Overall, a minor negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	0	The SDO is located within the sustainable target distance to railway stations and bus stops, with some areas being located within the high-frequency public transport routes. The SDO is partially accessible to the pedestrian and cycle networks, facilitating sustainable and active modes of

SA Objective	Score	Medway Valley: Description of effect
		transport in some areas. However, it is located in areas with poor access to existing local services, with the closest being located in Snodland for some areas. Overall, a negligible impact is identified for SA Objective 10.
SA Objective 11 (Education)	--	The SDO is located beyond sustainable distances to existing primary schools, secondary schools, and further educational facilities. Development at this location could potentially restrict sustainable access to educational opportunities and a major negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Formby Road, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.10 North of Rainham

Table B.10.1: Assessment of the North of Rainham SDO against the SA Framework

SA Objective	Score	North of Rainham: Description of effect
SA Objective 1 (Climate Change Mitigation)	--	The North of Rainham SDO could deliver a minimum of 2,560 homes. The construction and occupation of this large-scale residential development would be likely to significantly increase GHG emissions and result in a major negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	-	A small area of Flood Zone 2 and 3 can be found in the North of Rainham, covering less than 10% of the SDO. Over 10% of the SDO coincides with areas of low, medium and high SWFR. Overall, a minor negative impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The North of Rainham area lies adjacent to Medway Estuary and Marshes SPA, Ramsar and SSSI. The SDO also lies adjacent to the LNR and LWS at Berengrave Chalk Pit, as well as coinciding with an OMH and areas of traditional orchard priority habitat. The proposed development at the SDO could potentially lead to adverse impacts on these biodiversity assets due to the increased development related pressures and threats, such as reductions in air quality and water quality/quantity, habitat fragmentation and recreational pressures on wildlife sites. Overall, a minor negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	--	The North of Rainham comprises an area of farmland and open space between Rainham and the River Medway. The SDO lies adjacent to Riverside Country Park and Eastcourt Meadows Country Park. Development at this location would result in a loss of the open and rural character and has potential to impact the setting and views of the Country Parks. The SDO largely comprises undeveloped land, therefore having potential to significantly change the landscape character and increase urban sprawl. Overall, a major negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	The A289 main road and Chatham main railway line pass in close proximity to the SDO, potentially exposing site end users to higher levels of transport associated air and noise pollution. Additionally, the construction and occupation of over 2,560 homes has potential to increase air pollution. Overall, a minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO wholly comprises undeveloped land classed as ALC Grade 1, which represents BMV agricultural land. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental and agricultural value. A major negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	++	The SDO would provide a minimum of 2,560 homes (approximately 10% of the total housing need). A major positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	-	The North of Rainham is mostly located within a sustainable distance to the Medway Maritime Hospital. The SDO has poor sustainable access to GP surgeries and some access to leisure facilities including Splashes Leisure Centre. However, the SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. A minor negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	Several Grade II* and Grade II listed buildings can be found in proximity to North Rainham, including Lower Rainham Conservation Area. The proposed development in the currently undeveloped areas has potential to adversely affect the significance or setting of these heritage assets, with likely of alteration of historic character. Overall, a minor negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	-	The SDO is partially located within the sustainable target distance to railway stations and bus stops, with a small portion being located within the high-frequency public transport routes. However, pedestrian access to Rainham Station is likely to be poor and highway capacity is limited in this area. In addition, it is located in areas with poor access to existing local services. Overall, a minor negative impact is identified for SA Objective 10.
SA Objective 11 (Education)	-	The majority of the SDO is located beyond a sustainable distance to primary schools, secondary schools and further educational facilities, although a small proportion still remains within a sustainable distance to educational facilities. Development at this location could potentially restrict access to educational facilities. A minor negative impact is identified for SA Objective 11.

SA Objective	Score	North of Rainham: Description of effect
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Beechings Way, providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.11 North of Strood

Table B.11.1: Assessment of the North of Strood SDO against the SA Framework

SA Objective	Score	North of Strood: Description of effect
SA Objective 1 (Climate Change Mitigation)	-	The North of Strood SDO could deliver a minimum of 2,029 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	0	A small area of Flood Zone 2 and 3 can be found in the North of Strood, covering less than 10% of the SDO. In addition, less than 10% of the SDO coincides with areas of low, medium and high SWFR. A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The North of Strood SDO lies within 1km from SSSIs including Tower Hill to Cockham Wood SSSI, Great Crabbles Wood SSSI and Chattenden Woods and Lodge Hill SSSI, as well as being located 250m from Rede Common LNR. Additionally, small areas of OMH and traditional orchard priority habitat coincide with the SDO. Development within this SDO has potential to increase threats and pressures for these habitats and designations, such as through habitat fragmentation/loss, pollution and recreational impact. A minor negative impact has therefore been identified.
SA Objective 4 (Landscape)	--	The North of Strood comprises an area of farmland and open space on the outskirts of the urban area of Medway, in close proximity with the Kent Downs AONB. Development at this location would result in a loss of the open and rural character and has potential to impact the setting and views of the AONB. Ranscombe Farm Country Park and Shorne Wood Country Park lie in close proximity to the SDO; views experienced from the Country Park could be adversely affected by the proposed development. The SDO largely comprises undeveloped land, therefore having potential to significantly change the landscape character and increase coalescence between Strood and Higham. Overall, a major negative impact on SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	--	The A226 and A289 main roads and the North Kent main railway line pass through North Strood, potentially exposing site end users to higher levels of transport associated air and noise pollution. The SDO also coincides with groundwater SPZ 1, 2 and 3, with the proposed development potentially contributing to groundwater pollution. Additionally, the construction and occupation of over 2,029 homes has potential to increase air pollution. Overall, a major negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	--	The SDO wholly comprises undeveloped land classed as ALC Grade 1 and 2, which represents BMV agricultural land. The proposed development at this location would result in a significant and irreversible loss of land with potential environmental and agricultural value. A major negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 2,029 homes (approximately 8% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	-	The North of Strood is partially located within a sustainable distance to the Medway Maritime Hospital. However, only some areas of the SDO lie within a sustainable distance to GP surgeries and leisure facilities including Strood Sports Centre. The SDO would provide some access to open greenspace and good access to PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. A minor negative impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	-	A small number of Grade II listed buildings are located in the North Strood area. The proposed development in the currently undeveloped area of the SDO has potential to adversely affect the significance or setting of these heritage assets. A minor negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	0	The SDO is mostly located within the sustainable target distance to railway stations and bus stops, with some areas being located within the high-frequency public transport routes. The SDO also has mostly good access to the pedestrian and cycle networks, facilitating sustainable and active modes of transport. However, it is located in areas with poor access to existing local services. Overall, a negligible impact is identified for SA Objective 10.
SA Objective 11 (Education)	-	The SDO is located outside of a sustainable distance to primary schools and further educational facilities, however it is located within a sustainable

SA Objective	Score	North of Strood: Description of effect
		distance to most secondary schools. Development at this location could potentially limit accessibility to educational facilities. A minor negative impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Frindsbury Peninsula (Medway City Estate), providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.12 Suburban

Table B.12.1: Assessment of the Suburban SDO against the SA Framework

SA Objective	Score	Suburban: Description of effect
SA Objective 1 (Climate Change Mitigation)	-	The Suburban SDO could deliver a minimum of 495 homes. The construction and occupation of this large-scale residential development would be likely to increase GHG emissions and result in a minor negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	0	An insignificant area of Flood Zone 2 and 3 can be found in the Suburban SDO, less than 1%. In addition, less than 20% of the SDO coincides with areas of low, medium and high risk SWFR. A negligible impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The Suburban SDO lies adjacent to Tower Hill to Cockham Wood SSSI and to Ambley Wood LNR. Development at this SDO also lies in close proximity to several other LNRs including South Wood, Levan Strice, Darland Banks and Rede Common. Additionally, the SDO lies adjacent to a small area of ancient woodland. The proposed development at the SDO could therefore result in an increase of development related pressures and threats at these LNRs or ancient woodland such as reductions in air quality and water quality/quantity, habitat fragmentation and recreational pressures. Overall, a minor negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	-	The Suburban SDO primarily comprises small parcels of undeveloped land which have the potential to cumulatively impact the landscape / townscape character of the suburban area of Medway. A small portion of the Suburban SDO coincides and lies in close proximity with the Kent Downs AONB, therefore development at this location may adversely impact the setting and views of the AONB. Overall, a minor negative impact of SA Objective 4 is identified.
SA Objective 5 (Pollution and Waste)	-	Various main roads and railway lines pass through Medway's suburban area, potentially exposing site end users to higher levels of transport associated air and noise pollution. The SDO also coincides with groundwater SPZ 1, 2 and 3, with the proposed development potentially contributing to groundwater pollution. Additionally, the construction and occupation of over 495 homes has potential to increase air pollution to some extent. A minor negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	0	The SDO predominantly comprises previously undeveloped land, however the majority of this land is classed as ALC 'urban' and there will be some opportunity for redevelopment of brownfield sites. The proposed development at this location would help to protect important agricultural land, although there may be some small-scale losses of land with potential environmental value. Overall, a negligible negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	+	The SDO would provide a minimum of 495 homes (approximately 2% of the total housing need). A minor positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	0	The Suburban SDO is mostly located within a sustainable distance to healthcare facilities including the Medway Maritime Hospital, GP surgeries and some access to leisure facilities including Strood Sports Centre and Splashes Leisure Centre. The SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. However, suburban growth is likely to put pressure on the existing public greenspace resources. Overall, a negligible impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	0	The smaller scale of proposed development distributed within the Suburban SDO would ensure new development can be located away from designated heritage assets and would be unlikely to significantly affect Medway's historic environment. A negligible impact is identified for SA Objective 9.
SA Objective 10 (Transport)	+	The SDO is mostly located within the sustainable target distance to railway stations, bus stops and local services, with some areas being located within the high-frequency public transport routes. The SDO also has good access to the pedestrian and cycle networks, facilitating sustainable and active modes of transport. Overall, a minor positive impact is identified for SA Objective 10.
SA Objective 11 (Education)	+	The SDO is located within a sustainable distance to most primary schools and secondary schools. It is also located within a sustainable distance to some further educational facilities. Development at this location

SA Objective	Score	Suburban: Description of effect
		could potentially provide relatively good access to educational facilities. A minor positive impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Rochester Airfield, Gillingham Business Park and Frindsbury Peninsula (Medway City Estate), providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

B.13 Urban

Table B.13.1: Assessment of the Urban SDO against the SA Framework

SA Objective	Score	Urban: Description of effect
SA Objective 1 (Climate Change Mitigation)	--	The Urban SDO could deliver a minimum of 7,719 homes. The construction and occupation of this large-scale residential development would be likely to significantly increase GHG emissions potentially including the release of embodied carbon, and result in a major negative impact against SA Objective 1.
SA Objective 2 (Climate Change Adaptation)	--	Over 40% of the Urban SDO lies within Flood Zone 2 and over 30% within Flood Zone 3. In addition, less than 10% of the SDO coincides with areas of low, medium and high SWFR. The SDO also coincides with existing flood defences, leading to potential challenges with safeguarding the viability of the defences in light of climate change. A major negative impact is identified for SA Objective 2.
SA Objective 3 (Biodiversity)	-	The SDO is located adjacent to the Medway Estuary and Marshes SPA, Ramsar and SSSI, where there is potential for development to lead to direct or indirect adverse effects. The SDO partially coincides with the Great Lines LWS and small areas of OMH and is located within 300m of Tower Hill to Cockham Wood SSSI. The proposed development at the SDO could therefore result in an increase of development related pressures and threats to these biodiversity assets such as reductions in air quality and water quality/quantity, habitat fragmentation and recreational pressures. Overall, a minor negative impact is identified for SA Objective 3.
SA Objective 4 (Landscape)	0	Although the Kent Downs AONB lies in close proximity to the SDO with potential for adverse effects on views in some locations in particular if development includes tall building heights, it is likely that distributing development within the existing urban area including previously developed land and infill sites would result in the majority of the proposed development being in keeping with the surrounding landscape character. Overall, a negligible impact is identified for SA Objective 4.
SA Objective 5 (Pollution and Waste)	--	The Central Medway AQMA is located within the urban area, in addition to the main road network and railway line. The proposed development within the SDO has potential to increase air pollution and exacerbate poor air quality and congestion within the AQMA through the proposed construction and occupation of 2,029 homes and associated traffic. The SDO also coincides with groundwater SPZ 1, 2 and 3, with the proposed development potentially contributing to groundwater pollution. Overall, a major negative impact is identified for SA Objective 5.
SA Objective 6 (Natural resources)	0	The SDO predominantly comprises previously developed land, and the small areas of undeveloped land are mostly classed as ALC 'urban'. The proposed development at this location is unlikely to result in a significant loss of land with potential environmental value, and would protect agriculturally valuable land. A small proportion of the SDO lies within MSAs where there may be some potential for sterilisation of mineral resources. Overall, a negligible negative impact is identified for SA Objective 6.
SA Objective 7 (Housing)	++	The SDO would provide a minimum of 7,719 homes (approximately 29% of the total housing need). A major positive impact is identified for SA Objective 7.
SA Objective 8 (Health and Wellbeing)	++	The majority of the Urban SDO is located within a sustainable distance to the Medway Maritime Hospital, GP surgeries and some access to leisure facilities including Medway Park Sports Centre and Strood Sports Centre. Additionally, the SDO would provide good access to open greenspace and the PRoW and cycle networks, facilitating active travel and encouraging healthy lifestyles. A major positive impact is identified for SA Objective 8.
SA Objective 9 (Cultural Heritage)	--	Many Grade I, Grade II* and Grade II Listed Buildings, as well as conservation areas, SMs and Registered Parks and Gardens (RPGs) are found throughout Medway's urban area . The proposed development has potential for significant adverse effects on the significance or setting of heritage assets within the area. Overall, a major negative impact is identified for SA Objective 9.
SA Objective 10 (Transport)	++	The urban nature of the SDO has enabled strong connections to sustainable modes of transport, including the railway network and local bus services. The majority of the SDO is also located within the high-frequency public transport routes. The SDO is located within sustainable distance to various local services, encouraging the use of active modes of

SA Objective	Score	Urban: Description of effect
		travel, facilitated by strong links to the pedestrian and cycle networks. A major positive impact is identified for SA Objective 10.
SA Objective 11 (Education)	++	The SDO is located within sustainable distance to various primary schools, secondary schools, and further educational facilities. The SDO would provide strong access to education opportunities and a major positive impact is identified for SA Objective 11.
SA Objective 12 (Economy)	+	The SDO is located within sustainable distances to major employment locations including Frindsbury Peninsula (Medway City Estate), providing a range of employment opportunities to residents. A minor positive impact is identified for SA Objective 12.

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C.1 Overview

C.1.1 The purpose of this appendix

C.1.1.1 This appendix provides additional context to Chapter 2 of the main Regulation 18 Sustainability Appraisal (SA) Report regarding the methodology used to assess reasonable alternative sites within the emerging Medway Local Plan (MLP).

C.1.1.2 Topic-specific methodologies have been established which reflect the differences between the SA Objectives and how different receptors should be considered in the appraisal process for reasonable alternative sites. There are also a number of assumptions and limitations noted within each of the following sections, which should be borne in mind when considering the assessment findings.

C.1.1.3 The topic-specific methodologies set out in Boxes C.2.1 to C.13.2 explain how the likely impact per receptor has been identified in line with the local context and the impact symbols presented in Table 2.4 within the main Regulation 18 SA Report.

C.1.1.4 **All distances stated in site assessments are measured 'as the crow flies' from the closest point of the site/receptor in question, unless otherwise stated.**

C.1.1.5 The appraisal of each reasonable alternative site proposed (strategic sites within Appendix D and non-strategic sites within Appendix E) evaluates the likely significant effects of each reasonable alternative against the 12 SA Objectives, using the methodology as set out in this appendix.

C.1.1.6 The level of detail that can be expressed through the SA assessments depends on the level of detail provided associated with the part of the Plan in question. The 24 strategic sites assessed within Appendix D have been evaluated using the site assessment methodology as a baseline, however the scoring of strategic sites has accommodated accompanying masterplans and other supporting information provided by the Council which has resulted in a more nuanced approach in the assessment against SA receptors.

C.2 SA Objective 1 – Climate change mitigation

C.2.1 Introduction and context

C.2.1.1 Box C.2.1 sets out the methodology used to appraise the reasonable alternative sites against SA Objective 1: Climate change mitigation.

C.2.1.2 The incorporation of green infrastructure (GI) within developments presents several opportunities to mitigate climate change, for example, through providing natural cooling **to combat the 'urban heat island' effect, reducing the effects of air pollution and providing more pleasant outdoor environments to encourage active travel¹.**

C.2.1.3 However, it is likely that new development would result in an increase in local greenhouse gas (GHG) emissions due to the increase in the local population and the number of operating businesses. The increase in GHG emissions caused by new developments is often associated with impacts of the construction phase, the occupation and operation of homes and businesses, fuel consumption, and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible. There may be opportunities for renewable energy generation to be incorporated within development, which would help to reduce reliance on energy generated from fossil fuels, although such details are not available at this stage of plan making.

C.2.1.4 It should be noted that the appraisal of the reasonable alternatives is limited in its assessment of carbon emissions. Greater detail of carbon data would help to better quantify effects and would enable the SA process to evaluate changes to carbon emissions as a consequence of the Plan.

C.2.1.5 In the absence of site-specific carbon footprint data, and at this stage of the assessment process, the likely emissions arising from each reasonable alternative site is uncertain.

C.2.2 Climate change mitigation receptors

Box C.2.1: SA Objective 1: Carbon emissions

Score	Likely Impact - Carbon emissions
+/-	The likely emissions arising from each reasonable alternative site is uncertain.
Notes	
The estimated CO ₂ emissions for Medway in 2021 was 816.8 kilo tonnes, with per capita emissions of 2.9 tonnes, according to UK local authority CO ₂ emissions data ² .	

¹ TCPA (2023) What is Green Infrastructure? Available at: <https://www.tcpa.org.uk/what-is-green-infrastructure/> [Date accessed: 01/03/24]

² DBEIS (2023) UK local authority and regional carbon dioxide emissions national statistics: 2005-2021. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021> [Date accessed: 07/03/24]

C.3 SA Objective 2: Climate change adaptation

C.3.1 Introduction and context

C.3.1.1 Boxes C.3.1 to C.3.3 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 2: Climate change adaptation.

C.3.1.2 It is assumed that development proposals will be in perpetuity, and it is therefore likely that development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of fluvial or surface water flooding.

C.3.2 Climate change adaptation receptors

Box C.3.1: SA Objective 2: Fluvial flooding

Score	Likely Impact - Fluvial flooding
--	Development proposals which coincide with Flood Zone 3.
-	Development proposals which coincide with Flood Zone 2.
+	Development proposals which are located wholly within Flood Zone 1.

Notes	
Data for fluvial flooding has been derived from the latest available Environment Agency Flood Map for Planning (Rivers and Sea) ³ , such that:	
<ul style="list-style-type: none"> Flood Zone 3: Greater or equal to 1% chance of river flooding in any given year or greater than 0.5% chance of sea flooding in any given year; Flood Zone 2: Between 1% and 0.1% chance of river flooding in any given year or 0.5% and 0.1% chance of sea flooding in any given year; and Flood Zone 1: Less than 0.1% chance of river and sea flooding in any given year. 	

Box C.3.2: SA Objective 2: Surface water flooding

Score	Likely Impact - Surface water flooding
--	Development proposals which coincide with areas at high risk of surface water flooding.
-	Development proposals which coincide with areas at low and/or medium risk of surface water flooding.
0	Development proposals which are not located in areas determined to be at risk of surface water flooding, or are in areas at very low risk of surface water flooding.

³ Environment Agency (2024) Flood Map for Planning (Rivers and Sea) – Flood Zone 2 and Flood Zone 3. Available at: <https://www.data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2> and <https://www.data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3> [Date accessed: 28/02/24]

Notes
<p>The assessment is based on the Environment Agency surface water flood risk data⁴, such that⁵:</p> <ul style="list-style-type: none"> • High risk: more than 3.3% chance of flooding each year; • Medium risk: between 1% - 3.3% chance of flooding each year; and • Low risk: between 0.1% - 1% chance of flooding each year. <p>Areas determined to be at very low risk of flooding (less than 0.1% chance) would be expected to result in a negligible impact on surface water flooding for the purposes of this assessment.</p>

Box C.3.3: SA Objective 2: Flood defences

Score	Likely Impact – Flood defences
--	Development proposals which are within 20m of toe of an embankment (includes defences maintained, defences raised, set back embankment).
0	Development proposals which are located beyond 20m of toe of an embankment (includes defences maintained, defences raised, set back embankment).

Notes
<p>The Environment Agency has defined a number of flood defence schemes for the Thames, Medway and Swale Estuaries^{6,7}. These schemes also include areas for habitat enhancement and habitat creation. Development coincident with these schemes, or within 20m of the toe of a proposed/existing flood defence, is considered unlikely to be able to safeguard the viability of future flood defences and has potential to result in a negative impact on climate change adaptation in the MLP area.</p> <p>At the time of writing, no spatial data has been available to inform assessments in the SA with regard to areas identified for habitat enhancement or creation.</p>

⁴ Environment Agency (2024) Risk of Flooding from Surface Water Extent: 3.3 percent annual chance, 1 percent annual chance, 0.1 percent annual chance (updated 05 January 2024). Available at: <https://www.data.gov.uk/dataset/95ea1c96-f3dd-4f92-b41f-ef21603a2802/risk-of-flooding-from-surface-water-extent-3-3-percent-annual-chance> [Date accessed: 01/03/24]

⁵ Environment Agency (2013) Risk of flooding from surface water. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297429/LIT_8986_eff63d.pdf [Date accessed: 01/03/24]

⁶ Environment Agency (2021) Thames Estuary 2100 (TE2100). Available at: <https://www.gov.uk/government/publications/thames-estuary-2100-te2100> [Date accessed: 28/02/24]

⁷ Environment Agency (2019) Medway Estuary and Swale flood and coastal risk management strategy. Available at: <https://www.gov.uk/government/publications/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy> [Date accessed: 28/02/24]

C.4 SA Objective 3: Biodiversity and geodiversity

C.4.1 Introduction and context

C.4.1.1 Boxes C.4.1 to C.4.10 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 3: Biodiversity, flora, fauna and geodiversity.

C.4.1.2 The biodiversity objective considers adverse impacts of the proposed development at a landscape scale. It focuses on an assessment of proposed development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area.

C.4.1.3 Where a site is coincident with, adjacent to or located in close proximity to an ecological receptor, it is assumed that negative effects associated with development will arise to some extent. These negative effects include those that occur during the construction phase and are associated with the construction process and construction vehicles (e.g. habitat loss, habitat fragmentation, habitat degradation, noise, air, water and light pollution) and those that are associated with the operation/occupation phases of development (e.g. public access associated disturbances, increases in local congestion resulting in a reduction in air quality, changes in noise levels, visual disturbance, light pollution, impacts on water levels and quality etc.).

C.4.1.4 It is assumed that construction and occupation of previously undeveloped greenfield land would result in a net reduction in vegetation cover in the Plan area. This would also be expected to lead to greater levels of fragmentation and isolation for the wider ecological network, such as through the loss of stepping-stones and corridors. This will restrict the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land or land with environmental value is considered under SA Objective 6: Natural Resources in this assessment (see Chapter C.7).

C.4.1.5 It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report.

C.4.1.6 Protected species survey information is not available for the sites within the Plan area. It is acknowledged that data is available from the Kent and Medway Biological Records Centre. However, it is noted that this data may be under recorded in certain areas. This under recording does not imply species absence. As a consequence, consideration of this data on a site-by-site basis within this assessment would have the potential to skew results, favouring well-recorded areas. As such, impacts on protected species have not been assessed on a site-by-site basis.

C.4.1.7 It is anticipated that the Council will require detailed ecological surveys and assessments to accompany future planning applications. Such surveys will determine on a site-by-site basis the presence of priority species and priority habitats protected under the Natural Environment and Rural Communities (NERC) Act.

C.4.1.8 It is assumed that mature trees and hedgerows will be retained where possible.

C.4.2 Biodiversity receptors

Box C.4.1: SA Objective 3: European sites

Score	Likely Impact - European site e.g. SAC, SPA or Ramsar site
--	Development proposal coincides with, or is within 400m of, a European site. Likelihood of direct impacts.
-	Development proposal is located within a recognised Zone of Influence (ZoI) or similar spatial catchment relative to a European site. Likelihood of direct or indirect impacts.
+/-	Development located outside of a recognised ZoI where, in absence of Habitats Regulations Assessment (HRA) conclusions, the effect of development is uncertain.

Notes
<p>The area within which development has the potential to have a direct / indirect adverse impact on the integrity of a European site is referred to as the buffer zone. This includes Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. The width of the buffer zones applied in this assessment has been informed by the emerging HRA⁸. All new development within Medway has the potential to lead to adverse effects in terms of air quality (arising from traffic) and water quality.</p> <p>In terms of recreational impacts, a 6km has been applied to the Medway and Thames Estuary and Marshes SPA and Ramsar sites on the basis of the Strategic Access Management and Monitoring (SAMMS) work that has been undertaken to date⁹. A 7km buffer has been applied to the North Downs Woodland SAC on the basis of visitor survey work¹⁰ carried out at Boxley Warren Local Nature Reserve (LNR), which forms part of the Wouldham to Detling Escarpment Site of Special Scientific Interest (SSSI) component of the SAC.</p> <p>A 400m zone has been applied on the basis of urbanisation concerns, and particularly the predation of ground-nesting birds by domestic cats¹¹.</p> <p>Data for European sites is available from Natural England¹².</p>

Box C.4.2: SA Objective 3: Sites of Special Scientific Interest

Score	Likely Impact - SSSI
--	Development coincides with, or is located adjacent to, an SSSI. Likelihood of direct impacts. Development is located within 400m of Lodge Hill SSSI.
-	Within an IRZ which indicates proposed development should be consulted on with Natural England. Likelihood of direct or indirect impacts.
0	Development within an IRZ which does not indicate the proposed development needs to be consulted on with Natural England.

⁸ Lepus Consulting (2024) Habitats Regulations Assessment of the Medway Local Plan: Regulation 18 HRA Report.

⁹ Footprint Ecology (2014). Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy. Available at: https://www.medway.gov.uk/info/200149/planning_policy/146/current_planning_policies/5 [Date accessed: 01/03/24]

¹⁰ Maidstone Borough Council (2012) Boxley Warren Local Nature Reserve Visitor Surveys. Main Results Tabulations by Location of Interview.

¹¹ Institute of Estuarine & Coastal Studies (IECS) University of Hull (2013) The Waterbird Disturbance Mitigation Toolkit. Available at: https://gat04-live-1517c8a4486c41609369c68f30c8-aa81074.divio-media.org/filer_public/8f/bd/8fbd7e9-ea6f-4474-869f-ec1e68a9c809/11367.pdf [Date accessed: 11/03/24]

¹² Natural England (2024) Special Areas of Conservation (England). Available at: https://naturalengland-defra.opendata.arcgis.com/datasets/e4142658906c498fa37f0a20d3fdcff_0 [Date accessed: 28/02/24]

Score	Likely Impact - SSSI
+	Development proposals which would enhance features of an SSSI.
Notes	
<p>Natural England has developed Impact Risk Zones (IRZs) for each SSSI unit in the country. IRZs are a Geographical Information System (GIS) tool developed by Natural England which allow a rapid initial assessment of the potential risks posed by development proposals to: SSSIs, SACs, SPAs and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.</p> <p>Where a site falls within more than one SSSI IRZ the worst-case risk zone is reported upon in the assessment.</p> <p>A 400m buffer has been applied around Lodge Hill SSSI, reflecting the sensitivity of the site to impacts on ground nesting birds and based on previous advice given by RSPB and Kent Wildlife Trust¹³.</p> <p>Data for SSSIs and IRZs is available from Natural England¹⁴.</p>	

Box C.4.3: SA Objective 3: National Nature Reserves

Score	Likely Impact - NNR
--	Development coincides with an NNR. Likelihood of direct impacts.
-	Development could potentially result in adverse impacts on an NNR. Likelihood of direct or indirect impacts.
0	Development not anticipated to result in adverse impacts on NNRs.
+	Development proposals which would enhance or create an NNR.
Notes	
<p>National Nature Reserves (NNRs) were established to protect some of England's most important habitats, species and geology, and to provide 'outdoor laboratories' for research. Data for NNRs is available from Natural England¹⁵.</p>	

Box C.4.4: SA Objective 3: Ancient woodland

Score	Likely Impact - Ancient woodland
--	Development proposal coincides with a stand of ancient woodland. Likelihood of direct impacts.
-	Development proposal anticipated to result in adverse impacts on a stand of ancient woodland. Likelihood of direct or indirect impacts.
0	Development proposal would not be anticipated to impact ancient woodland.

¹³ Medway Core Strategy Examination in Public Matter 5: Lodge Hill. Available at: https://www.medway.gov.uk/downloads/download/325/medway_core_strategy_matter_5_lodge_hill [Date accessed: 11/03/24]

¹⁴ Natural England (2024) Natural England's Impact Risk Zones for Sites of Special Scientific Interest, 22nd February 2024. Available at: <https://data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/ssi-impact-risk-zones> [Date accessed: 28/02/24]

¹⁵ Natural England (2024) National Nature Reserves (England). Available at: <https://data.gov.uk/dataset/726484b0-d14e-44a3-9621-29e79fc47bfc/national-nature-reserves-england> [Date accessed: 28/02/24]

Score	Likely Impact - Ancient woodland
+	Development proposals which would enhance ancient woodland.
Notes	
Ancient woodland is defined as an area that has been wooded continuously since at least 1600AD and includes 'ancient semi-natural woodland' and 'plantations on ancient woodland sites', both of which have equal protection under the National Planning Policy Framework (NPPF)¹⁶. Data for ancient woodlands is available from Natural England¹⁷.	

Box C.4.5: SA Objective 3: Local Nature Reserves

Score	Likely Impact - LNR
-	Development proposal could potentially result in adverse impacts on an LNR, such as those which coincide or are located in close proximity. Likelihood of direct or indirect impacts.
0	Development proposal not anticipated to result in adverse impacts on an LNR.
+	Development proposals which would enhance or create an LNR.
Notes	
Local Nature Reserves (LNRs) are statutory designations, representing places with wildlife or geological features that are of special interest locally, which give people special opportunities to study and learn about them or simply enjoy and have contact with nature. Data for LNRs is available from Natural England ¹⁸ .	

Box C.4.6: SA Objective 3: Local Wildlife Sites

Score	Likely Impact – Local Wildlife Sites
-	Development proposal coincides or adjacent to a LWS. Likelihood of direct impacts.
0	Development not anticipated to result in adverse impacts on a LWS.
+	Development proposals which would enhance or create a LWS.
Notes	
Local Wildlife Sites (LWS), formerly known as Sites of Nature Conservation Interest (SNCI) are non-statutory designated sites within Kent. They are endorsed by the Kent Wildlife trust on behalf of the Kent Nature Partnership ¹⁹ . Data for LWSs has been provided by Medway Council.	

¹⁶ Forestry Commission and Natural England (2022) Ancient woodland, ancient trees and veteran trees: protecting them from development. Available at: <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> [Date accessed: 28/02/24]

¹⁷ Natural England (2023) Ancient Woodland (England). Available at: <https://data.gov.uk/dataset/9461f463-c363-4309-ae77-fdc7e9df7d3/ancient-woodland-england> [Date accessed: 01/03/24]

¹⁸ Natural England (2023) Local Nature Reserves (England). Available at: <https://data.gov.uk/dataset/acdf4a9e-a115-41fb-bbe9-603c819aa7f7/local-nature-reserves-england> [Date accessed: 28/02/24]

¹⁹ Kent Wildlife Trust (2015) Local Wildlife Sites in Kent. Criteria for Selection and Delineation, Version 1.5. Available at: www.kentwildlifetrust.org.uk/sites/default/files/2018-07/Local_Wildlife_Sites_in_Kent-Selection%26Delineation_v1.5_Oct2015.pdf [Date accessed: 28/02/24]

Box C.4.7: SA Objective 3: Marine Conservation Zones

Score	Likely Impact – Marine Conservation Zone
-	Development proposal coincides or adjacent to an MCZ. Likelihood of direct or indirect impacts.
0	Development proposal not anticipated to result in adverse impacts on an MCZ.
+	Development proposal anticipated to enhance an MCZ.

Notes
Marine Conservation Zones (MCZs) are designated under the Marine and Coastal Access Act (2009) ²⁰ . MCZs protect a range of nationally important habitats and species. Data for MCZs has been provided by Natural England ²¹

Box C.4.8: SA Objective 3: Priority habitat

Score	Likely Impact - Priority habitat
-	Development proposal coincides with a priority habitat.
0	Development proposal does not coincide with a priority habitat.
+	Development proposals which would enhance or create a priority habitat.

Notes
For the purposes of this assessment, impacts on priority habitats have been considered in the context of Natural England's publicly available Priority Habitat Inventory database ²² . It is acknowledged this may not reflect current local site conditions in all instances.

Box C.4.9: SA Objective 3: Regionally Important Geological and Geomorphological Sites

Score	Likely Impact - RIGGS
-	Development proposal coincides with a RIGGS.
0	Development proposal does not coincide with a RIGGS.

Notes
Regionally important geological and geomorphological sites (RIGGS) are non-statutory sites selected to protect the most important places for geology, geomorphology, and soils ²³ . RIGGS data supplied by Medway Council.

²⁰ Marine and Coastal Access Act 2009. UK Public General Acts. Available at: www.legislation.gov.uk/ukpga/2009/23/contents [Date accessed: 28/02/24]

²¹ Natural England (2023). Marine Conservation Zones. Available at: www.data.gov.uk/dataset/80c075c3-1880-44a0-bffc-69e20f307c21/marine-conservation-zones-england [Date accessed: 08/03/24]

²² Natural England (2024). Priority Habitat Inventory (England). Available at: <https://data.gov.uk/dataset/4b6ddb7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england> [Date accessed: 28/02/24]

²³ Kent County Council (2024). Designated sites and areas of interest resources. Available at: www.kent.gov.uk/environment-waste-and-planning/planning-and-land/kent-landscape-information-system/resources/designated-sites-resources#tab-9 [Date accessed: 08/03/24]

Box C.4.10: SA Objective 3: Open mosaic habitat

Score	Likely Impact – Open mosaic habitat
-	Development proposal coincides with an open mosaic habitat.
0	Development proposal does not coincide with an open mosaic habitat.
+	Development proposals which enhance or create an open mosaic habitat.

Notes

Open mosaic habitats indicate areas of previously developed or brownfield land that have potential to support diverse habitats and a rich species assemblage, particularly invertebrates. Open mosaic habitat data is available from Natural England²⁴.

²⁴ Natural England (2023). Open Mosaic Habitat. December 2023. Available at: www.data.gov.uk/dataset/8509c11a-de20-42e8-9ce4-b47e0ba47481/open-mosaic-habitat-draft [date accessed: 28/01/24]

C.5 SA Objective 4: Landscape and townscape

C.5.1 Introduction and context

C.5.1.1 Boxes C.5.1 to C.5.9 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 4: Landscape.

C.5.1.2 Impacts on landscape are often determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances, as experienced on the ground. Detailed designs for each development proposal are uncertain at this stage of the assessment. This assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. There is a risk of negative effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a development proposal is located in close proximity to sensitive landscape receptors. The level of impact has been assessed based on the nature and value of, and proximity to, the landscape receptor in question.

C.5.1.3 A proportion of the Kent Downs Area of Outstanding Natural Beauty (AONB) / National Landscape lies within the south of the MLP area. The Kent Downs AONB Management Plan (2021-2026)²⁵ sets out in its Sustainable Development Principles SD8 that it will “ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB”.

C.5.1.4 It is assumed that any future development would be accompanied by a Landscape and Visual Impact Assessment (LVIA) or Landscape and Visual Appraisal (LVA) if necessary to consider any potential for adverse impacts.

C.5.1.5 Baseline data on Landscape Character Areas within the Local Plan area are derived from the Draft Medway Landscape Character Assessment (LCA) (2023)²⁶ as provided by the Council. Key characteristics of each character area have informed the appraisal of each **development proposal against the landscape objective**. ‘Condition’ and ‘Sensitivity’ assessments are included in the draft LCA. The methodology section of the assessment states that while condition and sensitivity are assessed these factors may vary across each character area. Given that the detailed nature of the landscape in relation to each site is unknown, the assessment of impact is based on the overall landscape character descriptions. It is recognised that character areas found to be in poor condition or of moderate sensitivity may be more capable of accommodating development than more sensitive landscape character areas or those in good condition; however, such judgements would require a more detailed and fieldwork-based approach of landscape capacity.

²⁵ Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2021-2026. Available at: <https://kentdowns.org.uk/management-plan-2021-2026/> [Date accessed: 28/02/24]

²⁶ LUC (2023) Medway Landscape Character Assessment, Draft Report, August 2023

- C.5.1.6** The Draft Hoo Landscape Sensitivity and Capacity Study (February 2019)²⁷ has been produced to help inform decision making regarding the potential development of an extension to Hoo St Werburgh. The study has identified ten land parcels within the Hoo Peninsula, and each parcel has been assessed for its sensitivity, value and capacity. The study states:
- C.5.1.7** *"Landscape Sensitivity depends on the type, nature and magnitude of the proposed change as well as on the landscape's characteristics. High sensitivity indicates a landscape vulnerable to change and therefore less able to accommodate change without significant adverse effects. Low sensitivity indicates a landscape sufficiently robust to accommodate change without significant adverse effects."*
- C.5.1.8** *Landscape capacity is the extent to which a particular landscape type is able to accept a specific kind of change (e.g. housing, mining, forestry, wind farms) without significant effects on its character. Capacity evaluates landscape sensitivity against landscape value and considers the degree to which landscape character is either vulnerable to change, or robust enough to recover from harm."*
- C.5.1.9** Information relating to the historic environment, including associated designations has been assessed under SA Objective 9: Cultural Heritage (see Chapter C.10).

C.5.2 Landscape receptors

Box C.5.1: SA Objective 4: Kent Downs AONB (National Landscape)

Score	Likely Impact – Kent Downs AONB (National Landscape)
--	Development proposal coincides or adjacent to the AONB. Potential to result in direct impacts on the character and/or setting of the designated landscape.
-	Development proposal located in close proximity to the AONB. Potential to result in impacts on the views experienced from the AONB and/or setting of the designated landscape.
0	Development proposal is not expected to result in any adverse impacts on the AONB.
Notes	
A proportion of the Kent Downs AONB (National Landscape) lies within the south of the Medway Local Plan area. Potential negative impacts on the AONB and its setting have been assessed with regard to the Kents Down AONB Management Plan (2021-2026) ²⁸ .	

Box C.5.2: SA Objective 4: Country Park

Score	Likely Impact – Country Park
--	Development proposal coincides with country park. Potential to result in direct impacts.

²⁷ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 01/03/24]

²⁸ Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2021-2026. Available at: <https://kentdowns.org.uk/management-plan-2021-2026/> [Date accessed: 01/03/24]

Score	Likely Impact – Country Park
-	Development proposal located in close proximity or adjacent to a country park. Potential to result in impacts on the views experienced from the country park and/or its setting.
0	Development proposal is not expected to result in any adverse impacts on a country park.
++	Development proposals that include the development of a new country park
Notes	
There are several country parks located in the south of the Plan area. Potential impacts to country parks, including views from country parks, have been assessed based on the distance between the development proposals and the country park, as well as the landscape within and surrounding the proposals as determined through a desk-based appraisal.	

Box C.5.3: SA Objective 4: Landscape character

Score	Likely Impact – Landscape Character Assessment
-	Development proposals considered to be potentially discordant with the descriptions published in the Landscape Character Assessment.
0	Development proposals which would not be anticipated to discord with the descriptions published in the Landscape Character Assessment, or are located within areas classed as 'urban' and therefore comprise built-up areas.
+	Development proposals which would protect or enhance features of the landscape as identified within the Landscape Character Assessment.
Notes	
Baseline data on Landscape Character Areas within the Local Plan area are derived from the Medway Landscape Character Assessment (2023) ²⁹ . Key characteristics of each Landscape Character Areas have informed the appraisal of each development proposal against the landscape objective.	

Box C.5.4: SA Objective 4: Landscape sensitivity

Score	Likely Impact - Landscape Sensitivity Assessment
--	Development proposals located within areas of 'medium-high' or 'high' landscape sensitivity.
-	Development proposals located within areas of 'low-medium' or 'moderate' sensitivity.
+/-	Development proposals located outside of the Landscape Sensitivity Assessment study area.
0	Development proposals located within areas of 'low' sensitivity.
Notes	
The Draft Hoo Landscape Sensitivity and Capacity Study (February 2019) ³⁰ has been produced to help inform decision making regarding the potential development of an extension to Hoo St Werburgh. The study has identified ten land parcels within the Hoo Peninsula, and each parcel has been assessed for its sensitivity, value and capacity. Development proposals have been assessed based on the parcel in which they are located.	

²⁹ LUC (2023) Medway Landscape Character Assessment, Draft Report, August 2023

³⁰ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 28/02/24]

Box C.5.5: SA Objective 4: Landscape capacity

Score	Likely Impact - Landscape Capacity Assessment
--	Development proposals located within areas of 'medium-high' or 'high' landscape capacity.
-	Development proposals located within areas of 'low-medium' or 'medium' capacity.
+/-	Development proposals located outside of the Landscape Capacity Assessment study area.
0	Development proposals located within areas of 'low' capacity.

Notes

The Draft Hoo Landscape Sensitivity and Capacity Study (February 2019)³¹ has been produced to help inform decision making regarding the potential development of an extension to Hoo St Werburgh. The study has identified ten land parcels within the Hoo Peninsula, and each parcel has been assessed for its sensitivity, value and capacity. Development proposals have been assessed based on the parcel in which they are located.

Box C.5.6: SA Objective 4: Alter views from the PRoW network and National Trails

Score	Likely Impact – Alter views from the PRoW network and National Trails
-	Development proposals located which may alter views of a predominantly rural or countryside landscape experienced by users of the PRoW network.
0	Development proposals are not considered to significantly alter views experienced by users of the PRoW network.
+	Development proposals which could potentially improve the views experienced from the nearby PRoW network.

Notes

Potential views from the PRoW network are identified through the use of aerial photography and Google Maps. Data for PRoWs has been provided by Medway Council. National trail and coastal paths (the King Charles III Coast Path) data has been incorporated into the assessments and is available from Natural England^{32 33}.

Box C.5.7: SA Objective 4: Alter views experienced by local residents

Score	Likely Impact – Alter views experienced by local residents
-	Development proposals located which may alter views of a predominantly rural landscape or greenfield land experienced by residents.
0	Development proposals are not considered to significantly alter views experienced by residents.
+	Development proposals which could potentially improve the views experienced by residents.

³¹ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 28/02/24]

³² Natural England (2023). National trails. Available at: www.data.gov.uk/dataset/ac8c851c-99a0-4488-8973-6c8863529c45/national-trails [Date accessed: 08/03/24]

³³ Natural England (2024). King Charles III England Coast Path Route. Available at: www.data.gov.uk/dataset/2cc04258-a5d4-4eea-823d-bf493aa31eef/king-charles-iii-england-coast-path-route [Date accessed: 24/04/24]

Notes

Potential views from residential properties are identified through the use of aerial photography and Google Maps. In locations characterised by retail, or similar commercial uses, a precautionary approach is taken, and it is assumed that there may be residential properties on the upper floors above the ground floor commercial spaces.

Box C.5.8: SA Objective 4: Coalescence

Score	Likely Impact - Coalescence
-	Development proposals considered to reduce the separation between existing settlements and increase the risk of coalescence.
0	Development proposals unlikely to increase the risk of coalescence.

Notes

Potential risk of coalescence has been identified through the use of aerial photography and Google Maps.

Box C.5.9: SA Objective 4: Urbanisation of the countryside

Score	Likely Impact – Urbanisation of the countryside
-	Development proposals considered to increase the risk of future urban development spreading further into the wider landscape.
0	Development proposals unlikely to increase the risk of future urban development spreading further into the wider landscape.

Notes

Potential risk of urban sprawl has been identified through the use of aerial photography and Google Maps.

C.6 SA Objective 5: Pollution and waste

C.6.1 Introduction and context

C.6.1.1 Boxes C.6.1 to C.6.7 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 5: Pollution and waste.

C.6.1.2 The assessment under this objective considers the potential for reasonable alternative sites to generate pollution and waste associated with the construction and occupation of new development, as well as the potential to expose site end users to existing sources of pollution.

C.6.1.3 It is expected that new development would result in an increase in the local population, and consequently an increase in household waste generation.

C.6.1.4 It should be noted that the appraisal of the reasonable alternatives is limited in its assessment against waste. In the absence of site-specific waste information relating to the amount of waste likely to be associated with new development sites, and the specific end uses of non-residential reasonable alternative sites, at this stage of the assessment process the likely waste impacts arising from each reasonable alternative site is uncertain.

C.6.2 Pollution and waste receptors

Box C.6.1: SA Objective 5: AQMA

Score	Likely Impact - AQMA
-	Development proposals located within 200m of an AQMA.
0	Development proposals located over 200m from an AQMA.

Notes

Air Quality Management Areas (AQMAs) are considered to be an area where the national air quality objective will not be met. Introducing new development within an AQMA would therefore be expected to expose new residents to poor air quality. A buffer distance of 200m has therefore been applied in this assessment. UK AQMA data is available from Defra³⁴.

Box C.6.2: SA Objective 5: Main road

Score	Likely Impact - Main road
-	Development proposals located within 200m of a main road.
0	Development proposals located over 200m from a main road.

³⁴ Department for Environment Food and Rural Affairs (2024) UK Air Information Resource. Available at: <https://uk-air.defra.gov.uk/aqma/maps/> [Date accessed: 28/02/24]

Notes
<p>It is assumed that sites located in close proximity to main roads would expose site end users to transport associated noise and air pollution. Negative impacts on the long-term health of site end users would be anticipated where residents would be exposed to air pollution.</p> <p>In line with the Design Manual for Roads and Bridges (DMRB) guidance, it is assumed that receptors would be most vulnerable to these impacts located within 200m of a main road^{35 36}. The Department for Transport (DfT) in their Transport Analysis Guidance (TAG) consider that, <i>"beyond 200m from the link centre, the contribution of vehicle emissions to local pollution levels is not significant"</i>³⁷. A 200m buffer distance from main roads (motorways and A-roads) has therefore been applied in this assessment. Road data is available from Ordnance Survey³⁸.</p>

Box C.6.3: SA Objective 5: Railway line

Score	Likely Impact – Railway line
-	Development proposals located within 200m of a railway line.
0	Development proposals located over 200m from a railway line.

Notes
<p>It is assumed that sites located in close proximity to railway lines would expose site end users to transport associated noise and air pollution, and potential disturbance from vibrations. Negative impacts on the long-term health of site end users are possible where residents would be exposed to such sources of pollution.</p> <p>In line with the DMRB guidance^{39 40} the 200m buffer has been applied throughout this assessment to both existing road and rail sources. Railway network data has been supplied by Medway Council.</p>

Box C.6.4: SA Objective 5: Water quality

Score	Likely Impact - Water quality
-	Development proposals located within 10m of a watercourse.
+/-	Development proposals located over 10m from a watercourse.
+	Development proposal includes integration of GI or the naturalisation of watercourses.

³⁵ Design Manual for Roads and Bridges (2019) LA 105 Air Quality. Available at: www.standardsforhighways.co.uk/search?discipline&lifecycle=&dmbSection&mchwVolume&mchwSection&to=2024-02-29&from=2024-02-29&pageNumber=1&suite=DMRB&suite=MCHW&suite=IAN&q=LA%20105 [Date accessed: 29/02/24]

³⁶ Design Manual for Roads and Bridges (2019) LA 104 Environmental assessment and monitoring. Available at: www.standardsforhighways.co.uk/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a [Date accessed: 29/02/24]

³⁷ Department for Transport (2023) TAG unit A3 Environmental Impact Appraisal. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/825064/tag-unit-a3-environmental-impact-appraisal.pdf [Date accessed: 29/02/24]

³⁸ Ordnance Survey (2023) OS Open Roads. Available at: www.ordnancesurvey.co.uk/business-government/products/open-map-roads [Date accessed: 29/02/24]

³⁹ Design Manual for Roads and Bridges (2019) LA 105 Air Quality. Available at: www.standardsforhighways.co.uk/search?discipline&lifecycle=&dmbSection&mchwVolume&mchwSection&to=2024-02-29&from=2024-02-29&pageNumber=1&suite=DMRB&suite=MCHW&suite=IAN&q=LA%20105 [Date accessed: 29/02/24]

⁴⁰ Design Manual for Roads and Bridges (2019) LA 104 Environmental assessment and monitoring. Available at: www.standardsforhighways.co.uk/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a [Date accessed: 29/02/24]

Notes
<p>Construction activities in or near watercourses have the potential to cause pollution, impact upon the bed and banks of watercourses and impact on the quality of the water. A 10m buffer zone from a watercourse in which no works, clearance, storage or run-off should be permitted has been used as per available guidance^{41,42}. However, it should be noted that development further away than this has the potential to lead to adverse impacts such as those resulting from runoff and should be considered on a site-by-site basis; as such, sites over 10m from a watercourse are scored as 'uncertain' in this assessment.</p> <p>Watercourse mapping data is available from the Ordnance Survey⁴³.</p>

Box C.6.5: SA Objective 5: Groundwater SPZ

Score	Likely Impact - Groundwater SPZ
-	Development proposal coincides with a groundwater SPZ.
0	Development proposal does not coincide with a groundwater SPZ.

Notes
<p>The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. As such, any site that is located within a groundwater SPZ could potentially have an adverse impact on groundwater quality. Groundwater source catchments are divided into three zones:</p> <ul style="list-style-type: none"> • Inner Zone (Zone I) – 50-day travel time from any point below the water table to the source; • Outer Zone (Zone II) – 400-day travel time; and • Total Catchment (Zone III) – within which all groundwater recharge is presumed to be discharged at the source. <p>SPZ data is available from the Environment Agency⁴⁴.</p>

Box C.6.6: SA Objective 5: Increase in air pollution

Score	Likely Impact - Increase in air pollution
--	Development proposals which could potentially result in a significant increase in air pollution.
-	Development proposals which could potentially result in a minor increase in air pollution.
0	Development would be expected to result in a negligible increase in air pollution.
+/-	The air pollution likely to be generated as a result of development proposals is uncertain.

⁴¹ DAERA (2019) Advice and Information for planning approval on land which is of nature conservation value. Available at: www.daera-ni.gov.uk/articles/advice-and-information-planning-approval-land-which-nature-conservation-value [Date accessed: 29/02/24]

⁴² Wild Trout Trust. Buffer Zones. Available at: www.wildtrout.org/content/buffer-zones [Date accessed: 29/02/24]

⁴³ Ordnance Survey (2023) OS Open Rivers. Available at: www.ordnancesurvey.co.uk/business-government/products/open-map-rivers [Date accessed: 29/02/24]

⁴⁴ Environment Agency (2023) Source Protection Zones. Available at: <https://data.gov.uk/dataset/09889a48-0439-4bbe-8f2a-87bba26fbbf5/source-protection-zones-merged> [Date accessed: 29/02/24]

Notes

It is assumed that development would result in an increase in traffic and thus traffic generated air pollution. Residential sites proposed for the development of between ten and 99 dwellings would therefore be expected to have a minor negative impact on local air pollution⁴⁵. Residential sites proposed for the development of 100 dwellings or more would be expected to have a major negative impact. Employment sites which propose the development of between 0.1ha and 0.99ha of employment floorspace would be expected to have a minor negative impact and sites which propose 1ha or more would be expected to have a major negative impact.

Where a site is proposed for the development of nine dwellings or less, or for 0.1ha of employment floorspace or less, a negligible impact on local air quality would be anticipated.

Box C.6.7: SA Objective 5: Waste

Score	Likely Impact - Waste
+/-	The waste likely to be generated as a result of development proposals is uncertain without further site-specific details.

Notes

The estimated total household waste produced within Medway in 2022/2023 was 118,267 tonnes, according to UK local authority household waste data⁴⁶. It is assumed that new residents in Medway will have an annual waste production of 377kg per person, in line with the England average⁴⁷.

⁴⁵ Institute of Air Quality Management (2017) Land-Use Planning & Development Control: Planning for Air Quality. Paragraph 5.8. Available at: www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf [Date accessed: 07/03/24]

⁴⁶ Department for Environment, Food and Rural Affairs (2024) Local Authority Collected Waste Statistics for 2022/2023. Available at: www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results [Date accessed: 29/02/24]

⁴⁷ Department for Environment Food and rural Affairs (2024) Local authority collected waste management - annual results 2022/23. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results/local-authority-collected-waste-management-annual-results-202223#:~:text=In%202022%2F23%2C%20total%20local,per%20cent%20from%202021%2F22> [Date accessed: 08/03/24]

C.7 SA Objective 6: Natural resources

C.7.1 Introduction and context

C.7.1.1 Boxes C.7.1 to C.7.3 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 6: Natural resources.

C.7.1.2 In accordance with the core planning principles of the NPPF, development on previously developed land is recognised as an efficient use of land. Development of previously undeveloped land and greenfield sites is not considered to be an efficient use of land.

C.7.1.3 The natural resources objective also considers potential effects on mineral resources. Minerals are a finite, non-renewable resource and as such, their conservation and safeguarding for future generations is important. Nationally and locally important mineral resources are identified in Mineral Safeguarding Areas (MSAs). There are MSAs located in Medway to the north of the Plan area and running adjacent to the River Medway.

C.7.2 Natural resources receptors

Box C.7.1: SA Objective 6: Previously developed land / land with environmental value

Score	Likely Impact - Previously Developed (Brownfield) Land / Land with Environmental Value
-	Development proposals located on previously undeveloped land, or brownfield land with potential environmental value.
+	Development proposals located on previously developed or brownfield land with no environmental value.

Notes
<p>Assessment of sites comprising previously developed land is in accordance with the definitions in the NPPF⁴⁸. It is assumed that mature trees which comprise small sections of brownfield sites will not be felled.</p> <p>Assessment of current land use and potential environmental value has been made through reference to aerial photography and the use of Google Maps. It should be noted that this may not reflect the current status of the site, and the nature of development within the site boundary is unknown, so a degree of uncertainty remains.</p>

Box C.7.2: SA Objective 6: Agricultural Land Classification

Score	Likely Impact – Agricultural Land Classification
--	Development proposals which are situated on Grade 1, 2 or 3 ALC land comprising 20ha or more.
-	Development proposals which are situated on Grade 1, 2 or 3 ALC land comprising less than 20ha.
0	Development proposals located on previously developed land with no environmental value.
+	Development proposals which are situated on Grade 4 and 5 ALC land, or land classified as 'urban' or 'non-agricultural'.

⁴⁸ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 29/02/24]

Notes

The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top three grades, Grades 1, 2 and 3a, are referred to as the Best and Most Versatile (BMV) land⁴⁹. In the absence of site-specific surveys to identify Grades 3a and 3b, and in line with the precautionary principle, ALC Grade 3 is considered as BMV land. ALC data is available from Natural England⁵⁰.

A 20ha threshold has been used based on Natural England guidance⁵¹.

Box C.7.3: SA Objective 6: Mineral safeguarding areas

Score	Likely Impact – Mineral safeguarding areas
-	Development proposals located within an MSA.
0	Development proposals located outside of MSAs.

Notes

Mineral Safeguarding Area (MSA) data has been provided by Medway Council.

⁴⁹ MAFF. October 1988. Available at Natural England.

<http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736> [Date accessed: 29/02/24]

⁵⁰ Natural England (2019) Agricultural Land Classification (ALC) (England). Available at: https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d_0?geometry=-3.131%2C52.513%2C-0.667%2C53.094 [Date accessed: 29/02/24]

⁵¹ Natural England (2009) Agricultural Land Classification: protecting the best and most versatile agricultural land. Available at: <http://publications.naturalengland.org.uk/publication/35012> [Date accessed: 29/02/24]

C.8 SA Objective 7: Housing

C.8.1 Introduction and context

C.8.1.1 Box C.8.1 sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 7: Housing.

C.8.1.2 This assessment has focused on the capacity of sites for residential development. However, it should also be acknowledged that when striving for sustainable development, housing density should be considered carefully. High population densities can limit the accessibility of local key services and facilities such as hospitals, supermarkets and open spaces, including playgrounds and sports fields. High population densities also influence perceptions of safety, social interactions and community stability⁵².

C.8.2 Housing receptors

Box C.8.1: SA Objective 7: Provision of housing

Score	Likely Impact - Provision of housing
--	Development proposals which result in a significant net decrease in housing (of 100 dwellings or more).
-	Development proposals which result in a minor net decrease in housing (of between one and 99 dwellings).
0	Development proposals which would not impact housing provision.
+/-	It is uncertain whether the proposed development would result in a net change in housing provision. Residential-led development sites for which the net housing capacity was unknown at the time of writing, or development sites where the proposed use is uncertain but may include residential.
+	Development proposals resulting in a minor net gain in housing (of between one and 99 dwellings).
++	Development proposals resulting in a significant net gain in housing (of 100 dwellings or more).

Notes

Estimated housing capacity for each reasonable alternative site has been provided by Medway Council.

At this stage of the assessment process, information is not available relating to the specific housing mix / type that would be delivered through each reasonable alternative site, including potential for development of affordable homes. It is assumed that development options will provide a good mix of housing type and tenure opportunities.

⁵² Dempsey. N., Brown. C. and Bramley. G. (2012) The key to sustainable urban development in UK cities? The influence of density on social sustainability. *Progress in Planning* 77:89-141

C.9 SA Objective 8: Health and wellbeing

C.9.1 Introduction and context

C.9.1.1 Boxes C.9.1 to C.9.6 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 8: Health and wellbeing.

C.9.1.2 In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that the Local Plan should seek to ensure that residents have access to NHS hospitals, GP surgeries, leisure facilities and a diverse range of accessible natural habitats and the surrounding PRoW network.

C.9.1.3 Whilst all measurements have been made '**as the crow flies**' measurement, where the River Medway presents a physical barrier to the movement of people to healthcare facilities this has been noted within the assessment text.

C.9.1.4 It should be noted that healthcare capacity information has not been available; the assessment is based on accessibility alone and does not reflect the reality of difficulties in accessing services (for example, a number of GP surgeries are closed to new patients).

C.9.2 Health and wellbeing receptors

Box C.9.1: SA Objective 8: NHS hospital

Score	Likely Impact - NHS hospital
-	Development proposals where the entirety or majority of the site is located over 5km from an NHS hospital providing an A&E service.
+	Development proposals where the entirety or majority of the site is located within 5km from an NHS hospital providing an A&E service.

Notes

For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&E service. Distances of sites to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. NHS hospital department data available from the NHS website⁵³, and local hospital data provided by Medway Council.

The target distance of 5km to an NHS hospital with an A&E service has been used in line with Barton *et al.* sustainable distances⁵⁴.

Box C.9.2: SA Objective 8: Access to GP surgery

Score	Likely Impact – Access to GP surgery
-	Development proposals where the entirety or majority of the site is located beyond the sustainable distance of 800m to a healthcare location.

⁵³ NHS (2023) NHS hospitals overview. Available at: <https://www.nhs.uk/service-search/other-services/Accident-and-emergency-services/LocationSearch/428> [Date accessed: 29/02/24]

⁵⁴ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010

Score	Likely Impact – Access to GP surgery
+	Development proposals where the entirety or majority of the site is located within the sustainable distance of 800m to a healthcare location.
Notes	
Data for healthcare locations has been provided by Medway Council.	

Box C.9.3: SA Objective 8: Access to leisure facilities

Score	Likely Impact – Access to leisure facilities
-	Development proposals where the entirety or majority of the site is located beyond the sustainable distance of 1.5km from a leisure facility.
+	Development proposals where the entirety or majority of the site is located within the sustainable distance of 1.5km from a leisure facility.
Notes	
Data for leisure facilities has been provided by Medway Council.	

Box C.9.4: SA Objective 8: Access to public greenspace

Score	Likely Impact - Access to public greenspace
-	Development proposals where the entirety or majority of the site is located over 600m from a public greenspace.
+	Development proposals where the entirety or majority of the site is located within 600m of a public greenspace.
Notes	
<p>Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. The assessment of proximity to greenspaces is based on Ordnance Survey Open Greenspaces⁵⁵ and open space data provided by Medway Council. It is assumed that these greenspaces are publicly accessible.</p> <p>The target distance of 600m to a public greenspace has been used in line with Barton <i>et al.</i> sustainable distances⁵⁶.</p>	

Box C.9.5: SA Objective 8: Net loss of public greenspace

Score	Likely Impact - Net loss of greenspace
-	Development proposals which coincide with, and could potentially result in a net loss of, public greenspace.
0	Development proposals which do not coincide with a public greenspace.

⁵⁵ Ordnance Survey (2023) OS Open Greenspace. Available at: www.ordnancesurvey.co.uk/business-government/products/open-map-greenspace [Date accessed: 29/02/24]

⁵⁶ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010

Notes

Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. The assessment of net loss of greenspaces is based on Ordnance Survey Open Greenspaces⁵⁷. It is assumed that these greenspaces are publicly accessible.

Box C.9.6: SA Objective 8: Access to PRoW / cycle routes

Score	Likely Impact - Access to PRoW / cycle routes
-	Development proposals where the entirety or majority of the site is located over 600m from a PRoW and cycle route.
+	Development proposals where the entirety or majority of the site is located within 600m from a PRoW and/or cycle route.

Notes

New development sites have been assessed in terms of their access to the local PRoW and cycle networks. PRoW data and cycle networks provided by Medway Council, and England coastal cycle route data is available from Natural England open data⁵⁸. The target distance of 600m to a footpath or cycle path has been used in line with Barton *et al.*⁵⁹ sustainable distances.

⁵⁷ Ordnance Survey (2023) OS Open Greenspace. Available at: www.ordnancesurvey.co.uk/business-government/products/open-map-greenspace [Date accessed: 29/02/24]

⁵⁸ Natural England Open Data Publication (2023). English Coast Path Route. Available at: <https://naturalengland-defra.opendata.arcgis.com/datasets/england-coast-path-route/explore> [Date accessed: 29/02/24]

⁵⁹ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

C.10 SA Objective 9: Cultural heritage

C.10.1 Introduction and context

C.10.1.1 Boxes C.10.1 to C.10.6 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 9: Cultural heritage.

C.10.1.2 Adverse impacts are recorded for options which have the potential to have an adverse impact on sensitive heritage designations, including Grade I, II* and II Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens (RPG), and Conservation Areas (CA).

C.10.1.3 It is assumed that where a designated heritage asset coincides with a site proposal, the heritage asset will not be lost as a result of development (unless otherwise specified in the Local Plan). Development which could potentially be discordant with the local character or setting, for example, due to design, layout, scale or type, would be expected to adversely impact the setting of nearby heritage assets⁶⁰ that are important components of the local area. Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset.

C.10.1.4 Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. There is a risk of adverse effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a site is in close proximity to heritage assets.

C.10.1.5 Heritage assets identified on Historic England's Heritage at Risk Register may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment⁶¹. Where Heritage at Risk assets could potentially be impacted by the proposed development at a site, this has been stated.

C.10.1.6 It should be noted that not all of Medway's historic environment resource and heritage assets are subject to statutory designations; non-designated features comprise a significant aspect of heritage, which is often experienced on a daily basis. This may include buildings and other features of historic interest which are not listed, as well as both discovered and undiscovered archaeological remains.

⁶⁰ Setting is taken to mean the surroundings in which a heritage asset may be experienced, which does not relate solely to distance from proposed developments to heritage assets. Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition). Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Date accessed: 08/03/24]

⁶¹ Historic England (2023) Search the Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/> [Date accessed: 08/03/24]

C.10.1.7 It is anticipated that Medway Council will require a Heritage Statement or Archaeological Desk-Based Assessment to be prepared to accompany future planning applications, where appropriate.

C.10.2 Cultural heritage receptors

Box C.10.1: SA Objective 9: Grade I Listed Buildings

Score	Likely Impact – Grade I Listed Buildings
--	Development proposal coincides with, is adjacent to, or could significantly impact the setting of, a Grade I Listed Building.
-	Development proposal located within the wider setting of a Grade I Listed Building.
0	Development proposal is not considered likely to affect the setting or character of a Grade I Listed Building.
+	Development proposal which could potentially enhance a Grade I Listed Building or its setting.
Notes	
Grade I Listed Buildings are considered to be those of exceptional interest. Data available from Historic England ⁶² .	

Box C.10.2: SA Objective 9: Grade II* Listed Buildings

Score	Likely Impact - Grade II* Listed Buildings
--	Development proposal coincides with, or could significantly impact the setting of, a Grade II* Listed Building.
-	Development proposal located adjacent to, or within the setting of a Grade II* Listed Building.
0	Development proposal not considered likely to impact a Grade II* Listed Building or its setting.
+	Development proposal which could potentially enhance a Grade II* Listed Building or its setting.
Notes	
Grade II* Listed Buildings are considered to be those of more than special interest. Data sourced from Historic England ⁶³ .	

Box C.10.3: SA Objective 9: Grade II Listed Buildings

Score	Likely Impact - Grade II Listed Buildings
--	Development proposal coincides with a Grade II Listed Building.
-	Development proposal located adjacent to, or within the setting of, a Grade II Listed Building.

⁶² Historic England (2024) Download Listing Data: Listed Buildings as points. Available at: <https://opendata-historicengland.hub.arcgis.com/datasets/historicengland::national-heritage-list-for-england-nhle/explore?layer=0&location=52.634596%2C-2.508121%2C5.37> [Date accessed: 29/02/24]

⁶³ Ibid

Score	Likely Impact - Grade II Listed Buildings
0	Development proposal not considered likely to impact a Grade II Listed Building or its setting.
+	Development proposal which could potentially enhance a Grade II Listed Building or its setting.
Notes	
Grade II Listed Buildings are considered to those of special interest. Data sourced from Historic England ⁶⁴ .	

Box C.10.4: SA Objective 9: Scheduled Monuments

Score	Likely Impact - Scheduled Monuments
--	Development proposal coincides with an SM.
-	Development proposal is adjacent to, or located within the setting of, an SM.
0	Development proposal not considered to impact an SM or its setting.
+	Development proposal which could potentially enhance an SM or its setting.
Notes	
Scheduling is the selection of a sample of nationally important archaeological sites. Data sourced from Historic England ⁶⁵ .	

Box C.10.5: SA Objective 9: Registered Parks and Gardens

Score	Likely Impact - Registered Parks and Gardens
--	Development proposal coincides with an RPG.
-	Development proposal is adjacent to, or located within the setting of, an RPG.
0	Development proposal not considered likely to impact an RPG or its setting.
+	Development proposal which could potentially enhance an RPG or its setting.
Notes	
The main purpose of the Register is to celebrate designed landscapes of note and encourage appropriate protection. Data sourced from Historic England ⁶⁶ .	

⁶⁴ Ibid⁶⁵ Historic England (2024) Download Listing Data: Scheduled Monuments. Available at: <https://opendata-historicengland.hub.arcgis.com/datasets/historicengland::national-heritage-list-for-england-nhle/explore?layer=6> [Date accessed: 29/02/24]⁶⁶ Historic England (2024) Download Listing Data: Registered Parks and Gardens. Available at: <https://opendata-historicengland.hub.arcgis.com/datasets/historicengland::national-heritage-list-for-england-nhle/explore?layer=7> [Date accessed: 29/02/24]

Box C.10.6: SA Objective 9: Conservation Areas

Score	Likely Impact - Conservation Areas
-	Development proposal located within a Conservation Area or considered to be located within the setting of a Conservation Area.
0	Development proposal not considered to impact a Conservation Area or its setting.
+	Development proposals which could potentially enhance the character or setting of a Conservation Area.
Notes	
Conservation Area data sourced from Historic England. Information on Medway's conservation areas is available online ⁶⁷ .	

⁶⁷ Medway Council (2024) Conservation areas and listed buildings. Available at: https://www.medway.gov.uk/info/200147/applying_for_planning_permission/129/conservation_areas_and_listed_buildings [Date accessed: 29/02/24]

C.11 SA Objective 10: Transport and accessibility

C.11.1 Introduction and context

C.11.1.1 Boxes C.11.1 to C.11.4 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 10: Transport.

C.11.1.2 The Local Plan should seek to ensure that residents in Medway have access to a range of sustainable transport modes, to help facilitate a modal shift away from private car use to help tackle air quality and congestion issues and provide for more efficient travel. The Plan should also promote a reduced need to travel overall, facilitating local journeys via active travel wherever possible.

C.11.2 Transport receptors

Box C.11.1: SA Objective 10: Bus stop

Score	Likely Impact – Bus stop
-	Development proposals where the entirety or majority of the site is located over 400m from a bus stop.
0	Development proposals where the site use does not require access to transport.
+	Development proposals where the entirety or majority of the site is located within 400m of a bus stop.

Notes

It is desirable for site end users to be situated within walking distance of a bus stop with access to frequent services. A target distance of 400m to a bus stop has been used in line with Barton *et al.* sustainable distances⁶⁸.

Bus service frequency and destination information was obtained from Google Maps⁶⁹. Bus stop data has been provided by Medway Council.

Box C.11.2: SA Objective 10: Railway station

Score	Likely Impact – Railway station
-	Development proposals where the entirety or majority of the site is located over 2km from a railway station
0	Development proposals where the site use does not require access to transport.

⁶⁸ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010

⁶⁹ Live departure boards available from Google Maps have been used to assess the frequency of services at bus stops within the Plan area. These are obtained from local bus timetables.

Score	Likely Impact – Railway station
+	Development proposals where the entirety or majority of the site is located within 2km of a railway station
++	Development proposals that include the development of a new railway station
Notes	
<p>Railway station data has been provided by Medway Council.</p> <p>A target distance of 2km to a railway station has been used in line with Barton <i>et al.</i> sustainable distances⁷⁰.</p>	

Box C.11.3: SA Objective 10: Pedestrian or cycle access

Score	Likely Impact – Pedestrian or cycle access
-	Development proposals located in areas which currently have poor access to the surrounding pedestrian and/or cycle network.
0	Development proposals where the site use does not require access to transport.
+	Development proposals which are well connected to the existing pedestrian and/or cycle network and would be expected to provide safe access for pedestrians and/or cyclists.
Notes	
<p>New development sites have been assessed in terms of their access to the surrounding pedestrian and cycle networks, allowing for safe local travel on foot or bicycle. Safe access is determined to be that which is suitable for wheelchair users and pushchairs.</p> <p>Assessment of proximity to existing footpaths has been made through reference to aerial photography and the use of Google Maps. PRoW data and cycle networks provided by Medway Council, and England coastal cycle route data is available from Natural England open data⁷¹.</p>	

Box C.11.4: SA Objective 10: Access to local services

Score	Likely Impact – Access to local services
-	Development proposals where the entirety or majority of the site is located beyond 600m to local services.
0	Development proposals where the site use does not require access to transport.
+	Development proposals where the entirety or majority of the site is located within 600m to local services.

⁷⁰ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010

⁷¹ Natural England Open Data Publication (2023). English Coast Path Route. Available at: <https://naturalengland-defra.opendata.arcgis.com/datasets/england-coast-path-route/explore> [Date accessed: 29/02/24]

Notes

Data on local services has been provided by Medway Council. In accordance with Barton *et al*'s **sustainable distances**⁷², development that is located within 600m of a local service, such as a post office or a local shop, it expected to be able to provide site end users with access to essential services.

Box C.11.5: SA Objective 10: Public transport nodes

Score	Likely Impact – Public transport nodes
0	Development proposals where the site is located beyond 300m from a high-frequency bus stop and 800m of a rail station.
++	Development proposals where any proportion of the site is located within 300m of a bus stop with high-frequency services, and within an 800m walk to a rail station.

Notes

Data on public transport nodes has been provided by Medway Council in the form of a mapped isochrone. A 300m buffer has been used as the crow flies to indicate the proximity to high-frequency bus stop. The 800m walk to a rail station has been calculated using the road network.

⁷² Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability.*

C.12 SA Objective 11: Education

C.12.1 Introduction and context

- C.12.1.1** Boxes C.12.1 to C.12.3 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 11: Education.
- C.12.1.2** It is assumed that new residents in the Plan area require access to primary and secondary education services to help facilitate good levels of education, skills and qualifications of residents.
- C.12.1.3** It should be noted that school capacity information has not been available; the assessment is based on accessibility alone.
- C.12.1.4** **Whilst all measurements have been made ‘as the crow flies’**, where the River Medway presents a physical barrier to the movement of people to schools this has been noted within the assessment text.

C.12.2 Education receptors

Box C.12.1: SA Objective 11: Access to primary school

Score	Likely Impact - Access to primary school
-	Residential development proposals where the entirety or majority of the site is located beyond 800m to a primary school.
0	Development proposals for non-residential use.
+	Residential development proposals where the entirety or majority of the site is located within 800m to a primary school.
++	Development proposals that include the development of a new primary school.

Notes

Data for primary school locations has been provided by Medway Council.

In line with Barton *et al.*'s **sustainable distances**⁷³, for the purpose of this assessment, 800m is assumed to be the target distance for travelling to a primary school.

It is recognised that not all schools within Medway are accessible to all pupils. For instance, independent, academically selective schools, and single sex schools may not be accessible to all. This has been considered within the assessment with distances drawn to state funded non-selective schools, or where development proposals are located in areas with sustainable access to schools providing for both sexes.

Box C.12.2: SA Objective 11: Access to secondary school

Score	Likely Impact - Access to secondary school
-	Residential development proposals where the entirety or majority of the site is located beyond 1.5km to a secondary school.

⁷³ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010.

Score	Likely Impact - Access to secondary school
0	Development proposals for non-residential use.
+	Residential development proposals where the entirety or majority of the site is located within 1.5km to a secondary school.
++	Development proposals that include the development of a new secondary school.

Notes

Data for secondary school locations has been provided by Medway Council.

In line with Barton et al.'s sustainable distances⁷⁴, for the purpose of this assessment, 1.5km is assumed to be the target distance for travelling to a secondary school.

Box C.12.3: SA Objective 11: Access to further education

Score	Likely Impact – Access to further education
0	Development proposals for non-residential use, or residential proposals located outside 3km distance to further educational facility.
+	Residential development proposals where the entirety or majority of the site is located within 3km to a further educational facility.

Notes

Data for further educational facilities has been provided by Medway Council, including universities and colleges.

In line with Barton et al.'s sustainable distances⁷⁵, for the purpose of this assessment, 3km is assumed to be the target distance for travelling to a further educational facility.

⁷⁴ Barton, H., Grant. M. & Guise. R. (2010) *Shaping Neighbourhoods: For local health and global sustainability*, January 2010.

⁷⁵ Ibid.

C.13 SA Objective 12: Economy and employment

C.13.1 Introduction and context

C.13.1.1 Boxes C.13.1 to C.13.3 set out the specific methodology used to appraise the reasonable alternative sites against SA Objective 12: Economy.

C.13.1.2 Major employment areas have been defined by Medway Council and include the following. Please note that no site visits have been undertaken to identify all employment areas within Medway, and that the following list does not include town centres and major retail centres:

- Ballard Business Park
- Beechings Way (excluding mixed use areas)
- Bloors Lane
- Castlevue Business Centre
- Chatham Port and Pier Road Gillingham
- Cloverlay
- Courteney Road, Gillingham
- Cuxton Industrial Estate
- Elm Court
- Fenn Street
- Firmstart Estate Twydall
- Formby Road, Halling
- Fort Horsted
- Frindsbury Peninsula (Medway City Estate)
- Gads Hill/Danes Hill, Gillingham
- Gillingham Business Park
- Hopewell Drive, Luton
- Innovation Park Medway
- Isle of Grain/Thamesport
- Jenkins Dale
- Kingsnorth
- Laker Road Industrial Estate
- Lordswood Industrial Estate
- Medway Valley Park Estate

- Otterham Quay
- Railway Street Industrial Park
- Rochester Airfield
- Second Avenue, Luton
- Temple Industrial Estate
- Thameside Terminal
- Vicarage Lane, Hoo
- West of Bailey Drive, Gillingham Business Park

C.13.2 Economy receptors

*Box C.13.1: SA Objective 12: **New residents'** access to major employment location*

Score	Likely Impact – New residents' access to major employment location
-	Residential development proposals where the entirety or majority of the site is located over 5km from a major employment location.
0	Development proposals for non-residential use.
+	Residential development proposals where the entirety or majority of the site is located within 5km of a primary employment location.

Notes

It is assumed that, in line with Barton *et al.*'s **sustainable distances**⁷⁶, new residents should be situated within 5km of key employment areas to ensure they have access to a range of employment opportunities capable of meeting their needs.

Data for primary employment locations has been provided by Medway Council.

*Box C.13.2: SA Objective 12: **Employment floorspace***

Score	Likely Impact - Employment floorspace
--	Development proposals which result in a significant net decrease in employment floorspace.
-	Development proposals which result in a minor net decrease in employment floorspace.
0	Development proposals which would not impact employment floorspace.
+/-	It is uncertain whether the proposed development would result in a net change in employment floorspace. This includes development sites where the proposed use is uncertain but may include employment. This additionally includes sites proposed for mixed-use development, these sites have all been assessed as uncertain under this receptor.
+	Development proposals which result in a minor net increase in employment floorspace.
++	Development proposals which result in a significant net increase in employment floorspace.

⁷⁶ Ibid.

Notes

An assessment of current land use has been made through reference to aerial photography and the use of Google Maps.

Residential sites which could potentially result in the loss of between 0.1ha and 0.99ha of employment floorspace would be expected to have a minor negative impact and loss of 1ha or more would be expected to have a major negative impact.

Appendix D: Reasonable Alternative Strategic Site Assessments

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D.1 Introduction

D.1.1 Overview

- D.1.1.1 A total of 24 reasonable alternative strategic sites have been identified by Medway Council during the preparation of the Medway Local Plan (MLP).
- D.1.1.2 Strategic residential-led sites are considered to be those which comprise at least 10ha and could deliver at least 500 new homes (or at least 300 homes for sites in Allhallows, Lower Stoke and Middle Stoke, reflecting the scale of growth in these smaller villages). Strategic employment-led sites are considered to be those which comprise over 75ha.
- D.1.1.3 The location of the strategic sites is shown in Figure D.1.1, and their potential uses are identified in Table D.1.1.
- D.1.1.4 Each of the sites appraised within this report have been assessed for likely impacts on each of the 12 SA Objectives, as outlined in the SA Framework (see Appendix A). Likely sustainability impacts have been set out in Tables D.2.1 – D.13.1 within each SA Objective chapter, in accordance with the site assessment methodology set out in Appendix C, as well as the methodology information set out in Chapter 2 of the main SA Report.
- D.1.1.5 Due to their large scale and capacity, strategic sites are often capable of providing a range of supporting infrastructure alongside the core land use. Many are accompanied by masterplans that present a proposed layout and location of different land uses within the red line boundary, as well as evidence which underpins proposals at the site.
- D.1.1.6 Wherever this information has been available, it has been used to help inform the SA process. The availability of site-specific information varies across the different reasonable alternatives, and where appropriate, the assessment process has made it clear that SA performance varies in relation to the quality of the baseline. All assessments remain at a high level and rely on available secondary data provided by the Council.

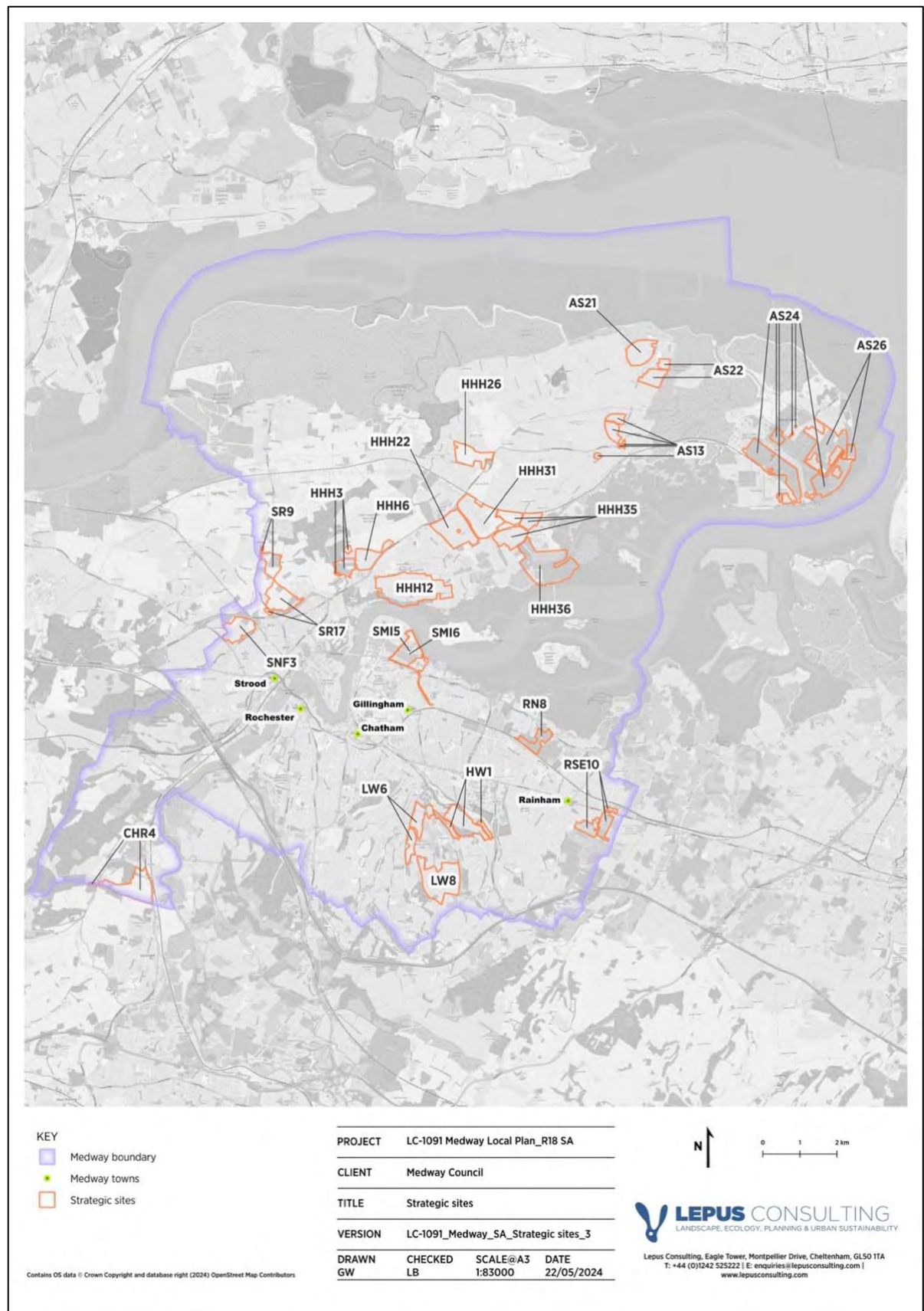


Figure D.1.1: Reasonable alternative strategic sites identified in Medway

Table D.1.1: Reasonable alternative strategic sites in Medway

No.	Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity (if applicable)
1	AS13	All Saints	Residential led (mixed-use)	32.73	368
2	AS21	All Saints	Residential led (mixed-use)	41.62	390
3	AS22	All Saints	Residential led (mixed-use)	32.68	300
4	AS24	All Saints	Non-residential	158.60	0
5	AS26	All Saints	Non-residential	85.25	0
6	CHR4	Cuxton, Halling & Riverside	Residential led (mixed-use)	63.12	1,100
7	HHH12	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	131.27	1,850
8	HHH22	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	72.77	1,500
9	HHH26	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	39.81	760
10	HHH3	Hoo St Werburgh & High Halstow	Residential led	23.83	500
11	HHH31	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	79.58	2,000
12	HHH35	Hoo St Werburgh & High Halstow	Non-residential	76.00	0
13	HHH36	Hoo St Werburgh & High Halstow	Non-residential	114.11	0
14	HHH6	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	35.32	550
15	HW1	Hempstead & Wigmore	Residential led	67.44	500
16	LW6	Lordswood & Walderslade	Residential led	46.80	800
17	LW8	Lordswood & Walderslade	Residential led	87.79	2,075
18	RN8	Rainham North	Residential led (mixed-use)	24.86	500
19	RSE10	Rainham South East	Residential led (mixed-use)	41.58	850
20	SMI5	St Marys Island	Non-residential	42.41	0
21	SMI6	St Marys Island	Residential led (mixed-use)	57.71	3,000
22	SNF3	Strood North & Frindsbury	Residential led	39.02	800
23	SR17	Strood Rural	Residential led (mixed-use)	48.70	900
24	SR9	Strood Rural	Residential led (mixed-use)	27.07	792

D.2 SA Objective 1: Climate change mitigation

D.2.1 Potential increase in carbon footprint

D.2.1.1 The estimated CO₂ emissions for Medway in 2021 was 816.8 kilo tonnes, with per capita emissions of 2.9 tonnes, according to UK local authority CO₂ emissions data¹. It is likely that new development as a result of the MLP will result in an increase in local greenhouse gas (GHG) emissions due to the increase of population and the number of operating businesses.

D.2.1.2 This increase in GHG emissions can be associated with the construction phase, the occupation and operation of homes and businesses, energy and water consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible.

D.2.1.3 The incorporation of green infrastructure (GI) presents several opportunities to mitigate **climate change, for example through providing natural cooling to combat the 'urban heat island' effect, reducing the impacts of air pollution and encouraging active travel** through the provision of more attractive places². Accompanying masterplans, and/or information provided by the Council indicate that 14 of the 24 strategic sites will provide GI which is expected to help offset climate change impacts to some extent. The remaining 10 sites may also have GI opportunities, but this information is not available at the time of writing. Additionally, the majority of sites (23) are likely to provide access to a range of sustainable transport options (See Chapter D.11 – SA Objective 10), potentially helping to reduce congestion and associated transport related emissions.

D.2.1.4 Overall, the appraisal of all reasonable alternatives strategic sites is limited in its assessment of carbon emissions, due to an absence of site-specific carbon footprint data. Furthermore, the nature and scale of non-residential development is unknown at this stage, and any potential for new development to draw on renewable or low-carbon energy supply is unknown. Consequently, the carbon emissions likely to be generated as a result of development is currently uncertain.

D.2.1.5 Several sites include strategies to reduce carbon emissions related with the proposed development, such as energy efficient design. However, the nature and scale of these strategies is unknown at the time of writing and are unlikely to significantly reduce the overall impact on GHG emissions of these larger sites.

¹ DBEIS (2023) UK local authority and regional carbon dioxide emissions national statistics: 2005-2021. Available at: www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021 [Date accessed: 20/03/24]

² TCPA (2023) What is Green Infrastructure? Available at: www.tcpa.org.uk/what-is-green-infrastructure/ [Date accessed: 02/05/24]

Table D.2.1: Strategic sites impact matrix for SA Objective 1 – Climate change mitigation

Site ref	Proposed site use	Climate change mitigation
AS13	Residential led (mixed-use)	+/-
AS21	Residential led (mixed-use)	+/-
AS22	Residential led (mixed-use)	+/-
AS24	Non-residential	+/-
AS26	Non-residential	+/-
CHR4	Residential led (mixed-use)	+/-
HHH12	Residential led (mixed-use)	+/-
HHH22	Residential led (mixed-use)	+/-
HHH26	Residential led (mixed-use)	+/-
HHH3	Residential led	+/-
HHH31	Residential led (mixed-use)	+/-
HHH35	Non-residential	+/-
HHH36	Non-residential	+/-
HHH6	Residential led (mixed-use)	+/-
HW1	Residential led	+/-
LW6	Residential led	+/-
LW8	Residential led	+/-
RN8	Residential led (mixed-use)	+/-
RSE10	Residential led (mixed-use)	+/-
SMI5	Non-residential	+/-
SMI6	Residential led (mixed-use)	+/-
SNF3	Residential led	+/-
SR17	Residential led (mixed-use)	+/-
SR9	Residential led (mixed-use)	+/-

D.3 SA Objective 2: Climate change adaptation

D.3.1 Fluvial flood zones

D.3.1.1 Parts of the MLP area are highly susceptible to fluvial and tidal flooding due to its coastal location where the Medway and Stour confluence and join the Thames. The River Medway runs from west to east through the centre of the Plan area. Flood Zones 2 and 3 are most prominent along Thames Estuary and the Medway Estuary, encompassing the north west and east of the Hoo Peninsula. Smaller areas of flood risk branch off into urban areas in the south of the Plan area.

D.3.1.2 Half of the strategic sites (12) are located wholly in Flood Zone 1. Development at these locations is expected to have a minor positive impact on flooding, as the proposed development at these sites is likely to locate site end users away from areas at risk of fluvial flooding.

D.3.1.3 The remaining 12 sites are largely or partially located within Flood Zone 2 and 3. Site AS24 and HHH36 wholly coincide with Flood Zones 2 and 3, and the remaining 10 sites are partially located within Flood Zone 2 and 3. Accompanying masterplans and/or Council provided information indicates that eight of the 12 sites (AS13, AS22, HHH36, HW1, LW6, SMI5, SMI6 and SR17) located within Flood Zone 3 will incorporate measures to reduce the risk of flooding, including the provision of sustainable drainage systems (SuDs) and GI. Despite these flood prevention strategies, development at all 12 sites has the potential to result in a major negative impact on flooding in the area, with over a 1% chance of river flooding or over a 0.5% chance of sea flooding in any given year. Site end users at these sites could potentially be located in areas at high risk of fluvial flooding.

D.3.2 Surface water flood risk

D.3.2.1 Surface water flood risk (SWFR) is categorised into low (1/1000), medium (1/100) and high (1/30) in relation to the probability of surface water flooding occurring in a given area. Areas affected by surface water flooding can be found throughout Medway, in particular along roads, as well as within urban parkland, and associated with ponds and watercourses.

D.3.2.2 Some 13 strategic sites coincide with an area of high SWFR, where there is potential for significant adverse effects associated with the location of site end users in areas of high flood risk and potential to exacerbate SWFR in surrounding locations. According to supplementary information provided by the Council, eight strategic sites (AS13, AS22, CHR4, HW1, SMI5, SMI6, SNF3 and SR17) will include measures which may help to reduce the risk of surface water flooding, including the provision of SuDs and GI, that prevents runoff by capturing rainwater, allowing it to filter into the earth where it can be stored and reused. The measures included alongside the proposed development at these eight sites will help to reduce SWFR, although there remains potential for a minor negative impact on surface water flooding. A potential major negative impact is identified as a result of

the proposed development at the five sites (AS21, HHH22, HHH31, HHH35 and HHH6) where no specific flood prevention strategies or GI measures are mentioned.

D.3.2.3 Additionally, a further eight sites (AS24, AS26, HHH12, HHH26, HHH3, HHH36, LW8 and RN8) coincide with areas of low and/or medium SWFR. Accompanying masterplans and/or Council provided information indicates that five of these sites (HHH26, HHH3, HHH36, LW8 and RN8) provide measures to reduce the risk of surface water flooding, including the provision of SuDs and GI. The measures included alongside the proposed development at these five sites will help to reduce surface water flood risk and are identified to have a negligible impact on surface water flooding. The remaining three sites (AS24, AS26 and HHH12) that do not include any measures to reduce SWFR could potentially have a minor negative impact on surface water flooding in the area.

D.3.2.4 The remaining three sites (LW6, RSE10 and SR9) which do not coincide with any significant areas of SWFR are identified to have a negligible impact on surface water flooding.

D.3.3 Flood defences

D.3.3.1 The Environment Agency has defined a number of flood defence schemes for the Thames, Medway and Swale Estuaries^{3 4}. Development coincident with these schemes, or within 20m of the toe of a proposed/existing flood defence, is considered unlikely to be able to safeguard the viability of future flood defences and has potential to result in a major negative impact on climate change adaptation in the MLP area.

D.3.3.2 Six of the strategic sites (AS24, AS26, HHH12, HHH36, SMI5 and SMI6) coincide or lie within 20m of existing flood defence schemes. The accompanying masterplan for Site HHH36 indicates a green space buffer around the site that will ensure no built development occurs within 20m of the flood defence. Therefore, a negligible impact is identified for Site HHH36. The remaining five sites that coincide or are located within 20m of existing flood defence schemes are identified to result in a major negative impact on the viability of flood defences, in the absence of further information regarding the site layout.

D.3.3.3 The remaining 18 strategic sites do not coincide or lie within 20m of flood defence schemes and are likely to have a negligible impact on flood defences.

³ Environment Agency (2021) Thames Estuary 2100 (TE2100). Available at: www.gov.uk/government/publications/thames-estuary-2100-te2100 [Date accessed: 20/03/24]

⁴ Environment Agency (2019) Medway Estuary and Swale flood and coastal risk management strategy. Available at: www.gov.uk/government/publications/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy [Date accessed: 20/03/24]

Table D.3.1: Strategic sites impact matrix for SA Objective 2 – Climate change adaptation

Site ref	Proposed site use	Fluvial flooding	Surface water flooding	Flood defences
AS13	Residential led (mixed-use)	--	-	0
AS21	Residential led (mixed-use)	+	--	0
AS22	Residential led (mixed-use)	--	-	0
AS24	Non-residential	--	-	--
AS26	Non-residential	--	-	--
CHR4	Residential led (mixed-use)	+	-	0
HHH12	Residential led (mixed-use)	+	-	--
HHH22	Residential led (mixed-use)	+	--	0
HHH26	Residential led (mixed-use)	+	0	0
HHH3	Residential led	+	0	0
HHH31	Residential led (mixed-use)	--	--	0
HHH35	Non-residential	--	--	0
HHH36	Non-residential	--	0	--
HHH6	Residential led (mixed-use)	+	--	0
HW1	Residential led	--	-	0
LW6	Residential led	--	0	0
LW8	Residential led	+	0	0
RN8	Residential led (mixed-use)	+	0	0
RSE10	Residential led (mixed-use)	+	0	0
SMI5	Non-residential	--	-	--
SMI6	Residential led (mixed-use)	--	-	--
SNF3	Residential led	+	-	0
SR17	Residential led (mixed-use)	--	-	0
SR9	Residential led (mixed-use)	+	0	0

D.4 SA Objective 3: Biodiversity and geodiversity

D.4.1 European sites

D.4.1.1 European sites are a network of nature protection areas which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A 6km Zone of Influence (ZOI) has been applied to the Medway and Thames Estuary and Marshes SPA and Ramsar sites as informed by the emerging HRA⁵. A 7km buffer has been applied to the North Downs Woodland SAC on the basis of visitor survey work⁶ carried out at Boxley Warren Local Nature Reserve (LNR). A 400m zone has also been applied to all European sites on the basis of urbanisation concerns.

D.4.1.2 According to the red line boundaries provided by the Council, Sites AS24, AS26 and HHH36 slightly coincide with Medway Estuary and Marshes SPA and Ramsar site. Accompanying masterplans and/or information provided by the Council indicate that Site HHH36 will include green buffers and ecological enhancement corridors, and Site AS26 will include restricted development areas. These measures will therefore ensure the built development is not coincident with the SPA and Ramsar designations; however, the proposed development at the two sites would still be located within 400m of the European sites. Five other sites (AS22, AS13, HHH12, HHH36 and RN8) are also located within 400m of a European site, where the indicative masterplan for Site AS22 includes open space, ecological enhancements and green buffers. Development at all seven sites (AS13, AS22, AS24, AS26, HHH12, HHH36 and RN8) located within 400m to a European site could potentially result in a major negative impact, due to the likelihood of threats and pressures arising from the construction and occupation of new development in such close proximity to the designated sites, including urbanisation impacts to the designations themselves and functionally linked land.

D.4.1.3 The remaining 17 sites are located within one or more of the identified recreational ZOIs, and could cumulatively give rise to adverse effects associated with air and water pollution. A minor negative impact is identified for these sites.

D.4.1.4 The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

D.4.2 Sites of Special Scientific Interest

D.4.2.1 There are seven Sites of Special Scientific Interest (SSSIs) located within Medway. Four reasonable alternative sites coincide with a SSSI (a small proportion of Sites AS24 and AS26 **with 'Medway Estuary and Marshes' SSSI**, a proportion of Site HHH12 **with 'Thames Estuary and Marshes' SSSI**, and a small proportion of Sites HHH3 **with 'Chattenden Woods**

⁵ Lepus Consulting (2024) Habitats Regulations Assessment of the Medway Local Plan: Regulation 18 HRA Report

⁶ Maidstone Borough Council (2012) Boxley Warren Local Nature Reserve Visitor Surveys. Main Results Tabulations by Location of Interview.

and Lodge Hill' SSSI). Development at these sites has the potential to lead to direct adverse impacts associated with loss or degradation of the habitat found within the SSSIs; additionally, Site HHH3 could potentially lead to increased disturbance to the ground-nesting nightingales found at Chattenden Woods and Lodge Hill SSSI. The accompanying masterplans for Site AS24 include 207 acres identified for 'environmental mitigation' and Site AS26 includes a restricted development area. Site HHH3 indicates that development will retain tree cover at 'Rams Bottom Wood', creating open space to provide an alternate natural space away from the protected SSSI as a space to gather for social interaction and community engagement. The measures included in the accompanying masterplans for Sites AS24, AS26 and HHH3 will be likely to reduce the potential for adverse effects on the SSSIs, although site-specific assessments are likely to be needed to confirm opportunities to avoid or mitigate effects arising from new development. Three further sites (HHH36, SMI5 and SMI6) lie adjacent to **'Medway Estuary and Marshes' SSSI**. Development at these seven sites could potentially result in a major negative impact on an SSSI, due to the increased likelihood of direct impacts on the features for which the SSSIs are designated.

D.4.2.2 Natural England have developed Impact Risk Zones (IRZs) for each SSSI in the country, in order to allow for a rapid assessment of the potential risks posed by development proposals. The remaining sites (17) fall within an IRZ which indicates that consultation may be required with Natural England, reflected in the assessments at this stage as a potential minor negative impact. This includes IRZs which indicate strategic solutions are in place to address potential recreational impacts arising from new development. Accompanying site masterplans and information provided by the Council indicates that 12 sites will include GI and ecological enhancements such as green corridors and woodland planting. The measures included within the development proposals could help to reduce adverse effects on SSSIs. However, this would need to be confirmed through consultation with Natural England and more detailed site appraisals to understand the sensitivities of surrounding SSSIs and potential impacts arising from new development.

D.4.3 National Nature Reserves

D.4.3.1 High Halstow National Nature Reserve (NNR) is located in the north of Medway. No sites coincide or lie adjacent with the NNR. Two sites (HHH26 and HHH31) lie within 2km of High Halstow, and are identified as having potential to lead to a minor negative impact due to increased pressures from development, where Site HHH26 includes residential development of 760 dwellings and Site HHH31 includes residential development of 2000 dwellings.

D.4.3.2 The 22 remaining sites do not lie in close proximity to High Halstow NNR and are therefore likely to result in a negligible impact on the NNR.

D.4.4 Ancient woodland

D.4.4.1 **Medway is home to various areas of ancient woodland, including 'Great Chattenden Wood' and 'Red/Stonyfield Woods'**. A large proportion of Site HHH12 (approximately 11.3ha) coincides with **'Cockham Wood'** ancient woodland, potentially resulting in a direct major negative impact from development, including habitat loss and fragmentation.

- D.4.4.2 Three sites (HW1, LW6 and LW8) coincide with unnamed ancient woodland. Site HW1 wholly coincides with an entire stand of woodland, and sites LW6 and LW8 largely coincide with other stands of woodland. The accompanying masterplans to these three sites indicate that the proposed development at the sites will not result in the loss of ancient woodland; however, these measures are not expected to fully address the potential minor negative impacts, including from pollution and recreational pressures.
- D.4.4.3 Site HHH26 lies adjacent to **'Fishers Wood'** and an additional three sites (CHR4, HHH6 and SR9) are located in close proximity to ancient woodland, potentially having a minor negative impact in the form of direct or indirect impacts, including from pollution and recreational pressures.
- D.4.4.4 Site CHR4 is proposed for the development of 1,100 dwellings and is located within 1km from **'Red/Stonyfield Woods'**. **The accompanying masterplan to Site CHR4 includes large areas of open space to retain the area of ancient woodland and additionally includes the potential for a new country park, which will help to ensure recreational pressures on the ancient woodland are redirected.** Therefore, it is likely that the development will result in an overall negligible impact on the ancient woodland.
- D.4.4.5 The remaining 15 strategic sites are located away from areas of ancient woodland, and are therefore likely to result in a negligible impact on this biodiversity asset.

D.4.5 Local Nature Reserves

- D.4.5.1 There are eight Local Nature Reserves (LNR) in Medway **including 'Darland Banks' and 'Rede Common'**, all located in the south of Medway. No sites coincide with an LNR, however Site HW1 lies adjacent to Darland Banks LNR and Sites LW6 and LW8 lie in close proximity to **Darland Banks LNR and 'South Wood' LNR respectively**, resulting in a potential minor negative impact owing to the increased risk of development related threats and pressures on the LNRs. The largest of these is Site LW8 which lies 40m from South Wood LNR, proposed for the development of 2,075 residential units. All three sites include open spaces and green buffers within their accompanying masterplans; however, these measures are unlikely to fully address the issues arising from the large quantity of the proposed development.
- D.4.5.2 The remaining 21 strategic sites are located further away from LNRs where the proposed development is likely to result in a negligible impact.

D.4.6 Local Wildlife Sites (Sites of Nature Conservation Interest)

- D.4.6.1 Some 27 Local Wildlife Sites (LWS), formerly known as Sites of Nature Conservation Interest (SNCI) are located within Medway, **including 'Great Lines' and 'Luton Banks'**. The majority are located in the south of the Plan area, **besides 'Grain Pit' which is located on the Isle of Grain.**
- D.4.6.2 Sites HW1 and LW8 coincide with and lie adjacent to several LWS. Site HW1 partially coincides with **'Grove Wood'** and lies adjacent to **'Darland Banks'** along the northern **boundary of the site.** Site LW8 partially coincides with **'Hook Wood'** and lies adjacent to **'South Wood' to the east.** **The accompanying masterplans for both Site HW1 and Site LW8**

indicate that the respective areas coinciding with LWSs will be open space and therefore retained. Despite indication that the two sites will retain the LWS that coincide, the sites could potentially lead to increased risk of development related threats and pressures on these LWSs owing to the close proximity of new residential growth, and result in a minor negative impact on biodiversity.

D.4.6.3 **Site CHR4 partially coincides with 'South Hill and Houlder Quarries' LWS, where a small parcel of the site coincides to the south west.** The accompanying masterplan to Site CHR4 indicates that a new country park will be provided, and it is expected that the LWS will be retained as part of this development and potentially enhanced. The proposed residential development of 1,100 dwellings at the site will therefore be situated approximately 500m to the east of the LWS where significant adverse effects are unlikely, and a negligible impact is identified.

D.4.6.4 None of the remaining sites coincide or lie adjacent to an LWS and have therefore scored negligible against the biodiversity objective; however, it is acknowledged that adverse effects such as from recreational impacts can arise at greater distances.

D.4.7 Marine Conservation Zones

D.4.7.1 The Medway Estuary Marine Conservation Zone (MCZ) protects the dynamic ecosystem surrounding the River Medway and its confluence with the River Thames and the Swale. Six sites (AS24, AS26, HHH12, HHH36, SMI5 and SMI6) lie adjacent to the MCZ. The indicative masterplan/information provided by the council for three of these sites include measures that might reduce development related impacts to some extent. Site AS24 includes approximately 83 hectares of land set aside for environmental mitigation, Site AS26 includes a restricted development area and Site HHH36 includes ecological enhancements. Overall, the proposed development at all six sites have potential to result in a minor negative impact on the MCZ due to an increased risk of development pressures on marine habitats. Development within these sites could therefore have an adverse impact on habitats in and surrounding the River Medway.

D.4.8 Priority habitats

D.4.8.1 There are multiple priority habitats found throughout Medway. The most prominent of these include coastal and floodplain grazing marsh in the north of the Hoo Peninsula, mudflats surrounding the estuary and deciduous woodland scattered throughout Medway.

D.4.8.2 A total of 13 sites coincide wholly or partially with priority habitats, including a large proportion which coincide with deciduous woodland. The accompanying masterplans and information provided by the Council indicate that seven sites (AS22, CHR4, HW1, LW6, LW8, RSE10 and SR17) will retain the priority habitats that are coincident with the site and will be likely to have a negligible impact on priority habitats in Medway. The proposed development at the remaining six sites (AS24, AS26, HHH12, HHH3, HHH36 and HHH6) will be likely to have a minor negative impact on priority habitats in Medway due to the potential loss or degradation of these habitats.

D.4.8.3 The remaining 11 sites do not coincide with any identified priority habitat; therefore, the proposed development at these sites will be likely to have a negligible impact on the overall presence of priority habitats.

D.4.9 Regionally Important Geological and Geomorphological Sites

D.4.9.1 There are four Regionally Important Geological and Geomorphological Sites (RIGGS) in Medway which include a range of notable geological features and formations. These include 'Halling Chalk Pit', 'Bores Hole' and 'Francis Chalk Quarry', which are found in the west of Medway, and 'Fort Amherst' which is located centrally in the urban area. The proposed development at all strategic sites is likely to have a negligible impact on geological sites as they do not coincide with any RIGGS.

D.4.10 Open Mosaic Habitats

D.4.10.1 Open mosaic habitats (OMH) indicate areas of previously developed or brownfield land that have potential to support diverse habitats. There are 91 OMHs scattered throughout Medway, predominantly located in more rural areas. Seven sites (AS24, AS26, CHR4, HHH3, HHH36, SR17 and SR9) partially or largely coincide with OMHs. The accompanying masterplans for Sites CHR4 and SR17 indicate that the OMHs will be retained, and as such the proposed development will be likely to result in a negligible impact on OMHs. The proposed development at the remaining five sites (AS24, AS26, HHH3, HHH36 and SR9) could potentially result in direct adverse impacts on OMHs and loss of the biodiversity value they provide in Medway, with a minor negative impact identified.

D.4.10.2 The remaining 17 sites do not coincide with OMHs and are therefore likely to result in a negligible impact on OMHs in Medway.

Table D.4.1: Strategic sites impact matrix for SA Objective 3 – Biodiversity and geodiversity

Site ref	Site use	European site	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitat	RIGGS	OSM
AS13	Residential led (mixed-use)	--	-	0	0	0	0	0	0	0	0
AS21	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
AS22	Residential led (mixed-use)	--	-	0	0	0	0	0	0	0	0
AS24	Non-residential	--	--	0	0	0	0	-	-	0	-
AS26	Non-residential	--	--	0	0	0	0	-	-	0	-
CHR4	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
HHH12	Residential led (mixed-use)	--	--	0	--	0	0	-	-	0	0
HHH22	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
HHH26	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
HHH3	Residential led	-	--	0	-	0	0	0	0	0	-
HHH31	Residential led (mixed-use)	-	-	-	0	0	0	0	0	0	0
HHH35	Non-residential	-	-	0	0	0	0	0	0	0	0
HHH36	Non-residential	--	--	0	0	0	0	-	-	0	-
HHH6	Residential led (mixed-use)	-	-	0	-	0	0	0	-	0	0
HW1	Residential led	-	-	0	-	-	-	0	0	0	0
LW6	Residential led	-	-	0	-	-	0	0	0	0	0
LW8	Residential led	-	-	0	-	-	-	0	0	0	0
RN8	Residential led (mixed-use)	--	-	0	0	0	0	0	0	0	0
RSE10	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SMI5	Non-residential	-	--	0	0	0	0	-	0	0	0
SMI6	Residential led (mixed-use)	-	--	0	0	0	0	-	0	0	0
SNF3	Residential led	-	-	0	0	0	0	0	0	0	0
SR17	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SR9	Residential led (mixed-use)	-	-	0	-	0	0	0	0	0	-

D.5 SA Objective 4: Landscape and townscape

D.5.1 Kent Downs AONB/National Landscape

D.5.1.1 A small proportion of the Kent Downs Area of Outstanding Natural Beauty (AONB)/National Landscape lies within the south west and south east of the MLP area. A small portion of Site CHR4 coincides with the AONB, to the south west of the site. The accompanying masterplan for Site CHR4 indicates that the proposal will include the development of a new country park and it is expected that the area coincident with the National Landscape will be enhanced as part of this proposal. However, owing to the close proximity of the development there remains potential for the new development to have minor negative impacts on the character and/or setting of the designated landscape.

D.5.1.2 An additional four sites (HW1, LW6, LW8 and RSE10) are identified as being in close proximity to the AONB/National Landscape. Sites HW1, LW6 and LW8 form part of the wider Lidsing Garden Community proposal, and within Policy LPRSP4(B) of the Adopted Maidstone Local Plan Review (2021-2038)⁷ the sites will be landscape-led with regards to the surrounding area. The accompanying masterplan to RSE10 includes the provision of landscape buffers that could help to reduce associated negative impacts on views. However, despite the proposed measures, the four sites have potential to result in a minor negative impact on views or the setting of the designated landscape.

D.5.1.3 The remaining sites which are located at a greater distance from the National Landscape, or are already in an urbanised area, are unlikely to result in any significant adverse impacts and have therefore scored negligible.

D.5.2 Country Parks

D.5.2.1 There are four country parks in Medway, all located in the south of the Plan area. These include 'Ranscombe Farm', 'Capstone Farm', 'Eastcourt Meadows' and 'Riverside'. None of the strategic sites coincide with country parks, however two sites (LW6 and LW8) lie adjacent to Capstone Farm Country Park. Additionally, two sites (HW1 and RN8) are located in close proximity to a country park., Site HW1 located approximately 10m from Capstone Farm Country Park, separated by Capstone Road and Site RM8 is located approximately 15m from Riverside Country Park, separated by Lower Rainham Road. Sites LW6, LW8 and HW1 form part of the wider Lidsing Garden Community proposal, and within Policy LPRSP4(B) of the Adopted Maidstone Local Plan Review (2021-2038)⁸ the sites will include landscape-led enhancements proposed to the Capstone Valley area. The accompanying masterplan to Site RN8 includes the provision of open space that could potentially reduce adverse effects on views and the setting of the nearby country park.

⁷ Maidstone Borough Council (2024). Maidstone Adopted Local Plan Review 2021-2038. Available at: <https://localplan.maidstone.gov.uk/home/local-plan-review> [Date accessed: 03/05/24]

⁸ Maidstone Borough Council (2024). Maidstone Adopted Local Plan Review 2021-2038. Available at: <https://localplan.maidstone.gov.uk/home/local-plan-review> [Date accessed: 03/05/24]

However, despite the proposed measures the four sites have potential to result in a minor negative impact on the setting and/or views experienced from the country park.

D.5.2.2 The accompanying masterplan to Site CHR4 includes the development of a new country park. The provision of a new country park is expected to have a major positive impact on the provision of country parks within Medway and reduce recreational pressures on other more sensitive countryside locations in Medway.

D.5.2.3 The remaining sites which are located at a greater distance from a country park, or are already in an urbanised area, are unlikely to result in any significant adverse impacts and have therefore scored negligible.

D.5.3 Landscape Character Assessment

D.5.3.1 Baseline data on Landscape Character Areas within the Local Plan area are derived from the 2023 Draft Medway Landscape Character Assessment (LCA)⁹. Some 34 Landscape Character Areas have been identified in Medway, each with individual characteristics, issues and key sensitivities. Key characteristics of each Landscape Character Area have informed the appraisal of each reasonable alternative strategic site against the landscape objective.

D.5.3.2 Owing to the large size of all 24 sites and these sites largely being located on undeveloped land, a significant proportion (19) have been assessed as being discordant with the characteristics identified in the LCA. These 19 sites could potentially lead to loss or degradation of key landscape features or contradict with the guidelines of the area in question; therefore, the proposed development could potentially have a minor negative impact on the landscape character. **This includes seven sites within the 'Hoo Peninsula' character area where there is potential for loss of rural character and three sites within the 'Cliffe Woods' character area where there is potential loss of high hedgerows.**

D.5.4 Landscape Sensitivity

D.5.4.1 The draft Hoo Landscape Sensitivity and Capacity study (February 2019)¹⁰ has identified ten land parcels within the Hoo Peninsula which have been assessed for their sensitivity, value and capacity. The land parcels have been categorised based on their sensitivity to change as a result of future development, which the reasonable alternative site proposals have been assessed against. Some 17 strategic sites lie outside of the Landscape Sensitivity and Capacity study area. The potential effect of each of these sites on sensitive landscapes is therefore uncertain at this stage, and would need to be informed by site-specific assessments.

D.5.4.2 All of the sites assessed for landscape sensitivity are part of the All Saints, Hoo St Werburgh and High Halstow, and Strood Rural wards. Site HHH12 is located partially in areas of 'high' sensitivity, and is therefore identified as being likely to have a major negative impact

⁹ LUC (2023) Draft Medway Landscape Character Assessment, August 2023. (due to be published 2024)

¹⁰ Medway Council (2019). Hoo Landscape Sensitivity and Capacity Study. Available at: https://www.medway.gov.uk/downloads/file/6238/hoo_landscape_capacity_and_sensitivity_study [Date accessed: 21/03/24]

on the landscape for the purposes of the SA. Two sites (HHH26 and HHH6) are wholly located in areas of 'medium' sensitivity, with potential to lead to a minor negative impact on the landscape. Four sites (HHH22, HHH31, HHH35 and HHH36) are located in areas of 'low' sensitivity, and therefore have been identified as leading to a negligible impact on sensitive landscapes.

D.5.5 Landscape Capacity

D.5.5.1 The draft Hoo Landscape Sensitivity and Capacity study (February 2019)¹¹ has identified ten land parcels within the Hoo Peninsula which have been assessed for their sensitivity, value and capacity. The land parcels have been categorised based on their susceptibility to change as a result of future development, which the reasonable alternative site proposals have been assessed against. Some 17 strategic sites lie outside of the Sensitivity and Capacity study area. The potential effect of each of these sites on landscape capacity is therefore uncertain at this stage, and would need to be informed by site-specific assessments.

D.5.5.2 All of the strategic sites assessed for landscape capacity are part of the All Saints, Hoo St Werburgh and High Halstow, Strood Rural wards. Site HHH12 is located partially in areas assessed as 'medium-high' capacity. For the purposes of the SA, the site is identified as being likely to have a major negative impact on the landscape due to the lack of ability to accommodate change without significant effects. An additional two sites (HHH26 and HHH6) are wholly located in areas assessed as 'medium' capacity, with a potential minor negative impact on the landscape. Four sites (HHH22, HHH31, HHH35 and HHH36) are all in areas assessed as 'low-medium' **where there is more capacity for change**, and therefore these sites are scored as negligible.

D.5.6 Views from the PRoW network and National Trails

D.5.6.1 The Public Rights of Way (PRoW) and National Trail network in Medway is mostly interconnected in rural areas in the north and south west, however this becomes more fragmented in the urban areas. The proposed development at 23 reasonable alternative strategic sites could potentially alter the views of open space currently experienced by users of the PRoW network, and result in a minor negative impact on the landscape. For instance, Site CHR4 has approximately 3,150m of PRoW coinciding/running adjacent to the proposed greenfield site, and is therefore likely to change the views and recreational experience of PRoW users. Accompanying masterplans and information provided by the Council indicates that seven of the 23 sites would look to introduce new pedestrian links, enhance and/or retain the PRoW within the proposed development, however these measures are unlikely to address the visual impacts associated with the development.

D.5.6.2 The remaining Site (HHH6) is separated from PRoWs by existing built form and will be unlikely to significantly alter views upon development, and is assessed as negligible.

¹¹ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: <https://www.medway.gov.uk/downloads/file/6238/hoo-landscape-capacity-and-sensitivity-study> [Date accessed: 21/03/24]

D.5.7 Views experienced by local residents

- D.5.7.1 The development proposed at a large proportion of strategic sites in Medway is considered to have the potential to alter the views currently experienced by local residents, primarily due to their location with respect to existing residential zones and their large scale. A minor negative impact on the local landscape could therefore be expected at these 19 sites.
- D.5.7.2 The remaining five sites comprise previously developed land and/or are located away from existing residential zones; therefore, the proposed development at these sites is unlikely to result in a significant impact on views.

D.5.8 Coalescence and urbanisation of the countryside

- D.5.8.1 The risks of coalescence and urbanisation of the countryside are key considerations for development proposals within Medway. The north and south west of Medway is predominantly rural which creates a greater susceptibility for the joining of settlements or urban sprawl. Owing to their large scale, many of the strategic sites have potential to give rise to adverse effects in this regard.
- D.5.8.2 The proposed development at 11 of the strategic sites were determined to reduce the separation between settlements and therefore increase the risk of coalescence and loss of identity of these settlements. This includes the risk of coalescence between Wainscott and Cliffe Woods, Chatham and Hempstead and Chattenden and Hoo.
- D.5.8.3 The proposed development at 12 sites were assessed as having potential to increase the risk of encroachment/urban sprawl, owing to their location extending outside of the current built form.
- D.5.8.4 The remaining seven sites that are located within the existing urban area or isolated rural settings include the non-residential development at Sites AS24 and AS26 located on the Isle of Grain and the brownfield Sites SMI5 and SMI6 located on the urban waterfront. These are identified to result in a negligible impact for coalescence and urban sprawl.

Table D.5.1: Strategic sites impact matrix for SA Objective 4 – Landscape

Site ref	Proposed site use	AONB / National Landscape	Country Park	LCA	Landscape sensitivity	Landscape capacity	PRoW Views	Local residents Views	Coalescence / urban sprawl
AS13	Residential led (mixed-use)	0	0	-	0	0	-	-	-
AS21	Residential led (mixed-use)	0	0	-	0	0	-	-	-
AS22	Residential led (mixed-use)	0	0	-	0	0	-	-	-
AS24	Non-residential	0	0	0	0	0	-	0	0
AS26	Non-residential	0	0	0	0	0	-	0	0
CHR4	Residential led (mixed-use)	-	++	-	0	0	-	-	-
HHH12	Residential led (mixed-use)	0	0	-	--	--	-	-	-
HHH22	Residential led (mixed-use)	0	0	-	0	0	-	-	-
HHH26	Residential led (mixed-use)	0	0	-	-	-	-	-	-
HHH3	Residential led	0	0	0	0	0	-	-	-
HHH31	Residential led (mixed-use)	0	0	-	0	0	-	-	-
HHH35	Non-residential	0	0	-	0	0	-	-	0
HHH36	Non-residential	0	0	-	0	0	-	0	-
HHH6	Residential led (mixed-use)	0	0	-	-	-	0	-	-
HW1	Residential led	-	-	-	0	0	-	-	-
LW6	Residential led	-	-	-	0	0	-	-	-
LW8	Residential led	-	-	-	0	0	-	-	-
RN8	Residential led (mixed-use)	0	-	-	0	0	-	-	-
RSE10	Residential led (mixed-use)	-	0	-	0	0	-	-	-
SMI5	Non-residential	0	0	0	0	0	-	0	0
SMI6	Residential led (mixed-use)	0	0	0	0	0	-	0	0
SNF3	Residential led	0	0	-	0	0	-	-	0
SR17	Residential led (mixed-use)	0	0	-	0	0	-	-	0
SR9	Residential led (mixed-use)	0	0	-	0	0	-	-	-

D.6 SA Objective 5: Pollution and waste

D.6.1 Air Quality Management Area

D.6.1.1 There are four small Air Quality Management Areas (AQMA) within Medway. These are located along sections of main roads where national air quality objectives are unlikely to be met. Three sites are located wholly or partially within 200m of an AQMA: Site HHH12 is partially located within 200m of **'Four Elms' AQMA and Sites SMI5 and SMI6 are partially located within 200m of 'Gillingham AQMA'**, and as such, the proposed development at these sites is likely to locate some site end users in areas of existing poor air quality and potentially contribute towards increased traffic within the AQMAs. A minor negative impact on air pollution is identified for these sites.

D.6.1.2 Site RSE10 is located over 200m from the Rainham AQMA, although it is located just beyond the 200m buffer at 250m. The accompanying site masterplan proposes a new road connecting the A2 with Mierscourt Road to ease congestion on the A2 and reduce pressure in the Rainham AQMA. Site RES10 is identified as having a minor positive impact on air quality within the AQMA.

D.6.1.3 The proposed development at the remaining sites (20) which are over 200m from an AQMA are likely to have a negligible impact on AQMAs in Medway although it is acknowledged that cumulative air quality effects could occur across the Plan area as a whole.

D.6.2 Main Road

D.6.2.1 Many major roads pass through Medway, including the A2, A226, A228, A229, A278, A230, A231 and the M2. Some 11 sites are located within 200m of a main road. The proposed development at these 11 sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using these main roads could potentially have a minor negative impact on air quality and noise at these sites.

D.6.2.2 The proposed development at the remaining 13 sites which are over 200m from a main road are expected to have a negligible impact on air and noise pollution from transportation associated with main roads.

D.6.3 Railway Line

D.6.3.1 Multiple railway lines pass through Medway, including the Hoo Peninsula freight line in the north. Passenger railway lines continue through and adjacent to the urban area of Medway and in the more rural areas in the south west. Six sites (AS24, CHR4, HHH31, HHH35, RN8 and SNF3) are located largely or partially within 200m of a railway line which could potentially expose site end users to noise pollution and vibrations. A minor negative impact is identified for these six sites.

D.6.3.2 The proposed development at the remaining 18 sites which are over 200m from a railway line is expected to have a negligible impact on air and noise pollution from transportation associated with railway lines.

D.6.4 Watercourse

- D.6.4.1 **Medway's watercourse network comprises the River Medway and its tributaries, as well as** tributaries of the River Thames and the Swale. The River Medway runs through the centre of the Plan area, whereas the majority of smaller rivers run through the rural areas in the north. Nine sites (AS13, AS24, AS26, HHH12, HHH31, HHH35, HHH6, SMI5 and SMI6) coincide with, or are located within 10m of various watercourses, including Sites HHH6, HHH12, SMI5 and SMI6 that are adjacent to the River Medway and Sites AS24 and AS26 located within 10m of the River Medway when the tide is in. The proposed development at these sites could potentially increase the risk of contamination of these watercourses, and therefore have a minor negative impact on water quality.
- D.6.4.2 Site HHH36 is adjacent to Damhead Creek, however the accompanying masterplan for the site includes a green buffer around the edges of the site that will incorporate SuDS and reduce water pollution. A negligible impact on water quality is identified at Site HHH36.
- D.6.4.3 Sites which are located over 10m from watercourses are less likely to have a significant impact on the quality of watercourses however each site would need to be evaluated according to land use type, size of development and exact location. At this stage, the potential effects of these 14 sites on water quality are uncertain and would depend upon implementation.

D.6.5 Groundwater Source Protection Zone

- D.6.5.1 Source Protection Zones (SPZs) for groundwater within Medway are located to the south. SPZs are grouped from 1 to 3 based on the level of protection that the groundwater requires. Five sites (CHR4, HW1, LW6, LW8 and SNF3) are located wholly or partially within an SPZ, the majority being in zone 3. Consequently, these five sites have potential to result in a minor negative impact on groundwater quality.
- D.6.5.2 Site SR17 coincides with SPZ 3. The accompanying masterplan for Site SR17 includes the incorporation of SuDs and provision of swales, filter trenches, rain gardens and permeable paving across the development area. These measures are likely to help ensure that the SPZ will be protected from the proposed development and aid water filtration, therefore a negligible impact on groundwater quality is identified.
- D.6.5.3 The remaining 18 strategic sites do not coincide with the catchment of any SPZ, and therefore, the proposed development at these sites may have a negligible impact on groundwater quality.

D.6.6 Potential increase in air pollution

- D.6.6.1 Some 19 sites proposed for residential use have capacity for the development of 100 or more dwellings. This includes Site SMI6, which is proposed for the development of 3,000 residential units. The proposed development at these larger scale sites could potentially result in a significant increase in local air pollution, resulting in a major negative impact.
- D.6.6.2 Five sites are proposed for employment-led end use and comprise over 1ha. This includes Site AS24, which comprises over 170ha. The proposed development at these sites could

potentially result in a significant increase in local air pollution, resulting in a major negative impact.

D.6.6.3 Chapter D.11 (Transport and Accessibility) provides further detail regarding the measures that sites will include to provide greater accessibility to sustainable transport and provide new sustainable transport services such as new bus routes. For example, Site AS22 will increase service frequency and work with local employers to understand shift patterns, as well as working with Arriva to provide access to electric buses.. These measures are likely to increase the uptake in sustainable transport and reduce the reliance on private car use, improving local air quality.

D.6.7 Waste

D.6.7.1 The estimated total household waste produced within Medway in 2022/2023 was 118,267 tonnes, according to UK local authority household waste data¹². Residential-led development is likely to result in an increase in household waste generation, to some extent. Given the large scale of housing growth proposed at the residential-led strategic sites, there is potential for a significant increase in household waste to be generated.

D.6.7.2 Sites proposed for employment or non-residential end use may present further negative effects on waste production; however, this would be dependent on the site-specific proposals and the nature of development, which is unknown at the time of assessment.

D.6.7.3 The waste likely to be generated as a result of each strategic development site is currently uncertain.

¹² Department for Environment, Food and Rural Affairs (2024) Local Authority Collected Waste Statistics for 2022/2023. Available at: www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results [Date accessed: 22/03/24]

Table D.6.1: Strategic sites impact matrix for SA Objective 5 – Pollution and waste

Site ref	Proposed site use	AQMA	Main road	Railway line	Watercourse	SPZ	Increase in air pollution	Waste
AS13	Residential led (mixed-use)	0	-	0	-	0	--	+/-
AS21	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
AS22	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
AS24	Non-residential	0	0	-	-	0	--	+/-
AS26	Non-residential	0	0	0	-	0	--	+/-
CHR4	Residential led (mixed-use)	-	-	0	+/-	-	--	+/-
HHH12	Residential led (mixed-use)	0	0	0	-	0	--	+/-
HHH22	Residential led (mixed-use)	0	-	0	+/-	0	--	+/-
HHH26	Residential led (mixed-use)	0	-	0	+/-	0	--	+/-
HHH3	Residential led	0	0	0	+/-	0	--	+/-
HHH31	Residential led (mixed-use)	0	-	-	-	0	--	+/-
HHH35	Non-residential	0	0	-	-	0	--	+/-
HHH36	Non-residential	0	0	0	0	0	--	+/-
HHH6	Residential led (mixed-use)	0	0	0	-	0	--	+/-
HW1	Residential led	-	0	0	+/-	-	--	+/-
LW6	Residential led	-	0	0	+/-	-	--	+/-
LW8	Residential led	-	0	0	+/-	-	--	+/-
RN8	Residential led (mixed-use)	0	0	-	+/-	0	--	+/-
RSE10	Residential led (mixed-use)	+	-	0	+/-	0	--	+/-
SMI5	Non-residential	0	-	0	-	0	--	+/-
SMI6	Residential led (mixed-use)	0	-	0	-	0	--	+/-
SNF3	Residential led	0	-	-	+/-	-	--	+/-
SR17	Residential led (mixed-use)	0	-	0	+/-	0	--	+/-
SR9	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-

D.7 SA Objective 6: Natural resources

D.7.1 Previously undeveloped land / land with environmental value

D.7.1.1 Medway is primarily built-up in the south of the Plan area, with the urban area containing a wide range of green spaces. Rural areas span the north of the Hoo Peninsula, as well as a small section in the south west of the Plan area associated with the Kent Downs National Landscape.

D.7.1.2 Two strategic sites (SMI5 and SMI6) wholly comprise previously developed land which is likely to have little or no environmental value. The proposed development at these sites is expected to have a minor positive impact on natural resources as development will be classed as an efficient use of land.

D.7.1.3 There are 17 strategic sites which wholly comprise greenfield land and are likely to contain areas of environmental value such as hedgerows, trees and scrub that has potential to be lost to development. Furthermore, five sites are partially previously developed / brownfield sites but also include areas of potential environmental value that could be lost or degraded by the proposed development. Of these 22 sites, it is indicated within accompanying site masterplans and information provided by the Council that 14 sites will include areas of green space, however large proportions of undeveloped land will still be lost at these 14 sites. Therefore, the proposed development at these 22 sites is identified to have a minor negative impact on natural resources due to the potential loss of ecologically or environmentally valuable soil resources.

D.7.2 Agricultural Land Classification

D.7.2.1 The land within Medway is predominantly 'urban' and Grade 3 in the south according to the Agricultural Land Classification (ALC), whilst the north contains large areas of Grades 1, 3 and 4 land. Given the large scale of the strategic sites, ranging from approximately 24 to 158ha in area, there is potential for the development at many of these sites to lead to adverse effects as a result of the loss of agricultural land.

D.7.2.2 Some 19 strategic sites contain over 20ha of land which is classed as ALC Grades 1, 2 and 3. Grade 1, 2 and potentially Grade 3 represent the best and most versatile (BMV) agricultural land. The masterplans for two sites (HW1 and RN8) indicate that 22.9ha of green and blue infrastructure at Site HW1 and a large proportion of GI at Site RN8 will be included and therefore the associated ALC Grade 1, 2, or 3 land will be retained. This reduces the likely loss of BMV land to below the 20ha threshold, although still potentially resulting in a minor negative impact on BMV land overall. The remaining 17 sites comprise previously undeveloped land, or contain areas of potential environmental value, which includes ALC Grades 1, 2 or 3, and as such the proposed development at these locations could potentially result in a major negative impact on BMV land due to the significant loss of this important natural resource. This includes a large proportion of sites in the All Saints, Hoo St Werburgh and High Halstow.

D.7.2.3 Site AS26 comprises previously developed land, however, also contains scattered areas of land with potential environmental value that is located on ALC Grade 2 land, equating to

less than 20ha. The proposed development at the site could potentially result in a minor negative impact due to the loss of BMV land.

D.7.2.4 Site AS24 is located in areas ALC Grade 4, 5, urban or non-agricultural land. The site is not located on BMV land and therefore is likely to result in a minor positive impact in terms of the conservation of agricultural land.

D.7.2.5 Site HHH36 is partially located on ALC Grade 1 land to the north, however the accompanying site masterplan indicates that the area is proposed for open space and will therefore retain the associated high quality agricultural land. The remaining land at the site is located on areas of ALC Grade 4 or urban land. Therefore, overall, the proposed development at Site HHH36 is likely to result in a minor positive impact in terms of the conservation of BMV agricultural land.

D.7.3 Mineral Safeguarding Areas

D.7.3.1 Mineral Safeguarding Areas (MSAs) are located sporadically throughout Medway. These are predominantly sand and gravel resources situated along the River Medway and within rural areas in the north of the Hoo Peninsula.

D.7.3.2 Three strategic sites (AS13, AS21 and SMI6) wholly or partially coincide with MSAs. The accompanying masterplan plan for Site SMI6 indicates that the MSA coincident with the site will be retained as open space and therefore a negligible impact on the underlying mineral resources is likely. Sites AS13 and AS21 are identified as having a minor negative impact on mineral resources, due to the potential sterilisation of underlying mineral resources.

D.7.3.3 The remaining 21 sites do not coincide with MSAs and are therefore expected to result in a negligible impact on mineral resources.

Table D.7.1: Strategic sites impact matrix for SA Objective 6 – Natural resources

Site ref	Proposed site use	Land with environmental value	ALC	Mineral Safeguarding Area
AS13	Residential led (mixed-use)	-	--	-
AS21	Residential led (mixed-use)	-	--	-
AS22	Residential led (mixed-use)	-	--	0
AS24	Non-residential	-	+	0
AS26	Non-residential	-	-	0
CHR4	Residential led (mixed-use)	-	--	0
HHH12	Residential led (mixed-use)	-	--	0
HHH22	Residential led (mixed-use)	-	--	0
HHH26	Residential led (mixed-use)	-	--	0
HHH3	Residential led	-	--	0
HHH31	Residential led (mixed-use)	-	--	0
HHH35	Non-residential	-	--	0
HHH36	Non-residential	-	+	0
HHH6	Residential led (mixed-use)	-	--	0
HW1	Residential led	-	-	0
LW6	Residential led	-	--	0
LW8	Residential led	-	--	0
RN8	Residential led (mixed-use)	-	-	0
RSE10	Residential led (mixed-use)	-	--	0
SMI5	Non-residential	+	0	0
SMI6	Residential led (mixed-use)	+	0	0
SNF3	Residential led	-	--	0
SR17	Residential led (mixed-use)	-	--	0
SR9	Residential led (mixed-use)	-	--	0

D.8 SA Objective 7: Housing

D.8.1 Housing provision

- D.8.1.1 Residential-led development is likely to result in a net gain in housing. The 19 strategic sites in Medway proposed solely for residential use are therefore expected to result in major positive impacts under this objective, given that all strategic sites include the development of 300 or more homes. The proposed development at these 19 sites will be likely to make a significant contribution towards meeting **Medway's identified** housing needs.
- D.8.1.2 It is expected that residential development will include a good mix of housing type and density. Four of the 19 sites (AS22, HHH26, HHH3 and SR17) indicate (within their accompanying masterplan or information provided by the Council) that either affordable housing, mixed density and mixed housing type will be included. For example, Site AS22 will provide self-build and custom build housing and energy efficient homes. The remaining 15 sites will be expected to incorporate similar measures to meet the needs of future residents.
- D.8.1.3 Employment-led strategic sites (AS24, AS26, HHH35, HHH36 and SMI5) are not expected to result in a net change in housing provision and therefore a negligible impact is identified.

Table D.8.1: Strategic sites impact matrix for SA Objective 7 – Housing

Site ref	Proposed site use	Housing provision
AS13	Residential led (mixed-use)	++
AS21	Residential led (mixed-use)	++
AS22	Residential led (mixed-use)	++
AS24	Non-residential	0
AS26	Non-residential	0
CHR4	Residential led (mixed-use)	++
HHH12	Residential led (mixed-use)	++
HHH22	Residential led (mixed-use)	++
HHH26	Residential led (mixed-use)	++
HHH3	Residential led	++
HHH31	Residential led (mixed-use)	++
HHH35	Non-residential	0
HHH36	Non-residential	0
HHH6	Residential led (mixed-use)	++
HW1	Residential led	++
LW6	Residential led	++
LW8	Residential led	++
RN8	Residential led (mixed-use)	++
RSE10	Residential led (mixed-use)	++
SMI5	Non-residential	0
SMI6	Residential led (mixed-use)	++
SNF3	Residential led	++
SR17	Residential led (mixed-use)	++
SR9	Residential led (mixed-use)	++

D.9 SA Objective 8: Health and wellbeing

D.9.1 Access to NHS hospital with A&E department

D.9.1.1 Medway Maritime Hospital is the only NHS with an Accident & Emergency department within the Plan area. Six strategic sites (HW1, LW6, LW8, RN8, SMI5 and SMI6) are located within 5km of the Medway Maritime Hospital, and as such the proposed development at these sites will be likely to have a minor positive impact on access to emergency healthcare due to being within a sustainable distance to these services.

D.9.1.2 The remaining 18 sites are located over 5km from the hospital. These sites are primarily situated in the north, south west and south east of Medway. The proposed development at these sites may therefore have more limited sustainable access to emergency healthcare, with a potential minor negative impact on health.

D.9.2 Access to GP Surgery

D.9.2.1 There are 58 GP surgeries in Medway serving the existing local communities, particularly concentrated within the urban area in the south of Medway.

D.9.2.2 Five strategic sites (AS13, HHH12, RSE10, SMI5 and SMI6) are located within 800m of an existing GP surgery, owing to their location within built-up areas, as well as some rural settlements. The accompanying masterplan for Site RSE10 indicates that the proposed development will include a new medical hub; additionally, the site is located approximately 215m south of the existing Mierscourt Road Surgery. The proposed development at these five sites will be likely to result in a minor positive impact on sustainable access to GP surgeries.

D.9.2.3 The remaining 19 strategic sites are located over 800m from a GP surgery. The proposed development at these 19 sites could potentially result in a minor negative impact on access to GP surgeries.

D.9.2.4 Accompanying masterplans and information provided by the Council indicate that several sites will provide transport enhancements that could indirectly improve accessibility to GP surgeries. For example, Site AS13 will provide increased bus services and Site HHH31 includes plans to develop a new railway station. However, transport enhancements will not locate the sites within sustainable distance to GP surgeries and are unlikely to have a significant impact on overall accessibility to GP surgeries.

D.9.3 Access to leisure facilities

D.9.3.1 There are five leisure centres in Medway, all located within the central portion of the Plan area. **These include 'Hoo Sports Centre', 'Splashes Leisure Centre', 'Strood Sports Centre', 'Medway Park Sports Centre' and 'The Strand Leisure Park'.**

D.9.3.2 Nine sites are located outside of the 1.5km sustainable target distance to an existing leisure centre, however the accompanying masterplan and/or information provided by the Council indicates that these nine sites will include new social infrastructure. For example, Site SR9

includes the development of a local centre and Site RSE10 includes the development of community uses/local centre. The proposed development at these nine sites could potentially have a minor positive impact on sustainable access to leisure facilities.

- D.9.3.3 The remaining six sites (HHH12, HHH6, RN8, SMI5, SMI6 and SNF3) are located within 1.5km of an existing leisure centre and therefore, the proposed development at these sites is expected to have a minor positive impact on sustainable access to leisure facilities. These sites are primarily located in urban areas.

D.9.4 Access to public greenspace

- D.9.4.1 Greenspaces are distributed throughout Medway, including parks, allotments, playing fields, Cliffe Pools in the north east and the Ranscombe Farm Country Park in the south east. The majority of strategic sites (15) are located within 600m of one or more of these greenspaces, and therefore the proposed development at these sites will be likely to result in a minor positive impact on access to greenspace.

- D.9.4.2 Four sites (HHH26, HHH36, SNF3 and SR9) are located over 600m from an existing public greenspace, however the accompanying masterplans and / or information provided by the Council indicates that new greenspace will be provided on the site. Therefore, the proposed development at these sites will be likely to result in a minor positive impact on access to greenspace.

- D.9.4.3 The remaining five sites (AS24, AS26, HHH22, HHH31, HHH35) are located over 600m from existing public greenspaces and the supporting information does not specify any additional provision. The Hoo St Werburgh and High Halstow ward has the poorest greenspace provision. The proposed development at these five sites could potentially lead to a minor negative impact on access to greenspace.

D.9.5 Net loss of public greenspace

- D.9.5.1 A large proportion of Site HHH3 coincides with **the entirety of 'Lodge Hill Recreation Ground' playing field** to north. The accompanying masterplan to Site HHH3 indicates that the area of greenspace will be retained alongside the proposed development. Therefore, a negligible impact is likely on the provision of greenspace across Medway.

- D.9.5.2 The remaining sites do not coincide with existing public greenspace and are therefore likely to have a negligible impact on the provision of greenspace across Medway.

D.9.6 Access to Public Rights of Way / cycle paths

- D.9.6.1 The majority of strategic sites (23) are located within 600m of the PRow and cycle network. The proposed development at these sites will be likely to provide site end users with good pedestrian and cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

- D.9.6.2 However, Site AS24 is located wholly over 600m from the PRow and cycle network; therefore, the proposed development at the site could potentially have a minor negative impact on pedestrian and cycle access.

Table D.9.1: Strategic sites impact matrix for SA Objective 8 – Health and wellbeing

Site ref	Proposed site use	NHS Hospital	GP Surgery	Leisure facilities	Access to greenspace	Loss of greenspace	Access to PRoW or cycle network
AS13	Residential led (mixed-use)	-	+	+	+	0	+
AS21	Residential led (mixed-use)	-	-	+	+	0	+
AS22	Residential led (mixed-use)	-	-	+	+	0	+
AS24	Non-residential	-	-	-	-	0	-
AS26	Non-residential	-	-	-	-	0	+
CHR4	Residential led (mixed-use)	-	-	+	+	0	+
HHH12	Residential led (mixed-use)	-	+	+	+	0	+
HHH22	Residential led (mixed-use)	-	-	-	-	0	+
HHH26	Residential led (mixed-use)	-	-	+	+	0	+
HHH3	Residential led	-	-	+	+	0	+
HHH31	Residential led (mixed-use)	-	-	-	-	0	+
HHH35	Non-residential	-	-	-	-	0	+
HHH36	Non-residential	-	-	-	+	0	+
HHH6	Residential led (mixed-use)	-	-	+	+	0	+
HW1	Residential led	+	-	-	+	0	+
LW6	Residential led	+	-	-	+	0	+
LW8	Residential led	+	-	-	+	0	+
RN8	Residential led (mixed-use)	+	-	+	+	0	+
RSE10	Residential led (mixed-use)	-	+	+	+	0	+
SMI5	Non-residential	+	+	+	+	0	+
SMI6	Residential led (mixed-use)	+	+	+	+	0	+

Site ref	Proposed site use	NHS Hospital	GP Surgery	Leisure facilities	Access to greenspace	Loss of greenspace	Access to PRow or cycle network
SNF3	Residential led	-	-	+	+	0	+
SR17	Residential led (mixed-use)	-	-	+	+	0	+
SR9	Residential led (mixed-use)	-	-	+	+	0	+

D.10 SA Objective 9: Cultural heritage

D.10.1 Grade I Listed Buildings

D.10.1.1 There are 49 Grade I Listed Buildings distributed throughout Medway. Four strategic sites lie in close proximity to Grade I Listed Buildings in Medway. Site AS13 is located **approximately 70m from 'St Peters and Pauls Church'**, Sites AS21 and AS22 are located **approximately 150m from 'All Saints Church'** and Site HHH12 is located **approximately 90m from 'St Werburgh Church'**. The proposed development at these four sites could potentially result in a minor negative impact on the setting of Grade I Listed Buildings.

D.10.1.2 The proposed development at the remaining 20 strategic sites is unlikely to significantly impact any Grade I Listed Building, primarily due to sites being separated from listed buildings by existing built form.

D.10.2 Grade II* Listed Buildings

D.10.2.1 There are 78 Grade II* Listed Buildings distributed throughout Medway. A large portion of these listed buildings are concentrated within the urban areas of Rochester and Brompton. **Site AS21 is located approximately 140m south of 'Slough Fort'**. The proposed development at the site could potentially result in a minor negative impact on the setting of a Grade II* Listed Building, owing to the introduction of approximately 390 dwellings into an area which currently comprises previously undeveloped land.

D.10.2.2 The proposed development at the remaining 23 strategic sites is unlikely to significantly impact any Grade II* Listed Building, primarily due to sites being separated from listed buildings by existing built form.

D.10.3 Grade II Listed Buildings

D.10.3.1 There are 526 Grade II Listed Buildings distributed throughout Medway; a large portion of these are concentrated within the urban areas of Rochester and Brompton, with others scattered sporadically through the rest of the Plan area.

D.10.3.2 Three sites (CHR4, HHH22 and SR17) lie adjacent to Grade II Listed Buildings. **Site CHR4 is adjacent to 'Clement's Farm House', Site HHH22 is adjacent to 'Four pillarboxes' and Site SR17 is adjacent to 'Sole Street Farm House'**. An additional 11 strategic sites are located in close proximity to Grade II Listed Buildings, all of which have potential to alter the setting of the listed buildings. The proposed development at these 14 sites could therefore potentially result in a minor negative impact on this receptor. Heritage assessments have been prepared for several of the sites, alongside proposed green corridors and landscape buffers that will provide a green buffer/setting to the surrounding listed buildings. For example, the heritage impact assessment for Site HHH36 identifies specific requirements in relation to the height of new buildings, to protect the setting of historic assets, and Site HHH22 includes green corridors and landscape buffers which are likely to retain the setting of **the 'Four pillarboxes' Grade II Listed Building**.

D.10.3.3 The remaining ten strategic sites are unlikely to significantly impact any Grade II Listed Buildings, primarily due to sites being separated from listed buildings by existing built form.

D.10.4 Conservation Area

D.10.4.1 Medway contains 26 Conservation Areas (CA), the majority of which cover sections of the urban area.

D.10.4.2 **Two sites lie adjacent to a CA, where Site RN8 is adjacent to 'Lower Twydall' CA and 'Lower Rainham' CA, and Site RSE10 is adjacent to 'Moor Street' CA. The accompanying masterplans for Sites RN8 and RSE10 provide measures to reduce the adverse effects associated with the proposed development, where Site RN8 will include open space where the site is located adjacent to the CA and Site RSE10 will include landscape buffers and a gap in development either side of the CA to maintain separation. In addition to these two sites, CHR4 is located approximately 140m east of 'Halling' CA. The indicative masterplan for Site CHR4 includes large open spaces along the eastern boundary. However, there remains potential for adverse effects on the setting of these CAs, for example 'Lower Rainham' CA, 'Moor Street' and 'Lower Twydall' CA include an isolate settlement, it is expected the large scale of growth proposed at Sites RN8, RSE10 and CHR4 could potentially impact these isolated settlements.**

D.10.4.3 The remaining 21 sites are not expected to have a significant impact on the setting of any CA, with negligible impacts identified.

D.10.5 Scheduled Monument

D.10.5.1 There are 77 Scheduled Monuments (SM) located in Medway. A large number of these are concentrated within the urban area of Rochester and Brompton, with the rest being scattered throughout the rest of Medway.

D.10.5.2 Two strategic sites lie adjacent to SMs. Site AS26 **lies adjacent to 'Coastal Artillery Defences' SM** which is on the Heritage at Risk register **and is in 'very bad' condition**¹³. The site lies within the riverside and tidal mudflats which contain the most substantial military remains in the Isle of Grain¹⁴. Development at the site has the potential to increase human and environmental threats to the SMs. Additionally, Site HHH12 **lies adjacent to 'Cockham Wood Fort' SM** and Site AS21 is located approximately 60m from **'Slough Fort and Wing Batteries' SM**. The proposed development at these three sites could potentially result in a minor negative impact on the character or setting of these SMs.

¹³ Historic England (2023) Heritage at Risk Register: Coastal artillery defence structures on the Isle of Grain, including the Artillery Tower (Grain Tower), Isle of Grain - Medway (UA). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/48030> [Date accessed: 28/03/24]

¹⁴ Smith (2014) Isle of Grain, Hoo Peninsula, Kent, Historic Area Assessment. Available at: https://historicengland.org.uk/research/results/reports/6176/IsleofGrainHooPeninsulaKent_OutlineHistoricAreaAssessment [Date Accessed: 27/03/24]

D.10.5.3 All other strategic sites are not located in close proximity to any SMs, and as such, the proposed development at these sites is not expected to significantly impact the setting of any of these SMs.

D.10.6 Registered Park and Gardens

D.10.6.1 **Three Registered Parks and Gardens (RPGs) can be found within Medway: 'Cobham Hall', 'The Officers' terrace, the Historic Dockyard, Chatham' and 'Jewish Burial Ground, Chatham Memorial Synagogue'.** All 24 strategic sites are deemed unlikely to have a significant impact on the setting of any RPG due to the previously developed nature of the sites and/or presence of intervening development. A negligible impact on RPGs has been identified for all strategic sites.

Table D.10.1: Strategic sites impact matrix for SA Objective 9 – Cultural heritage

Site ref	Proposed site use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Parks and Gardens
AS13	Residential led (mixed-use)	-	0	-	0	0	0
AS21	Residential led (mixed-use)	-	-	-	0	-	0
AS22	Residential led (mixed-use)	-	0	-	0	0	0
AS24	Non-residential	0	0	-	0	0	0
AS26	Non-residential	0	0	0	0	-	0
CHR4	Residential led (mixed-use)	0	0	-	0	0	0
HHH12	Residential led (mixed-use)	-	0	0	0	-	0
HHH22	Residential led (mixed-use)	0	0	-	0	0	0
HHH26	Residential led (mixed-use)	0	0	-	0	0	0
HHH3	Residential led	0	0	0	0	0	0
HHH31	Residential led (mixed-use)	0	0	-	0	0	0
HHH35	Non-residential	0	0	-	0	0	0
HHH36	Non-residential	0	0	-	0	0	0
HHH6	Residential led (mixed-use)	0	0	0	0	0	0
HW1	Residential led	0	0	-	0	0	0

Site ref	Proposed site use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Parks and Gardens
LW6	Residential led	0	0	0	0	0	0
LW8	Residential led	0	0	0	0	0	0
RN8	Residential led (mixed-use)	0	0	-	-	0	0
RSE10	Residential led (mixed-use)	0	0	-	-	0	0
SMI5	Non-residential	0	0	0	0	0	0
SMI6	Residential led (mixed-use)	0	0	0	0	0	0
SNF3	Residential led	0	0	0	0	0	0
SR17	Residential led (mixed-use)	0	0	-	0	0	0
SR9	Residential led (mixed-use)	0	0	0	0	0	0

D.11 SA Objective 10: Transport and accessibility

D.11.1 Proximity to bus stop

D.11.1.1 Many bus stops are distributed throughout Medway. These are generally expected to provide regular public transport access, with the exception of some rural areas where bus services are more thinly distributed and less regular. Eight strategic sites (AS13, AS21, HHH26, HW1, LW6, SMI5, SMI6 and SNF3) are located within 400m of a bus stop providing regular services. The proposed development at these sites is expected to result in a minor positive impact on access to sustainable transport options.

D.11.1.2 Five strategic sites (AS22, CHR4, RN8, RES10 and SR17) are located outside of the sustainable distance of 400m from an existing bus stop providing regular services, however the accompanying masterplans and/or site information provided by the Council indicates that these sites will include measures to improve accessibility to bus services. The proposed development at Sites CHR4 and RN8 will invest in the enhancement of service provision, Site AS22 will increase service frequency and work with employers to understand shift patterns, and also work with Arriva to provide access to electric buses. Site RSE10 will include a new road link to connect the A2 to Mierscourt road and improve accessibility to the bus services situated along these roads, and also provide potential for new services. Additionally, Site SR17 will include the proposal of a new bus route. Overall, a minor positive impact on access to sustainable transport is expected at these five sites.

D.11.1.3 Some 11 sites are located wholly or partially outside of the sustainable distance of 400m from a bus stop providing regular services. A large portion of sites within the Hoo St Werburgh and High Halstow wards are outside of the 400m distance. The proposed development at these sites could potentially have a minor negative impact on access to sustainable transport.

D.11.2 Proximity to railway station

D.11.2.1 There are seven railway stations located within Medway, including Halling Station, Cuxton Station, Rainham Station, Gillingham Station, Rochester Station, Chatham Station and Strood Station. Additionally, Snodland Station and Higham Station are located outside the MLP area close to the boundary. A large proportion of **Medway's** central areas are expected to have good access to these stations, however some sites in the north and south are located out of the sustainable 2km distance. Seven strategic sites (CHR4, RN8, RSE10, SMI5, SMI6, SNF3 and SR17) are located within 2km of a railway station, therefore the proposed development at these sites is likely to have a minor positive impact on access to rail services.

D.11.2.2 Site HHH31 is located over 2km from an existing railway station. The accompanying masterplan for the site indicates a potential **new railway station named 'Sharnal Street'**, which would involve restoring passenger services to a freight line. The proposal would significantly increase accessibility to the rail network on site and benefit sustainable transport options in the surrounding area including for two other strategic sites that are

adjacent to Site HHH31, being Sites HHH22 and HHH35, that are currently located over 2km from a railway station. The provision of a new station at Site HHH31 will be likely to have a major positive impact on access to rail services, whilst Site HHH22 and HHH35 would be located within sustainable distance to the proposed railway station and are likely to have a minor positive impact on access to rail services.

- D.11.2.3 The remaining 15 strategic sites are located over 2km from a railway station. The majority of these are located in the All Saints, Hoo St Werburgh and High Halstow, Lordswood and Walderslade, and Strood Rural wards. Two of these 15 sites (AS22 and SR17) include improved bus links that could provide minor improvements to sustainable access to railway stations. Overall, the proposed development at all 15 sites could potentially have a minor **negative impact on site end users' access to rail services.**

D.11.3 Pedestrian or cycle access

- D.11.3.1 Sites with good pedestrian and cycle access include those with existing pavements, pathways or cycle lanes which are segregated from traffic use in the area. The pedestrian and cycle pathways are generally well distributed throughout Medway, particularly in the urban areas. A total of 14 sites are identified to be well connected to existing footpaths and/or cycle networks. The proposed development at these sites is likely to have a minor positive impact on local transport and accessibility, by encouraging travel by foot and bicycle, and reducing the requirement for new pedestrian and cyclist access to be created.

- D.11.3.2 Sites HHH36 and CHR4 are located in areas with poor access to the existing footpath network and cycle pathway. However, information provided by the Council for Site HHH36 and the accompanying masterplan for Site CHR4 indicates the proposed development at both sites will include pedestrian and cycleway enhancements. Development at Site HHH36 will include development of a shared footway/cycleway along Eschol Road and the proposed development at Site CHR4 will include the delivery of new pedestrian and cycle linkages. The development of the footway/cycleway enhancements will be likely to provide greater accessibility and a minor positive impact is likely for local transport at both sites.

- D.11.3.3 However, eight sites (AS13, AS22, AS24, AS26, HHH6, LW8, RN8 and SNF3) currently have poor access to the existing footpath network and cycle pathways and at this stage no further details have been provided regarding any enhancements. The proposed development at these sites could potentially have a minor negative impact on local accessibility, and pedestrian/cyclist access would need improvement to be considered a viable transport option.

D.11.4 Access to local services

- D.11.4.1 Six sites (AS13, AS21, AS22, HHH3, SMI5 and SMI6) are identified to provide sustainable pedestrian access to existing local shops and services, within a distance of 600m. Sites located in urban areas generally have better access to local services, in some cases multiple stores. These sites are likely to have a minor positive impact on access to local services for site end users.

- D.11.4.2 The accompanying masterplans and/or site information provided by the Council indicates that 10 sites (CHR4, HHH12, HHH22, HHH26, HHH31, HHH35, RN8, RSE10, SR17 and

SR9) will include the development of new local services. For example, Site RSE10 proposes a local centre, Site HHH22 proposes local services to support residential development (that would additionally benefit adjacent Sites HHH31 and HHH35), and Site SR17 includes the proposed development of shops and cafes. The proposed development at these 10 sites will locate site end users within sustainable walking distances to local shops and services. The proposed development at these 10 sites will be likely to have a minor positive impact on access to local services for site end users.

D.11.4.3 The remaining eight strategic sites (AS24, AS26, HHH36, HHH6, HW1, LW6, LW8 and SNF3) are located wholly or partially outside of the 600m sustainable distance to local services. The majority of these are located in the rural areas of Medway. These sites are likely to have a minor negative impact on access to local services for site end users.

D.11.5 Public transport nodes

D.11.5.1 Sites located in **Medway's** urban areas have better access to a range of public transport options. Six sites (CHR4, LW6, RN8, RSE10, SMI5 and SMI6) are located within 300m from bus stops on high frequency routes, and within 800m from a rail station via the road network. The proposed development at these sites is likely to have a major positive impact on sustainable access to public transport.

D.11.5.2 The remaining 18 sites do not lie within 300m from high frequency bus stops and 800m from a rail station. These sites are therefore likely to have a negligible impact on sustainable access to public transport (sustainable access to different modes of transport has been assessed separately within other receptors).

Table D.11.1: Strategic sites impact matrix for SA Objective 10 – Transport and accessibility

Site ref	Proposed site use	Bus stop	Railway station	Access to PRow or cycle network	Local services	Public transport accessibility
AS13	Residential led (mixed-use)	+	-	+	+	0
AS21	Residential led (mixed-use)	+	-	+	+	0
AS22	Residential led (mixed-use)	+	-	+	+	0
AS24	Non-residential	-	-	-	-	0
AS26	Non-residential	-	-	+	-	0
CHR4	Residential led (mixed-use)	+	+	+	+	++
HHH12	Residential led (mixed-use)	-	-	+	+	0
HHH22	Residential led (mixed-use)	-	+	+	+	0
HHH26	Residential led (mixed-use)	+	-	+	+	0
HHH3	Residential led	-	-	+	+	0
HHH31	Residential led (mixed-use)	-	++	+	+	0
HHH35	Non-residential	-	+	+	+	0
HHH36	Non-residential	-	-	+	-	0
HHH6	Residential led (mixed-use)	-	-	+	-	0
HW1	Residential led	+	-	+	-	0
LW6	Residential led	+	-	+	-	++
LW8	Residential led	-	-	+	-	0
RN8	Residential led (mixed-use)	+	+	+	+	++
RSE10	Residential led (mixed-use)	+	+	+	+	++
SMI5	Non-residential	+	+	+	+	++
SMI6	Residential led (mixed-use)	+	+	+	+	++
SNF3	Residential led	+	+	+	-	0
SR17	Residential led (mixed-use)	+	-	+	+	0
SR9	Residential led (mixed-use)	-	-	+	+	0

D.12 SA Objective 11: Education

D.12.1 Primary school

- D.12.1.1 There are 76 state funded, non-selective primary schools distributed throughout Medway. Six of the proposed residential led strategic sites (AS21, AS22, HH12, HHH13, LW6 and RSE10) are located within 800m of an existing primary school. Site AS22 is located within 800m to Peninsula East Primary School and the indicative masterplan for the site provides enhanced pedestrian routes for the primary school, enabling greater accessibility to primary education and encourage active modes of transport. Overall, all six sites are likely to have a minor positive impact on pedestrian access to primary schools, owing to their sustainable location in relation to surrounding primary schools.
- D.12.1.2 However, some areas are likely to have more restricted access due to their rural location and the obstruction of the River Medway. Some 13 residential sites are located over 800m from an existing primary school. For six of the 13 sites (AS13, HHH31, HW1, LW8, RN8, and SMI6), no information has been provided in terms of social infrastructure that will provide greater accessibility to primary schools and are therefore likely to have a minor negative impact on pedestrian access to primary schools.
- D.12.1.3 Site CHR4 is partially located over 800m from an existing primary school (Halling Primary School). However, the indicative masterplan for the site includes provision of three new onsite primary schools. In addition, the proposal for the site includes new pedestrian, cycle and public transport linkages that will allow sustainable transport to the existing and proposed primary schools. Overall, owing to the improved accessibility to primary schools by sustainable transport linkages and the provision of three onsite primary schools, a major positive impact on pedestrian access to primary schools is likely.
- D.12.1.4 Site HHH26 is partially located over 800m from an existing primary school, where a small proportion in the west is located within 800m to High Halstow Primary School. The site masterplan includes the provision of an onsite primary school and **"new vehicular access points, car and cycle facilities"**. Site HHH6 is partially located within 800m to Chattenden Primary School, although the site information provided by the Council includes the provision of an onsite primary school that will improve pedestrian accessibility to primary education. The majority of Site SR17 is located over 800m from Wainscott Primary School. The site masterplan for SR17 includes the provision of an onsite primary school alongside new footpaths and cycle routes to facilitate active modes of travel, which may improve sustainable accessibility to primary education. Furthermore, an access appraisal has been undertaken of the site, proposing a new bus route running through the site to further improve accessibility and sustainable transport linkages. Site SR9 is wholly located over 800m from an existing primary school, with the nearest primary school being 1.2km away (Cliffe Woods Primary School). The Medway Land Availability Assessment 2023¹⁵ indicates the site will include a new primary school, improving pedestrian accessibility to primary education. Overall, owing to the proposal of new primary schools and improved transport

¹⁵ Medway Council (2023). Medway Land Availability Assessment. September 2023. Available at: www.medway.gov.uk/downloads/file/8413/medway_land_availability_assessment_september_2023 [Date accessed: 23/04/24]

infrastructure, a minor positive impact on pedestrian access to primary schools is likely across all four sites.

- D.12.1.5 Site HHH22 is located over 800m from a primary school, the nearest being St Werburgh Primary School located 1.2km away. Site SNF3 is partially located over 800m from an existing primary school, where a small proportion in the east is located within 800m to Temple Mill Primary School. Information provided by the Council includes the provision of an onsite school within the masterplan, however, the type of school is unknown at the time of writing. Additionally, the site proposes *"safe routes to school"* and *"walking bus strategies"* which may encourage active modes of transport to schools, increasing accessibility to primary education. Overall, owing to the unknown nature and capacity of the two schools, a negligible impact is identified on pedestrian access to primary schools for Site HHH22 and SNF3.
- D.12.1.6 Five strategic sites (AS24, AS26, HHH35, HHH36 and SMI5) are proposed for non-residential use, and are therefore likely to have a negligible impact on access to primary schools.

D.12.2 Secondary school

- D.12.2.1 There are 14 state funded, non-selective secondary schools distributed throughout Medway. Six proposed residential sites (HHH12, HHH6, LW6, RSE10, SMI6 and SR17) are located within 1.5km of an existing secondary school. The site masterplan for Site SR17 includes improvements to the surrounding transport infrastructure that will help to increase sustainable access to secondary education, including the introduction of a new bus route through the site and new pedestrian and cycle routes, accompanied by an accessibility appraisal. The development at Site SR17 and the remaining five sites will be likely to have a minor positive impact on sustainable access to secondary schools.
- D.12.2.2 However, some areas are likely to have more restricted access due to their rural location and the obstruction of the River Medway. Some 13 residential-led sites are located over 1.5km from an existing secondary school. The proposed development at three sites (CHR4, HHH22 and SNF3) includes the development of a new school onsite, however, only Site CHR4 identifies the school as being a secondary school; the type of the schools proposed at Sites HHH22 and SNF3 are unknown. Sites HHH22 and SNF3 are therefore identified to have a negligible impact on sustainable access to secondary schools.
- D.12.2.3 The site masterplan for CHR4 includes enhancements to transport infrastructure (as well as the development of a new secondary school), which includes new pedestrian, cycle and public transport linkages that will increase accessibility to proposed and existing secondary schools. The development at Site CHR4 is likely to have a major positive impact on sustainable access to secondary schools, owing to the development of a new secondary school and the supporting transport infrastructure.
- D.12.2.4 The proposed development at the remaining 10 sites (AS13, AS21, AS22, HHH26, HHH3, HHH31, HW1, LW8, RN8, and SR9) is likely to have a minor negative impact on sustainable access to secondary schools, as no information has been provided in terms of new or improved schools or transport infrastructure to provide greater accessibility to secondary schools.

D.12.2.5 Five strategic sites (AS24, AS26, HHH35, HHH36 and SMI5) are proposed for non-residential use, and are therefore likely to have a negligible impact on access to secondary schools.

D.12.3 Further education

D.12.3.1 There are several further educational facilities distributed throughout Medway. These include the shared Universities at Medway Campus and MidKent College. Site SMI6 is the only residential-led site located within 3km of a further educational facility. The proposed development at the site is likely to have a minor positive impact on access to higher education facilities.

D.12.3.2 The remaining residential-led sites are located over 3km from a further education facility, and the proposed development at these sites is likely to have a negligible impact on access to further education in Medway.

D.12.3.3 Five strategic sites (AS24, AS26, HHH35, HHH36 and SMI5) are proposed for non-residential use, and are therefore likely to have a negligible impact on access to further education.

Table D.12.1: Strategic sites impact matrix for SA Objective 11 – Education

Site ref	Proposed site use	Primary school	Secondary school	Further education
AS13	Residential led (mixed-use)	-	-	0
AS21	Residential led (mixed-use)	+	-	0
AS22	Residential led (mixed-use)	+	-	0
AS24	Non-residential	0	0	0
AS26	Non-residential	0	0	0
CHR4	Residential led (mixed-use)	++	+	0
HHH12	Residential led (mixed-use)	+	-	0
HHH22	Residential led (mixed-use)	0	+	0
HHH26	Residential led (mixed-use)	+	-	0
HHH3	Residential led	+	-	0
HHH31	Residential led (mixed-use)	-	++	0
HHH35	Non-residential	0	0	0
HHH36	Non-residential	0	0	0
HHH6	Residential led (mixed-use)	+	-	0
HW1	Residential led	-	-	0
LW6	Residential led	+	-	0
LW8	Residential led	-	-	0
RN8	Residential led (mixed-use)	-	+	0
RSE10	Residential led (mixed-use)	+	+	0
SMI5	Non-residential	0	0	0
SMI6	Residential led (mixed-use)	-	+	0
SNF3	Residential led	0	+	0
SR17	Residential led (mixed-use)	+	-	0
SR9	Residential led (mixed-use)	+	-	0

D.13 SA Objective 12: Economy and employment

D.13.1 Access to major employment locations

D.13.1.1 Approximately 37 major employment locations have currently been identified within Medway. These are distributed across Medway, although the north west currently lacks access to major employment locations. All of the proposed residential or mixed-use strategic development sites (19 sites) are within the sustainable target distance of 5km to a major employment location. The proposed development at these 19 sites is therefore expected to provide sustainable access to employment opportunities, and therefore result in a minor positive impact.

D.13.1.2 The remaining five sites (AS24, AS26, HHH35, HHH36 and SMI5) are all allocated for non-residential uses and are likely to have a negligible impact on access to major employment locations.

D.13.2 Employment floorspace provision

D.13.2.1 Employment floorspace provision has been assessed with consideration of current land use and the proposed development at each site.

D.13.2.2 There are five strategic sites (AS24, AS26, HHH35, HHH36 and SMI5) proposed for non-residential uses in Medway. Site HHH35 currently comprises vacant land, and the accompanying masterplan indicates that employment zones will be included across the site. The proposed development at Site HHH35 is therefore expected to result in a significant net gain in employment floorspace and is likely to result in a major positive impact in terms of increasing the provision of employment opportunities. The remaining three sites (AS24, AS26 and HHH36) proposed for non-residential use coincide with existing employment areas. Site AS24 is located on an energy park, Site AS26 is located on a national grid site, Site SMI5 is located on a large commercial area, and the accompanying masterplan for Site HHH36 indicates large proportions of the site will be used for open space and environmental enhancements, with some areas outlined for development. It is uncertain whether proposed development at these four sites will result in a net change in employment floorspace.

D.13.2.3 Of the remaining 19 residential-led sites, two sites (AS13 and LW6) are located on previously undeveloped land and within their accompanying masterplans indicate no employment development. These two sites are likely to have a negligible impact on employment floorspace. Some 17 of the residential-led sites will include some employment-generating uses within their accompanying masterplan and/or information provided by the Council. For example, Site AS22 includes the proposed development of shops, a pub and a restaurant, Site CHR4 includes a hotel and a pub, and Site SR17 includes a primary school, shops, cafes and a care home. The proposed development at these 11 sites could potentially result in a major positive impact in terms of increasing the provision of local employment opportunities.

Table D.13.1: Strategic sites impact matrix for SA Objective 12 – Economy and employment

Site ref	Proposed site use	Employment floorspace	Access to primary employment location
AS13	Residential led (mixed-use)	0	+
AS21	Residential led (mixed-use)	++	+
AS22	Residential led (mixed-use)	++	+
AS24	Non-residential	+/-	0
AS26	Non-residential	+/-	0
CHR4	Residential led (mixed-use)	++	+
HHH12	Residential led (mixed-use)	++	+
HHH22	Residential led (mixed-use)	++	+
HHH26	Residential led (mixed-use)	++	+
HHH3	Residential led	++	+
HHH31	Residential led (mixed-use)	++	+
HHH35	Non-residential	++	0
HHH36	Non-residential	+/-	0
HHH6	Residential led (mixed-use)	++	+
HW1	Residential led	++	+
LW6	Residential led	0	+
LW8	Residential led	++	+
RN8	Residential led (mixed-use)	++	+
RSE10	Residential led (mixed-use)	++	+
SMI5	Non-residential	+/-	0
SMI6	Residential led (mixed-use)	++	+
SNF3	Residential led	++	+
SR17	Residential led (mixed-use)	+	+
SR9	Residential led (mixed-use)	+	+

Appendix E: Reasonable Alternative Site Assessments

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E.1 Introduction

E.1.1 Overview

E.1.1.1 A total of 335 reasonable alternative sites have been identified by Medway Council during the preparation of the Medway Local Plan (MLP). This includes the following uses:

- 199 sites identified for residential use;
- 48 sites identified for non-residential use; and
- 88 sites identified for mixed uses.

E.1.1.2 A further 24 strategic sites have been identified by the Council and are evaluated within Appendix D.

E.1.1.3 The location of the 335 non-strategic reasonable alternative sites is shown in Figures E.1.1 - E.1.7, and their potential uses are identified in Table E.1.1.

E.1.1.4 Each of the sites appraised within this report have been assessed for likely impacts on each of the 12 SA Objectives, as outlined in the SA Framework (see Appendix A). Likely sustainability impacts have been set out in Tables E.2.1 – E.13.1 within each SA Objective chapter, in accordance with the site assessment methodology set out in Appendix C, as well as the methodology information set out in Chapter 2 of the main SA Report.

E.1.1.5 The receptor-only impacts, based on the red line boundary and site proposal information provided by Medway Council, help to identify the potential impacts on site if there were no policy or mitigation. The potential mitigating influence of the draft MLP policies is considered within Chapter 8 of the main Regulation 18 SA Report.

E.1.1.6 It should be noted that whilst every effort has been made to predict effects accurately, the sustainability impacts have been assessed at a high level and are reliant upon the current understanding of the baseline. These assessments have been based on information provided by the Council as well as expert judgement.

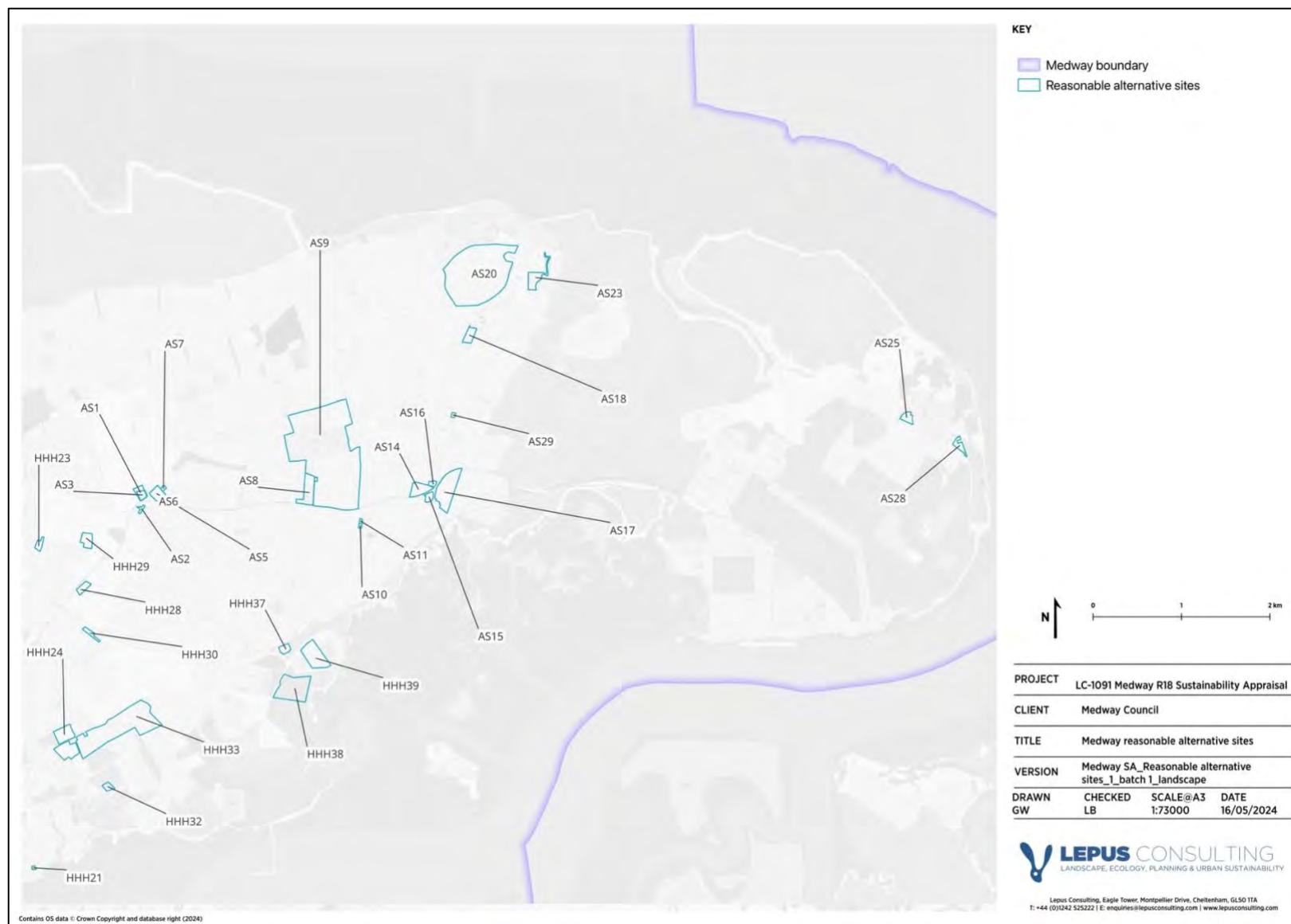


Figure E.1.1: Reasonable alternative sites within the north east of Medway

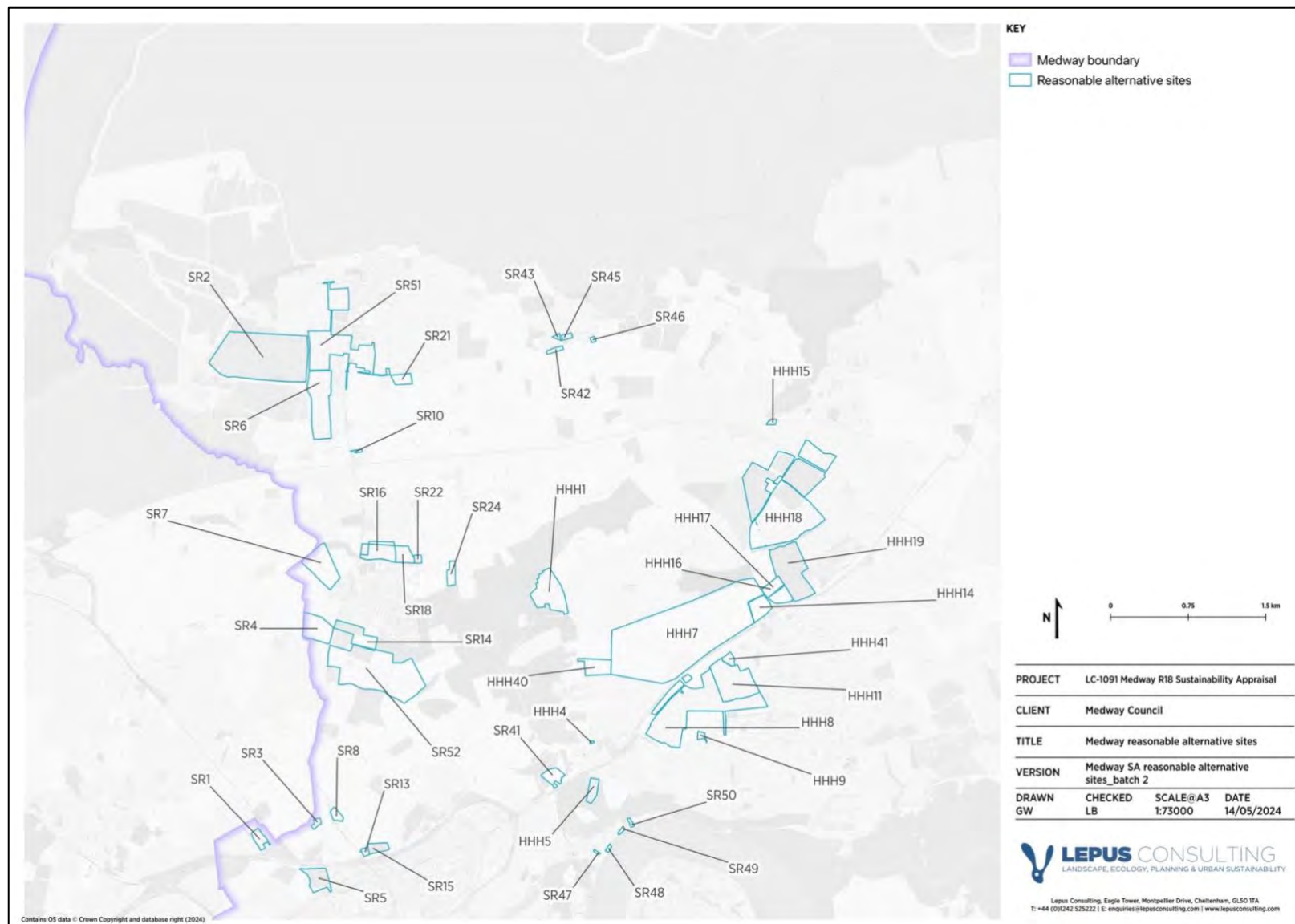


Figure E.1.2: Reasonable alternative sites within the north west of Medway

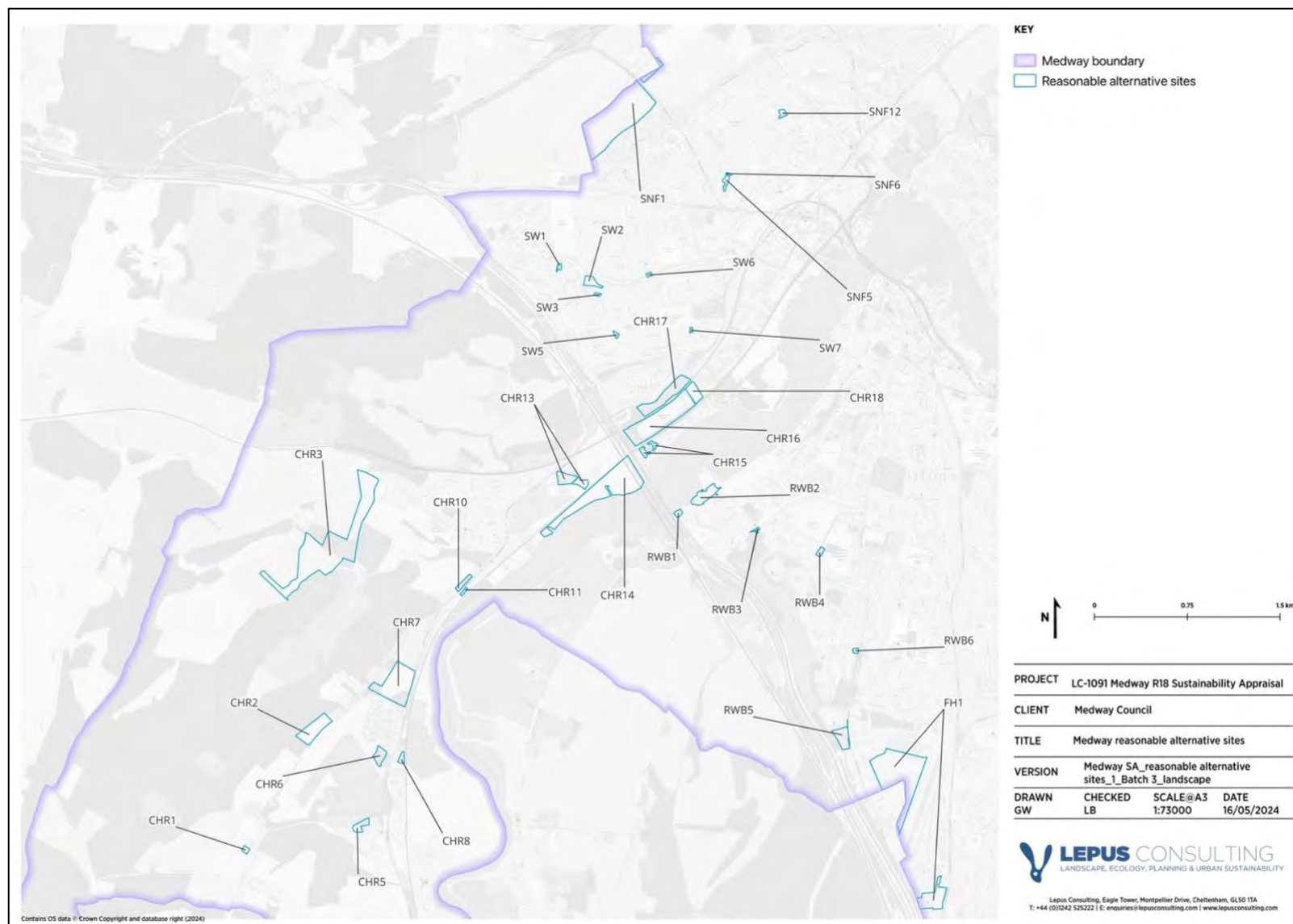


Figure E.1.3: Reasonable alternative sites within the south west of Medway

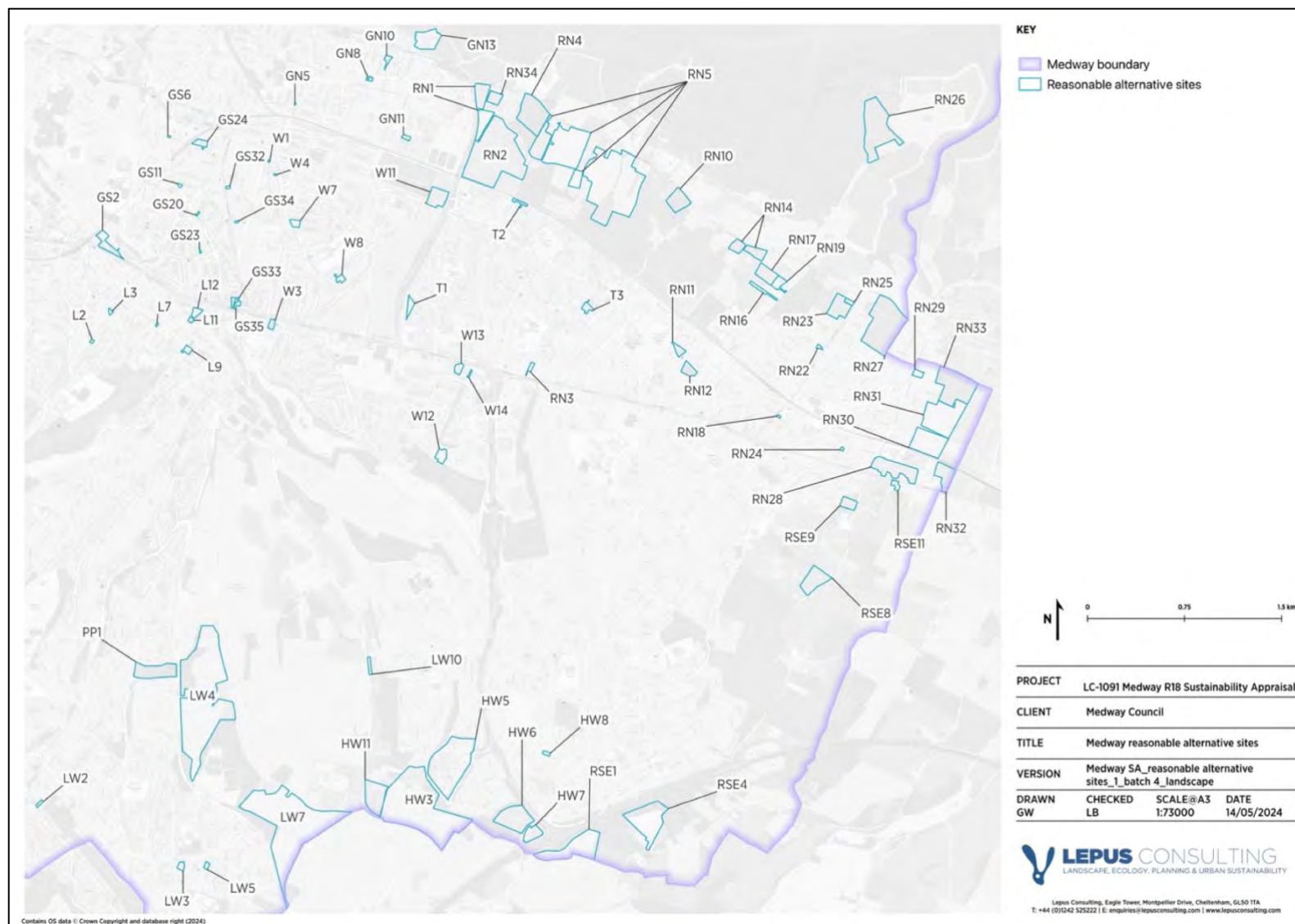


Figure E.1.4: Reasonable alternative sites within the south east of Medway

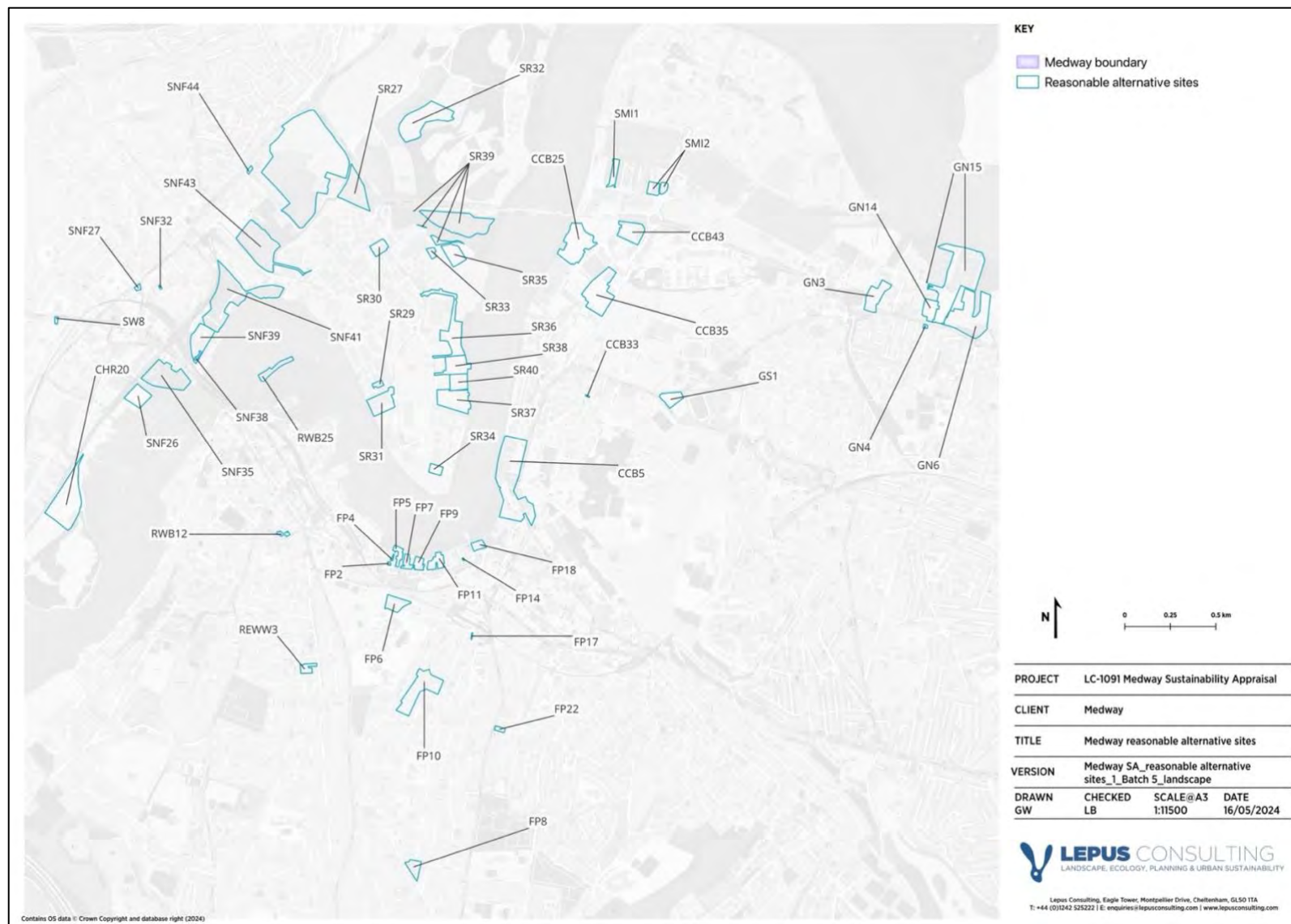


Figure E.1.5: Reasonable alternative sites within the centre and urban waterfront of Medway

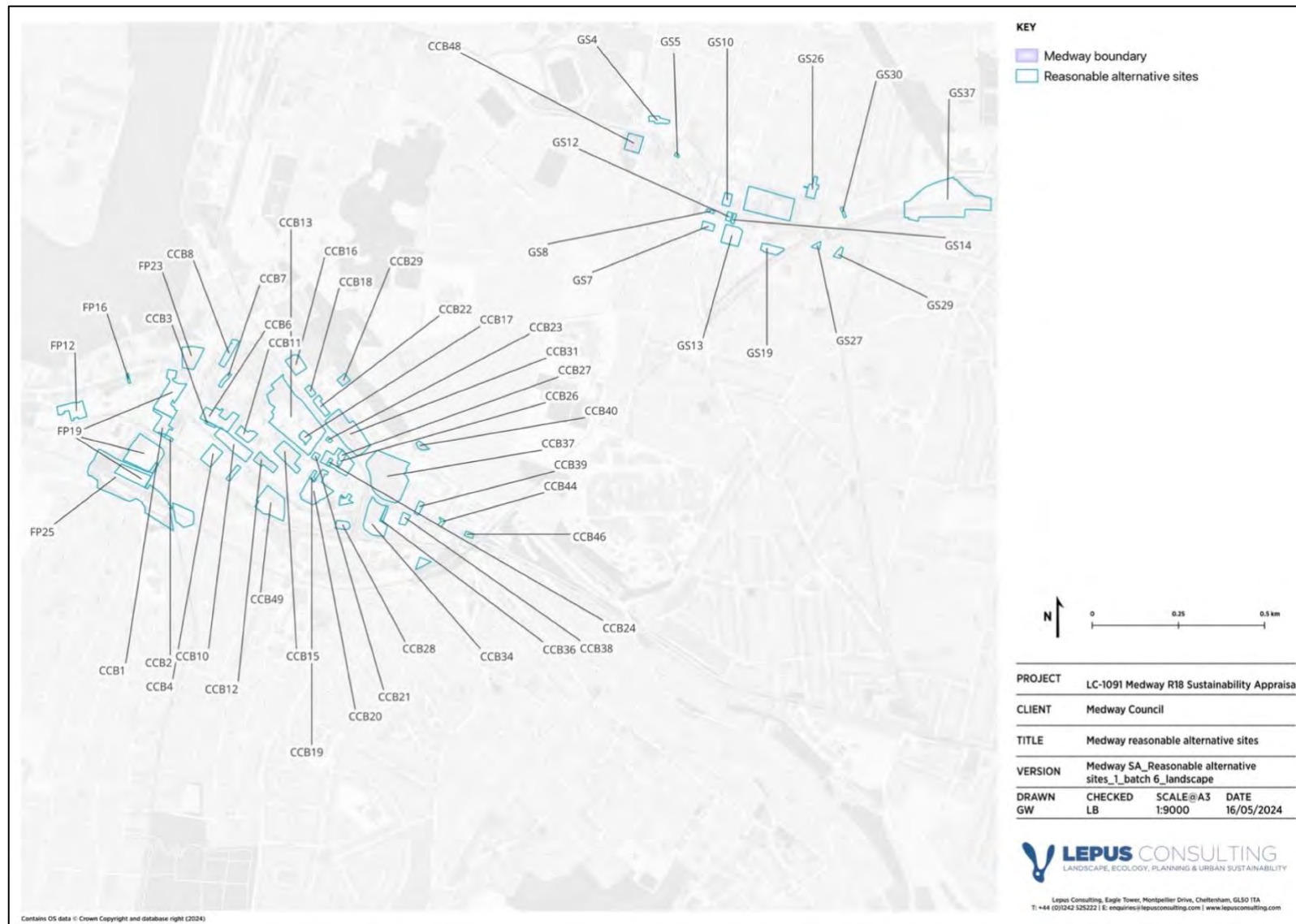


Figure E.1.6: Reasonable alternative sites within the centre and urban core of Medway

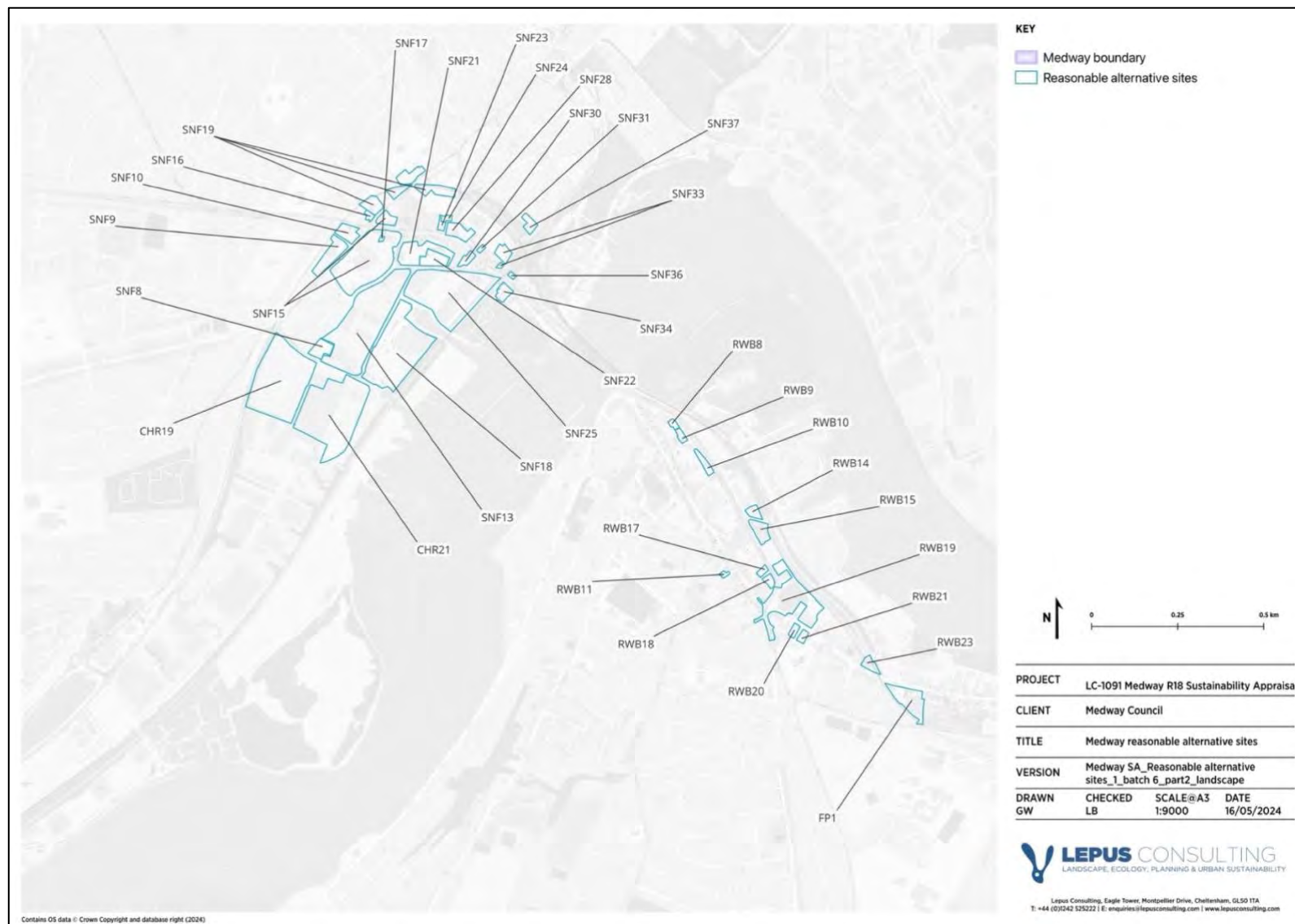


Figure E.1.7: Reasonable alternative sites within the centre and urban waterfront of Medway

Table E.1.1: Reasonable alternative sites in Medway

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
AS1	All Saints	Residential led	1.48	20
AS10	All Saints	Residential led	0.18	5
AS11	All Saints	Residential led (mixed-use)	0.17	10
AS14	All Saints	Residential led	2.72	90
AS15	All Saints	Residential led	0.86	15
AS16	All Saints	Residential led (mixed-use)	0.47	25
AS17	All Saints	Residential led	7.83	180
AS18	All Saints	Residential led	1.69	48
AS2	All Saints	Residential led	0.34	4
AS20	All Saints	Residential led (mixed-use)	41.90	390
AS23	All Saints	Residential led (park homes)	2.84	0
AS25	All Saints	Residential led	1.29	25
AS28	All Saints	Residential led	1.21	25
AS29	All Saints	Residential led	0.23	7
AS3	All Saints	Residential led	0.86	14
AS5	All Saints	Residential led (mixed-use)	2.35	40
AS6	All Saints	Residential led (mixed-use)	2.35	40
AS7	All Saints	Non-residential	0.24	0
AS8	All Saints	Non-residential	4.13	0
AS9	All Saints	Non-residential	71.95	0
CCB1	Chatham Central & Brompton	Residential led	0.23	35
CCB10	Chatham Central & Brompton	Residential led (mixed-use)	0.39	72
CCB11	Chatham Central & Brompton	Residential led	0.15	30
CCB12	Chatham Central & Brompton	Residential led (mixed-use)	0.18	24
CCB13	Chatham Central & Brompton	Residential led (mixed-use)	1.85	212
CCB15	Chatham Central & Brompton	Residential led (mixed-use)	0.34	90
CCB16	Chatham Central & Brompton	Residential led	0.21	26
CCB17	Chatham Central & Brompton	Residential led (mixed-use)	0.08	14
CCB18	Chatham Central & Brompton	Residential led	0.06	193
CCB19	Chatham Central & Brompton	Residential led (mixed-use)	0.04	13
CCB2	Chatham Central & Brompton	Residential led (mixed-use)	0.03	6
CCB20	Chatham Central & Brompton	Residential led (mixed-use)	0.50	175
CCB21	Chatham Central & Brompton	Residential led (mixed-use)	0.04	14
CCB22	Chatham Central & Brompton	Residential led	0.11	14
CCB23	Chatham Central & Brompton	Residential led (mixed-use)	0.02	5
CCB24	Chatham Central & Brompton	Residential led (mixed-use)	0.02	9
CCB25	Chatham Central & Brompton	Non-residential	2.64	0
CCB26	Chatham Central & Brompton	Residential led (mixed-use)	0.43	49
CCB27	Chatham Central & Brompton	Residential led (mixed-use)	0.06	30
CCB28	Chatham Central & Brompton	Residential led	0.09	11
CCB29	Chatham Central & Brompton	Residential led	0.07	5
CCB3	Chatham Central & Brompton	Residential led (mixed-use)	0.03	13
CCB30	Chatham Central & Brompton	Residential led (mixed-use)	0.08	21
CCB31	Chatham Central & Brompton	Residential led	0.80	179
CCB33	Chatham Central & Brompton	Residential led	0.02	6
CCB34	Chatham Central & Brompton	Residential led (mixed-use)	0.51	36
CCB35	Chatham Central & Brompton	Non-residential	2.70	0
CCB36	Chatham Central & Brompton	Residential led (mixed-use)	0.03	7
CCB37	Chatham Central & Brompton	Residential led (mixed-use)	1.31	400
CCB38	Chatham Central & Brompton	Residential led	0.07	8
CCB39	Chatham Central & Brompton	Residential led	0.06	24
CCB4	Chatham Central & Brompton	Residential led	0.22	50
CCB40	Chatham Central & Brompton	Residential led	0.05	3
CCB41	Chatham Central & Brompton	Residential led	0.07	7

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
CCB43	Chatham Central & Brompton	Residential led	1.32	60
CCB44	Chatham Central & Brompton	Residential led	0.03	2
CCB46	Chatham Central & Brompton	Residential led	0.03	2
CCB48	Chatham Central & Brompton	Residential led	0.22	27
CCB49	Chatham Central & Brompton	Residential led	0.55	150
CCB5	Chatham Central & Brompton	Non-residential	5.93	0
CCB6	Chatham Central & Brompton	Residential led (mixed-use)	0.39	50
CCB7	Chatham Central & Brompton	Residential led (mixed-use)	0.05	9
CCB8	Chatham Central & Brompton	Residential led	0.16	164
CCB9	Chatham Central & Brompton	Residential led	0.06	32
CHR1	Cuxton, Halling & Riverside	Residential led	0.24	11
CHR10	Cuxton, Halling & Riverside	Residential led	0.55	8
CHR11	Cuxton, Halling & Riverside	Residential led	0.14	8
CHR13	Cuxton, Halling & Riverside	Non-residential	1.83	0
CHR14	Cuxton, Halling & Riverside	Residential led (mixed-use)	11.40	49
CHR15	Cuxton, Halling & Riverside	Non-residential	0.60	0
CHR16	Cuxton, Halling & Riverside	Non-residential	8.95	0
CHR17	Cuxton, Halling & Riverside	Non-residential	3.73	0
CHR18	Cuxton, Halling & Riverside	Non-residential	1.28	0
CHR19	Cuxton, Halling & Riverside	Non-residential	3.10	0
CHR2	Cuxton, Halling & Riverside	Non-residential	3.01	0
CHR20	Cuxton, Halling & Riverside	Residential led	3.69	172
CHR21	Cuxton, Halling & Riverside	Non-residential	3.20	0
CHR3	Cuxton, Halling & Riverside	Non-residential	19.57	0
CHR5	Cuxton, Halling & Riverside	Non-residential	0.78	0
CHR6	Cuxton, Halling & Riverside	Residential led	1.00	88
CHR7	Cuxton, Halling & Riverside	Residential led	6.76	193
CHR8	Cuxton, Halling & Riverside	Non-residential	0.34	0
FH1	Fort Horsted	Non-residential	14.91	0
FP1	Fort Pitt	Residential led	0.60	111
FP10	Fort Pitt	Residential led	2.46	170
FP11	Fort Pitt	Residential led (mixed-use)	0.59	200
FP12	Fort Pitt	Residential led	0.28	70
FP14	Fort Pitt	Residential led	0.01	6
FP16	Fort Pitt	Residential led (mixed-use)	0.02	6
FP17	Fort Pitt	Residential led	0.02	5
FP18	Fort Pitt	Residential led	0.32	40
FP19	Fort Pitt	Residential led	1.66	146
FP2	Fort Pitt	Residential led	0.03	1
FP22	Fort Pitt	Residential led	0.14	12
FP23	Fort Pitt	Residential led	0.32	63
FP25	Fort Pitt	Residential led (mixed-use)	2.59	121
FP4	Fort Pitt	Residential led	0.03	1
FP5	Fort Pitt	Residential led	0.34	42
FP6	Fort Pitt	Residential led	0.78	120
FP7	Fort Pitt	Residential led	0.31	39
FP8	Fort Pitt	Residential led	0.54	20
FP9	Fort Pitt	Residential led	0.35	43
GN10	Gillingham North	Residential led	0.26	5
GN11	Gillingham North	Residential led	0.20	9
GN13	Gillingham North	Residential led	2.41	98
GN14	Gillingham North	Residential led	0.79	81
GN15	Gillingham North	Residential led (mixed-use)	5.87	445
GN3	Gillingham North	Residential led	1.24	176
GN4	Gillingham North	Residential led	0.05	8
GN5	Gillingham North	Residential led	0.02	5

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
GN6	Gillingham North	Residential led (mixed-use)	3.86	200
GN8	Gillingham North	Residential led	0.12	17
GS1	Gillingham South	Residential led	0.70	53
GS10	Gillingham South	Residential led (mixed-use)	0.08	18
GS11	Gillingham South	Residential led	0.07	8
GS12	Gillingham South	Residential led (mixed-use)	0.04	8
GS13	Gillingham South	Residential led	0.28	12
GS14	Gillingham South	Residential led (mixed-use)	0.03	6
GS18	Gillingham South	Residential led (mixed-use)	0.94	18
GS19	Gillingham South	Residential led	0.14	30
GS2	Gillingham South	Residential led	1.28	45
GS20	Gillingham South	Residential led	0.04	5
GS23	Gillingham South	Residential led	0.03	5
GS24	Gillingham South	Residential led	0.48	18
GS26	Gillingham South	Residential led	0.14	14
GS27	Gillingham South	Residential led (mixed-use)	0.03	6
GS29	Gillingham South	Residential led	0.05	18
GS30	Gillingham South	Residential led	0.02	5
GS32	Gillingham South	Residential led	0.07	9
GS33	Gillingham South	Residential led	0.25	12
GS34	Gillingham South	Residential led	0.04	8
GS35	Gillingham South	Residential led	0.21	12
GS37	Gillingham South	Residential led (mixed-use)	1.90	136
GS4	Gillingham South	Residential led	0.09	24
GS5	Gillingham South	Residential led	0.01	7
GS6	Gillingham South	Residential led	0.03	5
GS7	Gillingham South	Residential led (mixed-use)	0.07	14
GS8	Gillingham South	Residential led (mixed-use)	0.02	6
HHH1	Hoo St Werburgh & High Halstow	Non-residential	9.40	0
HHH11	Hoo St Werburgh & High Halstow	Residential led	12.10	260
HHH14	Hoo St Werburgh & High Halstow	Residential led	6.03	120
HHH15	Hoo St Werburgh & High Halstow	Residential led	0.40	5
HHH16	Hoo St Werburgh & High Halstow	Non-residential	2.11	0
HHH17	Hoo St Werburgh & High Halstow	Residential led	2.24	70
HHH18	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	54.92	Uncertain
HHH19	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	13.90	400
HHH21	Hoo St Werburgh & High Halstow	Non-residential	0.16	0
HHH23	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	0.87	15
HHH24	Hoo St Werburgh & High Halstow	Residential led	3.18	100
HHH25	Hoo St Werburgh & High Halstow	Residential led	3.78	100
HHH28	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	1.14	50
HHH29	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	1.91	65
HHH30	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	0.81	30
HHH32	Hoo St Werburgh & High Halstow	Residential led	0.79	6
HHH33	Hoo St Werburgh & High Halstow	Residential led	23.51	330
HHH37	Hoo St Werburgh & High Halstow	Non-residential	1.05	0
HHH38	Hoo St Werburgh & High Halstow	Non-residential	9.15	0
HHH39	Hoo St Werburgh & High Halstow	Non-residential	5.91	0
HHH4	Hoo St Werburgh & High Halstow	Residential led	0.09	8
HHH40	Hoo St Werburgh & High Halstow	Residential led	4.02	75
HHH41	Hoo St Werburgh & High Halstow	Residential led	0.99	25
HHH5	Hoo St Werburgh & High Halstow	Residential led	1.96	65
HHH7	Hoo St Werburgh & High Halstow	Residential led	79.68	300
HHH8	Hoo St Werburgh & High Halstow	Residential led (mixed-use)	30.81	450
HHH9	Hoo St Werburgh & High Halstow	Residential led	0.48	6
HW11	Hempstead & Wigmore	Residential led	3.35	60

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
HW3	Hempstead & Wigmore	Non-residential	21.03	0
HW5	Hempstead & Wigmore	Residential led (mixed-use)	10.37	266
HW6	Hempstead & Wigmore	Residential led	4.00	88
HW7	Hempstead & Wigmore	Non-residential	1.24	0
HW8	Hempstead & Wigmore	Residential led	0.16	5
L11	Luton	Residential led	0.13	7
L12	Luton	Residential led	0.41	13
L2	Luton	Residential led	0.07	5
L3	Luton	Residential led	0.11	7
L7	Luton	Residential led	0.04	6
L9	Luton	Residential led	0.31	22
LW10	Lordswood & Walderslade	Residential led	0.31	10
LW2	Lordswood & Walderslade	Residential led	0.13	18
LW3	Lordswood & Walderslade	Residential led	0.27	17
LW4	Lordswood & Walderslade	Residential led	27.41	425
LW5	Lordswood & Walderslade	Residential led (C2 use)	0.18	0
LW7	Lordswood & Walderslade	Residential led	23.13	451
PP1	Princes Park	Residential led	3.25	15
REWW3	Rochester East & Warren Wood	Residential led	0.34	11
RN1	Rainham North	Residential led	3.37	100
RN10	Rainham North	Residential led	2.04	40
RN11	Rainham North	Residential led	0.50	20
RN12	Rainham North	Non-residential	0.82	0
RN14	Rainham North	Residential led	1.98	26
RN16	Rainham North	Residential led	0.46	20
RN17	Rainham North	Residential led	1.56	60
RN18	Rainham North	Residential led	0.04	8
RN19	Rainham North	Residential led	0.74	8
RN2	Rainham North	Residential led (mixed-use)	16.09	211
RN22	Rainham North	Residential led	0.10	8
RN23	Rainham North	Residential led	2.19	75
RN24	Rainham North	Residential led	0.06	9
RN25	Rainham North	Residential led	0.22	5
RN26	Rainham North	Residential led (mixed-use)	7.66	12
RN27	Rainham North	Residential led	9.16	200
RN28	Rainham North	Residential led	3.68	74
RN29	Rainham North	Residential led	0.38	25
RN3	Rainham North	Residential led	0.22	9
RN30	Rainham North	Residential led	4.31	90
RN31	Rainham North	Residential led	6.44	80
RN32	Rainham North	Residential led	2.06	48
RN33	Rainham North	Non-residential	6.23	0
RN34	Rainham North	Residential led	0.86	21
RN4	Rainham North	Residential led (mixed-use)	4.84	100
RN5	Rainham North	Residential led (mixed-use)	30.23	400
RSE1	Rainham South East	Non-residential (road spur and open space)	5.72	0
RSE11	Rainham South East	Non-residential	0.33	0
RSE4	Rainham South East	Residential led	5.98	2
RSE8	Rainham South East	Residential led (mixed-use)	2.68	25
RSE9	Rainham South East	Residential led	0.90	40
RWB1	Rochester West & Borstal	Residential led	0.27	12
RWB10	Rochester West & Borstal	Non-residential	0.14	0
RWB11	Rochester West & Borstal	Residential led	0.03	5
RWB12	Rochester West & Borstal	Residential led	0.13	3
RWB14	Rochester West & Borstal	Residential led	0.12	15

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
RWB15	Rochester West & Borstal	Residential led	0.26	23
RWB17	Rochester West & Borstal	Residential led	0.06	3
RWB18	Rochester West & Borstal	Residential led	0.09	4
RWB19	Rochester West & Borstal	Residential led (mixed-use)	1.57	374
RWB2	Rochester West & Borstal	Residential led	1.78	36
RWB20	Rochester West & Borstal	Residential led	0.08	15
RWB21	Rochester West & Borstal	Residential led	0.08	15
RWB23	Rochester West & Borstal	Non-residential	0.14	0
RWB25	Rochester West & Borstal	Residential led	0.59	106
RWB3	Rochester West & Borstal	Residential led	0.13	4
RWB4	Rochester West & Borstal	Residential led	0.30	9
RWB5	Rochester West & Borstal	Non-residential	1.62	0
RWB6	Rochester West & Borstal	Residential led	0.16	7
RWB8	Rochester West & Borstal	Residential led (mixed-use)	0.06	2
RWB9	Rochester West & Borstal	Residential led (mixed-use)	0.08	3
SMI1	St Marys Island	Residential led	0.51	100
SMI2	St Marys Island	Non-residential	0.65	0
SNF1	Strood North & Frindsbury	Residential led	16.13	350
SNF10	Strood North & Frindsbury	Residential led (mixed-use)	0.25	16
SNF12	Strood North & Frindsbury	Residential led	0.30	6
SNF13	Strood North & Frindsbury	Residential led (mixed-use)	3.32	373
SNF15	Strood North & Frindsbury	Residential led (mixed-use)	2.37	450
SNF16	Strood North & Frindsbury	Residential led (mixed-use)	0.06	20
SNF17	Strood North & Frindsbury	Residential led	0.02	6
SNF18	Strood North & Frindsbury	Residential led (mixed-use)	2.72	27
SNF19	Strood North & Frindsbury	Non-residential	0.65	0
SNF2	Strood North & Frindsbury	Residential led (mixed-use)	0.64	64
SNF20	Strood North & Frindsbury	Residential led	0.23	15
SNF21	Strood North & Frindsbury	Residential led (mixed-use)	0.64	44
SNF22	Strood North & Frindsbury	Residential led (mixed-use)	0.29	47
SNF23	Strood North & Frindsbury	Residential led (mixed-use)	0.06	8
SNF24	Strood North & Frindsbury	Residential led (mixed-use)	0.05	7
SNF25	Strood North & Frindsbury	Non-residential	2.83	0
SNF26	Strood North & Frindsbury	Non-residential	1.05	0
SNF27	Strood North & Frindsbury	Residential led	0.09	9
SNF28	Strood North & Frindsbury	Non-residential	0.28	0
SNF30	Strood North & Frindsbury	Residential led (mixed-use)	0.11	9
SNF31	Strood North & Frindsbury	Residential led (mixed-use)	0.03	8
SNF32	Strood North & Frindsbury	Residential led	0.03	6
SNF33	Strood North & Frindsbury	Non-residential	0.19	0
SNF34	Strood North & Frindsbury	Residential led (mixed-use)	0.17	52
SNF35	Strood North & Frindsbury	Residential led (mixed-use)	2.65	300
SNF36	Strood North & Frindsbury	Residential led (mixed-use)	0.03	6
SNF37	Strood North & Frindsbury	Residential led (mixed-use)	0.14	13
SNF38	Strood North & Frindsbury	Residential led	0.07	12
SNF39	Strood North & Frindsbury	Residential led	1.61	101
SNF41	Strood North & Frindsbury	Residential led (mixed-use)	4.97	602
SNF43	Strood North & Frindsbury	Residential led	3.75	123
SNF44	Strood North & Frindsbury	Residential led	0.07	6
SNF5	Strood North & Frindsbury	Residential led	0.35	8
SNF6	Strood North & Frindsbury	Residential led	0.07	7
SNF8	Strood North & Frindsbury	Residential led (mixed-use)	0.26	19
SNF9	Strood North & Frindsbury	Residential led (mixed-use)	0.45	60
SR1	Strood Rural	Residential led	1.78	12
SR10	Strood Rural	Residential led	0.25	10
SR13	Strood Rural	Residential led	0.47	10

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
SR14	Strood Rural	Residential led	5.15	68
SR15	Strood Rural	Residential led	1.65	41
SR16	Strood Rural	Residential led	4.97	150
SR18	Strood Rural	Residential led (mixed-use)	7.44	30
SR2	Strood Rural	Non-residential	38.42	0
SR21	Strood Rural	Residential led	1.79	20
SR22	Strood Rural	Residential led	0.55	6
SR24	Strood Rural	Residential led	1.67	10
SR25	Strood Rural	Residential led (mixed-use)	16.95	181
SR27	Strood Rural	Residential led	2.04	31
SR29	Strood Rural	Non-residential	0.16	0
SR3	Strood Rural	Residential led	0.60	5
SR30	Strood Rural	Residential led (mixed-use)	0.56	102
SR31	Strood Rural	Residential led (mixed-use)	1.39	311
SR32	Strood Rural	Residential led (mixed-use)	3.18	49
SR33	Strood Rural	Non-residential	0.21	0
SR34	Strood Rural	Residential led	0.34	30
SR35	Strood Rural	Non-residential	0.98	0
SR36	Strood Rural	Residential led (mixed-use)	2.25	200
SR37	Strood Rural	Residential led (mixed-use)	1.89	428
SR38	Strood Rural	Residential led (mixed-use)	1.32	100
SR39	Strood Rural	Residential led (mixed-use)	3.70	100
SR4	Strood Rural	Residential led	6.29	130
SR40	Strood Rural	Residential led (mixed-use)	0.87	200
SR41	Strood Rural	Residential led (mixed-use)	2.37	50
SR42	Strood Rural	Residential led	0.62	24
SR43	Strood Rural	Residential led	0.28	10
SR45	Strood Rural	Non-residential	0.49	0
SR46	Strood Rural	Residential led	0.24	10
SR47	Strood Rural	Residential led	0.13	7
SR48	Strood Rural	Residential led	0.25	8
SR49	Strood Rural	Residential led	0.24	15
SR5	Strood Rural	Residential led	4.22	122
SR50	Strood Rural	Residential led	0.27	5
SR51	Strood Rural	Residential led (mixed-use)	21.62	250
SR52	Strood Rural	Residential led (mixed-use)	31.53	355
SR6	Strood Rural	Residential led (mixed-use)	12.68	143
SR7	Strood Rural	Residential led	8.35	45
SR8	Strood Rural	Residential led	1.02	15
SW1	Strood West	Residential led	0.17	12
SW2	Strood West	Residential led	0.78	106
SW3	Strood West	Residential led	0.11	9
SW5	Strood West	Residential led	0.15	6
SW6	Strood West	Residential led	0.14	6
SW7	Strood West	Residential led	0.08	6
SW8	Strood West	Residential led	0.06	7
T1	Twydall	Non-residential	0.50	0
T2	Twydall	Residential led	0.25	7
T3	Twydall	Residential led	0.43	20
W1	Watling	Residential led	0.04	6
W11	Watling	Non-residential	1.81	0
W12	Watling	Residential led	0.70	44
W13	Watling	Non-residential	0.42	0
W14	Watling	Non-residential	0.08	0
W3	Watling	Residential led	0.31	9
W4	Watling	Residential led	0.03	5

Site reference	Ward	Proposed site use	Net area (ha)	Housing capacity
W7	Watling	Residential led	0.39	21
W8	Watling	Residential led	0.32	7

E.2 SA Objective 1: Climate change mitigation

E.2.1 Potential increase in carbon footprint

E.2.1.1 The estimated CO₂ emissions for Medway in 2021 was 816.8 kilo tonnes, with per capita emissions of 2.9 tonnes, according to UK local authority CO₂ emissions data¹. It is likely that new development as a result of the MLP will result in an increase in local greenhouse gas (GHG) emissions due to the increase of population and the number of operating businesses.

E.2.1.2 The appraisal of reasonable alternatives sites is limited in its assessment of carbon emissions, due to an absence of site-specific carbon footprint data. Furthermore, the nature and scale of non-residential development is unknown at this stage. Consequently, the carbon emissions likely to be generated as a result of development is currently uncertain. Please see the methodology in Appendix C for further context.

¹ DBEIS (2023) UK local authority and regional carbon dioxide emissions national statistics: 2005-2021. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021> [Date accessed: 20/03/24]

Table E.2.1: Sites impact matrix for SA Objective 1 – Climate change mitigation

Site ref.	Site use	Carbon footprint
AS1	Residential led	+/-
AS10	Residential led	+/-
AS11	Residential led (mixed-use)	+/-
AS14	Residential led	+/-
AS15	Residential led	+/-
AS16	Residential led (mixed-use)	+/-
AS17	Residential led	+/-
AS18	Residential led	+/-
AS2	Residential led	+/-
AS20	Residential led (mixed-use)	+/-
AS23	Residential led	+/-
AS25	Residential led	+/-
AS28	Residential led	+/-
AS29	Residential led	+/-
AS3	Residential led	+/-
AS5	Residential led (mixed-use)	+/-
AS6	Residential led (mixed-use)	+/-
AS7	Non-residential	+/-
AS8	Non-residential	+/-
AS9	Non-residential	+/-
CCB1	Residential led	+/-
CCB10	Residential led (mixed-use)	+/-
CCB11	Residential led	+/-
CCB12	Residential led (mixed-use)	+/-
CCB13	Residential led (mixed-use)	+/-
CCB15	Residential led (mixed-use)	+/-
CCB16	Residential led	+/-
CCB17	Residential led (mixed-use)	+/-
CCB18	Residential led	+/-
CCB19	Residential led (mixed-use)	+/-
CCB2	Residential led (mixed-use)	+/-
CCB20	Residential led (mixed-use)	+/-
CCB21	Residential led (mixed-use)	+/-
CCB22	Residential led	+/-
CCB23	Residential led (mixed-use)	+/-
CCB24	Residential led (mixed-use)	+/-
CCB25	Non-residential	+/-
CCB26	Residential led (mixed-use)	+/-
CCB27	Residential led (mixed-use)	+/-
CCB28	Residential led	+/-
CCB29	Residential led	+/-
CCB3	Residential led (mixed-use)	+/-
CCB30	Residential led (mixed-use)	+/-
CCB31	Residential led	+/-
CCB33	Residential led	+/-
CCB34	Residential led (mixed-use)	+/-

Site ref.	Site use	Carbon footprint
CCB35	Non-residential	+/-
CCB36	Residential led (mixed-use)	+/-
CCB37	Residential led (mixed-use)	+/-
CCB38	Residential led	+/-
CCB39	Residential led	+/-
CCB4	Residential led	+/-
CCB40	Residential led	+/-
CCB41	Residential led	+/-
CCB43	Residential led	+/-
CCB44	Residential led	+/-
CCB46	Residential led	+/-
CCB48	Residential led	+/-
CCB49	Residential led	+/-
CCB5	Non-residential	+/-
CCB6	Residential led (mixed-use)	+/-
CCB7	Residential led (mixed-use)	+/-
CCB8	Residential led	+/-
CCB9	Residential led	+/-
CHR1	Residential led	+/-
CHR10	Residential led	+/-
CHR11	Residential led	+/-
CHR13	Non-residential	+/-
CHR14	Residential led (mixed-use)	+/-
CHR15	Non-residential	+/-
CHR16	Non-residential	+/-
CHR17	Non-residential	+/-
CHR18	Non-residential	+/-
CHR19	Non-residential	+/-
CHR2	Non-residential	+/-
CHR20	Residential led	+/-
CHR21	Non-residential	+/-
CHR3	Non-residential	+/-
CHR5	Non-residential	+/-
CHR6	Residential led	+/-
CHR7	Residential led	+/-
CHR8	Non-residential	+/-
FH1	Non-residential	+/-
FP1	Residential led	+/-
FP10	Residential led	+/-
FP11	Residential led (mixed-use)	+/-
FP12	Residential led	+/-
FP14	Residential led	+/-
FP16	Residential led (mixed-use)	+/-
FP17	Residential led	+/-
FP18	Residential led	+/-
FP19	Residential led	+/-
FP2	Residential led	+/-

Site ref.	Site use	Carbon footprint
FP22	Residential led	+/-
FP23	Residential led	+/-
FP25	Residential led (mixed-use)	+/-
FP4	Residential led	+/-
FP5	Residential led	+/-
FP6	Residential led	+/-
FP7	Residential led	+/-
FP8	Residential led	+/-
FP9	Residential led	+/-
GN10	Residential led	+/-
GN11	Residential led	+/-
GN13	Residential led	+/-
GN14	Residential led	+/-
GN15	Residential led (mixed-use)	+/-
GN3	Residential led	+/-
GN4	Residential led	+/-
GN5	Residential led	+/-
GN6	Residential led (mixed-use)	+/-
GN8	Residential led	+/-
GS1	Residential led	+/-
GS10	Residential led (mixed-use)	+/-
GS11	Residential led	+/-
GS12	Residential led (mixed-use)	+/-
GS13	Residential led	+/-
GS14	Residential led (mixed-use)	+/-
GS18	Residential led (mixed-use)	+/-
GS19	Residential led	+/-
GS2	Residential led	+/-
GS20	Residential led	+/-
GS23	Residential led	+/-
GS24	Residential led	+/-
GS26	Residential led	+/-
GS27	Residential led (mixed-use)	+/-
GS29	Residential led	+/-
GS30	Residential led	+/-
GS32	Residential led	+/-
GS33	Residential led	+/-
GS34	Residential led	+/-
GS35	Residential led	+/-
GS37	Residential led (mixed-use)	+/-
GS4	Residential led	+/-
GS5	Residential led	+/-
GS6	Residential led	+/-
GS7	Residential led (mixed-use)	+/-
GS8	Residential led (mixed-use)	+/-
HHH1	Non-residential	+/-
HHH11	Residential led	+/-

Site ref.	Site use	Carbon footprint
HHH14	Residential led	+/-
HHH15	Residential led	+/-
HHH16	Non-residential	+/-
HHH17	Residential led	+/-
HHH18	Residential led (mixed-use)	+/-
HHH19	Residential led (mixed-use)	+/-
HHH21	Non-residential	+/-
HHH23	Residential led (mixed-use)	+/-
HHH24	Residential led	+/-
HHH25	Residential led	+/-
HHH28	Residential led (mixed-use)	+/-
HHH29	Residential led (mixed-use)	+/-
HHH30	Residential led (mixed-use)	+/-
HHH32	Residential led	+/-
HHH33	Residential led	+/-
HHH37	Non-residential	+/-
HHH38	Non-residential	+/-
HHH39	Non-residential	+/-
HHH4	Residential led	+/-
HHH40	Residential led	+/-
HHH41	Residential led	+/-
HHH5	Residential led	+/-
HHH7	Residential led	+/-
HHH8	Residential led (mixed-use)	+/-
HHH9	Residential led	+/-
HW11	Residential led	+/-
HW3	Non-residential	+/-
HW5	Residential led (mixed-use)	+/-
HW6	Residential led	+/-
HW7	Non-residential	+/-
HW8	Residential led	+/-
L11	Residential led	+/-
L12	Residential led	+/-
L2	Residential led	+/-
L3	Residential led	+/-
L7	Residential led	+/-
L9	Residential led	+/-
LW10	Residential led	+/-
LW2	Residential led	+/-
LW3	Residential led	+/-
LW4	Residential led	+/-
LW5	Residential led	+/-
LW7	Residential led	+/-
PP1	Residential led	+/-
REWW3	Residential led	+/-
RN1	Residential led	+/-
RN10	Residential led	+/-

Site ref.	Site use	Carbon footprint
RN11	Residential led	+/-
RN12	Non-residential	+/-
RN14	Residential led	+/-
RN16	Residential led	+/-
RN17	Residential led	+/-
RN18	Residential led	+/-
RN19	Residential led	+/-
RN2	Residential led (mixed-use)	+/-
RN22	Residential led	+/-
RN23	Residential led	+/-
RN24	Residential led	+/-
RN25	Residential led	+/-
RN26	Residential led (mixed-use)	+/-
RN27	Residential led	+/-
RN28	Residential led	+/-
RN29	Residential led	+/-
RN3	Residential led	+/-
RN30	Residential led	+/-
RN31	Residential led	+/-
RN32	Residential led	+/-
RN33	Non-residential	+/-
RN34	Residential led	+/-
RN4	Residential led (mixed-use)	+/-
RN5	Residential led (mixed-use)	+/-
RSE1	Non-residential	+/-
RSE11	Non-residential	+/-
RSE4	Residential led	+/-
RSE8	Residential led (mixed-use)	+/-
RSE9	Residential led	+/-
RWB1	Residential led	+/-
RWB10	Non-residential	+/-
RWB11	Residential led	+/-
RWB12	Residential led	+/-
RWB14	Residential led	+/-
RWB15	Residential led	+/-
RWB17	Residential led	+/-
RWB18	Residential led	+/-
RWB19	Residential led (mixed-use)	+/-
RWB2	Residential led	+/-
RWB20	Residential led	+/-
RWB21	Residential led	+/-
RWB23	Non-residential	+/-
RWB25	Residential led	+/-
RWB3	Residential led	+/-
RWB4	Residential led	+/-
RWB5	Non-residential	+/-
RWB6	Residential led	+/-

Site ref.	Site use	Carbon footprint
RWB8	Residential led (mixed-use)	+/-
RWB9	Residential led (mixed-use)	+/-
SMI1	Residential led	+/-
SMI2	Non-residential	+/-
SNF1	Residential led	+/-
SNF10	Residential led (mixed-use)	+/-
SNF12	Residential led	+/-
SNF13	Residential led (mixed-use)	+/-
SNF15	Residential led (mixed-use)	+/-
SNF16	Residential led (mixed-use)	+/-
SNF17	Residential led	+/-
SNF18	Residential led (mixed-use)	+/-
SNF19	Non-residential	+/-
SNF2	Residential led (mixed-use)	+/-
SNF20	Residential led	+/-
SNF21	Residential led (mixed-use)	+/-
SNF22	Residential led (mixed-use)	+/-
SNF23	Residential led (mixed-use)	+/-
SNF24	Residential led (mixed-use)	+/-
SNF25	Non-residential	+/-
SNF26	Non-residential	+/-
SNF27	Residential led	+/-
SNF28	Non-residential	+/-
SNF30	Residential led (mixed-use)	+/-
SNF31	Residential led (mixed-use)	+/-
SNF32	Residential led	+/-
SNF33	Non-residential	+/-
SNF34	Residential led (mixed-use)	+/-
SNF35	Residential led (mixed-use)	+/-
SNF36	Residential led (mixed-use)	+/-
SNF37	Residential led (mixed-use)	+/-
SNF38	Residential led	+/-
SNF39	Residential led	+/-
SNF41	Residential led (mixed-use)	+/-
SNF43	Residential led	+/-
SNF44	Residential led	+/-
SNF5	Residential led	+/-
SNF6	Residential led	+/-
SNF8	Residential led (mixed-use)	+/-
SNF9	Residential led (mixed-use)	+/-
SR1	Residential led	+/-
SR10	Residential led	+/-
SR13	Residential led	+/-
SR14	Residential led	+/-
SR15	Residential led	+/-
SR16	Residential led	+/-
SR18	Residential led (mixed-use)	+/-

Site ref.	Site use	Carbon footprint
SR2	Non-residential	+/-
SR21	Residential led	+/-
SR22	Residential led	+/-
SR24	Residential led	+/-
SR25	Residential led	+/-
SR27	Residential led	+/-
SR29	Non-residential	+/-
SR3	Residential led	+/-
SR30	Residential led (mixed-use)	+/-
SR31	Residential led (mixed-use)	+/-
SR32	Residential led (mixed-use)	+/-
SR33	Non-residential	+/-
SR34	Residential led	+/-
SR35	Non-residential	+/-
SR36	Residential led (mixed-use)	+/-
SR37	Residential led (mixed-use)	+/-
SR38	Residential led (mixed-use)	+/-
SR39	Residential led (mixed-use)	+/-
SR4	Residential led	+/-
SR40	Residential led (mixed-use)	+/-
SR41	Residential led (mixed-use)	+/-
SR42	Residential led	+/-
SR43	Residential led	+/-
SR45	Non-residential	+/-
SR46	Residential led	+/-
SR47	Residential led	+/-
SR48	Residential led	+/-
SR49	Residential led	+/-
SR5	Residential led	+/-
SR50	Residential led	+/-
SR51	Residential led (mixed-use)	+/-
SR52	Residential led (mixed-use)	+/-
SR6	Residential led (mixed-use)	+/-
SR7	Residential led	+/-
SR8	Residential led	+/-
SW1	Residential led	+/-
SW2	Residential led	+/-
SW3	Residential led	+/-
SW5	Residential led	+/-
SW6	Residential led	+/-
SW7	Residential led	+/-
SW8	Residential led	+/-
T1	Non-residential	+/-
T2	Residential led	+/-
T3	Residential led	+/-
W1	Residential led	+/-
W11	Non-residential	+/-

Site ref.	Site use	Carbon footprint
W12	Residential led	+/-
W13	Non-residential	+/-
W14	Non-residential	+/-
W3	Residential led	+/-
W4	Residential led	+/-
W7	Residential led	+/-
W8	Residential led	+/-

E.3 SA Objective 2: Climate change adaptation

E.3.1 Fluvial flood zones

E.3.1.1 The MLP area is highly susceptible to fluvial and tidal flooding due to its coastal location at the confluence of the River Thames, the River Medway and the Swale. The River Medway runs from west to east through the centre of the Plan area. Flood Zones 2 and 3 are most prominent along Thames Estuary and the Medway Estuary, encompassing the north west and the east of the Hoo Peninsula. Smaller areas of flood risk branch off into urban areas in the south of the Plan area.

E.3.1.2 The majority of sites (241) are located in Flood Zone 1. Development at these locations is expected to have a minor positive impact on flooding, as the proposed development at these sites is likely to locate site end users away from areas at risk of fluvial flooding.

E.3.1.3 86 sites are largely or partially located within Flood Zone 2 and 3. Development within Flood Zone 3 has potential to result in a major negative impact on flooding in the area, with over a 1% chance of river flooding or over a 0.5% chance of sea flooding in any given year. Site end users at these sites could potentially be located in areas at high risk of fluvial flooding.

E.3.1.4 A smaller number of sites (eight) are located wholly or partially within Flood Zone 2. Development at these locations has potential to result in a minor negative impact on flooding in the area, with a 1% to 0.1% chance of river flooding and a 0.5% and 0.1% chance of sea flooding in any given year. The proposed development at these eight sites could potentially exacerbate existing issues of flooding in Medway, as development in these areas is likely to be subject to the impacts of flooding at some point in the future.

E.3.2 Surface water flood risk

E.3.2.1 Surface Water Flood Risk (SWFR) is categorised into low (1/1000), medium (1/100) and high (1/30) in relation to the probability of surface water flooding occurring in a given area. Areas affected by surface water flooding can be found throughout Medway, in particular along roads, as well as within urban parkland, and associated with ponds and watercourses.

E.3.2.2 91 sites coincide with an area of high SWFR, where the proposed development could potentially have a major negative impact on surface water flooding in the area. Development at these sites will be likely to locate site end users in areas of high-risk surface water flooding as well as exacerbate SWFR in surrounding locations.

E.3.2.3 Additionally, a further 118 sites coincide with areas of low SWFR, with 46 of these sites also coinciding with areas of medium SWFR. The proposed development at these 118 sites could potentially have a minor negative impact on surface water flooding in the area.

E.3.2.4 The remaining 126 sites which do not coincide with any significant areas of SWFR are identified to have a negligible impact on surface water flooding.

E.3.3 Flood defences

- E.3.3.1 The Environment Agency has defined a number of flood defence schemes for the Thames, Medway and Swale Estuaries^{2, 3}. Development coincident with these schemes, or within 20m of the toe of a proposed/existing flood defence, is considered unlikely to be able to safeguard the viability of future flood defences and has potential to result in a negative impact on climate change adaptation in the MLP area.
- E.3.3.2 30 sites coincide with or lie within 20m of existing flood defence schemes and are therefore identified to result in a major negative impact on the viability of flood defences. The Strood Rural ward has the greatest impact on flood defences, with 10 sites within the Medway City Estate coinciding or being located within 20m of the existing River Medway flood defences.
- E.3.3.3 The remaining 305 sites do not coincide or lie within 20m of flood defence schemes and are likely to have a negligible impact on flood defences.

² Environment Agency (2021) Thames Estuary 2100 (TE2100). Available at:

<https://www.gov.uk/government/publications/thames-estuary-2100-te2100> [Date accessed: 20/03/24]

³ Environment Agency (2019) Medway Estuary and Swale flood and coastal risk management strategy. Available at:

<https://www.gov.uk/government/publications/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy/medway-estuary-and-swale-flood-and-coastal-risk-management-strategy> [Date accessed: 20/03/24]

Table E.3.1: Sites impact matrix for SA Objective 2 – Climate change adaptation

Site ref.	Site use	Flood Zones	SWFR	Flood defences
AS1	Residential led	+	-	0
AS10	Residential led	+	0	0
AS11	Residential led (mixed-use)	+	0	0
AS14	Residential led	+	-	0
AS15	Residential led	+	-	0
AS16	Residential led (mixed-use)	+	-	0
AS17	Residential led	--	-	0
AS18	Residential led	+	-	0
AS2	Residential led	+	-	0
AS20	Residential led (mixed-use)	+	--	0
AS23	Residential led	+	-	0
AS25	Residential led	+	0	0
AS28	Residential led	--	-	0
AS29	Residential led	+	-	0
AS3	Residential led	+	-	0
AS5	Residential led (mixed-use)	+	-	0
AS6	Residential led (mixed-use)	+	-	0
AS7	Non-residential	+	0	0
AS8	Non-residential	+	-	0
AS9	Non-residential	--	--	0
CCB1	Residential led	+	-	0
CCB10	Residential led (mixed-use)	+	-	0
CCB11	Residential led	+	0	0
CCB12	Residential led (mixed-use)	+	0	0
CCB13	Residential led (mixed-use)	--	--	0
CCB15	Residential led (mixed-use)	+	0	0
CCB16	Residential led	-	0	0
CCB17	Residential led (mixed-use)	--	--	0
CCB18	Residential led	+	0	0
CCB19	Residential led (mixed-use)	+	0	0
CCB2	Residential led (mixed-use)	+	0	0
CCB20	Residential led (mixed-use)	-	0	0
CCB21	Residential led (mixed-use)	-	0	0
CCB22	Residential led	-	-	0
CCB23	Residential led (mixed-use)	--	-	0
CCB24	Residential led (mixed-use)	--	-	0
CCB25	Non-residential	--	-	--
CCB26	Residential led (mixed-use)	--	--	0
CCB27	Residential led (mixed-use)	--	--	0
CCB28	Residential led	+	0	0
CCB29	Residential led	+	0	0
CCB3	Residential led (mixed-use)	+	0	0
CCB30	Residential led (mixed-use)	--	0	0
CCB31	Residential led	-	-	0
CCB33	Residential led	+	0	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
CCB34	Residential led (mixed-use)	--	--	0
CCB35	Non-residential	--	-	0
CCB36	Residential led (mixed-use)	--	-	0
CCB37	Residential led (mixed-use)	+	-	0
CCB38	Residential led	--	--	0
CCB39	Residential led	+	-	0
CCB4	Residential led	+	0	0
CCB40	Residential led	+	0	0
CCB41	Residential led	+	-	0
CCB43	Residential led	--	--	0
CCB44	Residential led	+	0	0
CCB46	Residential led	+	0	0
CCB48	Residential led	+	0	0
CCB49	Residential led	+	-	0
CCB5	Non-residential	--	--	--
CCB6	Residential led (mixed-use)	+	-	0
CCB7	Residential led (mixed-use)	--	--	0
CCB8	Residential led	--	-	0
CCB9	Residential led	+	0	0
CHR1	Residential led	+	0	0
CHR10	Residential led	+	0	0
CHR11	Residential led	+	0	0
CHR13	Non-residential	+	--	0
CHR14	Residential led (mixed-use)	--	-	--
CHR15	Non-residential	+	--	0
CHR16	Non-residential	+	-	0
CHR17	Non-residential	+	0	0
CHR18	Non-residential	+	0	0
CHR19	Non-residential	+	--	0
CHR2	Non-residential	+	0	0
CHR20	Residential led	--	-	--
CHR21	Non-residential	--	--	0
CHR3	Non-residential	--	--	0
CHR5	Non-residential	+	0	0
CHR6	Residential led	+	--	0
CHR7	Residential led	+	0	0
CHR8	Non-residential	-	-	0
FH1	Non-residential	+	0	0
FP1	Residential led	+	-	0
FP10	Residential led	+	--	0
FP11	Residential led (mixed-use)	--	--	--
FP12	Residential led	+	0	0
FP14	Residential led	+	0	0
FP16	Residential led (mixed-use)	+	0	0
FP17	Residential led	+	0	0
FP18	Residential led	--	-	--
FP19	Residential led	+	--	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
FP2	Residential led	--	--	0
FP22	Residential led	+	0	0
FP23	Residential led	--	--	0
FP25	Residential led (mixed-use)	+	--	0
FP4	Residential led	--	-	0
FP5	Residential led	--	0	--
FP6	Residential led	+	-	0
FP7	Residential led	--	-	--
FP8	Residential led	+	-	0
FP9	Residential led	--	-	--
GN10	Residential led	+	0	0
GN11	Residential led	+	-	0
GN13	Residential led	--	0	--
GN14	Residential led	--	--	0
GN15	Residential led (mixed-use)	--	--	--
GN3	Residential led	--	-	0
GN4	Residential led	--	--	0
GN5	Residential led	+	-	0
GN6	Residential led (mixed-use)	--	-	--
GN8	Residential led	+	0	0
GS1	Residential led	+	-	0
GS10	Residential led (mixed-use)	+	0	0
GS11	Residential led	+	-	0
GS12	Residential led (mixed-use)	+	0	0
GS13	Residential led	+	0	0
GS14	Residential led (mixed-use)	+	0	0
GS18	Residential led (mixed-use)	+	-	0
GS19	Residential led	+	0	0
GS2	Residential led	+	0	0
GS20	Residential led	+	0	0
GS23	Residential led	+	0	0
GS24	Residential led	+	-	0
GS26	Residential led	+	0	0
GS27	Residential led (mixed-use)	+	0	0
GS29	Residential led	+	-	0
GS30	Residential led	+	0	0
GS32	Residential led	+	0	0
GS33	Residential led	+	0	0
GS34	Residential led	+	0	0
GS35	Residential led	+	0	0
GS37	Residential led (mixed-use)	+	--	0
GS4	Residential led	+	0	0
GS5	Residential led	+	0	0
GS6	Residential led	+	0	0
GS7	Residential led (mixed-use)	+	0	0
GS8	Residential led (mixed-use)	+	0	0
HHH1	Non-residential	+	-	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
HHH11	Residential led	+	-	0
HHH14	Residential led	+	-	0
HHH15	Residential led	+	0	0
HHH16	Non-residential	+	-	0
HHH17	Residential led	+	-	0
HHH18	Residential led (mixed-use)	+	--	0
HHH19	Residential led (mixed-use)	+	--	0
HHH21	Non-residential	--	0	0
HHH23	Residential led (mixed-use)	+	-	0
HHH24	Residential led	+	-	0
HHH25	Residential led	+	-	0
HHH28	Residential led (mixed-use)	+	-	0
HHH29	Residential led (mixed-use)	+	-	0
HHH30	Residential led (mixed-use)	--	--	0
HHH32	Residential led	--	0	0
HHH33	Residential led	+	0	0
HHH37	Non-residential	--	-	0
HHH38	Non-residential	--	-	0
HHH39	Non-residential	+	-	0
HHH4	Residential led	+	0	0
HHH40	Residential led	+	0	0
HHH41	Residential led	+	0	0
HHH5	Residential led	+	0	0
HHH7	Residential led	+	-	0
HHH8	Residential led (mixed-use)	+	--	0
HHH9	Residential led	+	--	0
HW11	Residential led	+	-	0
HW3	Non-residential	+	-	0
HW5	Residential led (mixed-use)	+	--	0
HW6	Residential led	+	-	0
HW7	Non-residential	+	-	0
HW8	Residential led	+	0	0
L11	Residential led	+	-	0
L12	Residential led	+	0	0
L2	Residential led	+	0	0
L3	Residential led	+	--	0
L7	Residential led	--	-	0
L9	Residential led	--	-	0
LW10	Residential led	+	--	0
LW2	Residential led	+	0	0
LW3	Residential led	+	0	0
LW4	Residential led	--	--	0
LW5	Residential led	+	0	0
LW7	Residential led	+	-	0
PP1	Residential led	+	-	0
REWW3	Residential led	+	--	0
RN1	Residential led	--	--	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
RN10	Residential led	+	-	0
RN11	Residential led	+	--	0
RN12	Non-residential	+	-	0
RN14	Residential led	+	0	0
RN16	Residential led	+	--	0
RN17	Residential led	+	--	0
RN18	Residential led	+	-	0
RN19	Residential led	+	0	0
RN2	Residential led (mixed-use)	+	-	0
RN22	Residential led	+	-	0
RN23	Residential led	+	--	0
RN24	Residential led	+	0	0
RN25	Residential led	+	--	0
RN26	Residential led (mixed-use)	--	0	--
RN27	Residential led	--	--	0
RN28	Residential led	+	--	0
RN29	Residential led	+	0	0
RN3	Residential led	+	0	0
RN30	Residential led	+	0	0
RN31	Residential led	+	0	0
RN32	Residential led	+	0	0
RN33	Non-residential	+	--	0
RN34	Residential led	+	-	0
RN4	Residential led (mixed-use)	+	0	0
RN5	Residential led (mixed-use)	+	--	0
RSE1	Non-residential	+	0	0
RSE11	Non-residential	+	--	0
RSE4	Residential led	+	--	0
RSE8	Residential led (mixed-use)	+	0	0
RSE9	Residential led	+	--	0
RWB1	Residential led	+	0	--
RWB10	Non-residential	+	-	0
RWB11	Residential led	+	0	0
RWB12	Residential led	+	--	0
RWB14	Residential led	+	--	0
RWB15	Residential led	+	--	0
RWB17	Residential led	+	--	0
RWB18	Residential led	+	--	0
RWB19	Residential led (mixed-use)	+	--	0
RWB2	Residential led	--	-	0
RWB20	Residential led	+	-	0
RWB21	Residential led	+	0	0
RWB23	Non-residential	+	--	0
RWB25	Residential led	--	-	--
RWB3	Residential led	+	-	0
RWB4	Residential led	+	0	0
RWB5	Non-residential	+	0	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
RWB6	Residential led	+	-	0
RWB8	Residential led (mixed-use)	+	-	0
RWB9	Residential led (mixed-use)	+	-	0
SMI1	Residential led	--	0	0
SMI2	Non-residential	--	0	0
SNF1	Residential led	+	--	0
SNF10	Residential led (mixed-use)	+	-	0
SNF12	Residential led	+	--	0
SNF13	Residential led (mixed-use)	--	--	0
SNF15	Residential led (mixed-use)	--	--	0
SNF16	Residential led (mixed-use)	+	0	0
SNF17	Residential led	+	0	0
SNF18	Residential led (mixed-use)	--	--	--
SNF19	Non-residential	+	-	0
SNF2	Residential led (mixed-use)	+	0	0
SNF20	Residential led	+	-	0
SNF21	Residential led (mixed-use)	--	--	0
SNF22	Residential led (mixed-use)	--	--	0
SNF23	Residential led (mixed-use)	--	0	0
SNF24	Residential led (mixed-use)	--	--	0
SNF25	Non-residential	--	--	--
SNF26	Non-residential	--	0	--
SNF27	Residential led	+	0	0
SNF28	Non-residential	--	--	0
SNF30	Residential led (mixed-use)	--	--	0
SNF31	Residential led (mixed-use)	--	-	0
SNF32	Residential led	--	--	0
SNF33	Non-residential	--	--	0
SNF34	Residential led (mixed-use)	--	--	0
SNF35	Residential led (mixed-use)	+	--	--
SNF36	Residential led (mixed-use)	--	--	0
SNF37	Residential led (mixed-use)	--	--	0
SNF38	Residential led	--	-	0
SNF39	Residential led	--	-	0
SNF41	Residential led (mixed-use)	--	--	--
SNF43	Residential led	--	-	0
SNF44	Residential led	+	0	0
SNF5	Residential led	+	--	0
SNF6	Residential led	+	0	0
SNF8	Residential led (mixed-use)	+	-	0
SNF9	Residential led (mixed-use)	+	-	0
SR1	Residential led	+	0	0
SR10	Residential led	+	0	0
SR13	Residential led	+	0	0
SR14	Residential led	+	-	0
SR15	Residential led	--	--	0
SR16	Residential led	+	--	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
SR18	Residential led (mixed-use)	+	--	0
SR2	Non-residential	+	-	0
SR21	Residential led	+	-	0
SR22	Residential led	+	0	0
SR24	Residential led	+	--	0
SR25	Residential led	+	-	0
SR27	Residential led	+	0	0
SR29	Non-residential	--	0	0
SR3	Residential led	+	--	0
SR30	Residential led (mixed-use)	-	-	0
SR31	Residential led (mixed-use)	--	-	--
SR32	Residential led (mixed-use)	--	0	0
SR33	Non-residential	-	0	0
SR34	Residential led	--	0	0
SR35	Non-residential	--	0	--
SR36	Residential led (mixed-use)	--	-	--
SR37	Residential led (mixed-use)	--	--	--
SR38	Residential led (mixed-use)	--	-	--
SR39	Residential led (mixed-use)	--	0	--
SR4	Residential led	+	--	0
SR40	Residential led (mixed-use)	+	--	--
SR41	Residential led (mixed-use)	+	-	0
SR42	Residential led	+	0	0
SR43	Residential led	+	0	0
SR45	Non-residential	+	0	0
SR46	Residential led	+	0	0
SR47	Residential led	+	-	0
SR48	Residential led	--	0	--
SR49	Residential led	--	0	--
SR5	Residential led	+	-	0
SR50	Residential led	--	--	--
SR51	Residential led (mixed-use)	+	-	0
SR52	Residential led (mixed-use)	+	--	0
SR6	Residential led (mixed-use)	+	-	0
SR7	Residential led	+	-	0
SR8	Residential led	+	-	0
SW1	Residential led	+	0	0
SW2	Residential led	+	-	0
SW3	Residential led	+	0	0
SW5	Residential led	+	0	0
SW6	Residential led	+	--	0
SW7	Residential led	+	0	0
SW8	Residential led	+	0	0
T1	Non-residential	+	-	0
T2	Residential led	+	-	0
T3	Residential led	+	-	0
W1	Residential led	+	-	0

Site ref.	Site use	Flood Zones	SWFR	Flood defences
W11	Non-residential	+	-	0
W12	Residential led	+	-	0
W13	Non-residential	+	--	0
W14	Non-residential	+	--	0
W3	Residential led	+	--	0
W4	Residential led	+	0	0
W7	Residential led	+	--	0
W8	Residential led	+	-	0

E.4 SA Objective 3: Biodiversity and geodiversity

E.4.1 European sites

E.4.1.1 European sites are a network of nature protection areas which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A 6km Zone of Influence (ZOI) has been applied to the Medway and Thames Estuary and Marshes SPA and Ramsar sites as informed by the emerging HRA⁴. A 7km buffer has been applied to the North Downs Woodland SAC on the basis of visitor survey work⁵ carried out at Boxley Warren Local Nature Reserve (LNR). A 400m zone has also been applied to all European sites on the basis of urbanisation concerns.

E.4.1.2 Site SR2 almost entirely coincides with Thames Estuary and Marshes SPA and Ramsar site. An additional 26 sites are located within 400m of a European site. Development at these 27 sites could potentially result in a major negative impact on European sites in Medway, due to the likelihood of threats and pressures arising from the construction and occupation of new development in such close proximity to the designated sites. The wards with the most sites resulting in a major negative impact include All Saints, Hoo St Werburgh and High Halstow, and Rainham North.

E.4.1.3 The remaining 308 sites are located within one or more of the identified ZOIs, potentially resulting in a minor negative impact on a European site due factors such as air pollution and recreational pressures.

E.4.1.4 The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

E.4.2 Sites of Special Scientific Interest

E.4.2.1 There are seven Sites of Special Scientific Interest (SSSIs) located within Medway. Two reasonable alternative sites coincide with an SSSI (Site SR2 **wholly coincides with 'South Thames Estuary and Marshes' SSSI**, and a small proportion of Site HHH7 **with 'Chattenden Woods and Lodge Hill' SSSI**). 10 sites lie adjacent to an SSSI. A 400m ZOI has also been applied to Lodge Hill SSSI, given its particular sensitivity in terms of urbanisation impacts on the nightingale population⁶, where an additional seven sites are located. Development at these 19 sites could potentially result in a major negative impact on SSSIs, due to the increased likelihood of direct impacts on the features for which the SSSIs are designated.

⁴ Lepus Consulting (2024) Habitats Regulations Assessment of the Medway Local Plan: Regulation 18 HRA Report.

⁵ Maidstone Borough Council (2012) Boxley Warren Local Nature Reserve Visitor Surveys. Main Results Tabulations by Location of Interview.

⁶ Medway Core Strategy Examination in Public Matter 5: Lodge Hill. Available at: https://www.medway.gov.uk/downloads/download/325/medway_core_strategy_matter_5_lodge_hill [Date accessed: 11/03/24]

E.4.2.2 Natural England have developed Impact Risk Zones (IRZs) for each SSSI in the country, in order to allow for a rapid assessment of the potential risks posed by development proposals. The majority of the remaining sites (305) fall within an IRZ which may require consultation with Natural England, reflected in the assessments at this stage as a potential minor negative impact. This includes IRZs which indicate strategic solutions in place to address potential recreational impacts arising from new development.

E.4.2.3 The remaining 11 sites do not lie in proximity to any SSSIs or within an IRZ which indicates the proposed use as a threat to any SSSIs, and are therefore likely to result on a negligible impact on SSSIs.

E.4.3 National Nature Reserves

E.4.3.1 High Halstow National Nature Reserve (NNR) is located in the north of Medway. None of the reasonable alternative sites coincide with or lie adjacent to the NNR. 16 sites lie within 2km of High Halstow NNR, and are identified as having potential to lead to a minor negative impact due to increased pressures from development, potentially including increased recreational impacts.

E.4.3.2 The 319 remaining sites do not lie in close proximity to High Halstow NNR, and are therefore likely to result in a negligible impact on the NNR.

E.4.4 Ancient woodland

E.4.4.1 **Medway is home to various areas of ancient woodland, including 'Great Chattenden Wood' and 'Red/Stonyfield Woods'.** Three sites (LW4, PP1 and RWB6) largely or partially coincide with ancient woodland, resulting in a direct major negative impact from development, such as through habitat loss and fragmentation. 10 sites lie adjacent and an additional 30 are located in close proximity to ancient woodland, potentially having a minor negative impact in the form of direct or indirect impacts, including from pollution and recreational pressures. The Lordswood and Walderslade ward has multiple sites which coincide or lie adjacent/in close proximity to ancient woodland, **including 'North Dane Wood' and 'Grove Wood'.**

E.4.4.2 The remaining 292 sites are located away from areas of ancient woodland, and are therefore likely to potentially result in a negligible impact on this biodiversity asset.

E.4.5 Local Nature Reserves

E.4.5.1 There are eight Local Nature Reserves (LNR) in Medway **including 'Darland Banks' and 'Rede Common'**, all located in the south of Medway. No sites coincide with an LNR, however two sites (RWB2 and W12) lie adjacent and 11 sites lie in close proximity to an LNR, resulting in a potential minor negative impact owing to the increased risk of development related threats and pressures on the LNRs. The largest of these is Site LW7 which lies 750m from 'South Wood' LNR, proposed for the development of 451 residential units.

E.4.6 Local Wildlife Sites (Sites of Nature Conservation Interest)

- E.4.6.1 27 Local Wildlife Sites (LWS), formerly known as Sites of Nature Conservation Interest (SNCI) are located within Medway, **including 'Great Lines' and 'Luton Banks'**. The majority are located in the south of the Plan area, **besides 'Grain Pit' which is located** on the Isle of Grain. Four sites (CCB29, CCB40, CHR14 and GS2) coincide with, and six sites (HW3, LW4, LW7, RN16, RN26 and W12) lie adjacent to, an LWS; the proposed development at these 10 sites could potentially lead to increased risk of development related threats and pressures on these LWSs and result in a minor negative impact on biodiversity.
- E.4.6.2 None of the remaining sites coincide or lie adjacent to an LWS and have therefore scored negligible against the biodiversity objective; however, it is acknowledged that adverse effects such as from recreational impacts can arise at greater distances.

E.4.7 Marine Conservation Zones

- E.4.7.1 The Medway Estuary Marine Conservation Zone (MCZ) protects the dynamic ecosystem surrounding the River Medway and its confluence with the River Thames and the Swale. Two sites (SR36 and SR38) coincide with, and 22 sites lie adjacent to, the MCZ and as such, the proposed development at these 24 sites has potential to result in a minor negative impact on the MCZ due to an increased risk of development pressures on marine habitats. This includes numerous sites in the Strood Rural ward, such as Sites SR36 and SR38 where the eastern edges of the sites coincide with the MCZ, with potential for direct adverse effects. Development within these sites could therefore have an adverse impact on habitats in and surrounding the River Medway.

E.4.8 Priority habitats

- E.4.8.1 There are multiple priority habitats found throughout Medway. The most prominent of these include coastal and floodplain grazing marsh in the north of the Hoo Peninsula, mudflats surrounding the estuary and deciduous woodland scattered throughout Medway.
- E.4.8.2 A total of 34 sites coincide wholly or partially with priority habitats, including a large proportion which coincide with deciduous woodland. The proposed development at these 34 sites is likely to have a minor negative impact on priority habitats in Medway due to the potential loss or degradation of these habitats.
- E.4.8.3 On the other hand, the remaining 301 sites do not coincide with any identified priority habitat; therefore, the proposed development at these sites would be likely to have a negligible impact on the overall presence of priority habitats.

E.4.9 Regionally Important Geological and Geomorphological Sites

- E.4.9.1 There are four Regionally Important Geological and Geomorphological Sites (RIGGS) in Medway which include a range of notable geological features and formations. These **include 'Halling Chalk Pit', 'Bores Hole' and 'Francis Chalk Quarry'**, which are found in the **west of Medway**, and **'Fort Amherst' which is located centrally in the urban area**. The proposed development at all sites within Medway is likely to have a negligible impact on geological sites as they do not coincide with any RIGGS.

E.4.10 Open Mosaic Habitats

- E.4.10.1 Open mosaic habitats (OMH) indicate areas of previously developed or brownfield land that have potential to support diverse habitats. There are 91 OMHs scattered throughout Medway, predominantly located in more rural areas. 18 sites partially or largely coincide with OMHs, including four in the Hoo St Werburgh ward. The proposed developments in these locations could potentially result in direct adverse impacts on OMHs and the biodiversity value they provide in Medway, with a minor negative impact identified.
- E.4.10.2 The remaining 317 sites do not coincide with OMHs and are therefore likely to result in a negligible impact on OMHs in Medway.

Table E.4.1: Sites impact matrix for SA Objective 3 – Biodiversity and geodiversity

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
AS1	Residential led	-	-	-	-	0	0	0	0	0	0
AS10	Residential led	-	-	0	0	0	0	0	0	0	0
AS11	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
AS14	Residential led	-	-	0	0	0	0	0	0	0	0
AS15	Residential led	--	-	0	0	0	0	0	0	0	0
AS16	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
AS17	Residential led	--	-	0	0	0	0	0	0	0	0
AS18	Residential led	-	-	0	0	0	0	0	0	0	0
AS2	Residential led	-	-	-	-	0	0	0	0	0	0
AS20	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
AS23	Residential led	--	-	0	0	0	0	0	0	0	0
AS25	Residential led	-	-	0	0	0	0	0	0	0	0
AS28	Residential led	--	--	0	0	0	0	0	0	0	0
AS29	Residential led	-	-	0	0	0	0	0	0	0	0
AS3	Residential led	-	-	-	-	0	0	0	0	0	0
AS5	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
AS6	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
AS7	Non-residential	-	-	-	-	0	0	0	0	0	0
AS8	Non-residential	-	-	0	-	0	0	0	0	0	0
AS9	Non-residential	-	-	0	-	0	0	0	0	0	0
CCB1	Residential led	-	-	0	0	0	0	0	0	0	0
CCB10	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB11	Residential led	-	-	0	0	0	0	0	0	0	0
CCB12	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB13	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB15	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB16	Residential led	-	-	0	0	0	0	0	0	0	0
CCB17	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB18	Residential led	-	-	0	0	0	0	0	0	0	0
CCB19	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB2	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB20	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB21	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB22	Residential led	-	-	0	0	0	0	0	0	0	0
CCB23	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB24	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB25	Non-residential	-	-	0	0	0	0	-	0	0	-
CCB26	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB27	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB28	Residential led	-	-	0	0	0	0	0	0	0	0
CCB29	Residential led	-	-	0	0	0	-	0	-	0	0
CCB3	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
CCB30	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB31	Residential led	-	-	0	0	0	0	0	0	0	0
CCB33	Residential led	-	-	0	0	0	0	0	0	0	0
CCB34	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB35	Non-residential	-	-	0	0	0	0	0	-	0	-
CCB36	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB37	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB38	Residential led	-	-	0	0	0	0	0	0	0	0
CCB39	Residential led	-	-	0	0	0	0	0	0	0	0
CCB4	Residential led	-	-	0	0	0	0	0	0	0	0
CCB40	Residential led	-	-	0	0	0	-	0	-	0	0
CCB41	Residential led	-	-	0	0	0	0	0	0	0	0
CCB43	Residential led	-	-	0	0	0	0	0	0	0	0
CCB44	Residential led	-	-	0	0	0	0	0	0	0	0
CCB46	Residential led	-	-	0	0	0	0	0	0	0	0
CCB48	Residential led	-	-	0	0	0	0	0	0	0	0
CCB49	Residential led	-	-	0	0	0	0	0	0	0	0
CCB5	Non-residential	-	-	0	0	0	0	-	0	0	0
CCB6	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB7	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
CCB8	Residential led	-	-	0	0	0	0	0	0	0	0
CCB9	Residential led	-	-	0	0	0	0	0	0	0	0
CHR1	Residential led	-	0	0	-	0	0	0	0	0	0
CHR10	Residential led	-	0	0	-	0	0	0	-	0	0
CHR11	Residential led	-	0	0	0	0	0	0	0	0	0
CHR13	Non-residential	-	-	0	-	0	0	0	-	0	-
CHR14	Residential led (mixed-use)	-	0	0	0	0	-	-	-	0	-
CHR15	Non-residential	-	-	0	0	0	0	0	0	0	0
CHR16	Non-residential	-	-	0	0	0	0	0	-	0	0
CHR17	Non-residential	-	-	0	0	0	0	0	-	0	-
CHR18	Non-residential	-	-	0	0	0	0	0	0	0	-
CHR19	Non-residential	-	-	0	0	0	0	0	0	0	0
CHR2	Non-residential	-	-	0	-	0	0	0	0	0	0
CHR20	Residential led	-	-	0	0	0	0	0	0	0	0
CHR21	Non-residential	-	-	0	0	0	0	0	0	0	0
CHR3	Non-residential	-	-	0	-	0	0	0	-	0	0
CHR5	Non-residential	-	0	0	0	0	0	0	-	0	0
CHR6	Residential led	-	0	0	0	0	0	0	0	0	0
CHR7	Residential led	-	0	0	-	0	0	0	-	0	0
CHR8	Non-residential	-	0	0	0	0	0	0	0	0	0
FH1	Non-residential	-	-	0	0	0	0	0	0	0	0
FP1	Residential led	-	-	0	0	0	0	0	0	0	0
FP10	Residential led	-	-	0	0	0	0	0	0	0	0
FP11	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
FP12	Residential led	-	-	0	0	0	0	0	0	0	0
FP14	Residential led	-	-	0	0	0	0	0	0	0	0
FP16	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
FP17	Residential led	-	-	0	0	0	0	0	0	0	0
FP18	Residential led	-	-	0	0	0	0	0	0	0	0
FP19	Residential led	-	-	0	0	0	0	0	0	0	0
FP2	Residential led	-	-	0	0	0	0	0	0	0	0
FP22	Residential led	-	-	0	0	0	0	0	0	0	0
FP23	Residential led	-	-	0	0	0	0	0	0	0	0
FP25	Residential led (mixed-use)	-	-	0	0	0	0	0	-	0	0
FP4	Residential led	-	-	0	0	0	0	0	0	0	0
FP5	Residential led	-	-	0	0	0	0	-	0	0	0
FP6	Residential led	-	-	0	0	0	0	0	0	0	0
FP7	Residential led	-	-	0	0	0	0	0	0	0	0
FP8	Residential led	-	-	0	0	0	0	0	0	0	0
FP9	Residential led	-	-	0	0	0	0	-	0	0	0
GN10	Residential led	--	-	0	0	0	0	0	0	0	0
GN11	Residential led	-	-	0	0	0	0	0	0	0	0
GN13	Residential led	--	--	0	0	0	0	-	0	0	0
GN14	Residential led	-	-	0	0	0	0	0	0	0	0
GN15	Residential led (mixed-use)	--	--	0	0	0	0	-	0	0	0
GN3	Residential led	-	-	0	0	0	0	0	0	0	0
GN4	Residential led	-	-	0	0	0	0	0	0	0	0
GN5	Residential led	-	-	0	0	0	0	0	0	0	0
GN6	Residential led (mixed-use)	--	--	0	0	0	0	-	0	0	0
GN8	Residential led	-	-	0	0	0	0	0	0	0	0
GS1	Residential led	-	-	0	0	0	0	0	0	0	0
GS10	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS11	Residential led	-	-	0	0	0	0	0	0	0	0
GS12	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS13	Residential led	-	-	0	0	0	0	0	0	0	0
GS14	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS18	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS19	Residential led	-	-	0	0	0	0	0	0	0	0
GS2	Residential led	-	-	0	0	0	-	0	0	0	0
GS20	Residential led	-	-	0	0	0	0	0	0	0	0
GS23	Residential led	-	-	0	0	0	0	0	0	0	0
GS24	Residential led	-	-	0	0	0	0	0	0	0	0
GS26	Residential led	-	-	0	0	0	0	0	0	0	0
GS27	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS29	Residential led	-	-	0	0	0	0	0	0	0	0
GS30	Residential led	-	-	0	0	0	0	0	0	0	0
GS32	Residential led	-	-	0	0	0	0	0	0	0	0
GS33	Residential led	-	-	0	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
GS34	Residential led	-	-	0	0	0	0	0	0	0	0
GS35	Residential led	-	-	0	0	0	0	0	0	0	0
GS37	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS4	Residential led	-	-	0	0	0	0	0	0	0	0
GS5	Residential led	-	-	0	0	0	0	0	0	0	0
GS6	Residential led	-	-	0	0	0	0	0	0	0	0
GS7	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
GS8	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
HHH1	Non-residential	-	-	0	-	0	0	0	-	0	-
HHH11	Residential led	-	-	0	0	0	0	0	0	0	0
HHH14	Residential led	-	-	0	-	0	0	0	0	0	0
HHH15	Residential led	-	-	-	0	0	0	0	0	0	0
HHH16	Non-residential	-	-	-	-	0	0	0	0	0	0
HHH17	Residential led	-	-	-	-	0	0	0	0	0	0
HHH18	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
HHH19	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
HHH21	Non-residential	--	-	0	0	0	0	0	0	0	0
HHH23	Residential led (mixed-use)	-	-	-	0	0	0	0	0	0	0
HHH24	Residential led	-	-	0	0	0	0	0	0	0	0
HHH25	Residential led	-	-	0	0	0	0	0	-	0	0
HHH28	Residential led (mixed-use)	-	-	-	0	0	0	0	0	0	0
HHH29	Residential led (mixed-use)	-	-	-	-	0	0	0	0	0	0
HHH30	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
HHH32	Residential led	--	-	0	0	0	0	0	0	0	0
HHH33	Residential led	-	-	0	0	0	0	0	0	0	0
HHH37	Non-residential	-	-	0	0	0	0	0	-	0	-
HHH38	Non-residential	--	-	0	0	0	0	0	-	0	-
HHH39	Non-residential	--	-	0	0	0	0	0	0	0	-
HHH4	Residential led	-	-	0	0	0	0	0	0	0	0
HHH40	Residential led	-	-	0	-	0	0	0	0	0	0
HHH41	Residential led	-	-	0	0	0	0	0	0	0	0
HHH5	Residential led	-	-	0	-	0	0	0	0	0	0
HHH7	Residential led	-	--	-	-	0	0	0	-	0	0
HHH8	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
HHH9	Residential led	-	-	0	0	0	0	0	0	0	0
HW11	Residential led	-	-	0	-	0	0	0	0	0	0
HW3	Non-residential	-	-	0	-	-	-	0	-	0	0
HW5	Residential led (mixed-use)	-	-	0	-	0	0	0	0	0	0
HW6	Residential led	-	-	0	-	0	0	0	0	0	0
HW7	Non-residential	-	-	0	-	0	0	0	0	0	0
HW8	Residential led	-	-	0	0	0	0	0	0	0	0
L11	Residential led	-	-	0	0	0	0	0	0	0	0
L12	Residential led	-	-	0	0	0	0	0	0	0	0
L2	Residential led	-	-	0	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
L3	Residential led	-	-	0	0	0	0	0	0	0	0
L7	Residential led	-	-	0	0	0	0	0	0	0	0
L9	Residential led	-	-	0	0	0	0	0	0	0	0
LW10	Residential led	-	-	0	-	-	0	0	0	0	0
LW2	Residential led	-	0	0	-	0	0	0	0	0	0
LW3	Residential led	-	0	0	0	0	0	0	0	0	0
LW4	Residential led	-	-	0	--	-	-	0	-	0	0
LW5	Residential led	-	-	0	0	0	0	0	0	0	0
LW7	Residential led	-	-	0	-	-	-	0	0	0	0
PP1	Residential led	-	-	0	--	0	0	0	-	0	0
REWW3	Residential led	-	-	0	0	0	0	0	0	0	0
RN1	Residential led	--	-	0	0	0	0	0	0	0	0
RN10	Residential led	--	-	0	0	0	0	0	0	0	0
RN11	Residential led	-	-	0	0	0	0	0	0	0	0
RN12	Non-residential	-	-	0	0	0	0	0	0	0	0
RN14	Residential led	--	-	0	0	0	0	0	-	0	0
RN16	Residential led	-	-	0	0	-	-	0	0	0	0
RN17	Residential led	-	-	0	0	-	0	0	-	0	0
RN18	Residential led	-	-	0	0	0	0	0	0	0	0
RN19	Residential led	-	-	0	0	-	0	0	0	0	0
RN2	Residential led (mixed-use)	-	-	0	0	0	0	0	-	0	0
RN22	Residential led	-	-	0	0	-	0	0	0	0	0
RN23	Residential led	--	-	0	0	-	0	0	0	0	0
RN24	Residential led	-	-	0	0	0	0	0	0	0	0
RN25	Residential led	--	-	0	0	-	0	0	0	0	0
RN26	Residential led (mixed-use)	--	-	0	0	0	-	-	-	0	0
RN27	Residential led	--	-	0	0	0	0	0	0	0	-
RN28	Residential led	-	-	0	0	0	0	0	0	0	0
RN29	Residential led	-	-	0	0	0	0	0	0	0	0
RN3	Residential led	-	-	0	0	0	0	0	0	0	0
RN30	Residential led	-	-	0	0	0	0	0	0	0	0
RN31	Residential led	-	-	0	0	0	0	0	0	0	-
RN32	Residential led	-	-	0	0	0	0	0	0	0	0
RN33	Non-residential	-	-	0	0	0	0	0	0	0	-
RN34	Residential led	--	-	0	0	0	0	0	0	0	0
RN4	Residential led (mixed-use)	--	-	0	0	0	0	0	-	0	0
RN5	Residential led (mixed-use)	--	-	0	0	0	0	0	-	0	-
RSE1	Non-residential	-	-	0	-	0	0	0	-	0	0
RSE11	Non-residential	-	-	0	0	0	0	0	0	0	0
RSE4	Residential led	-	-	0	-	0	0	0	0	0	0
RSE8	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
RSE9	Residential led	-	-	0	0	0	0	0	0	0	0
RWB1	Residential led	-	0	0	0	0	0	-	0	0	0
RWB10	Non-residential	-	-	0	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
RWB11	Residential led	-	-	0	0	0	0	0	0	0	0
RWB12	Residential led	-	-	0	0	0	0	0	0	0	0
RWB14	Residential led	-	-	0	0	0	0	0	0	0	0
RWB15	Residential led	-	-	0	0	0	0	0	0	0	0
RWB17	Residential led	-	-	0	0	0	0	0	0	0	0
RWB18	Residential led	-	-	0	0	0	0	0	0	0	0
RWB19	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
RWB2	Residential led	-	-	0	0	-	0	-	0	0	0
RWB20	Residential led	-	-	0	0	0	0	0	0	0	0
RWB21	Residential led	-	-	0	0	0	0	0	0	0	0
RWB23	Non-residential	-	-	0	0	0	0	0	0	0	0
RWB25	Residential led	-	-	0	0	0	0	-	-	0	0
RWB3	Residential led	-	-	0	0	0	0	0	0	0	0
RWB4	Residential led	-	-	0	0	0	0	0	0	0	0
RWB5	Non-residential	-	-	0	0	0	0	0	0	0	0
RWB6	Residential led	-	-	0	--	0	0	0	-	0	0
RWB8	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
RWB9	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SMI1	Residential led	-	-	0	0	0	0	0	0	0	0
SMI2	Non-residential	-	-	0	0	0	0	0	0	0	0
SNF1	Residential led	-	-	0	0	-	0	0	0	0	0
SNF10	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF12	Residential led	-	-	0	0	0	0	0	0	0	0
SNF13	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF15	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF16	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF17	Residential led	-	-	0	0	0	0	0	0	0	0
SNF18	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF19	Non-residential	-	-	0	0	0	0	0	0	0	0
SNF2	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF20	Residential led	-	-	0	0	0	0	0	0	0	0
SNF21	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF22	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF23	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF24	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF25	Non-residential	-	-	0	0	0	0	0	0	0	0
SNF26	Non-residential	-	-	0	0	0	0	-	0	0	0
SNF27	Residential led	-	-	0	0	0	0	0	0	0	0
SNF28	Non-residential	-	-	0	0	0	0	0	0	0	0
SNF30	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF31	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF32	Residential led	-	-	0	0	0	0	0	0	0	0
SNF33	Non-residential	-	-	0	0	0	0	0	0	0	0
SNF34	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
SNF35	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF36	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF37	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF38	Residential led	-	-	0	0	0	0	0	0	0	0
SNF39	Residential led	-	-	0	0	0	0	0	0	0	0
SNF41	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SNF43	Residential led	-	-	0	0	0	0	0	-	0	-
SNF44	Residential led	-	-	0	0	0	0	0	0	0	0
SNF5	Residential led	-	-	0	0	0	0	0	0	0	0
SNF6	Residential led	-	-	0	0	0	0	0	0	0	0
SNF8	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SNF9	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SR1	Residential led	-	-	0	0	0	0	0	0	0	0
SR10	Residential led	-	-	0	0	0	0	0	0	0	0
SR13	Residential led	-	-	0	0	0	0	0	0	0	0
SR14	Residential led	-	-	0	-	0	0	0	0	0	0
SR15	Residential led	-	-	0	0	0	0	0	0	0	0
SR16	Residential led	-	-	0	0	0	0	0	0	0	0
SR18	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SR2	Non-residential	--	--	0	0	0	0	0	-	0	-
SR21	Residential led	-	-	0	0	0	0	0	0	0	0
SR22	Residential led	-	-	0	0	0	0	0	0	0	0
SR24	Residential led	-	-	0	-	0	0	0	0	0	0
SR25	Residential led	-	-	0	0	0	0	0	-	0	-
SR27	Residential led	-	-	0	0	0	0	0	0	0	0
SR29	Non-residential	-	-	0	0	0	0	0	0	0	0
SR3	Residential led	-	-	0	0	0	0	0	0	0	0
SR30	Residential led (mixed-use)	-	-	0	0	0	0	0	0	0	0
SR31	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SR32	Residential led (mixed-use)	-	--	0	0	0	0	0	0	0	0
SR33	Non-residential	-	-	0	0	0	0	0	0	0	0
SR34	Residential led	-	-	0	0	0	0	0	0	0	0
SR35	Non-residential	-	-	0	0	0	0	0	0	0	0
SR36	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SR37	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SR38	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SR39	Residential led (mixed-use)	-	-	0	0	0	0	-	-	0	0
SR4	Residential led	-	-	0	0	0	0	0	0	0	0
SR40	Residential led (mixed-use)	-	-	0	0	0	0	-	0	0	0
SR41	Residential led (mixed-use)	-	-	0	-	0	0	0	0	0	0
SR42	Residential led	-	-	0	0	0	0	0	0	0	0
SR43	Residential led	--	-	0	0	0	0	0	0	0	0
SR45	Non-residential	--	-	0	0	0	0	0	0	0	0
SR46	Residential led	--	-	-	0	0	0	0	0	0	0

Site ref.	Site use	European sites	SSSI	NNR	Ancient woodland	LNR	LWS	MCZ	Priority habitats	RIGGS	Open mosaic habitat
SR47	Residential led	-	-	0	0	0	0	0	0	0	0
SR48	Residential led	-	-	0	0	0	0	-	0	0	0
SR49	Residential led	-	-	0	0	0	0	-	0	0	0
SR5	Residential led	-	-	0	0	0	0	0	-	0	0
SR50	Residential led	-	--	0	-	0	0	-	0	0	0
SR51	Residential led (mixed-use)	-	--	0	0	0	0	0	0	0	0
SR52	Residential led (mixed-use)	-	-	0	-	0	0	0	0	0	0
SR6	Residential led (mixed-use)	--	--	0	0	0	0	0	0	0	0
SR7	Residential led	-	-	0	0	0	0	0	0	0	0
SR8	Residential led	-	-	0	0	0	0	0	0	0	-
SW1	Residential led	-	-	0	0	0	0	0	0	0	0
SW2	Residential led	-	-	0	0	0	0	0	0	0	0
SW3	Residential led	-	-	0	0	0	0	0	0	0	0
SW5	Residential led	-	-	0	0	0	0	0	0	0	0
SW6	Residential led	-	-	0	0	0	0	0	0	0	0
SW7	Residential led	-	-	0	0	0	0	0	0	0	0
SW8	Residential led	-	-	0	0	0	0	0	0	0	0
T1	Non-residential	-	-	0	0	0	0	0	0	0	0
T2	Residential led	-	-	0	0	0	0	0	0	0	0
T3	Residential led	-	-	0	0	0	0	0	0	0	0
W1	Residential led	-	-	0	0	0	0	0	0	0	0
W11	Non-residential	-	-	0	0	0	0	0	0	0	0
W12	Residential led	-	-	0	-	-	-	0	0	0	0
W13	Non-residential	-	-	0	0	0	0	0	0	0	0
W14	Non-residential	-	-	0	0	0	0	0	0	0	0
W3	Residential led	-	-	0	0	0	0	0	0	0	0
W4	Residential led	-	-	0	0	0	0	0	0	0	0
W7	Residential led	-	-	0	0	0	0	0	0	0	0
W8	Residential led	-	-	0	0	0	0	0	0	0	0

E.5 SA Objective 4: Landscape and townscape

E.5.1 Kent Downs AONB/National Landscape

E.5.1.1 A small proportion of the Kent Downs Area of Outstanding Natural Beauty (AONB)/National Landscape lies within the south west and south east of the MLP area. Six reasonable alternative sites are located wholly within the AONB (CHR1, CHR2, CHR3, CHR10, RSE1 and RSE4). One site (CHR7) lies adjacent to the AONB. The proposed development at these seven sites are identified to have a major negative impact on the AONB/National Landscape due to their potential for direct impacts on the character and/or setting of the designated landscape.

E.5.1.2 An additional 31 sites are identified as being in close proximity to the AONB/National Landscape, with potential to result in a minor negative impact on views or the setting of the designated landscape. The majority of these negative impacts were identified within the Cuxton, Halling and Riverside ward, which have potential to impact the long reaching views from the Eastern Scarp and Western Scarp of the Medway Valley⁷.

E.5.2 Country Park

E.5.2.1 There are four country parks in Medway, all located in the south of the Plan area. These include 'Ranscombe Farm', 'Capstone Farm', 'Eastcourt Meadows' and 'Riverside'. No sites coincide with any country parks. 23 sites are located in close proximity to a country park, with potential to result in a minor negative impact on the setting and/or views experienced from the country park. Sites which are located at a greater distance from a country park, or are already in an urbanised area, are not expected to result in any significant adverse impacts and have therefore scored negligible.

E.5.3 Landscape Character Assessment

E.5.3.1 The draft Landscape Character Assessment (LCA)⁸ has identified 34 landscape character areas within Medway located in the rural area or urban-rural fringe. The largest of these include the 'Hoo Peninsula', 'Cliffe to St Mary's Marshes' and 'Allhallows to Stoke Marshes'. Landscape character areas have been evaluated within the LCA for their key features, condition and sensitivities.

E.5.3.2 111 sites lie within the LCA area. The proposed development at 73 of these sites are identified to have potential to alter or discord with the descriptions of the relevant character area as published in the LCA, and have therefore been identified to have a minor negative impact on the landscape character. This includes a number of sites within the 'Hoo Peninsula' character area where there is potential for loss of rural character, sites

⁷ Kent Downs (2023) Medway Valley, Landscape Character Area 4B. Available at: https://kentdowns.org.uk/wp-content/uploads/2023/01/10.0-LCA-4B_Medway-Valley_FINAL.pdf [Date accessed: 17/04/24]

⁸ LUC (2023) Draft Medway Landscape Character Assessment.

within 'Chattenden Ridge' character area where there is potential for development to diminish the green buffer and arable fields between Lodge Hill and Hoo St Werburgh, and sites within 'Lower Rainham' where the green backdrop to the marshes could be lost.

- E.5.3.3 38 sites are located within the LCA study area, but the proposed development is unlikely to significantly affect the characteristics of the local landscape. This includes smaller sites, such as those which would be in line with the existing settlement pattern, and previously developed sites, where there is likely to be an overall negligible effect on the characteristics as described in the LCA.
- E.5.3.4 The 224 sites which are not located within the assessment area, and as such lie within the existing urban area of Medway, are unlikely to lead to a significant change to the landscape character and have therefore scored negligible for the purpose of this assessment.

E.5.4 Landscape Sensitivity

- E.5.4.1 The draft Hoo Landscape Sensitivity and Capacity study (February 2019)⁹ has identified ten land parcels within the Hoo Peninsula which have been assessed for their sensitivity, value and capacity. The land parcels have been categorised based on their sensitivity to change as a result of future development, which the reasonable alternative site proposals have been assessed against. 299 sites lie outside of the Landscape Sensitivity Assessment study area. The potential effect of each of these sites on sensitive landscapes has therefore been scored as uncertain.
- E.5.4.2 All of the sites assessed for landscape sensitivity (36) are within the All Saints, Hoo St Werburgh and High Halstow or Strood Rural wards. 10 sites are located wholly or partially in areas of 'high' sensitivity, and were therefore identified as being likely to have a major negative impact on the landscape for the purposes of the SA. An additional 18 sites are wholly or partially located in areas of 'medium' sensitivity, with potential to lead to a minor negative impact on the landscape. The remaining assessed sites are all in areas of 'low' sensitivity, and therefore have been identified as leading to a negligible impact on sensitive landscapes.

E.5.5 Landscape Capacity

- E.5.5.1 The draft Hoo Landscape Sensitivity and Capacity study (February 2019)¹⁰ has identified ten land parcels within the Hoo Peninsula which have been assessed for their sensitivity, value and capacity. The land parcels have been categorised based on their susceptibility to change as a result of future development, which the reasonable alternative site proposals have been assessed against. 299 sites lie outside of the Landscape Capacity

⁹ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: https://www.medway.gov.uk/downloads/file/6238/hoo_landscape_capacity_and_sensitivity_study [Date accessed: 21/03/24]

¹⁰ Medway Council (2019) Hoo Landscape Sensitivity & Capacity Study Draft – February 2019. Available at: https://www.medway.gov.uk/downloads/file/6238/hoo_landscape_capacity_and_sensitivity_study [Date accessed: 21/03/24]

Assessment study area. The potential effect of each of these sites on landscape capacity has therefore been scored as uncertain.

- E.5.5.2 All of the sites assessed for landscape capacity (36) are part of the All Saints, Hoo St Werburgh and High Halstow or Strood Rural wards. 10 sites are located wholly or partially in areas assessed as 'high' or 'medium-high'. For the purposes of the SA, these sites are identified as being likely to have a major negative impact on the landscape due to their lack of ability to accommodate change. An additional 18 sites are wholly or partially located in areas assessed as 'medium', with a potential minor negative impact on the landscape. The remaining assessed sites were all in areas of assessed as 'low-medium' where there is more capacity for change, and therefore these sites are scored as negligible.

E.5.6 Views from the PRow network and National Trails

- E.5.6.1 The Public Rights of Way (PRow) network in Medway is mostly interconnected in rural areas in the north and south west, however becomes more fragmented in the urban areas. The North Downs Way National Trail passes through the south west of Medway. The proposed development at 108 reasonable alternative sites could potentially alter the views of open space currently experienced by users of the PRow network, and result in a minor negative impact on the landscape. For instance, Site CHR14 has approximately 955m of PRow running adjacent to the site boundary, and is therefore the proposed development at this site is likely to impact the views experienced by users, particularly of the River Medway that additionally runs adjacent to the site.

- E.5.6.2 Sites which contain existing development, or are separated from PRowS by existing built form, would be unlikely to significantly alter views and are assessed as negligible.

E.5.7 Views experienced by local residents

- E.5.7.1 The development proposed at a large proportion of sites in Medway is considered to have to potential to alter the views currently experienced by local residents, primarily due to their location with respect to existing residential zones. A minor negative impact on the local landscape could therefore be expected at these 129 sites. The remaining sites comprise previously developed land and/or are located away from existing residential zones; therefore, the proposed development at these sites would be unlikely to result in a significant impact on views.

E.5.8 Coalescence and urbanisation of the countryside

- E.5.8.1 The risks of coalescence and urbanisation of the countryside are key considerations for development proposals within Medway. The north and south west of Medway is predominantly rural which creates a greater susceptibility for the joining of settlements or urban sprawl. The proposed development at 23 sites were determined to reduce the separation between settlements and therefore increase the risk of coalescence and loss of identity of these settlements.
- E.5.8.2 The proposed development at 49 sites were assessed as having potential to increase the risk of encroachment/urban sprawl, owing to their location extending outside of the current built form.

E.5.8.3 In more rural wards such as Hoo St Werburgh and High Halstow, the majority of sites were identified as having potential adverse effects for coalescence and/or urbanisation of the countryside. A minor negative impact has been identified against this objective for these sites.

Table E.5.1: Sites impact matrix for SA Objective 4 – Landscape

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRoW network	Views experienced by local residents	Coalescence / urbanisation of the countryside
AS1	Residential led	0	0	-	-	-	-	-	-
AS10	Residential led	0	0	0	+/-	+/-	-	-	0
AS11	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	-	0
AS14	Residential led	0	0	-	+/-	+/-	-	-	-
AS15	Residential led	0	0	0	+/-	+/-	-	-	0
AS16	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
AS17	Residential led	0	0	-	+/-	+/-	-	-	-
AS18	Residential led	0	0	-	+/-	+/-	0	-	-
AS2	Residential led	0	0	0	0	0	-	-	0
AS20	Residential led (Mixed-use)	0	0	-	+/-	+/-	-	-	-
AS23	Residential led	0	0	0	+/-	+/-	0	-	0
AS25	Residential led	0	0	0	+/-	+/-	-	-	-
AS28	Residential led	0	0	0	+/-	+/-	-	-	0
AS29	Residential led	0	0	0	+/-	+/-	0	-	-
AS3	Residential led	0	0	-	-	-	-	-	-
AS5	Residential led (Mixed-use)	0	0	0	-	-	-	-	0
AS6	Residential led (Mixed-use)	0	0	0	-	-	-	-	0
AS7	Non-residential	0	0	0	-	-	-	0	0
AS8	Non-residential	0	0	-	+/-	+/-	-	0	-
AS9	Non-residential	0	0	-	+/-	+/-	-	-	-
CCB1	Residential led	0	0	0	+/-	+/-	0	0	0
CCB10	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
CCB11	Residential led	0	0	0	+/-	+/-	0	0	0
CCB12	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB13	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB15	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB16	Residential led	0	0	0	+/-	+/-	0	0	0
CCB17	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB18	Residential led	0	0	0	+/-	+/-	0	0	0
CCB19	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB2	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB20	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB21	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB22	Residential led	0	0	0	+/-	+/-	0	0	0
CCB23	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB24	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
CCB25	Non-residential	0	0	0	+/-	+/-	-	0	0
CCB26	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
CCB27	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
CCB28	Residential led	0	0	0	+/-	+/-	0	0	0
CCB29	Residential led	0	0	0	+/-	+/-	-	-	0
CCB3	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
CCB30	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB31	Residential led	0	0	0	+/-	+/-	0	0	0
CCB33	Residential led	0	0	0	+/-	+/-	0	0	0
CCB34	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB35	Non-residential	0	0	0	+/-	+/-	-	0	0
CCB36	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB37	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB38	Residential led	0	0	0	+/-	+/-	0	0	0
CCB39	Residential led	0	0	0	+/-	+/-	0	0	0
CCB4	Residential led	0	0	0	+/-	+/-	0	0	0
CCB40	Residential led	0	0	0	+/-	+/-	-	-	-
CCB41	Residential led	0	0	0	+/-	+/-	0	0	0
CCB43	Residential led	0	0	0	+/-	+/-	0	0	0
CCB44	Residential led	0	0	0	+/-	+/-	0	-	0
CCB46	Residential led	0	0	0	+/-	+/-	0	-	0
CCB48	Residential led	0	0	0	+/-	+/-	0	-	0
CCB49	Residential led	0	0	0	+/-	+/-	0	0	0
CCB5	Non-residential	0	0	0	+/-	+/-	-	0	0
CCB6	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
CCB7	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
CCB8	Residential led	0	0	0	+/-	+/-	0	0	0
CCB9	Residential led	0	0	0	+/-	+/-	0	0	0
CHR1	Residential led	--	0	0	+/-	+/-	0	-	0
CHR10	Residential led	--	0	0	+/-	+/-	-	-	0
CHR11	Residential led	-	0	0	+/-	+/-	0	-	0
CHR13	Non-residential	-	-	-	+/-	+/-	0	-	0
CHR14	Residential led (Mixed-use)	-	-	-	+/-	+/-	-	0	0
CHR15	Non-residential	-	0	0	+/-	+/-	0	0	0
CHR16	Non-residential	-	0	0	+/-	+/-	-	0	0
CHR17	Non-residential	-	0	0	+/-	+/-	0	0	0
CHR18	Non-residential	-	0	0	+/-	+/-	-	0	0
CHR19	Non-residential	0	0	0	+/-	+/-	0	0	0
CHR2	Non-residential	--	0	-	+/-	+/-	0	-	0
CHR20	Residential led	0	0	0	+/-	+/-	-	0	0
CHR21	Non-residential	0	0	0	+/-	+/-	0	0	0
CHR3	Non-residential	--	-	-	+/-	+/-	-	-	-

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
CHR5	Non-residential	-	0	-	+/-	+/-	0	-	0
CHR6	Residential led	-	0	0	+/-	+/-	-	-	0
CHR7	Residential led	--	0	-	+/-	+/-	-	-	0
CHR8	Non-residential	-	0	0	+/-	+/-	0	0	0
FH1	Non-residential	-	0	0	+/-	+/-	-	0	0
FP1	Residential led	0	0	0	+/-	+/-	0	0	0
FP10	Residential led	0	0	0	+/-	+/-	0	-	0
FP11	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
FP12	Residential led	0	0	0	+/-	+/-	0	0	0
FP14	Residential led	0	0	0	+/-	+/-	0	0	0
FP16	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
FP17	Residential led	0	0	0	+/-	+/-	0	0	0
FP18	Residential led	0	0	0	+/-	+/-	-	0	0
FP19	Residential led	0	0	0	+/-	+/-	0	0	0
FP2	Residential led	0	0	0	+/-	+/-	0	0	0
FP22	Residential led	0	0	0	+/-	+/-	0	0	0
FP23	Residential led	0	0	0	+/-	+/-	0	0	0
FP25	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
FP4	Residential led	0	0	0	+/-	+/-	0	0	0
FP5	Residential led	0	0	0	+/-	+/-	0	0	0
FP6	Residential led	0	0	0	+/-	+/-	0	0	0
FP7	Residential led	0	0	0	+/-	+/-	0	0	0
FP9	Residential led	0	0	0	+/-	+/-	0	0	0
GN10	Residential led	0	0	0	+/-	+/-	0	-	0
GN11	Residential led	0	0	0	+/-	+/-	0	0	0
GN13	Residential led	0	0	0	+/-	+/-	0	0	0
GN14	Residential led	0	0	0	+/-	+/-	-	0	0
GN15	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
GN3	Residential led	0	0	0	+/-	+/-	0	0	0
GN4	Residential led	0	0	0	+/-	+/-	0	-	0
GN5	Residential led	0	0	0	+/-	+/-	0	0	0
GN6	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
GN8	Residential led	0	0	0	+/-	+/-	0	0	0
GS1	Residential led	0	0	0	+/-	+/-	0	0	0
GS10	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS11	Residential led	0	0	0	+/-	+/-	0	0	0
GS12	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS13	Residential led	0	0	0	+/-	+/-	0	0	0
GS14	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS18	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS19	Residential led	0	0	0	+/-	+/-	0	0	0
GS2	Residential led	0	0	0	+/-	+/-	-	-	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
GS20	Residential led	0	0	0	+/-	+/-	0	0	0
GS23	Residential led	0	0	0	+/-	+/-	0	0	0
GS24	Residential led	0	0	0	+/-	+/-	0	0	0
GS26	Residential led	0	0	0	+/-	+/-	0	0	0
GS27	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS29	Residential led	0	0	0	+/-	+/-	0	0	0
GS30	Residential led	0	0	0	+/-	+/-	0	0	0
GS32	Residential led	0	0	0	+/-	+/-	0	0	0
GS33	Residential led	0	0	0	+/-	+/-	0	0	0
GS34	Residential led	0	0	0	+/-	+/-	0	0	0
GS35	Residential led	0	0	0	+/-	+/-	0	-	0
GS37	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS4	Residential led	0	0	0	+/-	+/-	0	0	0
GS5	Residential led	0	0	0	+/-	+/-	0	0	0
GS6	Residential led	0	0	0	+/-	+/-	0	0	0
GS7	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
GS8	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
HHH1	Non-residential	0	0	-	--	--	-	0	-
HHH11	Residential led	0	0	-	-	-	-	-	-
HHH14	Residential led	0	0	-	-	-	0	-	-
HHH15	Residential led	0	0	0	-	-	0	-	0
HHH16	Non-residential	0	0	-	-	-	-	-	-
HHH17	Residential led	0	0	-	-	-	-	-	-
HHH18	Residential led (Mixed-use)	0	0	-	--	--	-	-	-
HHH19	Residential led (Mixed-use)	0	0	-	-	-	0	0	-
HHH21	Non-residential	0	0	0	+/-	+/-	0	0	0
HHH23	Residential led (Mixed-use)	0	0	0	-	-	-	-	-
HHH24	Residential led	0	0	-	0	0	-	0	-
HHH25	Residential led	0	0	-	0	0	-	-	-
HHH28	Residential led (Mixed-use)	0	0	-	-	-	-	-	0
HHH29	Residential led (Mixed-use)	0	0	-	-	-	-	-	-
HHH30	Residential led (Mixed-use)	0	0	0	0	0	-	0	-
HHH32	Residential led	0	0	0	--	--	-	0	-
HHH33	Residential led	0	0	-	0	0	-	-	-
HHH37	Non-residential	0	0	0	0	0	0	0	0
HHH38	Non-residential	0	0	0	0	0	0	0	0
HHH39	Non-residential	0	0	0	0	0	0	0	0
RWB5	Non-residential	-	0	-	+/-	+/-	-	0	0
HHH4	Residential led	0	0	0	+/-	+/-	-	-	0
HHH40	Residential led	0	0	-	-	-	0	-	-
HHH41	Residential led	0	0	0	-	-	-	0	0
HHH5	Residential led	0	0	-	--	--	-	-	-

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
HHH7	Residential led	0	0	-	--	--	-	-	-
HHH8	Residential led (Mixed-use)	0	0	-	-	-	-	-	-
HHH9	Residential led	0	0	0	-	-	0	-	-
HW11	Residential led	-	-	0	+/-	+/-	0	-	0
HW3	Non-residential	-	0	-	+/-	+/-	-	-	-
FP8	Residential led	0	0	0	+/-	+/-	0	0	0
HW5	Residential led (Mixed-use)	-	-	0	+/-	+/-	0	0	0
HW6	Residential led	-	0	-	+/-	+/-	-	-	0
HW7	Non-residential	-	0	0	+/-	+/-	0	-	0
L11	Residential led	0	0	0	+/-	+/-	-	0	0
L12	Residential led	0	0	0	+/-	+/-	0	0	0
L2	Residential led	0	0	0	+/-	+/-	0	0	0
L3	Residential led	0	0	0	+/-	+/-	0	0	0
L7	Residential led	0	0	0	+/-	+/-	0	0	0
L9	Residential led	0	0	0	+/-	+/-	0	0	0
LW10	Residential led	-	-	0	+/-	+/-	0	-	0
HW8	Residential led	0	0	0	+/-	+/-	0	0	0
LW2	Residential led	0	0	0	+/-	+/-	0	-	0
LW4	Residential led	-	-	-	+/-	+/-	-	-	-
LW3	Residential led	0	0	0	+/-	+/-	0	0	0
LW7	Residential led	-	-	-	+/-	+/-	-	-	-
PP1	Residential led	0	-	0	+/-	+/-	0	-	0
REWW3	Residential led	0	0	0	+/-	+/-	0	0	0
RN1	Residential led	0	-	-	+/-	+/-	-	-	-
RN10	Residential led	0	-	-	+/-	+/-	0	-	-
LW5	Residential led	0	0	0	+/-	+/-	0	0	0
RN11	Residential led	0	0	0	+/-	+/-	0	-	0
RN14	Residential led	0	-	-	+/-	+/-	0	-	0
RN16	Residential led	0	-	0	+/-	+/-	-	-	0
RN17	Residential led	0	-	-	+/-	+/-	-	-	0
RN18	Residential led	0	0	0	+/-	+/-	0	0	0
RN19	Residential led	0	-	0	+/-	+/-	0	-	0
RN2	Residential led (Mixed-use)	0	-	-	+/-	+/-	-	-	-
RN22	Residential led	0	0	0	+/-	+/-	0	0	0
RN23	Residential led	0	-	-	+/-	+/-	0	-	-
RN24	Residential led	0	0	0	+/-	+/-	0	0	0
RN25	Residential led	0	-	0	+/-	+/-	0	-	0
RN26	Residential led (Mixed-use)	0	-	-	+/-	+/-	-	-	-
RN27	Residential led	0	-	-	+/-	+/-	-	-	-
RN28	Residential led	-	0	0	+/-	+/-	0	-	0
RN29	Residential led	0	0	0	+/-	+/-	0	0	0
RN12	Non-residential	0	0	0	+/-	+/-	0	-	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
RN30	Residential led	-	0	-	+/-	+/-	0	-	0
RN31	Residential led	-	0	-	+/-	+/-	0	-	0
RN32	Residential led	-	0	-	+/-	+/-	0	-	0
RN33	Non-residential	-	0	-	+/-	+/-	0	-	0
RN34	Residential led	0	-	0	+/-	+/-	0	-	0
RN4	Residential led (Mixed-use)	0	-	-	+/-	+/-	-	-	-
RN5	Residential led (Mixed-use)	0	-	-	+/-	+/-	0	-	-
RSE1	Non-residential	--	0	0	+/-	+/-	0	0	0
RSE11	Non-residential	-	0	0	+/-	+/-	0	-	0
RN3	Residential led	0	0	0	+/-	+/-	0	0	0
RSE8	Residential led (Mixed-use)	-	0	-	+/-	+/-	-	0	0
RSE9	Residential led	-	0	-	+/-	+/-	0	0	0
RWB1	Residential led	-	0	0	+/-	+/-	-	-	0
RWB10	Non-residential	0	0	0	+/-	+/-	0	0	0
RWB11	Residential led	0	0	0	+/-	+/-	0	0	0
RWB12	Residential led	0	0	0	+/-	+/-	0	0	0
RWB14	Residential led	0	0	0	+/-	+/-	0	0	0
RWB15	Residential led	0	0	0	+/-	+/-	0	0	0
RWB17	Residential led	0	0	0	+/-	+/-	0	0	0
RWB18	Residential led	0	0	0	+/-	+/-	0	0	0
RWB19	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
RWB2	Residential led	-	0	0	+/-	+/-	-	0	0
RWB20	Residential led	0	0	0	+/-	+/-	0	0	0
RWB21	Residential led	0	0	0	+/-	+/-	0	0	0
RWB23	Non-residential	0	0	0	+/-	+/-	0	0	0
RWB25	Residential led	0	0	0	+/-	+/-	-	0	0
RSE4	Residential led	--	0	0	+/-	+/-	0	-	0
RWB3	Residential led	-	0	0	+/-	+/-	-	0	0
RWB4	Residential led	0	0	0	+/-	+/-	-	-	0
RWB6	Residential led	0	0	0	+/-	+/-	0	-	0
RWB8	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
RWB9	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SMI1	Residential led	0	0	0	+/-	+/-	-	0	0
SMI2	Non-residential	0	0	0	+/-	+/-	0	0	0
SNF1	Residential led	0	0	0	+/-	+/-	-	-	0
SNF10	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF12	Residential led	0	0	0	+/-	+/-	0	0	0
SNF13	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF15	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF16	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF17	Residential led	0	0	0	+/-	+/-	0	0	0
SNF18	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
SNF19	Non-residential	0	0	0	+/-	+/-	0	0	0
SNF2	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	-	0
SNF20	Residential led	0	0	0	+/-	+/-	0	0	0
SNF21	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
SNF22	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	0	0
SNF23	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF24	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF25	Non-residential	0	0	0	+/-	+/-	-	0	0
SNF26	Non-residential	0	0	0	+/-	+/-	0	0	0
SNF27	Residential led	0	0	0	+/-	+/-	0	0	0
SNF28	Non-residential	0	0	0	+/-	+/-	0	0	0
SNF30	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF31	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF32	Residential led	0	0	0	+/-	+/-	0	0	0
SNF33	Non-residential	0	0	0	+/-	+/-	0	0	0
SNF34	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF35	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF36	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF37	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SNF38	Residential led	0	0	0	+/-	+/-	0	-	0
SNF39	Residential led	0	0	0	+/-	+/-	0	0	0
SNF41	Residential led (Mixed-use)	0	0	0	+/-	+/-	-	-	0
SNF43	Residential led	0	0	0	+/-	+/-	-	-	-
SNF44	Residential led	0	0	0	+/-	+/-	0	0	0
SNF5	Residential led	0	0	0	+/-	+/-	0	-	0
SNF6	Residential led	0	0	0	+/-	+/-	0	0	0
SNF8	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	-	0
SNF9	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	-	0
SR1	Residential led	0	0	0	+/-	+/-	0	-	0
SR10	Residential led	0	0	0	+/-	+/-	0	-	0
SR13	Residential led	0	0	0	+/-	+/-	-	-	0
SR14	Residential led	0	0	-	+/-	+/-	0	-	0
SR15	Residential led	0	0	-	+/-	+/-	-	-	0
SR16	Residential led	0	0	-	+/-	+/-	-	-	0
SR18	Residential led (Mixed-use)	0	0	-	+/-	+/-	-	-	0
SR2	Non-residential	0	0	-	+/-	+/-	-	-	0
SR21	Residential led	0	0	-	+/-	+/-	-	-	-
SR22	Residential led	0	0	-	+/-	+/-	0	-	0
SR24	Residential led	0	0	0	+/-	+/-	-	-	0
SR25	Residential led	0	0	-	--	--	-	-	-
SR27	Residential led	0	0	-	--	--	-	0	0
SR29	Non-residential	0	0	0	+/-	+/-	0	0	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
SR3	Residential led	0	0	-	+/-	+/-	0	-	0
SR30	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR31	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR32	Residential led (Mixed-use)	0	0	-	--	--	-	-	-
SR33	Non-residential	0	0	0	+/-	+/-	0	0	0
SR34	Residential led	0	0	0	+/-	+/-	0	0	0
SR35	Non-residential	0	0	0	+/-	+/-	0	0	0
SR36	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR37	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR38	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR39	Residential led (Mixed-use)	0	0	-	--	--	-	0	-
SR4	Residential led	0	0	-	+/-	+/-	0	0	-
SR40	Residential led (Mixed-use)	0	0	0	+/-	+/-	0	0	0
SR41	Residential led (Mixed-use)	0	0	-	--	--	0	-	-
SR42	Residential led	0	0	-	+/-	+/-	-	-	-
SR43	Residential led	0	0	-	+/-	+/-	0	-	-
SR45	Non-residential	0	0	0	+/-	+/-	-	-	0
SR46	Residential led	0	0	0	+/-	+/-	-	-	-
SR47	Residential led	0	0	0	+/-	+/-	-	-	0
SR48	Residential led	0	0	0	+/-	+/-	-	-	0
SR49	Residential led	0	0	0	+/-	+/-	-	-	0
SR5	Residential led	0	0	-	+/-	+/-	-	-	0
SR50	Residential led	0	0	0	+/-	+/-	-	0	0
SR51	Residential led (Mixed-use)	0	0	-	+/-	+/-	0	-	-
SR52	Residential led (Mixed-use)	0	0	-	+/-	+/-	-	-	-
SR6	Residential led (Mixed-use)	0	0	-	+/-	+/-	-	-	-
SR7	Residential led	0	0	-	+/-	+/-	-	-	0
SR8	Residential led	0	0	-	+/-	+/-	-	-	0
SW1	Residential led	0	0	0	+/-	+/-	0	0	0
SW2	Residential led	0	0	0	+/-	+/-	0	0	0
SW3	Residential led	0	0	0	+/-	+/-	0	0	0
SW5	Residential led	0	0	0	+/-	+/-	0	0	0
SW6	Residential led	0	0	0	+/-	+/-	0	0	0
SW7	Residential led	0	0	0	+/-	+/-	0	0	0
SW8	Residential led	0	0	0	+/-	+/-	0	0	0
T1	Non-residential	0	0	0	+/-	+/-	0	-	0
T2	Residential led	0	0	0	+/-	+/-	0	-	0
T3	Residential led	0	0	0	+/-	+/-	0	-	0
W1	Residential led	0	0	0	+/-	+/-	0	0	0
W11	Non-residential	0	0	0	+/-	+/-	-	-	-
W12	Residential led	0	0	0	+/-	+/-	0	0	0
W13	Non-residential	0	0	0	+/-	+/-	0	0	0

Site ref.	Site use	Kent Downs AONB	Country Park	Landscape Character Assessment	Landscape Sensitivity	Landscape Capacity	Views from the PRow network	Views experienced by local residents	Coalescence / urbanisation of the countryside
W14	Non-residential	0	0	0	+/-	+/-	0	0	0
W3	Residential led	0	0	0	+/-	+/-	0	0	0
W4	Residential led	0	0	0	+/-	+/-	0	0	0
W7	Residential led	0	0	0	+/-	+/-	0	0	0
W8	Residential led	0	0	0	+/-	+/-	0	-	0

E.6 SA Objective 5: Pollution and waste

E.6.1 Air Quality Management Area

E.6.1.1 There are four small Air Quality Management Areas (AQMA) within Medway. These are located along sections of main roads where national air quality objectives are unlikely to be met. 115 sites are located wholly or partially within 200m of an AQMA, where proposed development at these sites is likely to locate site end users in areas of existing poor air quality. A minor negative impact on air pollution is identified for these sites.

E.6.1.2 The proposed development at the remaining 220 sites which are over 200m from an AQMA are likely to have a negligible impact on AQMAs in Medway.

E.6.2 Main Road

E.6.2.1 Many major roads pass through Medway, including the A2, A226, A228, A229, A278, A230, A231 and the M2. Approximately two-thirds (208) of sites are located within 200m of a main road. Additionally, the majority of the Strood North and Frindsbury ward being located next to the A2 and A228. The proposed development at these 208 sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using these main roads would be expected to have a minor negative impact on air quality and noise at these sites.

E.6.2.2 The proposed development at the remaining 127 sites which are over 200m from a main road are expected to have a negligible impact on air and noise pollution from transportation associated with main roads.

E.6.3 Railway Line

E.6.3.1 Multiple railway lines pass through Medway, including the Hoo Peninsula freight line in the north. Passenger railway lines continue through and adjacent to the urban area of Medway and in the more rural areas in the south west. 119 sites are located largely or partially within 200m of a railway line which is likely to expose site end users to noise pollution and vibrations. A minor negative impact is identified for these 119 sites.

E.6.3.2 The proposed development at the remaining 216 sites which are over 200m from a railway line is expected to have a negligible impact on air and noise pollution from transportation associated with railway lines.

E.6.4 Watercourse

E.6.4.1 **Medway's watercourse network comprises the River Medway and its tributaries, as well as tributaries of the River Thames and the Swale.** The River Medway runs through the centre of the Plan area, whereas the majority of smaller rivers run through the rural areas in the north. 32 sites coincide with, or are located within 10m of, various watercourses. The proposed development at these sites could potentially increase the risk of contamination of these watercourses, and therefore have a minor negative impact on water quality.

E.6.4.2 Sites which are located over 10m from watercourses are less likely to have a significant impact on the quality of watercourses however each site would need to be evaluated according to land use type, size of development and exact location. At this stage, the potential effects of these 303 sites on water quality are uncertain and would depend upon implementation.

E.6.5 Groundwater Source Protection Zone

E.6.5.1 Source Protection Zones (SPZs) for groundwater within Medway are located to the south. SPZs are grouped from 1 to 3 based on the level of protection that the groundwater requires. 151 sites are located wholly or partially within an SPZ, the majority being in zone 3. Some wards are more severely impacted than others, such as the Strood North and Frindsbury ward which has 32 sites located in SPZ 1 or 2, which require a higher level of source protection. Consequently, these all have potential to result in a minor negative impact against for pollution and waste. The remaining sites do not coincide with the catchment of any SPZ, and therefore, the proposed development at these sites may have a negligible impact on groundwater quality.

E.6.6 Potential increase in air pollution

E.6.6.1 63 sites proposed for residential use have capacity for the development of 100 or more dwellings. The proposed development at these larger scale sites could potentially result in a significant increase in local air pollution, potentially resulting in a major negative impact.

E.6.6.2 28 sites are proposed for employment-led end use and comprise over 1ha. The proposed development at these sites could potentially result in a significant increase in local air pollution, potentially resulting in a major negative impact.

E.6.6.3 131 sites proposed for residential use have capacity for the development of between 10 and 99 dwellings, and 19 sites are proposed for employment-led end use and comprise between 0.1 and 1ha. The proposed development at these 150 sites could potentially have a minor negative impact on air pollution in the local area.

E.6.6.4 90 residential sites are proposed for the development of less than 10 dwellings. One employment site (W14) comprises less than 0.1ha. The proposed impact on air pollution at these 91 sites is expected to be negligible, in comparison to the larger scale sites identified above.

E.6.6.5 Site AS23 is proposed for the development of park homes. Site LW5 is proposed for C2 residential use. At the time of writing the number of dwellings proposed at Site HHH18 is unknown. The potential increase in air pollution as a result of the proposed development at these three sites is uncertain.

E.6.7 Waste

- E.6.7.1 The estimated total household waste produced within Medway in 2022/2023 was 118,267 tonnes, according to UK local authority household waste data¹¹. Residential-led development is likely to result in an increase in household waste generation, to some extent.
- E.6.7.2 The appraisal of reasonable alternatives sites is limited in its assessment of waste, due to an absence of site-specific details. Sites proposed for employment or non-residential end use may present further negative effects on waste production; however, this would be dependent on the site-specific proposals and the nature of development, which is unknown at the time of assessment. The waste likely to be generated as a result of each development site is currently uncertain.

¹¹ Department for Environment, Food and Rural Affairs (2024) Local Authority Collected Waste Statistics for 2022/2023. Available at: www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results [Date accessed: 22/03/24]

Table E.6.1: Sites impact matrix for SA Objective 5 – Pollution

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
AS1	Residential led	0	-	0	+/-	0	-	+/-
AS10	Residential led	0	-	0	+/-	0	0	+/-
AS11	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
AS14	Residential led	0	-	0	+/-	0	-	+/-
AS15	Residential led	0	-	0	+/-	0	-	+/-
AS16	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
AS17	Residential led	0	-	-	+/-	0	--	+/-
AS18	Residential led	0	0	0	+/-	0	-	+/-
AS2	Residential led	0	-	0	+/-	0	0	+/-
AS20	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
AS23	Residential led	0	0	0	+/-	0	+/-	+/-
AS25	Residential led	0	-	0	+/-	0	-	+/-
AS28	Residential led	0	0	0	+/-	0	-	+/-
AS29	Residential led	0	0	0	+/-	0	0	+/-
AS3	Residential led	0	-	0	+/-	0	-	+/-
AS5	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
AS6	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
AS7	Non-residential	0	-	0	+/-	0	-	+/-
AS8	Non-residential	0	-	0	+/-	0	--	+/-
AS9	Non-residential	0	-	0	-	0	--	+/-
CCB1	Residential led	-	-	-	+/-	0	-	+/-
CCB10	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
CCB11	Residential led	-	-	0	+/-	0	-	+/-
CCB12	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
CCB13	Residential led (mixed-use)	-	-	0	+/-	0	--	+/-
CCB15	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
CCB16	Residential led	0	-	0	+/-	0	-	+/-
CCB17	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
CCB18	Residential led	0	-	0	+/-	0	--	+/-
CCB19	Residential led (mixed-use)	-	-	0	+/-	-	-	+/-
CCB2	Residential led (mixed-use)	-	-	-	+/-	0	0	+/-
CCB20	Residential led (mixed-use)	-	-	0	+/-	-	--	+/-
CCB21	Residential led (mixed-use)	-	-	0	+/-	-	-	+/-
CCB22	Residential led	-	-	0	+/-	0	-	+/-
CCB23	Residential led (mixed-use)	-	-	0	+/-	-	0	+/-
CCB24	Residential led (mixed-use)	-	-	0	+/-	-	0	+/-
CCB25	Non-residential	0	-	0	-	0	--	+/-
CCB26	Residential led (mixed-use)	-	-	0	+/-	-	-	+/-
CCB27	Residential led (mixed-use)	-	-	0	+/-	-	-	+/-
CCB28	Residential led	-	-	-	+/-	-	-	+/-
CCB29	Residential led	0	-	0	+/-	0	0	+/-
CCB3	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
CCB30	Residential led (mixed-use)	-	-	0	+/-	-	-	+/-
CCB31	Residential led	-	-	0	+/-	-	--	+/-
CCB33	Residential led	0	-	0	+/-	0	0	+/-
CCB34	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
CCB35	Non-residential	0	0	0	+/-	0	--	+/-
CCB36	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
CCB37	Residential led (mixed-use)	-	-	0	+/-	-	--	+/-
CCB38	Residential led	-	-	-	+/-	-	0	+/-
CCB39	Residential led	-	-	-	+/-	-	-	+/-
CCB4	Residential led	-	-	-	+/-	0	-	+/-
CCB40	Residential led	0	-	0	+/-	-	0	+/-
CCB41	Residential led	-	-	-	+/-	-	0	+/-
CCB43	Residential led	0	-	0	+/-	0	-	+/-
CCB44	Residential led	-	-	-	+/-	-	0	+/-
CCB46	Residential led	-	-	-	+/-	-	0	+/-
CCB48	Residential led	0	-	0	+/-	0	-	+/-
CCB49	Residential led	-	-	-	+/-	0	--	+/-
CCB5	Non-residential	-	-	0	-	0	--	+/-
CCB6	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
CCB7	Residential led (mixed-use)	-	-	0	+/-	0	0	+/-
CCB8	Residential led	-	-	0	+/-	0	--	+/-
CCB9	Residential led	-	-	-	+/-	0	-	+/-
CHR1	Residential led	0	0	0	+/-	-	-	+/-
CHR10	Residential led	0	-	-	+/-	-	0	+/-
CHR11	Residential led	0	-	-	+/-	-	0	+/-
CHR13	Non-residential	0	-	-	+/-	-	--	+/-
CHR14	Residential led (mixed-use)	0	-	-	-	-	-	+/-
CHR15	Non-residential	0	-	-	+/-	-	-	+/-
CHR16	Non-residential	0	-	-	+/-	-	--	+/-
CHR17	Non-residential	0	-	-	+/-	-	--	+/-
CHR18	Non-residential	0	-	-	+/-	-	--	+/-
CHR19	Non-residential	-	-	-	+/-	-	--	+/-
CHR2	Non-residential	0	0	0	+/-	-	--	+/-
CHR20	Residential led	0	0	-	+/-	-	--	+/-
CHR21	Non-residential	-	-	-	+/-	-	--	+/-
CHR3	Non-residential	0	0	-	+/-	-	--	+/-
CHR5	Non-residential	0	-	0	+/-	-	-	+/-
CHR6	Residential led	0	-	-	+/-	-	-	+/-
CHR7	Residential led	0	-	-	+/-	-	--	+/-
CHR8	Non-residential	0	-	-	+/-	-	-	+/-
FH1	Non-residential	0	-	0	+/-	-	--	+/-
FP1	Residential led	-	-	-	+/-	0	--	+/-
FP10	Residential led	0	0	0	+/-	0	--	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
FP11	Residential led (mixed-use)	-	-	-	-	0	--	+/-
FP12	Residential led	-	-	-	+/-	0	-	+/-
FP14	Residential led	-	-	0	+/-	0	0	+/-
FP16	Residential led (mixed-use)	-	-	0	+/-	0	0	+/-
FP17	Residential led	-	-	-	+/-	0	0	+/-
FP18	Residential led	-	0	0	-	0	-	+/-
FP19	Residential led	-	-	-	+/-	0	--	+/-
FP2	Residential led	-	-	-	+/-	0	0	+/-
FP22	Residential led	0	-	0	+/-	0	-	+/-
FP23	Residential led	-	-	0	+/-	0	-	+/-
FP25	Residential led (mixed-use)	-	-	-	+/-	0	--	+/-
FP4	Residential led	-	-	-	+/-	0	0	+/-
FP5	Residential led	-	-	-	-	0	-	+/-
FP6	Residential led	-	-	-	+/-	0	--	+/-
FP7	Residential led	-	-	-	-	0	-	+/-
FP8	Residential led	0	0	0	+/-	0	-	+/-
FP9	Residential led	-	-	-	-	0	-	+/-
GN10	Residential led	0	-	0	+/-	0	0	+/-
GN11	Residential led	0	0	-	+/-	0	0	+/-
GN13	Residential led	0	-	0	+/-	0	-	+/-
GN14	Residential led	-	-	0	+/-	0	-	+/-
GN15	Residential led (mixed-use)	-	-	0	-	0	--	+/-
GN3	Residential led	-	-	0	+/-	0	--	+/-
GN4	Residential led	-	-	0	+/-	0	0	+/-
GN5	Residential led	0	0	-	+/-	0	0	+/-
GN6	Residential led (mixed-use)	-	-	0	+/-	0	--	+/-
GN8	Residential led	0	0	0	+/-	0	-	+/-
GS1	Residential led	0	-	0	+/-	0	-	+/-
GS10	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
GS11	Residential led	0	0	-	+/-	-	0	+/-
GS12	Residential led (mixed-use)	0	-	-	+/-	0	0	+/-
GS13	Residential led	0	-	-	+/-	0	-	+/-
GS14	Residential led (mixed-use)	0	-	-	+/-	0	0	+/-
GS18	Residential led (mixed-use)	0	-	-	+/-	0	-	+/-
GS19	Residential led	0	-	-	+/-	0	-	+/-
GS2	Residential led	-	-	-	+/-	-	-	+/-
GS20	Residential led	0	0	0	+/-	-	0	+/-
GS23	Residential led	0	0	0	+/-	-	0	+/-
GS24	Residential led	0	-	-	+/-	-	-	+/-
GS26	Residential led	0	-	-	+/-	0	-	+/-
GS27	Residential led (mixed-use)	0	-	-	+/-	0	0	+/-
GS29	Residential led	0	-	-	+/-	0	-	+/-
GS30	Residential led	0	-	-	+/-	0	0	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
GS32	Residential led	0	-	0	+/-	-	0	+/-
GS33	Residential led	-	-	0	+/-	-	-	+/-
GS34	Residential led	0	-	0	+/-	-	0	+/-
GS35	Residential led	-	-	0	+/-	-	-	+/-
GS37	Residential led (mixed-use)	0	-	-	+/-	0	--	+/-
GS4	Residential led	0	-	0	+/-	0	-	+/-
GS5	Residential led	0	-	0	+/-	0	0	+/-
GS6	Residential led	0	0	-	+/-	-	0	+/-
GS7	Residential led (mixed-use)	0	-	-	+/-	0	-	+/-
GS8	Residential led (mixed-use)	0	-	0	+/-	0	0	+/-
HHH1	Non-residential	0	0	0	+/-	0	--	+/-
HHH11	Residential led	0	-	0	+/-	0	--	+/-
HHH14	Residential led	0	-	0	+/-	0	--	+/-
HHH15	Residential led	0	0	-	+/-	0	0	+/-
HHH16	Non-residential	0	-	0	+/-	0	--	+/-
HHH17	Residential led	0	-	0	+/-	0	-	+/-
HHH18	Residential led (mixed-use)	0	0	-	-	0	+/-	+/-
HHH19	Residential led (mixed-use)	0	-	0	-	0	--	+/-
HHH21	Non-residential	0	0	0	+/-	0	-	+/-
HHH23	Residential led (mixed-use)	0	0	0	+/-	0	-	+/-
HHH24	Residential led	0	0	0	+/-	0	--	+/-
HHH25	Residential led	0	0	0	+/-	0	--	+/-
HHH28	Residential led (mixed-use)	0	-	0	+/-	0	-	+/-
HHH29	Residential led (mixed-use)	0	0	0	+/-	0	-	+/-
HHH30	Residential led (mixed-use)	0	0	-	-	0	-	+/-
HHH32	Residential led	0	0	0	+/-	0	0	+/-
HHH33	Residential led	0	0	0	+/-	0	--	+/-
HHH37	Non-residential	0	0	-	+/-	0	--	+/-
HHH38	Non-residential	0	0	0	-	0	--	+/-
HHH39	Non-residential	0	0	-	+/-	0	--	+/-
HHH4	Residential led	0	0	0	+/-	0	0	+/-
HHH40	Residential led	0	0	0	+/-	0	-	+/-
HHH41	Residential led	0	-	0	+/-	0	-	+/-
HHH5	Residential led	-	-	0	+/-	0	-	+/-
HHH7	Residential led	0	-	0	-	0	--	+/-
HHH8	Residential led (mixed-use)	-	-	0	-	0	--	+/-
HHH9	Residential led	0	0	0	-	0	0	+/-
HW11	Residential led	0	0	0	+/-	-	-	+/-
HW3	Non-residential	0	0	0	+/-	-	--	+/-
HW5	Residential led (mixed-use)	0	-	0	+/-	-	--	+/-
HW6	Residential led	0	-	0	+/-	-	-	+/-
HW7	Non-residential	0	-	0	+/-	-	--	+/-
HW8	Residential led	0	0	0	+/-	-	0	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
L11	Residential led	-	-	0	+/-	-	0	+/-
L12	Residential led	-	-	0	+/-	-	-	+/-
L2	Residential led	0	0	0	+/-	-	0	+/-
L3	Residential led	-	0	0	+/-	-	0	+/-
L7	Residential led	-	0	0	+/-	-	0	+/-
L9	Residential led	-	0	0	+/-	-	-	+/-
LW10	Residential led	0	0	0	+/-	-	-	+/-
LW2	Residential led	0	0	0	+/-	-	-	+/-
LW3	Residential led	0	0	0	+/-	-	-	+/-
LW4	Residential led	0	0	0	+/-	-	--	+/-
LW5	Residential led	0	0	0	+/-	-	+/-	+/-
LW7	Residential led	0	0	0	+/-	-	--	+/-
PP1	Residential led	0	0	0	+/-	-	-	+/-
REWW3	Residential led	0	-	0	+/-	-	-	+/-
RN1	Residential led	0	-	0	+/-	0	--	+/-
RN10	Residential led	0	0	0	+/-	0	-	+/-
RN11	Residential led	0	0	-	+/-	0	-	+/-
RN12	Non-residential	0	0	0	+/-	0	-	+/-
RN14	Residential led	0	0	0	+/-	0	-	+/-
RN16	Residential led	0	0	0	+/-	0	-	+/-
RN17	Residential led	0	0	0	+/-	0	-	+/-
RN18	Residential led	0	0	-	+/-	0	0	+/-
RN19	Residential led	0	0	0	+/-	0	0	+/-
RN2	Residential led (mixed-use)	0	-	-	+/-	0	--	+/-
RN22	Residential led	0	0	0	+/-	0	0	+/-
RN23	Residential led	0	0	0	+/-	0	-	+/-
RN24	Residential led	-	-	-	+/-	0	0	+/-
RN25	Residential led	0	0	0	+/-	0	0	+/-
RN26	Residential led (mixed-use)	0	0	0	+/-	0	-	+/-
RN27	Residential led	0	0	0	+/-	0	--	+/-
RN28	Residential led	0	-	-	+/-	0	-	+/-
RN29	Residential led	0	0	0	+/-	0	-	+/-
RN3	Residential led	0	-	0	+/-	-	0	+/-
RN30	Residential led	0	0	-	+/-	0	-	+/-
RN31	Residential led	0	0	0	+/-	0	-	+/-
RN32	Residential led	0	-	-	+/-	0	-	+/-
RN33	Non-residential	0	0	0	+/-	0	--	+/-
RN34	Residential led	0	-	0	+/-	0	-	+/-
RN4	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
RN5	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
RSE1	Non-residential	0	0	0	+/-	-	--	+/-
RSE11	Non-residential	0	-	0	+/-	0	-	+/-
RSE4	Residential led	0	-	0	+/-	-	0	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
RSE8	Residential led (mixed-use)	0	0	0	+/-	0	-	+/-
RSE9	Residential led	0	0	0	+/-	0	-	+/-
RWB1	Residential led	0	-	-	-	-	-	+/-
RWB10	Non-residential	-	-	-	+/-	-	-	+/-
RWB11	Residential led	-	-	-	+/-	-	0	+/-
RWB12	Residential led	-	-	0	+/-	-	0	+/-
RWB14	Residential led	-	-	-	+/-	-	-	+/-
RWB15	Residential led	-	-	-	+/-	-	-	+/-
RWB17	Residential led	-	-	-	+/-	-	0	+/-
RWB18	Residential led	-	-	-	+/-	-	0	+/-
RWB19	Residential led (mixed-use)	-	-	-	+/-	-	--	+/-
RWB2	Residential led	0	0	0	+/-	-	-	+/-
RWB20	Residential led	-	-	-	+/-	-	-	+/-
RWB21	Residential led	-	-	-	+/-	0	-	+/-
RWB23	Non-residential	-	-	-	+/-	0	-	+/-
RWB25	Residential led	0	0	0	-	-	--	+/-
RWB3	Residential led	0	0	0	+/-	-	0	+/-
RWB4	Residential led	0	0	0	+/-	-	0	+/-
RWB5	Non-residential	0	-	0	+/-	-	--	+/-
RWB6	Residential led	0	0	0	+/-	-	0	+/-
RWB8	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
RWB9	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SMI1	Residential led	0	-	0	+/-	0	--	+/-
SMI2	Non-residential	0	-	0	+/-	0	-	+/-
SNF1	Residential led	0	-	0	+/-	-	--	+/-
SNF10	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF12	Residential led	0	0	0	+/-	-	0	+/-
SNF13	Residential led (mixed-use)	-	-	-	+/-	-	--	+/-
SNF15	Residential led (mixed-use)	-	-	-	+/-	-	--	+/-
SNF16	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF17	Residential led	-	-	-	+/-	-	0	+/-
SNF18	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF19	Non-residential	-	-	-	+/-	-	-	+/-
SNF2	Residential led (mixed-use)	0	-	0	+/-	-	-	+/-
SNF20	Residential led	-	-	-	+/-	-	-	+/-
SNF21	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF22	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF23	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SNF24	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SNF25	Non-residential	-	-	-	+/-	-	--	+/-
SNF26	Non-residential	0	-	-	-	-	--	+/-
SNF27	Residential led	-	-	-	+/-	-	0	+/-
SNF28	Non-residential	-	-	-	+/-	-	-	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
SNF30	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SNF31	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SNF32	Residential led	-	-	-	+/-	-	0	+/-
SNF33	Non-residential	-	-	-	+/-	-	-	+/-
SNF34	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF35	Residential led (mixed-use)	-	-	-	+/-	-	--	+/-
SNF36	Residential led (mixed-use)	-	-	-	+/-	-	0	+/-
SNF37	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF38	Residential led	-	-	-	+/-	-	-	+/-
SNF39	Residential led	-	-	-	+/-	-	--	+/-
SNF41	Residential led (mixed-use)	-	0	-	-	-	--	+/-
SNF43	Residential led	0	0	-	+/-	-	--	+/-
SNF44	Residential led	-	-	0	+/-	-	0	+/-
SNF5	Residential led	0	-	0	+/-	-	0	+/-
SNF6	Residential led	0	-	0	+/-	-	0	+/-
SNF8	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SNF9	Residential led (mixed-use)	-	-	-	+/-	-	-	+/-
SR1	Residential led	0	-	-	+/-	-	-	+/-
SR10	Residential led	0	-	-	+/-	0	-	+/-
SR13	Residential led	0	-	0	+/-	-	-	+/-
SR14	Residential led	0	0	0	+/-	0	-	+/-
SR15	Residential led	0	-	0	+/-	-	-	+/-
SR16	Residential led	0	0	0	+/-	0	--	+/-
SR18	Residential led (mixed-use)	0	0	0	+/-	0	-	+/-
SR2	Non-residential	0	0	0	+/-	0	--	+/-
SR21	Residential led	0	0	0	+/-	0	-	+/-
SR22	Residential led	0	0	0	+/-	0	0	+/-
SR24	Residential led	0	0	0	+/-	0	-	+/-
SR25	Residential led	-	-	0	+/-	-	--	+/-
SR27	Residential led	0	-	0	+/-	-	-	+/-
SR29	Non-residential	0	0	0	+/-	0	-	+/-
SR3	Residential led	0	0	0	+/-	-	0	+/-
SR30	Residential led (mixed-use)	0	0	0	+/-	-	--	+/-
SR31	Residential led (mixed-use)	0	0	0	-	0	--	+/-
SR32	Residential led (mixed-use)	0	0	0	-	0	-	+/-
SR33	Non-residential	0	0	0	+/-	0	-	+/-
SR34	Residential led	0	0	0	+/-	0	-	+/-
SR35	Non-residential	0	0	0	-	0	-	+/-
SR36	Residential led (mixed-use)	0	0	0	-	0	--	+/-
SR37	Residential led (mixed-use)	0	0	0	-	0	--	+/-
SR38	Residential led (mixed-use)	0	0	0	-	0	--	+/-
SR39	Residential led (mixed-use)	0	-	0	-	0	--	+/-
SR4	Residential led	0	0	0	+/-	0	--	+/-

Site ref.	Site use	AQMA	Main road	Railway line	Watercourse	SPZ	Air pollution	Waste
SR40	Residential led (mixed-use)	0	0	0	-	0	--	+/-
SR41	Residential led (mixed-use)	-	-	0	+/-	0	-	+/-
SR42	Residential led	0	0	0	+/-	0	--	+/-
SR43	Residential led	0	0	0	+/-	0	-	+/-
SR45	Non-residential	0	0	0	+/-	0	-	+/-
SR46	Residential led	0	0	0	+/-	0	-	+/-
SR47	Residential led	0	0	0	+/-	0	0	+/-
SR48	Residential led	0	0	0	-	0	0	+/-
SR49	Residential led	0	0	0	-	0	-	+/-
SR5	Residential led	0	-	-	+/-	-	--	+/-
SR50	Residential led	0	0	0	-	0	0	+/-
SR51	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
SR52	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
SR6	Residential led (mixed-use)	0	0	0	+/-	0	--	+/-
SR7	Residential led	0	0	0	+/-	0	-	+/-
SR8	Residential led	0	0	0	+/-	-	-	+/-
SW1	Residential led	0	0	0	+/-	-	-	+/-
SW2	Residential led	0	0	0	+/-	-	--	+/-
SW3	Residential led	0	0	0	+/-	-	0	+/-
SW5	Residential led	0	0	0	+/-	-	0	+/-
SW6	Residential led	0	0	0	+/-	-	0	+/-
SW7	Residential led	0	0	0	+/-	-	0	+/-
SW8	Residential led	-	-	-	+/-	-	0	+/-
T1	Non-residential	0	-	0	+/-	-	-	+/-
T2	Residential led	0	0	-	+/-	0	0	+/-
T3	Residential led	0	0	0	+/-	0	-	+/-
W1	Residential led	0	0	0	+/-	-	0	+/-
W11	Non-residential	0	-	-	+/-	-	--	+/-
W12	Residential led	0	0	0	+/-	-	-	+/-
W13	Non-residential	0	-	0	+/-	-	-	+/-
W14	Non-residential	0	-	0	+/-	-	0	+/-
W3	Residential led	-	-	0	+/-	-	0	+/-
W4	Residential led	0	0	0	+/-	-	0	+/-
W7	Residential led	0	0	0	+/-	-	-	+/-
W8	Residential led	0	0	0	+/-	-	0	+/-

E.7 SA Objective 6: Natural resources

E.7.1 Previously undeveloped land / land with environmental value

E.7.1.1 Medway is primarily built-up in the south of the Plan area, with the urban area containing a wide range of green spaces. Rural areas span the north of the Hoo Peninsula, as well as a small section in the south west of the Plan area.

E.7.1.2 151 sites in Medway wholly comprise previously developed land which is likely to have little or no environmental value. The proposed development at these sites is expected to have a minor positive impact on natural resources as development will be classed as an efficient use of land.

E.7.1.3 There are 97 sites which wholly comprise greenfield land and are likely to contain areas of environmental value such as hedgerows, trees and scrub that would be expected to be lost to development. Furthermore, 87 sites are partially previously developed / brownfield sites but also include areas of potential environmental value that could be lost or degraded by the proposed development. The proposed development at these 184 sites is identified to have a minor negative impact on natural resources due to the potential loss of ecologically or environmentally valuable soil resources.

E.7.2 Agricultural Land Classification

E.7.2.1 The land within Medway is predominantly 'urban' and Grade 3 in the south according to the Agricultural Land Classification (ALC), whilst the north contains large areas of Grade 1, 3 and 4 land.

E.7.2.2 13 sites comprise over 20ha and are situated on ALC Grades 1, 2 and 3 land. Grade 1, 2 and potentially Grade 3 represents the best and most versatile (BMV) agricultural land. As these 31 sites comprise previously undeveloped land, or contain areas of potential environmental value, the proposed development at these locations could potentially result in a major negative impact on BMV land due to the loss of this important natural resource. This includes a large proportion of sites in the All Saints, Hoo St Werburgh and High Halstow, and Rainham North wards which lie upon ALC Grade 1.

E.7.2.3 101 sites are located on ALC Grades 1, 2 and 3 land and comprise less than 20ha. As these sites comprise previously undeveloped land, or contain areas of potential environmental value, the proposed development at these locations could potentially result in a minor negative impact on BMV land.

E.7.2.4 69 sites which are either undeveloped, or contain areas with potential environmental value, are located in areas ALC Grade 4, 5, urban or non-agricultural land. These sites are not located on BMV land and therefore the proposed development at these locations would be likely to result in a minor positive impact in terms of the conservation of agricultural land.

E.7.2.5 151 sites are wholly previously developed / brownfield and one site (SNF38) is located outside of the ALC zone adjacent to the River Medway. The impact of the proposed development at these 152 sites on BMV land is likely to be negligible.

E.7.3 Mineral Safeguarding Areas

- E.7.3.1 Mineral Safeguarding Areas (MSAs) are located sporadically throughout Medway. These are predominantly sand and gravel resources situated along the River Medway and within rural areas in the north of the Hoo Peninsula. 19 sites wholly or partially coincide with MSAs and are therefore identified as having a minor negative impact on mineral resources, due to the potential sterilisation of underlying mineral resources. The majority of these sites are located in the All Saints and Strood Rural wards.
- E.7.3.2 The remaining 316 sites do not coincide with MSAs and are therefore expected to result in a negligible impact on mineral resources.

Table E.7.1: Sites impact matrix for SA Objective 6 – Natural resources

Site ref.	Site use	Previously undeveloped land	ALC	MSA
AS1	Residential led	-	-	0
AS10	Residential led	-	-	-
AS11	Residential led (mixed-use)	-	-	-
AS14	Residential led	-	-	0
AS15	Residential led	-	-	0
AS16	Residential led (mixed-use)	+	0	-
AS17	Residential led	-	-	-
AS18	Residential led	-	-	0
AS2	Residential led	-	-	0
AS20	Residential led (mixed-use)	-	--	-
AS23	Residential led	-	+	0
AS25	Residential led	-	-	0
AS28	Residential led	-	+	0
AS29	Residential led	-	-	0
AS3	Residential led	-	-	0
AS5	Residential led (mixed-use)	-	-	0
AS6	Residential led (mixed-use)	-	-	0
AS7	Non-residential	+	0	0
AS8	Non-residential	-	-	0
AS9	Non-residential	-	--	-
CCB1	Residential led	+	0	0
CCB10	Residential led (mixed-use)	+	0	0
CCB11	Residential led	+	0	0
CCB12	Residential led (mixed-use)	-	+	0
CCB13	Residential led (mixed-use)	+	0	0
CCB15	Residential led (mixed-use)	+	0	0
CCB16	Residential led	-	+	0
CCB17	Residential led (mixed-use)	+	0	0
CCB18	Residential led	-	+	0
CCB19	Residential led (mixed-use)	+	0	0
CCB2	Residential led (mixed-use)	+	0	0
CCB20	Residential led (mixed-use)	+	0	0
CCB21	Residential led (mixed-use)	+	0	0
CCB22	Residential led	+	0	0
CCB23	Residential led (mixed-use)	+	0	0
CCB24	Residential led (mixed-use)	+	0	0
CCB25	Non-residential	+	0	0
CCB26	Residential led (mixed-use)	+	0	0
CCB27	Residential led (mixed-use)	+	0	0
CCB28	Residential led	+	0	0
CCB29	Residential led	-	+	0
CCB3	Residential led (mixed-use)	+	0	0
CCB30	Residential led (mixed-use)	-	+	0
CCB31	Residential led	-	+	0
CCB33	Residential led	+	0	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
CCB34	Residential led (mixed-use)	+	0	0
CCB35	Non-residential	-	+	-
CCB36	Residential led (mixed-use)	+	0	0
CCB37	Residential led (mixed-use)	+	0	0
CCB38	Residential led	+	0	0
CCB39	Residential led	-	+	0
CCB4	Residential led	+	0	0
CCB40	Residential led	-	+	0
CCB41	Residential led	-	+	0
CCB43	Residential led	-	+	0
CCB44	Residential led	+	0	0
CCB46	Residential led	+	0	0
CCB48	Residential led	-	+	0
CCB49	Residential led	+	0	0
CCB5	Non-residential	-	+	0
CCB6	Residential led (mixed-use)	+	0	0
CCB7	Residential led (mixed-use)	-	+	0
CCB8	Residential led	+	0	0
CCB9	Residential led	+	0	0
CHR1	Residential led	+	0	0
CHR10	Residential led	-	-	0
CHR11	Residential led	+	0	0
CHR13	Non-residential	-	-	0
CHR14	Residential led (mixed-use)	-	-	0
CHR15	Non-residential	+	0	0
CHR16	Non-residential	-	-	0
CHR17	Non-residential	-	-	0
CHR18	Non-residential	+	0	0
CHR19	Non-residential	+	0	0
CHR2	Non-residential	-	+	0
CHR20	Residential led	-	+	-
CHR21	Non-residential	+	0	0
CHR3	Non-residential	-	-	0
CHR5	Non-residential	-	-	0
CHR6	Residential led	+	0	0
CHR7	Residential led	-	-	0
CHR8	Non-residential	+	0	-
FH1	Non-residential	+	0	0
FP1	Residential led	+	0	0
FP10	Residential led	-	+	0
FP11	Residential led (mixed-use)	+	0	0
FP12	Residential led	+	0	0
FP14	Residential led	+	0	0
FP16	Residential led (mixed-use)	+	0	0
FP17	Residential led	+	0	0
FP18	Residential led	+	0	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
FP19	Residential led	+	0	0
FP2	Residential led	+	0	0
FP22	Residential led	-	+	0
FP23	Residential led	+	0	0
FP25	Residential led (mixed-use)	-	+	0
FP4	Residential led	+	0	0
FP5	Residential led	+	0	0
FP6	Residential led	+	0	0
FP7	Residential led	+	0	0
FP8	Residential led	+	0	0
FP9	Residential led	+	0	0
GN10	Residential led	-	+	0
GN11	Residential led	+	0	0
GN13	Residential led	-	+	0
GN14	Residential led	+	0	0
GN15	Residential led (mixed-use)	+	0	0
GN3	Residential led	+	0	0
GN4	Residential led	+	0	0
GN5	Residential led	-	+	0
GN6	Residential led (mixed-use)	-	+	0
GN8	Residential led	-	+	0
GS1	Residential led	+	0	0
GS10	Residential led (mixed-use)	+	0	0
GS11	Residential led	+	0	0
GS12	Residential led (mixed-use)	+	0	0
GS13	Residential led	+	0	0
GS14	Residential led (mixed-use)	+	0	0
GS18	Residential led (mixed-use)	+	0	0
GS19	Residential led	+	0	0
GS2	Residential led	-	+	0
GS20	Residential led	+	0	0
GS23	Residential led	+	0	0
GS24	Residential led	+	0	0
GS26	Residential led	+	0	0
GS27	Residential led (mixed-use)	+	0	0
GS29	Residential led	+	0	0
GS30	Residential led	+	0	0
GS32	Residential led	-	+	0
GS33	Residential led	-	+	0
GS34	Residential led	+	0	0
GS35	Residential led	+	0	0
GS37	Residential led (mixed-use)	+	0	0
GS4	Residential led	+	0	0
GS5	Residential led	+	0	0
GS6	Residential led	+	0	0
GS7	Residential led (mixed-use)	+	0	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
GS8	Residential led (mixed-use)	-	+	0
HHH1	Non-residential	-	-	0
HHH11	Residential led	-	-	0
HHH14	Residential led	-	-	0
HHH15	Residential led	-	-	0
HHH16	Non-residential	-	-	0
HHH17	Residential led	-	-	0
HHH18	Residential led (mixed-use)	-	--	0
HHH19	Residential led (mixed-use)	-	-	0
HHH21	Non-residential	+	0	0
HHH23	Residential led (mixed-use)	-	-	-
HHH24	Residential led	-	-	0
HHH25	Residential led	-	-	0
HHH28	Residential led (mixed-use)	-	-	0
HHH29	Residential led (mixed-use)	-	-	0
HHH30	Residential led (mixed-use)	-	-	0
HHH32	Residential led	-	-	0
HHH33	Residential led	-	--	0
HHH37	Non-residential	-	-	0
HHH38	Non-residential	-	+	0
HHH39	Non-residential	-	+	0
HHH4	Residential led	-	-	0
HHH40	Residential led	-	-	0
HHH41	Residential led	-	-	0
HHH5	Residential led	-	-	0
HHH7	Residential led	-	--	0
HHH8	Residential led (mixed-use)	-	--	0
HHH9	Residential led	-	-	0
HW11	Residential led	-	-	0
HW3	Non-residential	-	--	0
HW5	Residential led (mixed-use)	+	0	0
HW6	Residential led	-	-	0
HW7	Non-residential	-	-	0
HW8	Residential led	-	+	0
L11	Residential led	-	+	0
L12	Residential led	-	+	0
L2	Residential led	-	+	0
L3	Residential led	+	0	0
L7	Residential led	+	0	0
L9	Residential led	+	0	0
LW10	Residential led	-	-	0
LW2	Residential led	-	+	0
LW3	Residential led	-	+	0
LW4	Residential led	-	--	0
LW5	Residential led	+	0	0
LW7	Residential led	-	--	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
PP1	Residential led	-	-	0
REWW3	Residential led	+	0	0
RN1	Residential led	-	-	0
RN10	Residential led	-	-	0
RN11	Residential led	-	+	0
RN12	Non-residential	-	+	0
RN14	Residential led	-	-	0
RN16	Residential led	-	-	0
RN17	Residential led	-	-	0
RN18	Residential led	+	0	0
RN19	Residential led	-	-	0
RN2	Residential led (mixed-use)	-	-	0
RN22	Residential led	-	-	0
RN23	Residential led	-	-	0
RN24	Residential led	+	0	0
RN25	Residential led	-	-	0
RN26	Residential led (mixed-use)	-	+	0
RN27	Residential led	-	-	0
RN28	Residential led	-	-	0
RN29	Residential led	+	0	0
RN3	Residential led	+	0	0
RN30	Residential led	-	-	0
RN31	Residential led	-	-	0
RN32	Residential led	-	-	0
RN33	Non-residential	-	-	0
RN34	Residential led	-	-	0
RN4	Residential led (mixed-use)	-	-	0
RN5	Residential led (mixed-use)	-	--	0
RSE1	Non-residential	-	-	0
RSE11	Non-residential	+	0	0
RSE4	Residential led	-	-	0
RSE8	Residential led (mixed-use)	-	-	0
RSE9	Residential led	-	-	0
RWB1	Residential led	-	+	0
RWB10	Non-residential	+	0	0
RWB11	Residential led	+	0	0
RWB12	Residential led	+	0	0
RWB14	Residential led	+	0	0
RWB15	Residential led	+	0	0
RWB17	Residential led	+	0	0
RWB18	Residential led	+	0	0
RWB19	Residential led (mixed-use)	+	0	0
RWB2	Residential led	-	+	0
RWB20	Residential led	+	0	0
RWB21	Residential led	+	0	0
RWB23	Non-residential	-	+	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
RWB25	Residential led	+	0	0
RWB3	Residential led	-	+	0
RWB4	Residential led	-	+	0
RWB5	Non-residential	-	-	0
RWB6	Residential led	-	+	0
RWB8	Residential led (mixed-use)	+	0	0
RWB9	Residential led (mixed-use)	+	0	0
SMI1	Residential led	+	0	0
SMI2	Non-residential	+	0	0
SNF1	Residential led	-	-	0
SNF10	Residential led (mixed-use)	+	0	0
SNF12	Residential led	-	+	0
SNF13	Residential led (mixed-use)	+	0	0
SNF15	Residential led (mixed-use)	+	0	0
SNF16	Residential led (mixed-use)	+	0	0
SNF17	Residential led	+	0	0
SNF18	Residential led (mixed-use)	+	0	0
SNF19	Non-residential	+	0	0
SNF2	Residential led (mixed-use)	-	-	0
SNF20	Residential led	+	0	0
SNF21	Residential led (mixed-use)	+	0	0
SNF22	Residential led (mixed-use)	+	0	0
SNF23	Residential led (mixed-use)	+	0	0
SNF24	Residential led (mixed-use)	+	0	0
SNF25	Non-residential	+	0	0
SNF26	Non-residential	-	+	0
SNF27	Residential led	-	+	0
SNF28	Non-residential	+	0	0
SNF30	Residential led (mixed-use)	+	0	0
SNF31	Residential led (mixed-use)	+	0	-
SNF32	Residential led	-	+	0
SNF33	Non-residential	+	0	0
SNF34	Residential led (mixed-use)	+	0	0
SNF35	Residential led (mixed-use)	+	0	0
SNF36	Residential led (mixed-use)	-	+	0
SNF37	Residential led (mixed-use)	-	+	0
SNF38	Residential led	-	0	0
SNF39	Residential led	-	+	0
SNF41	Residential led (mixed-use)	+	0	0
SNF43	Residential led	-	+	0
SNF44	Residential led	+	0	0
SNF5	Residential led	-	+	0
SNF6	Residential led	-	+	0
SNF8	Residential led (mixed-use)	+	0	0
SNF9	Residential led (mixed-use)	-	+	0
SR1	Residential led	-	-	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
SR10	Residential led	-	-	0
SR13	Residential led	-	-	0
SR14	Residential led	-	-	0
SR15	Residential led	-	-	0
SR16	Residential led	-	-	0
SR18	Residential led (mixed-use)	-	-	0
SR2	Non-residential	-	--	0
SR21	Residential led	-	-	0
SR22	Residential led	-	-	0
SR24	Residential led	-	-	0
SR25	Residential led	-	-	0
SR27	Residential led	-	-	0
SR29	Non-residential	-	+	-
SR3	Residential led	-	-	0
SR30	Residential led (mixed-use)	+	0	0
SR31	Residential led (mixed-use)	+	0	0
SR32	Residential led (mixed-use)	-	-	0
SR33	Non-residential	+	0	-
SR34	Residential led	+	0	-
SR35	Non-residential	+	0	-
SR36	Residential led (mixed-use)	+	0	-
SR37	Residential led (mixed-use)	+	0	-
SR38	Residential led (mixed-use)	+	0	-
SR39	Residential led (mixed-use)	-	-	0
SR4	Residential led	-	-	0
SR40	Residential led (mixed-use)	+	0	-
SR41	Residential led (mixed-use)	-	-	0
SR42	Residential led	-	-	0
SR43	Residential led	-	-	0
SR45	Non-residential	-	-	0
SR46	Residential led	-	-	0
SR47	Residential led	-	-	0
SR48	Residential led	+	0	0
SR49	Residential led	-	-	0
SR5	Residential led	-	-	0
SR50	Residential led	+	0	0
SR51	Residential led (mixed-use)	-	--	0
SR52	Residential led (mixed-use)	-	--	0
SR6	Residential led (mixed-use)	-	-	0
SR7	Residential led	-	-	0
SR8	Residential led	-	-	0
SW1	Residential led	+	0	0
SW2	Residential led	-	+	0
SW3	Residential led	+	0	0
SW5	Residential led	+	0	0
SW6	Residential led	-	+	0

Site ref.	Site use	Previously undeveloped land	ALC	MSA
SW7	Residential led	-	+	0
SW8	Residential led	-	+	0
T1	Non-residential	-	+	0
T2	Residential led	-	-	0
T3	Residential led	-	+	0
W1	Residential led	-	+	0
W11	Non-residential	-	+	0
W12	Residential led	+	0	0
W13	Non-residential	-	-	0
W14	Non-residential	+	0	0
W3	Residential led	+	0	0
W4	Residential led	+	0	0
W7	Residential led	-	+	0
W8	Residential led	-	+	0

E.8 SA Objective 7: Housing

E.8.1 Housing provision

- E.8.1.1 Residential-led development is likely to result in a net gain in housing. The sites in Medway proposed solely for residential use would therefore be expected to result in positive impacts under this objective. 88 sites are proposed for mixed-use development including residential.
- E.8.1.2 61 residential sites have an identified housing capacity of 100 or more dwellings and would expect to make a significant contribution towards meeting housing needs, as such a major positive impact on housing would be expected.
- E.8.1.3 224 sites are likely to result in a minor positive impact as they propose a capacity of 99 dwellings or less. This includes Site AS23 which is proposed for the development of park homes, and Site LW5 which is proposed for C2 residential use. A minor positive impact is identified for these two sites as the proposed development would help to meet the varying **accommodation needs of Medway's population**.
- E.8.1.4 Employment-led sites in Medway would not be expected to result in a net change in housing provision and therefore a negligible impact is identified.
- E.8.1.5 Site SNF39 is proposed for 101 dwellings, however the site comprises an existing housing estate. It is uncertain whether the proposed development at this site would result in a net change in housing provision.
- E.8.1.6 The housing capacity proposed for Site HHH18 is unknown at the time of writing. It is therefore uncertain whether the proposed development at this site would result in a net change in housing provision.

Table E.8.1: Sites impact matrix for SA Objective 7 – Housing

Site ref.	Site use	Housing provision
AS1	Residential led	+
AS10	Residential led	+
AS11	Residential led (mixed-use)	+
AS14	Residential led	+
AS15	Residential led	+
AS16	Residential led (mixed-use)	+
AS17	Residential led	++
AS18	Residential led	+
AS2	Residential led	+
AS20	Residential led (mixed-use)	++
AS23	Residential led	+
AS25	Residential led	+
AS28	Residential led	+
AS29	Residential led	+
AS3	Residential led	+
AS5	Residential led (mixed-use)	+
AS6	Residential led (mixed-use)	+
AS7	Non-residential	0
AS8	Non-residential	0
AS9	Non-residential	0
CCB1	Residential led	+
CCB10	Residential led (mixed-use)	+
CCB11	Residential led	+
CCB12	Residential led (mixed-use)	+
CCB13	Residential led (mixed-use)	++
CCB15	Residential led (mixed-use)	+
CCB16	Residential led	+
CCB17	Residential led (mixed-use)	+
CCB18	Residential led	++
CCB19	Residential led (mixed-use)	+
CCB2	Residential led (mixed-use)	+
CCB20	Residential led (mixed-use)	++
CCB21	Residential led (mixed-use)	+
CCB22	Residential led	+
CCB23	Residential led (mixed-use)	+
CCB24	Residential led (mixed-use)	+
CCB25	Non-residential	0
CCB26	Residential led (mixed-use)	+
CCB27	Residential led (mixed-use)	+
CCB28	Residential led	+
CCB29	Residential led	+
CCB3	Residential led (mixed-use)	+
CCB30	Residential led (mixed-use)	+
CCB31	Residential led	++
CCB33	Residential led	+
CCB34	Residential led (mixed-use)	+

Site ref.	Site use	Housing provision
CCB35	Non-residential	0
CCB36	Residential led (mixed-use)	+
CCB37	Residential led (mixed-use)	++
CCB38	Residential led	+
CCB39	Residential led	+
CCB4	Residential led	+
CCB40	Residential led	+
CCB41	Residential led	+
CCB43	Residential led	+
CCB44	Residential led	+
CCB46	Residential led	+
CCB48	Residential led	+
CCB49	Residential led	++
CCB5	Non-residential	0
CCB6	Residential led (mixed-use)	+
CCB7	Residential led (mixed-use)	+
CCB8	Residential led	++
CCB9	Residential led	+
CHR1	Residential led	+
CHR10	Residential led	+
CHR11	Residential led	+
CHR13	Non-residential	0
CHR14	Residential led (mixed-use)	+
CHR15	Non-residential	0
CHR16	Non-residential	0
CHR17	Non-residential	0
CHR18	Non-residential	0
CHR19	Non-residential	0
CHR2	Non-residential	0
CHR20	Residential led	++
CHR21	Non-residential	0
CHR3	Non-residential	0
CHR5	Non-residential	0
CHR6	Residential led	+
CHR7	Residential led	++
CHR8	Non-residential	0
FH1	Non-residential	0
FP1	Residential led	++
FP10	Residential led	++
FP11	Residential led (mixed-use)	++
FP12	Residential led	+
FP14	Residential led	+
FP16	Residential led (mixed-use)	+
FP17	Residential led	+
FP18	Residential led	+
FP19	Residential led	++
FP2	Residential led	+

Site ref.	Site use	Housing provision
FP22	Residential led	+
FP23	Residential led	+
FP25	Residential led (mixed-use)	++
FP4	Residential led	+
FP5	Residential led	+
FP6	Residential led	++
FP7	Residential led	+
FP8	Residential led	+
FP9	Residential led	+
GN10	Residential led	+
GN11	Residential led	+
GN13	Residential led	+
GN14	Residential led	+
GN15	Residential led (mixed-use)	++
GN3	Residential led	++
GN4	Residential led	+
GN5	Residential led	+
GN6	Residential led (mixed-use)	++
GN8	Residential led	+
GS1	Residential led	+
GS10	Residential led (mixed-use)	+
GS11	Residential led	+
GS12	Residential led (mixed-use)	+
GS13	Residential led	+
GS14	Residential led (mixed-use)	+
GS18	Residential led (mixed-use)	+
GS19	Residential led	+
GS2	Residential led	+
GS20	Residential led	+
GS23	Residential led	+
GS24	Residential led	+
GS26	Residential led	+
GS27	Residential led (mixed-use)	+
GS29	Residential led	+
GS30	Residential led	+
GS32	Residential led	+
GS33	Residential led	+
GS34	Residential led	+
GS35	Residential led	+
GS37	Residential led (mixed-use)	++
GS4	Residential led	+
GS5	Residential led	+
GS6	Residential led	+
GS7	Residential led (mixed-use)	+
GS8	Residential led (mixed-use)	+
HHH1	Non-residential	0
HHH11	Residential led	++

Site ref.	Site use	Housing provision
HHH14	Residential led	++
HHH15	Residential led	+
HHH16	Non-residential	0
HHH17	Residential led	+
HHH18	Residential led (mixed-use)	+/-
HHH19	Residential led (mixed-use)	++
HHH21	Non-residential	0
HHH23	Residential led (mixed-use)	+
HHH24	Residential led	++
HHH25	Residential led	++
HHH28	Residential led (mixed-use)	+
HHH29	Residential led (mixed-use)	+
HHH30	Residential led (mixed-use)	+
HHH32	Residential led	+
HHH33	Residential led	++
HHH37	Non-residential	0
HHH38	Non-residential	0
HHH39	Non-residential	0
HHH4	Residential led	+
HHH40	Residential led	+
HHH41	Residential led	+
HHH5	Residential led	+
HHH7	Residential led	++
HHH8	Residential led (mixed-use)	++
HHH9	Residential led	+
HW11	Residential led	+
HW3	Non-residential	0
HW5	Residential led (mixed-use)	++
HW6	Residential led	+
HW7	Non-residential	0
HW8	Residential led	+
L11	Residential led	+
L12	Residential led	+
L2	Residential led	+
L3	Residential led	+
L7	Residential led	+
L9	Residential led	+
LW10	Residential led	+
LW2	Residential led	+
LW3	Residential led	+
LW4	Residential led	++
LW5	Residential led	+
LW7	Residential led	++
PP1	Residential led	+
REWW3	Residential led	+
RN1	Residential led	++
RN10	Residential led	+

Site ref.	Site use	Housing provision
RN11	Residential led	+
RN12	Non-residential	0
RN14	Residential led	+
RN16	Residential led	+
RN17	Residential led	+
RN18	Residential led	+
RN19	Residential led	+
RN2	Residential led (mixed-use)	++
RN22	Residential led	+
RN23	Residential led	+
RN24	Residential led	+
RN25	Residential led	+
RN26	Residential led (mixed-use)	+
RN27	Residential led	++
RN28	Residential led	+
RN29	Residential led	+
RN3	Residential led	+
RN30	Residential led	+
RN31	Residential led	+
RN32	Residential led	+
RN33	Non-residential	0
RN34	Residential led	+
RN4	Residential led (mixed-use)	++
RN5	Residential led (mixed-use)	++
RSE1	Non-residential	0
RSE11	Non-residential	0
RSE4	Residential led	+
RSE8	Residential led (mixed-use)	+
RSE9	Residential led	+
RWB1	Residential led	+
RWB10	Non-residential	0
RWB11	Residential led	+
RWB12	Residential led	+
RWB14	Residential led	+
RWB15	Residential led	+
RWB17	Residential led	+
RWB18	Residential led	+
RWB19	Residential led (mixed-use)	++
RWB2	Residential led	+
RWB20	Residential led	+
RWB21	Residential led	+
RWB23	Non-residential	0
RWB25	Residential led	++
RWB3	Residential led	+
RWB4	Residential led	+
RWB5	Non-residential	0
RWB6	Residential led	+

Site ref.	Site use	Housing provision
RWB8	Residential led (mixed-use)	+
RWB9	Residential led (mixed-use)	+
SMI1	Residential led	++
SMI2	Non-residential	0
SNF1	Residential led	++
SNF10	Residential led (mixed-use)	+
SNF12	Residential led	+
SNF13	Residential led (mixed-use)	++
SNF15	Residential led (mixed-use)	++
SNF16	Residential led (mixed-use)	+
SNF17	Residential led	+
SNF18	Residential led (mixed-use)	+
SNF19	Non-residential	0
SNF2	Residential led (mixed-use)	+
SNF20	Residential led	+
SNF21	Residential led (mixed-use)	+
SNF22	Residential led (mixed-use)	+
SNF23	Residential led (mixed-use)	+
SNF24	Residential led (mixed-use)	+
SNF25	Non-residential	0
SNF26	Non-residential	0
SNF27	Residential led	+
SNF28	Non-residential	0
SNF30	Residential led (mixed-use)	+
SNF31	Residential led (mixed-use)	+
SNF32	Residential led	+
SNF33	Non-residential	0
SNF34	Residential led (mixed-use)	+
SNF35	Residential led (mixed-use)	++
SNF36	Residential led (mixed-use)	+
SNF37	Residential led (mixed-use)	+
SNF38	Residential led	+
SNF39	Residential led	+/-
SNF41	Residential led (mixed-use)	++
SNF43	Residential led	++
SNF44	Residential led	+
SNF5	Residential led	+
SNF6	Residential led	+
SNF8	Residential led (mixed-use)	+
SNF9	Residential led (mixed-use)	+
SR1	Residential led	+
SR10	Residential led	+
SR13	Residential led	+
SR14	Residential led	+
SR15	Residential led	+
SR16	Residential led	++
SR18	Residential led (mixed-use)	+

Site ref.	Site use	Housing provision
SR2	Non-residential	0
SR21	Residential led	+
SR22	Residential led	+
SR24	Residential led	+
SR25	Residential led	++
SR27	Residential led	+
SR29	Non-residential	0
SR3	Residential led	+
SR30	Residential led (mixed-use)	++
SR31	Residential led (mixed-use)	++
SR32	Residential led (mixed-use)	+
SR33	Non-residential	0
SR34	Residential led	+
SR35	Non-residential	0
SR36	Residential led (mixed-use)	++
SR37	Residential led (mixed-use)	++
SR38	Residential led (mixed-use)	++
SR39	Residential led (mixed-use)	++
SR4	Residential led	++
SR40	Residential led (mixed-use)	++
SR41	Residential led (mixed-use)	+
SR42	Residential led	+
SR43	Residential led	+
SR45	Non-residential	0
SR46	Residential led	+
SR47	Residential led	+
SR48	Residential led	+
SR49	Residential led	+
SR5	Residential led	++
SR50	Residential led	+
SR51	Residential led (mixed-use)	++
SR52	Residential led (mixed-use)	++
SR6	Residential led (mixed-use)	++
SR7	Residential led	+
SR8	Residential led	+
SW1	Residential led	+
SW2	Residential led	++
SW3	Residential led	+
SW5	Residential led	+
SW6	Residential led	+
SW7	Residential led	+
SW8	Residential led	+
T1	Non-residential	0
T2	Residential led	+
T3	Residential led	+
W1	Residential led	+
W11	Non-residential	0

Site ref.	Site use	Housing provision
W12	Residential led	+
W13	Non-residential	0
W14	Non-residential	0
W3	Residential led	+
W4	Residential led	+
W7	Residential led	+
W8	Residential led	+

E.9 SA Objective 8: Health and wellbeing

E.9.1 Access to NHS hospital with A&E department

E.9.1.1 Medway Maritime Hospital is the only NHS with an Accident & Emergency department within the Plan area. 222 reasonable alternative sites are located within 5km of the Medway Maritime Hospital, and as such the proposed development at these sites would be likely to have a minor positive impact on access to emergency healthcare due being within a sustainable distance to these services.

E.9.1.2 The remaining 112 sites are located over 5km from the hospital. These sites are primarily situated in the north, south west and south east of Medway. The proposed development at these sites may therefore have more limited sustainable access to emergency healthcare, with a potential minor negative impact on health.

E.9.1.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to healthcare.

E.9.2 Access to GP Surgery

E.9.2.1 There are 58 GP surgeries in Medway serving the existing local communities, particularly within the urban area in the south of Medway. Larger sites are the most impacted due to a greater proportion of land within these sites lying outside of the 800m sustainable target distance.

E.9.2.2 211 sites within Medway are located within 800m of a GP surgery. These are primarily located in built-up areas, as well as some rural settlements. The proposed development at these sites will be likely to result in a minor positive impact on sustainable access to GP surgeries.

E.9.2.3 123 sites within Medway are located over 800m from a GP surgery. The majority of these sites fall amongst rural wards including All Saints, Hoo St Werburgh and High Halstow, Hempstead and Strood Rural. For instance, Site HHH4 is located over 2.2km away from the nearest GP surgery, Elms Medical Practice. The proposed development at these 143 sites will be likely to result in a minor negative impact on access to GP surgeries.

E.9.2.4 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to healthcare.

E.9.3 Access to leisure facilities

E.9.3.1 There are five leisure centres in Medway, all located within the central portion of the Plan area. **These include 'Hoo Sports Centre', 'Splashes Leisure Centre', 'Strood Sports Centre', 'Medway Park Sports Centre' and 'The Strand Leisure Park'.** 192 sites are located outside of the 1.5km sustainable target distance to a leisure centre and therefore, the proposed development at these sites could potentially have a minor negative impact on access to leisure facilities. These sites are primarily located in rural wards, although Rochester West and Borstal, Fort Pitt, and Lordswood and Walderslade are also affected.

E.9.3.2 The remaining 142 sites are located within 1.5km of a leisure centre and therefore, the proposed development at these sites would be expected to have a minor positive impact on sustainable access to leisure facilities. These sites are primarily located in urban areas.

E.9.3.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to leisure facilities.

E.9.4 Access to public greenspace

E.9.4.1 Greenspaces are distributed throughout Medway, including parks, allotments, playing fields, Cliffe Pools in the north east and the Ranscombe Farm Country Park in the south east. The majority of sites (302) are located within 600m of one or more of these greenspaces, and therefore the proposed development at these sites would be likely to result in a minor positive impact on access to greenspace.

E.9.4.2 The remaining 32 sites are located over 600m from public greenspace. The Hoo St Werburgh and High Halstow ward has the poorest greenspace provision, with a total of 15 sites affected. The proposed development at these 41 sites could potentially lead to a minor negative impact on access to greenspace.

E.9.4.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to public greenspace.

E.9.5 Net loss of public greenspace

E.9.5.1 17 reasonable alternative sites coincide wholly or partially with public greenspaces, including Sites CCB29 and CCB40 which both coincide with natural greenspace. The proposed development at these 18 sites could potentially result in the net loss of greenspace, therefore having a minor negative impact on the provision of greenspace across Medway.

E.9.6 Access to Public Rights of Way / cycle paths

E.9.6.1 The majority of sites (321) in Medway are located within 600m of the PRow or cycle network. The proposed development at these sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. However, the remaining 13 sites are located wholly or partially over 600m from the PRow or cycle network; therefore, the proposed development at these sites could potentially have a minor negative impact on pedestrian and cycle access.

E.9.6.2 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to PRow/cycle routes.

Table E.9.1: Sites impact matrix for SA Objective 8 – Health and wellbeing

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
AS1	Residential led	-	-	-	-	0	+
AS10	Residential led	-	-	-	+	0	+
AS11	Residential led (Mixed-use)	-	-	-	+	0	+
AS14	Residential led	-	+	-	+	0	+
AS15	Residential led	-	+	-	+	0	+
AS16	Residential led (Mixed-use)	-	+	-	+	0	+
AS17	Residential led	-	+	-	+	0	+
AS18	Residential led	-	-	-	+	0	+
AS2	Residential led	-	-	-	-	0	+
AS20	Residential led (Mixed-use)	-	-	-	+	0	+
AS23	Residential led	-	-	-	+	0	+
AS25	Residential led	-	-	-	+	0	+
AS28	Residential led	-	-	-	+	0	+
AS29	Residential led	-	+	-	+	0	-
AS3	Residential led	-	-	-	-	0	+
AS5	Residential led (Mixed-use)	-	-	-	-	0	+
AS6	Residential led (Mixed-use)	-	-	-	-	0	+
AS7	Non-residential	-	-	-	-	0	+
AS8	Non-residential	-	-	-	-	0	+
AS9	Non-residential	-	-	-	-	0	+
CCB1	Residential led	+	+	-	+	0	+
CCB10	Residential led (Mixed-use)	+	+	-	+	0	+
CCB11	Residential led	+	+	+	+	0	+
CCB12	Residential led (Mixed-use)	+	+	-	+	0	+
CCB13	Residential led (Mixed-use)	+	+	+	+	0	+
CCB15	Residential led (Mixed-use)	+	+	+	+	0	+
CCB16	Residential led	+	+	+	+	0	+
CCB17	Residential led (Mixed-use)	+	+	+	+	0	+
CCB18	Residential led	+	+	+	+	0	+
CCB19	Residential led (Mixed-use)	+	+	+	+	0	+
CCB2	Residential led (Mixed-use)	+	+	-	+	0	+
CCB20	Residential led (Mixed-use)	+	+	+	+	0	+
CCB21	Residential led (Mixed-use)	+	+	+	+	0	+
CCB22	Residential led	+	+	+	+	0	+
CCB23	Residential led (Mixed-use)	+	+	+	+	0	+
CCB24	Residential led (Mixed-use)	+	+	+	+	0	+
CCB25	Non-residential	+	-	+	+	0	+
CCB26	Residential led (Mixed-use)	+	+	+	+	0	+
CCB27	Residential led (Mixed-use)	+	+	+	+	0	+
CCB28	Residential led	+	+	-	+	0	+
CCB29	Residential led	+	+	+	+	-	+
CCB3	Residential led (Mixed-use)	+	+	-	+	0	+
CCB30	Residential led (Mixed-use)	+	+	+	+	0	+
CCB31	Residential led	+	+	+	+	0	+
CCB33	Residential led	+	+	+	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
CCB34	Residential led (Mixed-use)	+	+	+	+	0	+
CCB35	Non-residential	+	+	+	+	0	+
CCB36	Residential led (Mixed-use)	+	+	+	+	0	+
CCB37	Residential led (Mixed-use)	+	+	+	+	0	+
CCB38	Residential led	+	+	+	+	0	+
CCB39	Residential led	+	+	+	+	0	+
CCB4	Residential led	+	+	-	+	0	+
CCB40	Residential led	+	+	+	+	-	+
CCB41	Residential led	+	+	-	+	0	+
CCB43	Residential led	+	-	+	+	0	+
CCB44	Residential led	+	+	+	+	0	+
CCB46	Residential led	+	+	+	+	0	+
CCB48	Residential led	+	+	+	+	0	+
CCB49	Residential led	+	+	-	+	0	+
CCB5	Non-residential	+	+	+	+	-	+
CCB6	Residential led (Mixed-use)	+	+	-	+	0	+
CCB7	Residential led (Mixed-use)	+	+	+	+	0	+
CCB8	Residential led	+	+	+	+	0	+
CCB9	Residential led	+	+	-	+	0	+
CHR1	Residential led	-	-	-	+	0	+
CHR10	Residential led	-	+	-	+	0	+
CHR11	Residential led	-	+	-	+	0	+
CHR13	Non-residential	-	-	-	+	0	+
CHR14	Residential led (Mixed-use)	-	-	-	+	0	+
CHR15	Non-residential	-	-	-	+	0	+
CHR16	Non-residential	-	-	-	+	0	+
CHR17	Non-residential	-	+	-	+	0	+
CHR18	Non-residential	-	-	+	+	0	+
CHR19	Non-residential	+	+	+	+	0	+
CHR2	Non-residential	-	-	-	+	0	+
CHR20	Residential led	+	-	+	+	0	+
CHR21	Non-residential	+	+	+	+	0	+
CHR3	Non-residential	-	-	-	-	0	+
CHR5	Non-residential	-	+	-	+	0	+
CHR6	Residential led	-	-	-	+	0	+
CHR7	Residential led	-	-	-	+	0	+
CHR8	Non-residential	-	-	-	+	0	+
FH1	Non-residential	+	+	-	+	0	+
FP1	Residential led	+	+	-	+	0	+
FP10	Residential led	+	+	-	+	0	+
FP11	Residential led (Mixed-use)	+	+	-	+	0	+
FP12	Residential led	+	+	-	+	0	+
FP14	Residential led	+	+	-	+	0	+
FP16	Residential led (Mixed-use)	+	+	-	+	0	+
FP17	Residential led	+	+	-	+	0	+
FP18	Residential led	+	+	-	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
FP19	Residential led	+	+	-	+	0	+
FP2	Residential led	+	+	-	+	0	+
FP22	Residential led	+	+	-	+	0	+
FP23	Residential led	+	+	+	+	0	+
FP25	Residential led (Mixed-use)	+	+	-	+	0	+
FP4	Residential led	+	+	-	+	0	+
FP5	Residential led	+	+	-	+	0	+
FP6	Residential led	+	+	-	+	0	+
FP7	Residential led	+	+	-	+	0	+
FP8	Residential led	+	+	-	+	0	+
FP9	Residential led	+	+	-	+	0	+
GN10	Residential led	+	-	+	+	0	+
GN11	Residential led	+	-	+	+	0	+
GN13	Residential led	+	-	+	+	0	+
GN14	Residential led	+	+	+	+	0	+
GN15	Residential led (Mixed-use)	+	+	+	+	-	+
GN3	Residential led	+	+	+	+	0	+
GN4	Residential led	+	+	+	+	0	+
GN5	Residential led	+	+	+	+	0	+
GN6	Residential led (Mixed-use)	+	+	+	+	0	+
GN8	Residential led	+	-	+	+	0	+
GS1	Residential led	+	+	+	+	0	+
GS10	Residential led (Mixed-use)	+	+	+	+	0	+
GS11	Residential led	+	+	+	+	0	+
GS12	Residential led (Mixed-use)	+	+	+	+	0	+
GS13	Residential led	+	+	+	+	0	+
GS14	Residential led (Mixed-use)	+	+	+	+	0	+
GS18	Residential led (Mixed-use)	+	+	+	+	0	+
GS19	Residential led	+	+	+	+	0	+
GS2	Residential led	+	+	+	+	0	+
GS20	Residential led	+	+	+	+	0	+
GS23	Residential led	+	+	+	+	0	+
GS24	Residential led	+	+	+	+	-	+
GS26	Residential led	+	+	+	+	0	+
GS27	Residential led (Mixed-use)	+	+	+	+	0	+
GS29	Residential led	+	+	+	+	0	+
GS30	Residential led	+	+	+	+	0	+
GS32	Residential led	+	+	+	+	0	+
GS33	Residential led	+	+	-	+	0	+
GS34	Residential led	+	+	+	+	0	+
GS35	Residential led	+	+	-	+	0	+
GS37	Residential led (Mixed-use)	+	+	+	+	0	+
GS4	Residential led	+	+	+	+	0	+
GS5	Residential led	+	+	+	+	0	+
GS6	Residential led	+	+	+	+	0	+
GS7	Residential led (Mixed-use)	+	+	+	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
GS8	Residential led (Mixed-use)	+	+	+	+	0	+
HHH1	Non-residential	-	-	-	+	0	+
HHH11	Residential led	-	-	+	+	0	+
HHH14	Residential led	-	-	+	+	0	+
HHH15	Residential led	-	-	-	+	0	+
HHH16	Non-residential	-	-	+	+	0	-
HHH17	Residential led	-	-	+	+	0	-
HHH18	Residential led (Mixed-use)	-	-	-	+	0	+
HHH19	Residential led (Mixed-use)	-	-	-	+	0	+
HHH21	Non-residential	-	-	-	+	0	+
HHH23	Residential led (Mixed-use)	-	-	-	+	0	+
HHH24	Residential led	-	+	-	-	0	+
HHH25	Residential led	-	+	-	-	0	+
HHH28	Residential led (Mixed-use)	-	-	-	-	0	+
HHH29	Residential led (Mixed-use)	-	-	-	-	0	+
HHH30	Residential led (Mixed-use)	-	-	-	-	0	+
HHH32	Residential led	-	-	-	-	0	+
HHH33	Residential led	-	-	-	-	0	+
HHH37	Non-residential	-	-	-	-	0	+
HHH38	Non-residential	-	-	-	-	0	-
HHH39	Non-residential	-	-	-	-	0	+
HHH4	Residential led	-	-	+	+	0	+
HHH40	Residential led	-	-	-	+	0	+
HHH41	Residential led	-	-	+	+	0	+
HHH5	Residential led	-	-	-	+	0	+
HHH7	Residential led	-	-	+	+	-	-
HHH8	Residential led (Mixed-use)	-	-	+	+	0	+
HHH9	Residential led	-	-	+	+	0	+
HW11	Residential led	+	-	-	+	0	+
HW3	Non-residential	+	-	-	+	-	+
HW5	Residential led (Mixed-use)	+	-	-	+	0	+
HW6	Residential led	-	-	-	+	0	+
HW7	Non-residential	-	-	-	-	0	+
HW8	Residential led	-	+	-	+	0	+
L11	Residential led	+	+	-	+	0	+
L12	Residential led	+	+	-	+	0	+
L2	Residential led	+	+	-	+	0	+
L3	Residential led	+	+	-	+	0	+
L7	Residential led	+	+	-	+	0	+
L9	Residential led	+	+	-	+	0	+
LW10	Residential led	+	+	-	+	0	+
LW2	Residential led	+	+	-	+	0	+
LW3	Residential led	+	+	-	+	0	+
LW4	Residential led	+	-	-	+	0	+
LW5	Residential led	+	+	-	+	0	+
LW7	Residential led	+	-	-	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
PP1	Residential led	+	+	-	+	0	+
REWW3	Residential led	+	+	-	+	0	+
RN1	Residential led	+	-	+	+	0	+
RN10	Residential led	+	-	+	+	0	+
RN11	Residential led	+	+	+	+	-	+
RN12	Non-residential	+	+	+	+	-	+
RN14	Residential led	+	-	+	+	0	+
RN16	Residential led	+	-	+	+	0	+
RN17	Residential led	+	-	+	+	0	+
RN18	Residential led	-	+	+	+	0	+
RN19	Residential led	+	-	+	+	0	+
RN2	Residential led (Mixed-use)	+	-	-	+	0	+
RN22	Residential led	-	-	+	+	0	+
RN23	Residential led	-	-	+	+	0	+
RN24	Residential led	-	+	-	+	0	+
RN25	Residential led	-	-	-	+	0	+
RN26	Residential led (Mixed-use)	-	-	-	-	0	+
RN27	Residential led	-	-	-	+	0	+
RN28	Residential led	-	+	-	+	0	+
RN29	Residential led	-	-	-	+	0	+
RN3	Residential led	+	+	+	+	0	+
RN30	Residential led	-	-	-	+	0	+
RN31	Residential led	-	-	-	+	0	+
RN32	Residential led	-	-	+	+	0	+
RN33	Non-residential	-	-	-	+	0	+
RN34	Residential led	+	-	+	+	0	+
RN4	Residential led (Mixed-use)	+	-	-	+	0	+
RN5	Residential led (Mixed-use)	+	-	-	+	0	+
RSE1	Non-residential	0	0	0	0	0	0
RSE11	Non-residential	-	+	-	+	0	+
RSE4	Residential led	-	-	-	+	0	+
RSE8	Residential led (Mixed-use)	-	+	-	-	0	+
RSE9	Residential led	-	+	-	+	0	+
RWB1	Residential led	+	+	-	+	0	+
RWB10	Non-residential	+	+	-	+	0	+
RWB11	Residential led	+	+	-	+	0	+
RWB12	Residential led	+	+	-	+	0	+
RWB14	Residential led	+	+	-	+	0	+
RWB15	Residential led	+	+	-	+	0	+
RWB17	Residential led	+	+	-	+	0	+
RWB18	Residential led	+	+	-	+	0	+
RWB19	Residential led (Mixed-use)	+	+	-	+	0	+
RWB2	Residential led	+	+	-	+	0	+
RWB20	Residential led	+	+	-	+	0	+
RWB21	Residential led	+	+	-	+	0	+
RWB23	Non-residential	+	+	-	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
RWB25	Residential led	+	+	-	+	0	+
RWB3	Residential led	+	+	-	+	0	+
RWB4	Residential led	+	-	-	+	0	+
RWB5	Non-residential	+	-	-	+	0	+
RWB6	Residential led	+	-	-	+	0	+
RWB8	Residential led (Mixed-use)	+	+	-	+	0	+
RWB9	Residential led (Mixed-use)	+	+	-	+	0	+
SMI1	Residential led	+	+	+	+	0	+
SMI2	Non-residential	+	+	+	+	-	+
SNF1	Residential led	-	-	+	+	0	+
SNF10	Residential led (Mixed-use)	+	+	+	+	0	+
SNF12	Residential led	+	+	+	+	-	+
SNF13	Residential led (Mixed-use)	+	+	+	+	0	+
SNF15	Residential led (Mixed-use)	+	+	+	+	0	+
SNF16	Residential led (Mixed-use)	+	+	+	+	0	+
SNF17	Residential led	+	+	+	+	0	+
SNF18	Residential led (Mixed-use)	+	+	+	+	0	+
SNF19	Non-residential	+	+	+	+	0	+
SNF2	Residential led (Mixed-use)	-	-	+	-	0	+
SNF20	Residential led	+	+	+	+	0	+
SNF21	Residential led (Mixed-use)	+	+	+	+	0	+
SNF22	Residential led (Mixed-use)	+	+	+	+	0	+
SNF23	Residential led (Mixed-use)	+	+	+	+	0	+
SNF24	Residential led (Mixed-use)	+	+	+	+	0	+
SNF25	Non-residential	+	+	+	+	0	+
SNF26	Non-residential	+	+	+	+	0	+
SNF27	Residential led	+	+	+	+	0	+
SNF28	Non-residential	+	+	+	+	-	+
SNF30	Residential led (Mixed-use)	+	+	+	+	0	+
SNF31	Residential led (Mixed-use)	+	+	+	+	0	+
SNF32	Residential led	+	+	+	+	0	+
SNF33	Non-residential	+	+	+	+	0	+
SNF34	Residential led (Mixed-use)	+	+	+	+	0	+
SNF35	Residential led (Mixed-use)	+	+	+	+	-	+
SNF36	Residential led (Mixed-use)	+	+	+	+	0	+
SNF37	Residential led (Mixed-use)	+	+	+	+	0	+
SNF38	Residential led	+	+	+	+	0	+
SNF39	Residential led	+	+	+	+	0	+
SNF41	Residential led (Mixed-use)	+	+	+	+	0	+
SNF43	Residential led	+	+	-	+	0	+
SNF44	Residential led	+	+	-	+	0	+
SNF5	Residential led	+	+	+	+	0	+
SNF6	Residential led	+	+	+	+	0	+
SNF8	Residential led (Mixed-use)	+	+	+	+	0	+
SNF9	Residential led (Mixed-use)	+	+	+	+	0	+
SR1	Residential led	-	-	-	-	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
SR10	Residential led	-	-	-	-	0	+
SR13	Residential led	+	+	-	+	0	+
SR14	Residential led	-	+	-	+	0	+
SR15	Residential led	+	+	-	+	0	+
SR16	Residential led	-	+	-	+	0	+
SR18	Residential led (Mixed-use)	-	+	-	+	0	+
SR2	Non-residential	-	-	-	-	-	+
SR21	Residential led	-	+	-	+	0	+
SR22	Residential led	-	+	-	+	0	+
SR24	Residential led	-	-	-	-	0	+
SR25	Residential led	+	+	-	+	0	+
SR27	Residential led	+	-	-	+	0	+
SR29	Non-residential	+	-	-	-	0	-
SR3	Residential led	-	-	-	+	0	+
SR30	Residential led (Mixed-use)	+	-	-	+	0	+
SR31	Residential led (Mixed-use)	+	-	-	-	0	-
SR32	Residential led (Mixed-use)	+	-	-	+	0	+
SR33	Non-residential	+	-	-	-	0	+
SR34	Residential led	+	-	-	+	0	+
SR35	Non-residential	+	-	-	-	0	+
SR36	Residential led (Mixed-use)	+	-	-	+	0	-
SR37	Residential led (Mixed-use)	+	-	-	+	0	-
SR38	Residential led (Mixed-use)	+	-	-	+	0	-
SR39	Residential led (Mixed-use)	+	-	-	-	0	-
SR4	Residential led	-	+	-	+	0	+
SR40	Residential led (Mixed-use)	+	-	-	+	0	-
SR41	Residential led (Mixed-use)	-	-	-	+	0	+
SR42	Residential led	-	-	-	+	0	+
SR43	Residential led	-	-	-	+	0	+
SR45	Non-residential	-	-	-	+	0	+
SR46	Residential led	-	-	-	+	0	+
SR47	Residential led	-	-	-	+	0	+
SR48	Residential led	-	-	-	+	0	+
SR49	Residential led	+	-	-	+	0	+
SR5	Residential led	+	-	-	+	0	+
SR50	Residential led	+	-	-	+	-	+
SR51	Residential led (Mixed-use)	-	+	-	+	-	+
SR52	Residential led (Mixed-use)	-	-	-	+	-	+
SR6	Residential led (Mixed-use)	-	-	-	+	0	+
SR7	Residential led	-	+	-	+	0	+
SR8	Residential led	-	-	-	+	0	+
SW1	Residential led	-	+	+	+	0	+
SW2	Residential led	-	+	+	+	0	+
SW3	Residential led	-	+	+	+	0	+
SW5	Residential led	-	+	+	+	0	+
SW6	Residential led	+	+	+	+	0	+

Site ref.	Site use	NHS hospital	GP surgery	Leisure facilities	Access to public greenspace	Net loss of public greenspace	PRoW / cycle network
SW7	Residential led	-	+	+	+	0	+
SW8	Residential led	+	+	+	+	0	+
T1	Non-residential	+	+	-	+	0	+
T2	Residential led	+	+	-	+	0	+
T3	Residential led	+	+	+	+	0	+
W1	Residential led	+	+	+	+	0	+
W11	Non-residential	+	+	-	+	-	+
W12	Residential led	+	-	-	+	0	+
W13	Non-residential	+	+	-	+	0	+
W14	Non-residential	+	+	+	+	0	+
W3	Residential led	+	+	-	+	0	+
W4	Residential led	+	+	+	+	0	+
W7	Residential led	+	+	-	+	0	-
W8	Residential led	+	+	-	+	0	+

E.10 SA Objective 9: Cultural heritage

E.10.1 Grade I Listed Buildings

- E.10.1.1 There are 49 Grade I Listed Buildings distributed throughout Medway. Site SR25 coincides with the **'Barn 30 yards south west of the manor, Upnor Road', which is on the Heritage at Risk (HAR) register**. In line with the precautionary principle, it is considered that development at this site could potentially accelerate damage towards the structure of the medieval barn, which is in **'poor' condition**¹². Site CCB25 lies adjacent to both **'Number 7 Slip Cover' and 'Machine Shop Number 3'**. Site CCB35 also lies adjacent to the **'Brunel Saw Mill'**. **Development** at these three sites could potentially have direct impacts through increasing the risk of damage on the structure, setting or character of these Grade I Listed Buildings, and therefore a major negative impact is identified.
- E.10.1.2 An additional 12 sites lie in close proximity to Grade I Listed Buildings in Medway, where the proposed development at could potentially result in a minor negative impact on the setting of Grade I Listed Buildings.
- E.10.1.3 The remaining 320 sites are unlikely to significantly impact any Grade I Listed Building, primarily due to sites being separated from listed buildings by existing built form.

E.10.2 Grade II* Listed Buildings

- E.10.2.1 There are 78 Grade II* Listed Buildings distributed throughout Medway. A large proportion of these listed buildings are concentrated within the urban areas of Rochester and Brompton. Site **FP7 coincides with '351 High Street'** and Site **SMI2 coincides with 'Number 8 Machine Shop'**. Development in these areas could potentially have direct impacts through increasing the risk of damage on the structure, setting or character of these listed buildings; therefore, a potential major negative impact has been identified for these two sites.
- E.10.2.2 Three more sites lie adjacent to Grade II* Listed Buildings. Site CCB1 lies adjacent to the **'Church of St John Divine'**, Site CCB35 lies adjacent to **'Timber Seasoning Store, North'**, and Site **FP19 lies adjacent to 'St John's Church Chatham'**. **An additional 15 sites** are located in close proximity to Grade II* Listed Buildings in Medway. The proposed development at these sites could therefore potentially result in a minor negative impact on the setting of Grade II* Listed Buildings.
- E.10.2.3 The remaining 315 sites are unlikely to significantly impact any Grade II* Listed Building, primarily due to sites being separated from listed buildings by existing built form.

¹² Historic England (2023) Heritage at Risk Register: Barn 30 yards south east of the manor, Upnor Road (south side), Frindsbury Extra - Medway (UA). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/49126> [Date accessed: 28/03/24]

E.10.3 Grade II Listed Buildings

- E.10.3.1 There are 526 Grade II Listed Buildings distributed throughout Medway; a large proportion of these are concentrated within the urban areas of Rochester and Brompton, with others scattered sporadically through the rest of the Plan area. Nine sites coincide with Grade II Listed Buildings. Development in these areas could potentially have direct impacts through increasing the risk of damage on the structure, setting or character of these listed buildings; therefore, a major negative impact has been identified for these nine sites.
- E.10.3.2 19 sites lie adjacent to Grade II Listed Buildings, and an additional 49 sites are located in close proximity to Grade II Listed Buildings, all of which have potential to alter the setting of the listed buildings. The proposed development at these 68 sites could therefore potentially result in a minor negative impact on this receptor.
- E.10.3.3 The remaining 258 sites are unlikely to significantly impact any Grade II Listed Buildings, primarily due to sites being separated from listed buildings by existing built form.

E.10.4 Conservation Area

- E.10.4.1 Medway contains 26 Conservation Areas (CA), the majority of which cover sections of the urban area. There are 38 sites which are located wholly or partially within a CA, including Site CCB40 within '**Brompton Lines**' CA, and Site GS30 within '**Railway Street**' CA. '**Railway Street**' CA is on the HAR register, therefore development at this site has potential to accelerate damage towards the CA **which is in 'very bad' condition**¹³. 10 more sites lie adjacent to CAs, whilst an additional 16 sites lie in close proximity. The proposed development at these 64 sites could potentially result in a minor negative impact on the character or setting of these CAs.
- E.10.4.2 The remaining 271 sites are not expected to have a significant impact on the setting of any CA, with negligible impacts identified.

E.10.5 Scheduled Monument

- E.10.5.1 There are 77 Scheduled Monuments (SM) located in Medway. A large number of these are concentrated within the urban area of Rochester and Brompton, with the rest being scattered throughout the rest of Medway.
- E.10.5.2 Four sites coincide with an SM: '**Brook Low Level Pumping Station**' SM lies wholly within CCB13; the majority of Site **FP6** coincides with '**Fort Pitt**' SM; a small portion of Site CCB35 coincides with '**Chatham Dockyard**' SM; and a small portion of Site CCB5 coincides with '**Chatham Lines**' and '**Brompton Lines**' SMs. '**Brompton Lines**' is on the HAR register, and therefore development at Site CCB5 has potential to increase the risk of decay which currently threatens this heritage asset¹⁴. In line with the precautionary principle, it is considered that the proposed development at these four sites could potentially have a

¹³ Historic England (2023) Heritage at Risk Register: Railway Street - Medway (UA). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/4704> [Date accessed: 28/03/24]

¹⁴ Historic England (2023) Heritage at Risk Register: Brompton Lines, Chatham - Medway (UA). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/48197> [Date accessed: 28/03/24]

direct adverse effect on the structure, setting or character of these SMs, resulting in a major negative impact on cultural heritage.

E.10.5.3 Site **SR43 lies adjacent to 'Cooling Castle'** SM, which is also on the HAR register and is in **'poor' condition**¹⁵. Development at the site has potential to increase human and environmental threats to the SM. An additional 23 sites are located in close proximity to SMs. The proposed development at these 24 sites could potentially result in a minor negative impact on the setting of these SMs.

E.10.5.4 All other sites within Medway are not located in close proximity to any SMs, and as such, the proposed development at these sites would not be expected to significantly impact the setting of any of these SMs.

E.10.6 Registered Park and Gardens

E.10.6.1 **Three Registered Parks and Gardens (RPGs) can be found within Medway: 'Cobham Hall', 'The Officers' terrace, the Historic Dockyard, Chatham' and 'Jewish Burial Ground, Chatham Memorial Synagogue'.** No sites coincide or lie adjacent to an RPG; however, five sites are located in close proximity. These comprise Sites FP4, FP5, FP6, FP7 and FP9, all of which are located less than 100m from the **'Jewish Burial Ground, Chatham Memorial Synagogue'** RPG. The proposed development at these sites could potentially result in a minor negative impact on the setting on the RPG.

E.10.6.2 The remaining sites are deemed unlikely to have a significant impact on the setting of any RPG due to the previously developed nature of the sites and/or presence of intervening development. All other sites have therefore scored negligible against RPGs.

¹⁵ Historic England (2023) Heritage at Risk Register: Cooling Castle, Cooling - Medway (UA). Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46717> [Date accessed: 28/03/24]

Table E.10.1: Sites impact matrix for SA Objective 9 – Cultural heritage

Site ref.	Site use	Grade I Listed Building	Grade II* Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
AS1	Residential led	0	0	0	0	0	0
AS10	Residential led	0	0	-	0	0	0
AS11	Residential led (mixed-use)	0	0	-	0	0	0
AS14	Residential led	0	0	-	0	0	0
AS15	Residential led	0	0	0	0	0	0
AS16	Residential led (mixed-use)	0	0	-	0	0	0
AS17	Residential led	0	0	-	0	0	0
AS18	Residential led	-	0	-	0	0	0
AS2	Residential led	0	0	-	0	0	0
AS20	Residential led (mixed-use)	-	-	-	0	-	0
AS23	Residential led	0	0	0	0	0	0
AS25	Residential led	0	0	0	0	0	0
AS28	Residential led	0	0	0	0	-	0
AS29	Residential led	0	0	0	0	0	0
AS3	Residential led	0	0	0	0	0	0
AS5	Residential led (mixed-use)	0	0	0	0	0	0
AS6	Residential led (mixed-use)	0	0	0	0	0	0
AS7	Non-residential	0	0	0	0	0	0
AS8	Non-residential	0	0	0	0	0	0
AS9	Non-residential	0	0	0	0	0	0
CCB1	Residential led	0	-	0	0	0	0
CCB10	Residential led (mixed-use)	0	-	0	-	0	0
CCB11	Residential led	0	0	0	0	0	0
CCB12	Residential led (mixed-use)	0	0	0	0	0	0
CCB13	Residential led (mixed-use)	0	0	0	0	-	0
CCB15	Residential led (mixed-use)	0	0	0	0	0	0
CCB16	Residential led	0	0	0	-	0	0
CCB17	Residential led (mixed-use)	0	0	0	0	-	0
CCB18	Residential led	0	0	0	-	0	0
CCB19	Residential led (mixed-use)	0	0	0	0	0	0
CCB2	Residential led (mixed-use)	0	0	0	0	0	0
CCB20	Residential led (mixed-use)	0	0	0	0	0	0
CCB21	Residential led (mixed-use)	0	0	-	0	0	0
CCB22	Residential led	0	0	0	0	-	0
CCB23	Residential led (mixed-use)	0	0	0	0	0	0
CCB24	Residential led (mixed-use)	0	0	0	0	0	0
CCB25	Non-residential	-	-	-	-	-	0
CCB26	Residential led (mixed-use)	0	0	0	0	0	0
CCB27	Residential led (mixed-use)	0	0	0	0	0	0
CCB28	Residential led	0	0	0	0	0	0
CCB29	Residential led	0	0	-	-	-	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
CCB3	Residential led (mixed-use)	0	0	0	0	0	0
CCB30	Residential led (mixed-use)	0	0	0	0	0	0
CCB31	Residential led	0	0	0	-	0	0
CCB33	Residential led	0	0	-	-	0	0
CCB34	Residential led (mixed-use)	0	0	0	0	0	0
CCB35	Non-residential	--	-	--	-	--	0
CCB36	Residential led (mixed-use)	0	0	0	0	0	0
CCB37	Residential led (mixed-use)	0	0	0	-	0	0
CCB38	Residential led	0	0	0	0	0	0
CCB39	Residential led	0	0	0	0	0	0
CCB4	Residential led	0	0	-	-	0	0
CCB40	Residential led	0	0	0	-	0	0
CCB41	Residential led	0	0	0	0	0	0
CCB43	Residential led	0	0	0	-	-	0
CCB44	Residential led	0	0	0	0	0	0
CCB46	Residential led	0	0	0	0	0	0
CCB48	Residential led	0	0	-	-	0	0
CCB49	Residential led	0	0	-	-	0	0
CCB5	Non-residential	0	-	--	-	--	0
CCB6	Residential led (mixed-use)	0	0	0	0	0	0
CCB7	Residential led (mixed-use)	0	0	-	0	0	0
CCB8	Residential led	0	0	0	0	0	0
CCB9	Residential led	0	0	-	-	0	0
CHR1	Residential led	0	0	0	0	0	0
CHR10	Residential led	0	0	0	0	0	0
CHR11	Residential led	0	0	0	0	0	0
CHR13	Non-residential	0	0	0	0	0	0
CHR14	Residential led (mixed-use)	0	0	-	0	0	0
CHR15	Non-residential	0	0	0	0	0	0
CHR16	Non-residential	0	0	0	0	0	0
CHR17	Non-residential	0	0	0	0	0	0
CHR18	Non-residential	0	0	0	0	0	0
CHR19	Non-residential	0	0	0	0	0	0
CHR2	Non-residential	0	0	0	0	0	0
CHR20	Residential led	-	0	0	0	-	0
CHR21	Non-residential	-	0	0	0	-	0
CHR3	Non-residential	0	-	-	-	0	0
CHR5	Non-residential	0	0	0	0	0	0
CHR6	Residential led	0	0	0	0	0	0
CHR7	Residential led	0	0	0	0	0	0
CHR8	Non-residential	0	0	0	0	0	0
FH1	Non-residential	0	0	0	0	0	0
FP1	Residential led	0	0	-	-	-	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
FP10	Residential led	0	0	0	-	-	0
FP11	Residential led (mixed-use)	0	0	-	-	0	0
FP12	Residential led	0	0	-	-	-	0
FP14	Residential led	0	0	0	-	0	0
FP16	Residential led (mixed-use)	0	0	0	-	0	0
FP17	Residential led	0	0	0	0	0	0
FP18	Residential led	0	0	0	-	0	0
FP19	Residential led	0	-	0	0	0	0
FP2	Residential led	0	0	--	-	0	0
FP22	Residential led	0	0	0	-	0	0
FP23	Residential led	0	0	0	0	0	0
FP25	Residential led (mixed-use)	0	0	0	-	0	0
FP4	Residential led	0	0	-	-	0	-
FP5	Residential led	0	0	-	-	0	-
FP6	Residential led	0	0	0	-	--	-
FP7	Residential led	0	--	--	-	0	-
FP8	Residential led	0	0	0	0	0	0
FP9	Residential led	0	-	--	-	0	-
GN10	Residential led	0	0	0	0	0	0
GN11	Residential led	0	0	0	0	0	0
GN13	Residential led	0	0	0	0	0	0
GN14	Residential led	0	0	0	0	0	0
GN15	Residential led (mixed-use)	0	0	0	0	0	0
GN3	Residential led	0	0	0	0	0	0
GN4	Residential led	0	0	0	0	0	0
GN5	Residential led	0	0	0	0	0	0
GN6	Residential led (mixed-use)	0	0	0	-	0	0
GN8	Residential led	0	0	0	-	0	0
GS1	Residential led	0	0	-	-	-	0
GS10	Residential led (mixed-use)	0	0	0	0	0	0
GS11	Residential led	0	0	0	0	0	0
GS12	Residential led (mixed-use)	0	0	0	0	0	0
GS13	Residential led	0	0	0	0	0	0
GS14	Residential led (mixed-use)	0	0	0	0	0	0
GS18	Residential led (mixed-use)	0	0	0	0	0	0
GS19	Residential led	0	0	0	0	0	0
GS2	Residential led	0	0	0	-	0	0
GS20	Residential led	0	0	0	0	0	0
GS23	Residential led	0	0	0	0	0	0
GS24	Residential led	0	0	0	0	0	0
GS26	Residential led	0	0	0	0	0	0
GS27	Residential led (mixed-use)	0	0	0	0	0	0
GS29	Residential led	0	0	0	0	0	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
GS30	Residential led	0	0	0	-	0	0
GS32	Residential led	0	0	0	0	0	0
GS33	Residential led	0	0	0	0	0	0
GS34	Residential led	0	0	0	0	0	0
GS35	Residential led	0	0	0	0	0	0
GS37	Residential led (mixed-use)	0	0	0	-	0	0
GS4	Residential led	0	0	-	-	0	0
GS5	Residential led	0	0	0	-	0	0
GS6	Residential led	0	0	0	0	0	0
GS7	Residential led (mixed-use)	0	0	0	0	0	0
GS8	Residential led (mixed-use)	0	0	0	0	0	0
HHH1	Non-residential	0	0	0	0	-	0
HHH11	Residential led	0	0	-	0	0	0
HHH14	Residential led	0	0	0	0	0	0
HHH15	Residential led	0	0	0	0	0	0
HHH16	Non-residential	0	0	0	0	0	0
HHH17	Residential led	0	0	0	0	0	0
HHH18	Residential led (mixed-use)	0	0	-	0	0	0
HHH19	Residential led (mixed-use)	0	0	0	0	0	0
HHH21	Non-residential	0	0	0	0	0	0
HHH23	Residential led (mixed-use)	0	0	0	0	0	0
HHH24	Residential led	0	0	--	0	0	0
HHH25	Residential led	0	0	-	0	0	0
HHH28	Residential led (mixed-use)	0	0	0	0	0	0
HHH29	Residential led (mixed-use)	0	0	0	0	0	0
HHH30	Residential led (mixed-use)	0	0	0	0	0	0
HHH32	Residential led	0	0	0	0	0	0
HHH33	Residential led	0	0	--	0	0	0
HHH37	Non-residential	0	0	0	0	0	0
HHH38	Non-residential	0	0	0	0	0	0
HHH39	Non-residential	0	0	0	0	0	0
HHH4	Residential led	0	0	0	0	0	0
HHH40	Residential led	0	0	-	0	0	0
HHH41	Residential led	0	0	0	0	0	0
HHH5	Residential led	0	0	0	0	-	0
HHH7	Residential led	0	0	-	0	0	0
HHH8	Residential led (mixed-use)	0	0	-	0	0	0
HHH9	Residential led	0	0	0	0	0	0
HW11	Residential led	0	0	0	0	0	0
HW3	Non-residential	0	0	0	0	0	0
HW5	Residential led (mixed-use)	0	0	0	0	0	0
HW6	Residential led	0	0	0	0	0	0
HW7	Non-residential	0	0	0	0	0	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
HW8	Residential led	0	0	0	0	0	0
L11	Residential led	0	0	0	0	0	0
L12	Residential led	0	0	0	0	0	0
L2	Residential led	0	0	0	0	0	0
L3	Residential led	0	0	0	0	0	0
L7	Residential led	0	0	0	0	0	0
L9	Residential led	0	0	0	0	0	0
LW10	Residential led	0	0	0	0	0	0
LW2	Residential led	0	0	0	0	0	0
LW3	Residential led	0	0	0	0	0	0
LW4	Residential led	0	0	0	0	0	0
LW5	Residential led	0	0	0	0	0	0
LW7	Residential led	0	0	0	0	0	0
PP1	Residential led	0	0	0	0	0	0
REWW3	Residential led	0	0	0	0	0	0
RN1	Residential led	0	0	0	0	0	0
RN10	Residential led	0	0	-	-	0	0
RN11	Residential led	0	0	0	0	0	0
RN12	Non-residential	0	0	0	0	0	0
RN14	Residential led	0	-	-	0	0	0
RN16	Residential led	0	0	0	0	0	0
RN17	Residential led	0	0	0	0	0	0
RN18	Residential led	0	0	0	0	0	0
RN19	Residential led	0	0	0	0	0	0
RN2	Residential led (mixed-use)	0	0	0	0	0	0
RN22	Residential led	0	0	0	0	0	0
RN23	Residential led	0	0	0	0	0	0
RN24	Residential led	0	0	0	0	0	0
RN25	Residential led	0	0	0	0	0	0
RN26	Residential led (mixed-use)	0	0	0	0	0	0
RN27	Residential led	0	0	0	0	0	0
RN28	Residential led	0	0	0	0	0	0
RN29	Residential led	0	0	0	0	0	0
RN3	Residential led	0	0	0	0	0	0
RN30	Residential led	0	0	0	0	0	0
RN31	Residential led	0	0	0	0	0	0
RN32	Residential led	0	0	-	-	0	0
RN33	Non-residential	0	0	0	0	0	0
RN34	Residential led	0	0	0	0	0	0
RN4	Residential led (mixed-use)	0	0	-	0	0	0
RN5	Residential led (mixed-use)	0	0	-	-	0	0
RSE1	Non-residential	0	0	0	0	0	0
RSE11	Non-residential	0	0	-	-	0	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
RSE4	Residential led	0	0	0	0	0	0
RSE8	Residential led (mixed-use)	0	0	0	0	0	0
RSE9	Residential led	0	0	0	0	0	0
RWB1	Residential led	0	0	0	0	0	0
RWB10	Non-residential	0	-	-	-	-	0
RWB11	Residential led	-	-	-	-	-	0
RWB12	Residential led	0	0	-	-	0	0
RWB14	Residential led	0	0	0	-	-	0
RWB15	Residential led	0	0	0	-	-	0
RWB17	Residential led	0	0	-	-	0	0
RWB18	Residential led	0	0	-	-	0	0
RWB19	Residential led (mixed-use)	0	-	-	-	0	0
RWB2	Residential led	0	0	0	0	0	0
RWB20	Residential led	0	0	-	-	0	0
RWB21	Residential led	0	0	-	-	0	0
RWB23	Non-residential	0	0	-	-	0	0
RWB25	Residential led	0	0	-	0	0	0
RWB3	Residential led	0	0	0	0	0	0
RWB4	Residential led	0	0	0	0	0	0
RWB5	Non-residential	0	0	0	0	0	0
RWB6	Residential led	0	0	0	0	0	0
RWB8	Residential led (mixed-use)	-	-	-	-	-	0
RWB9	Residential led (mixed-use)	-	-	-	-	-	0
SMI1	Residential led	0	0	-	0	0	0
SMI2	Non-residential	0	-	-	0	0	0
SNF1	Residential led	0	0	0	0	0	0
SNF10	Residential led (mixed-use)	0	0	-	0	0	0
SNF12	Residential led	0	0	0	0	0	0
SNF13	Residential led (mixed-use)	0	0	0	0	0	0
SNF15	Residential led (mixed-use)	0	0	0	0	0	0
SNF16	Residential led (mixed-use)	0	0	-	0	0	0
SNF17	Residential led	0	0	0	0	0	0
SNF18	Residential led (mixed-use)	0	0	0	0	0	0
SNF19	Non-residential	0	0	-	0	0	0
SNF2	Residential led (mixed-use)	0	0	0	0	0	0
SNF20	Residential led	0	0	-	0	0	0
SNF21	Residential led (mixed-use)	0	0	-	0	0	0
SNF22	Residential led (mixed-use)	0	0	0	0	0	0
SNF23	Residential led (mixed-use)	0	0	0	0	0	0
SNF24	Residential led (mixed-use)	0	0	0	0	0	0
SNF25	Non-residential	0	0	0	0	0	0
SNF26	Non-residential	0	0	0	0	0	0
SNF27	Residential led	0	0	0	0	0	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
SNF28	Non-residential	0	0	0	0	0	0
SNF30	Residential led (mixed-use)	0	0	0	0	0	0
SNF31	Residential led (mixed-use)	0	0	0	0	0	0
SNF32	Residential led	0	0	0	0	0	0
SNF33	Non-residential	0	0	0	0	0	0
SNF34	Residential led (mixed-use)	0	0	0	0	0	0
SNF35	Residential led (mixed-use)	0	0	0	0	0	0
SNF36	Residential led (mixed-use)	0	0	0	0	0	0
SNF37	Residential led (mixed-use)	0	0	0	0	0	0
SNF38	Residential led	0	0	0	0	0	0
SNF39	Residential led	0	0	-	0	0	0
SNF41	Residential led (mixed-use)	-	-	-	-	-	0
SNF43	Residential led	0	-	-	-	0	0
SNF44	Residential led	0	0	-	-	0	0
SNF5	Residential led	0	0	0	0	0	0
SNF6	Residential led	0	0	0	0	0	0
SNF8	Residential led (mixed-use)	0	0	0	0	0	0
SNF9	Residential led (mixed-use)	0	0	0	0	0	0
SR1	Residential led	0	0	0	0	0	0
SR10	Residential led	0	0	0	0	0	0
SR13	Residential led	0	0	0	0	0	0
SR14	Residential led	0	0	0	0	0	0
SR15	Residential led	0	0	-	0	0	0
SR16	Residential led	0	0	0	0	0	0
SR18	Residential led (mixed-use)	0	0	0	0	0	0
SR2	Non-residential	0	0	0	0	0	0
SR21	Residential led	0	0	0	0	0	0
SR22	Residential led	0	0	0	0	0	0
SR24	Residential led	0	0	0	0	0	0
SR25	Residential led	-	-	-	-	0	0
SR27	Residential led	-	0	-	-	0	0
SR29	Non-residential	0	0	0	0	0	0
SR3	Residential led	0	0	-	0	0	0
SR30	Residential led (mixed-use)	0	0	0	0	0	0
SR31	Residential led (mixed-use)	0	0	0	0	0	0
SR32	Residential led (mixed-use)	0	0	0	0	0	0
SR33	Non-residential	0	0	0	0	0	0
SR34	Residential led	0	0	0	0	0	0
SR35	Non-residential	0	0	0	0	0	0
SR36	Residential led (mixed-use)	0	0	0	0	0	0
SR37	Residential led (mixed-use)	0	0	0	0	0	0
SR38	Residential led (mixed-use)	0	0	0	0	0	0
SR39	Residential led (mixed-use)	0	0	0	0	0	0

Site ref.	Site use	Grade I Listed Building	Grade II * Listed Building	Grade II Listed Building	Conservation Area	Scheduled Monument	Registered Park and Garden
SR4	Residential led	0	0	0	0	0	0
SR40	Residential led (mixed-use)	0	0	0	0	0	0
SR41	Residential led (mixed-use)	0	0	0	0	0	0
SR42	Residential led	-	0	-	0	0	0
SR43	Residential led	-	0	-	0	-	0
SR45	Non-residential	-	0	-	0	-	0
SR46	Residential led	0	0	0	0	0	0
SR47	Residential led	0	0	0	-	0	0
SR48	Residential led	0	0	0	-	0	0
SR49	Residential led	0	0	--	0	0	0
SR5	Residential led	0	0	0	0	0	0
SR50	Residential led	0	0	-	0	0	0
SR51	Residential led (mixed-use)	0	0	0	0	0	0
SR52	Residential led (mixed-use)	0	0	0	0	0	0
SR6	Residential led (mixed-use)	0	0	0	0	0	0
SR7	Residential led	0	0	0	0	0	0
SR8	Residential led	0	0	0	0	0	0
SW1	Residential led	0	0	0	0	0	0
SW2	Residential led	0	0	0	0	0	0
SW3	Residential led	0	0	0	0	0	0
SW5	Residential led	0	0	0	0	0	0
SW6	Residential led	0	0	0	0	0	0
SW7	Residential led	0	0	0	0	0	0
SW8	Residential led	0	0	0	0	0	0
T1	Non-residential	0	0	0	0	0	0
T2	Residential led	0	0	0	0	0	0
T3	Residential led	0	0	0	0	0	0
W1	Residential led	0	0	0	0	0	0
W11	Non-residential	0	0	0	0	0	0
W12	Residential led	0	0	0	0	0	0
W13	Non-residential	0	0	0	0	0	0
W14	Non-residential	0	0	0	0	0	0
W3	Residential led	0	0	0	0	0	0
W4	Residential led	0	0	0	0	0	0
W7	Residential led	0	0	0	0	0	0
W8	Residential led	0	0	0	0	0	0

E.11 SA Objective 10: Transport and accessibility

E.11.1 Proximity to bus stop

E.11.1.1 Many bus stops are distributed throughout Medway. These are generally expected to provide regular public transport access, with the exception of some rural areas where bus services are more thinly distributed and less regular. The majority of sites within Medway are located within 400m of a bus stop with regular services (283 sites in total). The proposed development at these sites is expected to result in a minor positive impact on access to sustainable transport options.

E.11.1.2 51 sites are located wholly or partially outside of the sustainable distance of 400m from a bus stop providing regular services. A large portion of sites within the Hoo St Werburgh and High Halstow, and Strood Rural wards are outside of the 400m distance. The proposed development at these sites could potentially have a minor negative impact on access to sustainable transport.

E.11.1.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to public transport.

E.11.2 Proximity to railway station

E.11.2.1 There are seven railway stations located within Medway, including Halling Station, Cuxton Station, Rainham Station, Gillingham Station, Rochester Station, Chatham Station and Strood Station. Additionally, Snodland Station and Higham Station are located outside the MLP area close to the boundary. A large proportion of **Medway's** central areas are expected to have good access to these stations, however some sites in the north and south are located out of the sustainable 2km distance. 232 sites are located within 2km of a railway station, therefore the proposed development at these sites is likely to have a minor positive impact on access to rail services.

E.11.2.2 102 sites are located over 2km from a railway station. The majority of these are located in the All Saints, Hoo St Werburgh and High Halstow, Lordswood and Walderslade, and Strood Rural wards. The proposed development at these sites could potentially have a **minor negative impact on site end users' access to rail services.**

E.11.2.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to public transport.

E.11.3 Pedestrian or cycle access

E.11.3.1 Sites with good pedestrian and cycle access include those with existing pavements, pathways or cycle lanes which are segregated from traffic. The pedestrian and cycle pathways are generally well distributed throughout Medway, particularly in the urban areas. 269 sites in total are identified to be well connected to existing footpath or cycle networks. The proposed development at these sites is likely to have a minor positive

impact on local transport and accessibility, by encouraging travel by foot and bicycle, and reducing the requirement for new pedestrian and cyclist access to be created.

E.11.3.2 However, 65 sites currently have poor access to the existing footpath network. The majority of these are located in the rural areas of Medway. The proposed development at these sites could potentially have a minor negative impact on local accessibility, and pedestrian/cyclist access would need improvement to be considered a viable transport option.

E.11.3.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to active travel.

E.11.4 Access to local services

E.11.4.1 240 sites are identified to provide sustainable pedestrian access to local shops and services, within a distance of 600m. Sites located in urban areas generally have better access to local services, in some cases multiple stores. These sites are likely to have a minor positive impact on access to local services for site end users.

E.11.4.2 The remaining 94 sites are located wholly or partially outside of the 600m sustainable distance to local services. The majority of these are located in the rural areas of Medway. These sites are likely to have a minor negative impact on access to local services for site end users.

E.11.4.3 Site RSE1 is proposed for a road spur and open space, and as such has not been assessed against access to local services.

E.11.5 Public transport nodes

E.11.5.1 Sites located in urban areas generally have better access to a range of public transport options. 184 sites are located within 300m from bus stops on high frequency routes, and within 800m from a rail station via the road network. These sites are likely to have a major positive impact on sustainable access to public transport.

E.11.5.2 The remaining 150 sites do not lie within 300m from high frequency bus stops and 800m from a rail station. These sites are therefore likely to have a negligible impact on sustainable access to high-frequency public transport (sustainable access to different modes of transport has been assessed separately within other receptors).

Table E.11.1: Sites impact matrix for SA Objective 10 – Transport and accessibility

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
AS1	Residential led	+	-	+	-	0
AS10	Residential led	-	-	-	-	0
AS11	Residential led (Mixed-use)	-	-	-	-	0
AS14	Residential led	+	-	-	+	0
AS15	Residential led	+	-	-	+	0
AS16	Residential led (Mixed-use)	+	-	+	+	0
AS17	Residential led	-	-	-	+	0
AS18	Residential led	+	-	-	-	0
AS2	Residential led	+	-	+	-	0
AS20	Residential led (Mixed-use)	+	-	+	+	0
AS23	Residential led	+	-	-	+	0
AS25	Residential led	+	-	+	+	0
AS28	Residential led	+	-	-	-	0
AS29	Residential led	+	-	-	+	0
AS3	Residential led	+	-	+	-	0
AS5	Residential led (Mixed-use)	+	-	+	-	0
AS6	Residential led (Mixed-use)	+	-	+	-	0
AS7	Non-residential	+	-	-	-	0
AS8	Non-residential	-	-	-	-	0
AS9	Non-residential	-	-	-	-	0
CCB1	Residential led	+	+	+	+	++
CCB10	Residential led (Mixed-use)	+	+	+	+	++
CCB11	Residential led	+	+	+	+	++
CCB12	Residential led (Mixed-use)	+	+	+	+	++
CCB13	Residential led (Mixed-use)	+	+	+	+	++
CCB15	Residential led (Mixed-use)	+	+	+	+	++
CCB16	Residential led	+	+	+	+	++
CCB17	Residential led (Mixed-use)	+	+	+	+	++
CCB18	Residential led	+	+	+	+	++
CCB19	Residential led (Mixed-use)	+	+	+	+	++
CCB2	Residential led (Mixed-use)	+	+	+	+	++
CCB20	Residential led (Mixed-use)	+	+	+	+	++
CCB21	Residential led (Mixed-use)	+	+	+	+	++
CCB22	Residential led	+	+	+	-	++
CCB23	Residential led (Mixed-use)	+	+	+	+	++
CCB24	Residential led (Mixed-use)	+	+	+	+	++
CCB25	Non-residential	+	+	+	+	++
CCB26	Residential led (Mixed-use)	+	+	+	+	++
CCB27	Residential led (Mixed-use)	+	+	+	+	++
CCB28	Residential led	+	+	+	+	++
CCB29	Residential led	+	+	+	+	++
CCB3	Residential led (Mixed-use)	+	+	+	+	++
CCB30	Residential led (Mixed-use)	+	+	+	+	++
CCB31	Residential led	+	+	+	+	++

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
CCB33	Residential led	+	+	+	+	++
CCB34	Residential led (Mixed-use)	+	+	+	+	++
CCB35	Non-residential	+	+	+	+	++
CCB36	Residential led (Mixed-use)	+	+	+	+	++
CCB37	Residential led (Mixed-use)	+	+	+	+	++
CCB38	Residential led	+	+	+	+	++
CCB39	Residential led	+	+	+	+	++
CCB4	Residential led	+	+	+	+	++
CCB40	Residential led	+	+	+	+	++
CCB41	Residential led	+	+	+	+	++
CCB43	Residential led	+	+	+	+	++
CCB44	Residential led	+	+	+	+	++
CCB46	Residential led	+	+	+	+	++
CCB48	Residential led	+	+	+	+	++
CCB49	Residential led	+	+	+	+	++
CCB5	Non-residential	+	+	+	+	++
CCB6	Residential led (Mixed-use)	+	+	+	+	++
CCB7	Residential led (Mixed-use)	+	+	+	+	++
CCB8	Residential led	+	+	+	+	++
CCB9	Residential led	+	+	+	+	++
CHR1	Residential led	+	+	-	-	0
CHR10	Residential led	+	+	+	+	++
CHR11	Residential led	+	+	+	+	0
CHR13	Non-residential	+	+	-	-	0
CHR14	Residential led (Mixed-use)	+	+	-	-	0
CHR15	Non-residential	+	+	+	-	0
CHR16	Non-residential	+	+	-	-	0
CHR17	Non-residential	+	+	-	+	0
CHR18	Non-residential	+	+	+	+	0
CHR19	Non-residential	+	+	+	+	++
CHR2	Non-residential	-	+	-	-	0
CHR20	Residential led	-	+	-	+	0
CHR21	Non-residential	+	+	+	+	++
CHR3	Non-residential	-	+	+	-	0
CHR5	Non-residential	+	+	+	+	++
CHR6	Residential led	+	+	+	-	++
CHR7	Residential led	+	+	+	-	0
CHR8	Non-residential	+	+	+	-	++
FH1	Non-residential	+	-	+	+	++
FP1	Residential led	+	+	+	+	++
FP10	Residential led	+	+	+	+	++
FP11	Residential led (Mixed-use)	+	+	+	+	++
FP12	Residential led	+	+	+	+	++
FP14	Residential led	+	+	+	+	++
FP16	Residential led (Mixed-use)	+	+	+	+	++

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
FP17	Residential led	+	+	+	+	++
FP18	Residential led	+	+	+	+	++
FP19	Residential led	+	+	+	+	++
FP2	Residential led	+	+	+	+	++
FP22	Residential led	+	+	+	+	++
FP23	Residential led	+	+	+	+	++
FP25	Residential led (Mixed-use)	+	+	+	+	++
FP4	Residential led	+	+	+	+	++
FP5	Residential led	+	+	+	+	++
FP6	Residential led	+	+	+	+	++
FP7	Residential led	+	+	+	+	++
FP8	Residential led	+	+	+	+	++
FP9	Residential led	+	+	+	+	++
GN10	Residential led	+	+	+	+	0
GN11	Residential led	+	+	+	-	0
GN13	Residential led	+	+	+	+	0
GN14	Residential led	+	+	+	+	++
GN15	Residential led (Mixed-use)	+	+	+	+	++
GN3	Residential led	+	+	+	+	++
GN4	Residential led	+	+	+	+	++
GN5	Residential led	+	+	+	+	++
GN6	Residential led (Mixed-use)	+	+	+	+	++
GN8	Residential led	+	+	+	+	0
GS1	Residential led	+	+	+	+	++
GS10	Residential led (Mixed-use)	+	+	+	+	++
GS11	Residential led	+	+	+	+	++
GS12	Residential led (Mixed-use)	+	+	+	+	++
GS13	Residential led	+	+	+	+	++
GS14	Residential led (Mixed-use)	+	+	+	+	++
GS18	Residential led (Mixed-use)	+	+	+	+	++
GS19	Residential led	+	+	+	+	++
GS2	Residential led	+	+	+	+	++
GS20	Residential led	+	+	+	+	++
GS23	Residential led	+	+	+	+	++
GS24	Residential led	+	+	+	+	++
GS26	Residential led	+	+	+	+	++
GS27	Residential led (Mixed-use)	+	+	+	+	++
GS29	Residential led	+	+	+	+	++
GS30	Residential led	+	+	+	+	++
GS32	Residential led	+	+	+	+	++
GS33	Residential led	+	+	+	+	++
GS34	Residential led	+	+	+	+	++
GS35	Residential led	+	+	+	+	++
GS37	Residential led (Mixed-use)	+	+	+	+	++
GS4	Residential led	+	+	+	+	++

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
GS5	Residential led	+	+	+	+	++
GS6	Residential led	+	+	+	+	++
GS7	Residential led (Mixed-use)	+	+	+	+	++
GS8	Residential led (Mixed-use)	+	+	+	+	++
HHH1	Non-residential	-	-	-	-	0
HHH11	Residential led	-	-	+	-	0
HHH14	Residential led	+	-	+	+	0
HHH15	Residential led	-	-	-	-	0
HHH16	Non-residential	-	-	-	-	0
HHH17	Residential led	-	-	-	-	0
HHH18	Residential led (Mixed-use)	-	-	-	-	0
HHH19	Residential led (Mixed-use)	-	-	-	+	0
HHH21	Non-residential	+	-	-	-	0
HHH23	Residential led (Mixed-use)	+	-	-	+	0
HHH24	Residential led	-	-	+	-	0
HHH25	Residential led	-	-	+	-	0
HHH28	Residential led (Mixed-use)	+	-	+	-	0
HHH29	Residential led (Mixed-use)	+	-	+	-	0
HHH30	Residential led (Mixed-use)	-	-	-	-	0
HHH32	Residential led	-	-	-	-	0
HHH33	Residential led	-	-	+	-	0
HHH37	Non-residential	-	-	-	-	0
HHH38	Non-residential	-	-	-	-	0
HHH39	Non-residential	-	-	-	-	0
HHH4	Residential led	+	-	+	+	0
HHH40	Residential led	-	-	-	-	0
HHH41	Residential led	-	-	+	-	0
HHH5	Residential led	+	-	-	+	0
HHH7	Residential led	-	-	-	-	0
HHH8	Residential led (Mixed-use)	+	-	+	-	0
HHH9	Residential led	+	-	+	-	0
HW11	Residential led	-	-	-	-	0
HW3	Non-residential	+	-	-	+	++
HW5	Residential led (Mixed-use)	+	-	+	+	++
HW6	Residential led	+	-	+	-	++
HW7	Non-residential	+	-	+	-	0
HW8	Residential led	+	-	+	+	++
L11	Residential led	+	+	+	+	++
L12	Residential led	+	+	+	+	++
L2	Residential led	+	+	+	+	0
L3	Residential led	+	+	+	+	++
L7	Residential led	+	+	+	+	++
L9	Residential led	+	+	+	+	++
LW10	Residential led	+	-	-	+	0
LW2	Residential led	+	-	+	+	0

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
LW3	Residential led	+	-	+	+	++
LW4	Residential led	+	-	+	-	0
LW5	Residential led	+	-	+	+	++
LW7	Residential led	-	-	-	-	++
PP1	Residential led	+	-	+	-	0
REWW3	Residential led	+	+	+	+	++
RN1	Residential led	-	-	+	+	0
RN10	Residential led	+	+	+	-	0
RN11	Residential led	+	+	+	+	0
RN12	Non-residential	+	+	+	+	0
RN14	Residential led	+	+	+	-	0
RN16	Residential led	+	+	+	-	0
RN17	Residential led	+	+	-	-	0
RN18	Residential led	+	+	+	+	++
RN19	Residential led	+	+	+	-	0
RN2	Residential led (Mixed-use)	-	-	-	+	0
RN22	Residential led	+	+	+	+	++
RN23	Residential led	-	+	+	-	0
RN24	Residential led	+	+	+	+	++
RN25	Residential led	+	+	+	-	0
RN26	Residential led (Mixed-use)	-	-	-	-	0
RN27	Residential led	-	+	+	-	0
RN28	Residential led	+	+	+	+	0
RN29	Residential led	+	+	+	+	0
RN3	Residential led	+	+	+	+	++
RN30	Residential led	+	+	+	+	0
RN31	Residential led	-	+	-	+	0
RN32	Residential led	+	+	+	-	0
RN33	Non-residential	+	+	-	-	0
RN34	Residential led	+	+	+	+	0
RN4	Residential led (Mixed-use)	-	-	+	+	0
RN5	Residential led (Mixed-use)	+	-	+	-	0
RSE1	Non-residential	0	0	0	0	0
RSE11	Non-residential	+	+	+	+	0
RSE4	Residential led	+	-	-	-	++
RSE8	Residential led (Mixed-use)	-	+	-	-	0
RSE9	Residential led	+	+	-	+	0
RWB1	Residential led	+	+	+	+	0
RWB10	Non-residential	+	+	+	+	++
RWB11	Residential led	+	+	+	+	++
RWB12	Residential led	+	+	+	+	++
RWB14	Residential led	+	+	+	+	++
RWB15	Residential led	+	+	+	+	++
RWB17	Residential led	+	+	+	+	++
RWB18	Residential led	+	+	+	+	++

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
RWB19	Residential led (Mixed-use)	+	+	+	+	++
RWB2	Residential led	-	-	+	+	0
RWB20	Residential led	+	+	+	+	++
RWB21	Residential led	+	+	+	+	++
RWB23	Non-residential	+	+	+	+	++
RWB25	Residential led	+	+	+	+	++
RWB3	Residential led	+	+	+	+	0
RWB4	Residential led	+	+	+	+	0
RWB5	Non-residential	+	-	+	+	0
RWB6	Residential led	+	-	+	+	++
RWB8	Residential led (Mixed-use)	+	+	+	+	++
RWB9	Residential led (Mixed-use)	+	+	+	+	++
SMI1	Residential led	+	-	+	+	++
SMI2	Non-residential	+	+	+	+	++
SNF1	Residential led	+	-	+	+	0
SNF10	Residential led (Mixed-use)	+	+	+	+	++
SNF12	Residential led	+	+	+	+	0
SNF13	Residential led (Mixed-use)	+	+	+	+	++
SNF15	Residential led (Mixed-use)	+	+	+	+	++
SNF16	Residential led (Mixed-use)	+	+	+	+	++
SNF17	Residential led	+	+	+	+	++
SNF18	Residential led (Mixed-use)	+	+	+	+	++
SNF19	Non-residential	+	+	+	+	++
SNF2	Residential led (Mixed-use)	+	-	+	+	0
SNF20	Residential led	+	+	+	+	++
SNF21	Residential led (Mixed-use)	+	+	+	+	++
SNF22	Residential led (Mixed-use)	+	+	+	+	++
SNF23	Residential led (Mixed-use)	+	+	+	+	++
SNF24	Residential led (Mixed-use)	+	+	+	+	++
SNF25	Non-residential	+	+	+	+	++
SNF26	Non-residential	+	+	+	+	++
SNF27	Residential led	+	+	+	+	++
SNF28	Non-residential	+	+	+	+	++
SNF30	Residential led (Mixed-use)	+	+	+	+	++
SNF31	Residential led (Mixed-use)	+	+	+	+	++
SNF32	Residential led	+	+	+	+	++
SNF33	Non-residential	+	+	+	+	++
SNF34	Residential led (Mixed-use)	+	+	+	+	++
SNF35	Residential led (Mixed-use)	+	+	+	+	++
SNF36	Residential led (Mixed-use)	+	+	+	+	++
SNF37	Residential led (Mixed-use)	+	+	+	+	++
SNF38	Residential led	+	+	+	+	++
SNF39	Residential led	+	+	+	+	++
SNF41	Residential led (Mixed-use)	+	+	+	+	++
SNF43	Residential led	+	+	+	+	++

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
SNF44	Residential led	+	+	+	+	0
SNF5	Residential led	+	+	+	+	0
SNF6	Residential led	+	+	+	+	0
SNF8	Residential led (Mixed-use)	+	+	+	+	++
SNF9	Residential led (Mixed-use)	+	+	+	+	++
SR1	Residential led	-	+	-	-	0
SR10	Residential led	+	-	+	-	0
SR13	Residential led	+	+	+	-	0
SR14	Residential led	+	-	-	+	0
SR15	Residential led	+	+	+	-	0
SR16	Residential led	+	-	-	+	0
SR18	Residential led (Mixed-use)	+	-	-	+	0
SR2	Non-residential	-	-	-	-	0
SR21	Residential led	-	-	-	-	0
SR22	Residential led	+	-	+	-	0
SR24	Residential led	-	-	+	-	0
SR25	Residential led	+	+	+	+	0
SR27	Residential led	+	+	+	+	0
SR29	Non-residential	+	+	+	-	0
SR3	Residential led	+	+	-	-	0
SR30	Residential led (Mixed-use)	+	+	+	+	0
SR31	Residential led (Mixed-use)	+	+	+	-	0
SR32	Residential led (Mixed-use)	-	+	-	+	0
SR33	Non-residential	+	+	+	+	0
SR34	Residential led	+	+	-	+	0
SR35	Non-residential	+	+	+	+	0
SR36	Residential led (Mixed-use)	+	+	+	-	0
SR37	Residential led (Mixed-use)	+	+	-	-	0
SR38	Residential led (Mixed-use)	+	+	-	-	0
SR39	Residential led (Mixed-use)	+	+	-	+	0
SR4	Residential led	+	+	-	+	0
SR40	Residential led (Mixed-use)	+	+	-	-	0
SR41	Residential led (Mixed-use)	+	-	+	+	0
SR42	Residential led	-	-	+	-	0
SR43	Residential led	-	-	+	-	0
SR45	Non-residential	-	-	+	-	0
SR46	Residential led	-	-	-	-	0
SR47	Residential led	-	-	+	-	0
SR48	Residential led	-	-	+	-	0
SR49	Residential led	+	-	+	-	0
SR5	Residential led	+	+	+	-	0
SR50	Residential led	+	-	-	-	0
SR51	Residential led (Mixed-use)	+	-	+	+	0
SR52	Residential led (Mixed-use)	-	-	+	-	0
SR6	Residential led (Mixed-use)	-	-	-	-	0

Site ref.	Site use	Bus stop	Railway station	Pedestrian / cycle access	Local services	Public transport accessibility
SR7	Residential led	+	-	+	+	0
SR8	Residential led	+	-	+	-	0
SW1	Residential led	+	-	+	+	++
SW2	Residential led	+	-	+	+	++
SW3	Residential led	+	+	+	+	++
SW5	Residential led	+	+	+	+	++
SW6	Residential led	+	+	+	+	++
SW7	Residential led	+	+	+	+	++
SW8	Residential led	+	+	+	+	++
T1	Non-residential	+	-	+	+	0
T2	Residential led	+	-	+	+	++
T3	Residential led	+	+	+	+	++
W1	Residential led	+	+	+	+	++
W11	Non-residential	+	+	+	+	++
W12	Residential led	-	-	+	-	0
W13	Non-residential	+	-	+	+	++
W14	Non-residential	+	-	+	+	++
W3	Residential led	+	+	+	+	++
W4	Residential led	+	+	+	+	++
W7	Residential led	+	+	-	+	++
W8	Residential led	+	+	+	+	++

E.12 SA Objective 11: Education

E.12.1 Primary school

E.12.1.1 There are 76 state funded, non-selective primary schools distributed throughout Medway. The majority of proposed residential sites (206) are located within 800m of a primary school. The proposed development at these sites is likely to have a minor positive impact on pedestrian access to primary schools.

E.12.1.2 However, some areas are likely to have more restricted access due to their rural location and the obstruction of the River Medway. 79 residential sites are located over 800m from a primary school. The proposed development at these sites could potentially have a minor negative impact on pedestrian access to primary schools.

E.12.1.3 48 sites are proposed for non-residential use, and Sites AS23 and LW5 are residential-led but proposed for park homes and C2 use. These sites are therefore likely to require access to schools and a negligible impact has been recorded.

E.12.2 Secondary school

E.12.2.1 There are 14 state funded, non-selective secondary schools distributed throughout Medway. The majority of proposed residential sites (194) are located within 1.5km of a secondary school. The proposed development at these sites is likely to have a minor positive impact on sustainable access to secondary schools.

E.12.2.2 However, some areas are likely to have more restricted access due to their rural location and the obstruction of the River Medway. 91 sites are located over 1.5km from a secondary school. The All Saints ward is severely impacted, with all sites located 4km to 12km from a secondary school. The proposed development at these 91 sites is likely to have a minor negative impact on sustainable access to secondary schools.

E.12.2.3 48 sites are proposed for non-residential use, and Sites AS23 and LW5 are residential-led but proposed for park homes and C2 use. These sites are therefore likely to require access to schools and a negligible impact has been recorded.

E.12.3 Further education

E.12.3.1 There are six further educational facilities distributed throughout Medway. These include the four shared Universities at Medway Campus, MidKent College and University for the Creative Arts. Over half of proposed residential sites (173) are located within 3km of a further educational facility. The majority of these are located in the urban area of Medway. The proposed development at these sites is likely to have a minor positive impact on access to higher education facilities.

E.12.3.2 The remaining residential-led sites are located over 3km from a further education facility, and the proposed development at these sites is likely to have a negligible impact on access to further education in Medway.

Table E.12.1: Sites impact matrix for SA Objective 11 – Education

Site ref.	Site use	Primary school	Secondary school	Further education
AS1	Residential led	-	-	0
AS10	Residential led	-	-	0
AS11	Residential led (mixed-use)	-	-	0
AS14	Residential led	-	-	0
AS15	Residential led	-	-	0
AS16	Residential led (mixed-use)	-	-	0
AS17	Residential led	-	-	0
AS18	Residential led	-	-	0
AS2	Residential led	-	-	0
AS20	Residential led (mixed-use)	+	-	0
AS23	Residential led	0	0	0
AS25	Residential led	+	-	0
AS28	Residential led	+	-	0
AS29	Residential led	-	-	0
AS3	Residential led	-	-	0
AS5	Residential led (mixed-use)	-	-	0
AS6	Residential led (mixed-use)	-	-	0
AS7	Non-residential	0	0	0
AS8	Non-residential	0	0	0
AS9	Non-residential	0	0	0
CCB1	Residential led	+	+	+
CCB10	Residential led (mixed-use)	+	+	+
CCB11	Residential led	+	+	+
CCB12	Residential led (mixed-use)	+	+	+
CCB13	Residential led (mixed-use)	+	+	+
CCB15	Residential led (mixed-use)	+	+	+
CCB16	Residential led	+	+	+
CCB17	Residential led (mixed-use)	+	+	+
CCB18	Residential led	+	+	+
CCB19	Residential led (mixed-use)	+	+	+
CCB2	Residential led (mixed-use)	+	+	+
CCB20	Residential led (mixed-use)	+	+	+
CCB21	Residential led (mixed-use)	+	+	+
CCB22	Residential led	+	+	+
CCB23	Residential led (mixed-use)	+	+	+
CCB24	Residential led (mixed-use)	+	+	+
CCB25	Non-residential	0	0	0
CCB26	Residential led (mixed-use)	+	+	+
CCB27	Residential led (mixed-use)	+	+	+
CCB28	Residential led	+	+	+
CCB29	Residential led	+	+	+
CCB3	Residential led (mixed-use)	+	+	+
CCB30	Residential led (mixed-use)	+	+	+
CCB31	Residential led	+	+	+
CCB33	Residential led	+	+	+

Site ref.	Site use	Primary school	Secondary school	Further education
CCB34	Residential led (mixed-use)	+	+	+
CCB35	Non-residential	0	0	0
CCB36	Residential led (mixed-use)	+	+	+
CCB37	Residential led (mixed-use)	+	+	+
CCB38	Residential led	+	+	+
CCB39	Residential led	+	+	+
CCB4	Residential led	+	+	+
CCB40	Residential led	+	+	+
CCB41	Residential led	+	+	+
CCB43	Residential led	-	+	+
CCB44	Residential led	+	+	+
CCB46	Residential led	+	+	+
CCB48	Residential led	+	+	+
CCB49	Residential led	+	+	+
CCB5	Non-residential	0	0	0
CCB6	Residential led (mixed-use)	+	+	+
CCB7	Residential led (mixed-use)	+	+	+
CCB8	Residential led	+	+	+
CCB9	Residential led	+	+	+
CHR1	Residential led	-	-	0
CHR10	Residential led	+	-	0
CHR11	Residential led	+	-	0
CHR13	Non-residential	0	0	0
CHR14	Residential led (mixed-use)	-	-	0
CHR15	Non-residential	0	0	0
CHR16	Non-residential	0	0	0
CHR17	Non-residential	0	0	0
CHR18	Non-residential	0	0	0
CHR19	Non-residential	0	0	0
CHR2	Non-residential	0	0	0
CHR20	Residential led	-	-	+
CHR21	Non-residential	0	0	0
CHR3	Non-residential	0	0	0
CHR5	Non-residential	0	0	0
CHR6	Residential led	-	-	0
CHR7	Residential led	-	-	0
CHR8	Non-residential	0	0	0
FH1	Non-residential	0	0	0
FP1	Residential led	+	+	+
FP10	Residential led	+	+	+
FP11	Residential led (mixed-use)	+	+	+
FP12	Residential led	+	+	+
FP14	Residential led	+	+	+
FP16	Residential led (mixed-use)	+	+	+
FP17	Residential led	+	+	+
FP18	Residential led	+	+	+
FP19	Residential led	+	+	+

Site ref.	Site use	Primary school	Secondary school	Further education
FP2	Residential led	+	+	+
FP22	Residential led	+	+	+
FP23	Residential led	+	+	+
FP25	Residential led (mixed-use)	+	+	+
FP4	Residential led	+	+	+
FP5	Residential led	+	+	+
FP6	Residential led	+	+	+
FP7	Residential led	+	+	+
FP8	Residential led	+	+	+
FP9	Residential led	+	+	+
GN10	Residential led	+	-	+
GN11	Residential led	+	+	+
GN13	Residential led	-	-	+
GN14	Residential led	+	+	+
GN15	Residential led (mixed-use)	+	+	+
GN3	Residential led	+	+	+
GN4	Residential led	+	+	+
GN5	Residential led	+	+	+
GN6	Residential led (mixed-use)	+	-	+
GN8	Residential led	+	+	+
GS1	Residential led	+	+	+
GS10	Residential led (mixed-use)	+	+	+
GS11	Residential led	+	+	+
GS12	Residential led (mixed-use)	+	+	+
GS13	Residential led	+	+	+
GS14	Residential led (mixed-use)	+	+	+
GS18	Residential led (mixed-use)	+	+	+
GS19	Residential led	+	+	+
GS2	Residential led	+	+	+
GS20	Residential led	+	+	+
GS23	Residential led	+	+	+
GS24	Residential led	+	+	+
GS26	Residential led	+	+	+
GS27	Residential led (mixed-use)	+	+	+
GS29	Residential led	+	+	+
GS30	Residential led	+	+	+
GS32	Residential led	+	+	+
GS33	Residential led	+	+	+
GS34	Residential led	+	+	+
GS35	Residential led	+	+	+
GS37	Residential led (mixed-use)	+	+	+
GS4	Residential led	+	+	+
GS5	Residential led	+	+	+
GS6	Residential led	+	+	+
GS7	Residential led (mixed-use)	+	+	+
GS8	Residential led (mixed-use)	+	+	+
HHH1	Non-residential	0	0	0

Site ref.	Site use	Primary school	Secondary school	Further education
HHH11	Residential led	+	+	0
HHH14	Residential led	-	+	0
HHH15	Residential led	+	-	0
HHH16	Non-residential	0	0	0
HHH17	Residential led	-	+	0
HHH18	Residential led (mixed-use)	-	-	0
HHH19	Residential led (mixed-use)	-	-	0
HHH21	Non-residential	0	0	0
HHH23	Residential led (mixed-use)	+	-	0
HHH24	Residential led	-	-	0
HHH25	Residential led	-	-	0
HHH28	Residential led (mixed-use)	-	-	0
HHH29	Residential led (mixed-use)	-	-	0
HHH30	Residential led (mixed-use)	-	-	0
HHH32	Residential led	-	-	0
HHH33	Residential led	-	-	0
HHH37	Non-residential	0	0	0
HHH38	Non-residential	0	0	0
HHH39	Non-residential	0	0	0
HHH4	Residential led	+	+	0
HHH40	Residential led	-	-	0
HHH41	Residential led	+	+	0
HHH5	Residential led	+	-	0
HHH7	Residential led	-	+	0
HHH8	Residential led (mixed-use)	+	+	0
HHH9	Residential led	+	+	0
HW11	Residential led	-	-	0
HW3	Non-residential	0	0	0
HW5	Residential led (mixed-use)	+	-	0
HW6	Residential led	-	-	0
HW7	Non-residential	0	0	0
HW8	Residential led	+	-	0
L11	Residential led	+	+	+
L12	Residential led	+	+	+
L2	Residential led	+	+	+
L3	Residential led	+	+	+
L7	Residential led	+	+	+
L9	Residential led	+	+	+
LW10	Residential led	-	-	0
LW2	Residential led	+	+	0
LW3	Residential led	+	-	0
LW4	Residential led	-	-	0
LW5	Residential led	0	0	0
LW7	Residential led	-	-	0
PP1	Residential led	+	+	0
REWW3	Residential led	+	+	+
RN1	Residential led	-	-	+

Site ref.	Site use	Primary school	Secondary school	Further education
RN10	Residential led	-	-	0
RN11	Residential led	+	+	0
RN12	Non-residential	0	0	0
RN14	Residential led	-	-	0
RN16	Residential led	-	+	0
RN17	Residential led	-	+	0
RN18	Residential led	+	+	0
RN19	Residential led	-	-	0
RN2	Residential led (mixed-use)	-	-	+
RN22	Residential led	+	+	0
RN23	Residential led	+	+	0
RN24	Residential led	+	+	0
RN25	Residential led	+	+	0
RN26	Residential led (mixed-use)	-	-	0
RN27	Residential led	+	+	0
RN28	Residential led	+	+	0
RN29	Residential led	+	+	0
RN3	Residential led	+	+	0
RN30	Residential led	+	+	0
RN31	Residential led	+	+	0
RN32	Residential led	-	+	0
RN33	Non-residential	0	0	0
RN34	Residential led	-	-	+
RN4	Residential led (mixed-use)	-	-	+
RN5	Residential led (mixed-use)	-	-	0
RSE1	Non-residential	0	0	0
RSE11	Non-residential	0	0	0
RSE4	Residential led	-	-	0
RSE8	Residential led (mixed-use)	+	+	0
RSE9	Residential led	+	+	0
RWB1	Residential led	+	-	+
RWB10	Non-residential	0	0	0
RWB11	Residential led	+	+	+
RWB12	Residential led	+	+	+
RWB14	Residential led	+	+	+
RWB15	Residential led	+	+	+
RWB17	Residential led	+	+	+
RWB18	Residential led	+	+	+
RWB19	Residential led (mixed-use)	+	+	+
RWB2	Residential led	+	+	+
RWB20	Residential led	+	+	+
RWB21	Residential led	+	+	+
RWB23	Non-residential	0	0	0
RWB25	Residential led	+	-	+
RWB3	Residential led	+	+	+
RWB4	Residential led	+	+	+
RWB5	Non-residential	0	0	0

Site ref.	Site use	Primary school	Secondary school	Further education
RWB6	Residential led	+	+	+
RWB8	Residential led (mixed-use)	+	-	+
RWB9	Residential led (mixed-use)	+	-	+
SMI1	Residential led	+	+	+
SMI2	Non-residential	0	0	0
SNF1	Residential led	-	+	0
SNF10	Residential led (mixed-use)	+	+	+
SNF12	Residential led	+	+	0
SNF13	Residential led (mixed-use)	+	-	+
SNF15	Residential led (mixed-use)	+	+	+
SNF16	Residential led (mixed-use)	+	+	+
SNF17	Residential led	+	+	+
SNF18	Residential led (mixed-use)	+	-	+
SNF19	Non-residential	0	0	0
SNF2	Residential led (mixed-use)	-	+	0
SNF20	Residential led	+	+	+
SNF21	Residential led (mixed-use)	+	+	+
SNF22	Residential led (mixed-use)	+	+	+
SNF23	Residential led (mixed-use)	+	+	+
SNF24	Residential led (mixed-use)	+	+	+
SNF25	Non-residential	0	0	0
SNF26	Non-residential	0	0	0
SNF27	Residential led	+	+	+
SNF28	Non-residential	0	0	0
SNF30	Residential led (mixed-use)	+	+	+
SNF31	Residential led (mixed-use)	+	+	+
SNF32	Residential led	-	+	+
SNF33	Non-residential	0	0	0
SNF34	Residential led (mixed-use)	+	+	+
SNF35	Residential led (mixed-use)	+	+	+
SNF36	Residential led (mixed-use)	+	+	+
SNF37	Residential led (mixed-use)	+	+	+
SNF38	Residential led	+	+	+
SNF39	Residential led	+	+	+
SNF41	Residential led (mixed-use)	+	+	+
SNF43	Residential led	+	+	+
SNF44	Residential led	+	+	0
SNF5	Residential led	+	+	+
SNF6	Residential led	-	+	+
SNF8	Residential led (mixed-use)	+	-	+
SNF9	Residential led (mixed-use)	+	-	+
SR1	Residential led	-	-	0
SR10	Residential led	-	-	0
SR13	Residential led	+	+	0
SR14	Residential led	+	-	0
SR15	Residential led	-	+	0
SR16	Residential led	+	-	0

Site ref.	Site use	Primary school	Secondary school	Further education
SR18	Residential led (mixed-use)	+	-	0
SR2	Non-residential	0	0	0
SR21	Residential led	+	-	0
SR22	Residential led	+	-	0
SR24	Residential led	+	-	0
SR25	Residential led	+	+	+
SR27	Residential led	-	+	+
SR29	Non-residential	0	0	0
SR3	Residential led	-	-	0
SR30	Residential led (mixed-use)	-	+	+
SR31	Residential led (mixed-use)	-	+	+
SR32	Residential led (mixed-use)	+	+	+
SR33	Non-residential	0	0	0
SR34	Residential led	-	+	+
SR35	Non-residential	0	0	0
SR36	Residential led (mixed-use)	-	+	+
SR37	Residential led (mixed-use)	-	-	+
SR38	Residential led (mixed-use)	-	-	+
SR39	Residential led (mixed-use)	-	+	+
SR4	Residential led	-	-	0
SR40	Residential led (mixed-use)	-	+	+
SR41	Residential led (mixed-use)	+	-	0
SR42	Residential led	-	-	0
SR43	Residential led	-	-	0
SR45	Non-residential	0	0	0
SR46	Residential led	-	-	0
SR47	Residential led	-	-	+
SR48	Residential led	-	-	+
SR49	Residential led	+	-	0
SR5	Residential led	+	+	0
SR50	Residential led	+	+	0
SR51	Residential led (mixed-use)	+	-	0
SR52	Residential led (mixed-use)	-	-	0
SR6	Residential led (mixed-use)	-	-	0
SR7	Residential led	-	-	0
SR8	Residential led	-	-	0
SW1	Residential led	+	+	0
SW2	Residential led	+	+	0
SW3	Residential led	+	+	0
SW5	Residential led	+	+	0
SW6	Residential led	+	+	0
SW7	Residential led	+	+	+
SW8	Residential led	+	-	+
T1	Non-residential	0	0	0
T2	Residential led	+	-	0
T3	Residential led	+	+	0
W1	Residential led	+	+	+

Site ref.	Site use	Primary school	Secondary school	Further education
W11	Non-residential	0	0	0
W12	Residential led	-	+	0
W13	Non-residential	0	0	0
W14	Non-residential	0	0	0
W3	Residential led	+	+	+
W4	Residential led	+	+	+
W7	Residential led	+	+	+
W8	Residential led	+	+	+

E.13 SA Objective 12: Economy and employment

E.13.1 Access to major employment locations

E.13.1.1 37 major employment locations have currently been identified within Medway. These are distributed across Medway, although the north west currently lacks sustainable access to major employment locations. All of the proposed residential or mixed-use development sites (287) are within the sustainable target distance of 5km to a major employment location. The proposed development at these 287 sites would therefore be expected to provide sustainable access to employment opportunities, and therefore result in a minor positive impact.

E.13.1.2 The remaining sites are all allocated for non-residential uses and are likely to have a negligible impact on access to major employment locations.

E.13.2 Employment floorspace provision

E.13.2.1 Employment floorspace provision has been assessed with consideration of current land use and the proposed development at each site.

E.13.2.2 There are 47 sites proposed for non-residential uses. Of these, one site (RSE1) is proposed for a road spur and open space and as such would be likely to result in a negligible impact on employment floorspace provision. It is assumed that the remaining 46 non-residential sites have potential to provide employment-generating uses.

E.13.2.3 27 of these sites currently comprise (either wholly or the majority of the site) areas of vacant land, or land that is currently not being used for employment. The proposed development at these sites is therefore expected to result in a net gain in employment floorspace and are likely to result in a major positive impact in terms of increasing the provision of employment opportunities.

E.13.2.4 The remaining 20 sites proposed for non-residential use currently coincide with employment areas or existing businesses. An additional eight residential sites coincide with areas which could potentially comprise existing employment areas. It is uncertain whether proposed development at these sites will result in a net change in employment floorspace. Furthermore, 88 sites are proposed for mixed uses including residential, and it is uncertain whether the proposed development would result in a net change in employment floorspace as the proposed land uses are unknown.

E.13.2.5 52 sites proposed solely for residential use coincide with existing employment areas. Development at these sites could potentially result in a net loss of employment floorspace. The proposed development at 52 of these sites is less than 1ha and is expected to have a minor negative impact on loss of employment floorspace.

E.13.2.6 Additionally, Site CHR20 coincides with a heavily industrialised area adjacent to Temple Manor, and Site GN13 **coincides with multiple business including 'Adams Motor Repairs', 'Wheelwright' and 'Lakeside Timber'**. Site GN3 coincides with multiple businesses within

Pier Road Industrial Estate. The proposed development at these three sites could potentially result in a loss of over 1ha of employment floorspace, and result in a major negative impact for employment and the economy.

- E.13.2.7 The remaining 137 sites are proposed for residential use, and are located on existing greenfield land, brownfield land, or land currently allocated for residential use. The proposed development at these sites will be expected to have a negligible impact on employment floorspace.

Table E.13.1: Sites impact matrix for SA Objective 12 – Economy and employment

Site ref.	Site use	Employment floorspace provision	Access to major employment location
AS1	Residential led	0	+
AS10	Residential led	0	+
AS11	Residential led (mixed-use)	+/-	+
AS14	Residential led	0	+
AS15	Residential led	0	+
AS16	Residential led (mixed-use)	+/-	+
AS17	Residential led	0	+
AS18	Residential led	0	+
AS2	Residential led	0	+
AS20	Residential led (mixed-use)	+/-	+
AS23	Residential led	0	+
AS25	Residential led	0	+
AS28	Residential led	0	+
AS29	Residential led	0	+
AS3	Residential led	0	+
AS5	Residential led (mixed-use)	+/-	+
AS6	Residential led (mixed-use)	+/-	+
AS7	Non-residential	+/-	0
AS8	Non-residential	+/-	0
AS9	Non-residential	++	0
CCB1	Residential led	0	+
CCB10	Residential led (mixed-use)	+/-	+
CCB11	Residential led	-	+
CCB12	Residential led (mixed-use)	+/-	+
CCB13	Residential led (mixed-use)	+/-	+
CCB15	Residential led (mixed-use)	+/-	+
CCB16	Residential led	-	+
CCB17	Residential led (mixed-use)	+/-	+
CCB18	Residential led	0	+
CCB19	Residential led (mixed-use)	+/-	+
CCB2	Residential led (mixed-use)	+/-	+
CCB20	Residential led (mixed-use)	+/-	+
CCB21	Residential led (mixed-use)	+/-	+
CCB22	Residential led	0	+
CCB23	Residential led (mixed-use)	+/-	+
CCB24	Residential led (mixed-use)	+/-	+
CCB25	Non-residential	++	0
CCB26	Residential led (mixed-use)	+/-	+
CCB27	Residential led (mixed-use)	+/-	+
CCB28	Residential led	-	+
CCB29	Residential led	0	+
CCB3	Residential led (mixed-use)	+/-	+
CCB30	Residential led (mixed-use)	+/-	+
CCB31	Residential led	0	+
CCB33	Residential led	0	+

Site ref.	Site use	Employment floorspace provision	Access to major employment location
CCB34	Residential led (mixed-use)	+/-	+
CCB35	Non-residential	++	0
CCB36	Residential led (mixed-use)	+/-	+
CCB37	Residential led (mixed-use)	+/-	+
CCB38	Residential led	+/-	+
CCB39	Residential led	0	+
CCB4	Residential led	0	+
CCB40	Residential led	0	+
CCB41	Residential led	0	+
CCB43	Residential led	-	+
CCB44	Residential led	0	+
CCB46	Residential led	0	+
CCB48	Residential led	0	+
CCB49	Residential led	-	+
CCB5	Non-residential	+/-	0
CCB6	Residential led (mixed-use)	+/-	+
CCB7	Residential led (mixed-use)	+/-	+
CCB8	Residential led	-	+
CCB9	Residential led	-	+
CHR1	Residential led	-	+
CHR10	Residential led	0	+
CHR11	Residential led	-	+
CHR13	Non-residential	++	0
CHR14	Residential led (mixed-use)	+/-	+
CHR15	Non-residential	++	0
CHR16	Non-residential	+/-	0
CHR17	Non-residential	++	0
CHR18	Non-residential	+/-	0
CHR19	Non-residential	+/-	0
CHR2	Non-residential	++	0
CHR20	Residential led	--	+
CHR21	Non-residential	+/-	0
CHR3	Non-residential	++	0
CHR5	Non-residential	++	0
CHR6	Residential led	0	+
CHR7	Residential led	0	+
CHR8	Non-residential	+/-	0
FH1	Non-residential	++	0
FP1	Residential led	-	+
FP10	Residential led	-	+
FP11	Residential led (mixed-use)	+/-	+
FP12	Residential led	-	+
FP14	Residential led	-	+
FP16	Residential led (mixed-use)	+/-	+
FP17	Residential led	0	+
FP18	Residential led	-	+
FP19	Residential led	-	+

Site ref.	Site use	Employment floorspace provision	Access to major employment location
FP2	Residential led	0	+
FP22	Residential led	-	+
FP23	Residential led	-	+
FP25	Residential led (mixed-use)	+/-	+
FP4	Residential led	0	+
FP5	Residential led	-	+
FP6	Residential led	-	+
FP7	Residential led	-	+
FP8	Residential led	-	+
FP9	Residential led	-	+
GN10	Residential led	0	+
GN11	Residential led	0	+
GN13	Residential led	--	+
GN14	Residential led	-	+
GN15	Residential led (mixed-use)	+/-	+
GN3	Residential led	--	+
GN4	Residential led	0	+
GN5	Residential led	0	+
GN6	Residential led (mixed-use)	+/-	+
GN8	Residential led	0	+
GS1	Residential led	0	+
GS10	Residential led (mixed-use)	+/-	+
GS11	Residential led	-	+
GS12	Residential led (mixed-use)	+/-	+
GS13	Residential led	-	+
GS14	Residential led (mixed-use)	+/-	+
GS18	Residential led (mixed-use)	+/-	+
GS19	Residential led	0	+
GS2	Residential led	0	+
GS20	Residential led	0	+
GS23	Residential led	0	+
GS24	Residential led	-	+
GS26	Residential led	-	+
GS27	Residential led (mixed-use)	+/-	+
GS29	Residential led	-	+
GS30	Residential led	0	+
GS32	Residential led	0	+
GS33	Residential led	0	+
GS34	Residential led	0	+
GS35	Residential led	0	+
GS37	Residential led (mixed-use)	+/-	+
GS4	Residential led	-	+
GS5	Residential led	-	+
GS6	Residential led	-	+
GS7	Residential led (mixed-use)	+/-	+
GS8	Residential led (mixed-use)	+/-	+
HHH1	Non-residential	+/-	0

Site ref.	Site use	Employment floorspace provision	Access to major employment location
HHH11	Residential led	0	+
HHH14	Residential led	0	+
HHH15	Residential led	0	+
HHH16	Non-residential	+/-	0
HHH17	Residential led	-	+
HHH18	Residential led (mixed-use)	+/-	+
HHH19	Residential led (mixed-use)	+/-	+
HHH21	Non-residential	+/-	0
HHH23	Residential led (mixed-use)	+/-	+
HHH24	Residential led	0	+
HHH25	Residential led	0	+
HHH28	Residential led (mixed-use)	+/-	+
HHH29	Residential led (mixed-use)	+/-	+
HHH30	Residential led (mixed-use)	+/-	+
HHH32	Residential led	0	+
HHH33	Residential led	0	+
HHH37	Non-residential	++	0
HHH38	Non-residential	++	0
HHH39	Non-residential	++	0
HHH4	Residential led	0	+
HHH40	Residential led	0	+
HHH41	Residential led	-	+
HHH5	Residential led	0	+
HHH7	Residential led	-	+
HHH8	Residential led (mixed-use)	+/-	+
HHH9	Residential led	0	+
HW11	Residential led	0	+
HW3	Non-residential	++	0
HW5	Residential led (mixed-use)	+/-	+
HW6	Residential led	0	+
HW7	Non-residential	++	0
HW8	Residential led	0	+
L11	Residential led	0	+
L12	Residential led	-	+
L2	Residential led	0	+
L3	Residential led	0	+
L7	Residential led	-	+
L9	Residential led	-	+
LW10	Residential led	+/-	+
LW2	Residential led	0	+
LW3	Residential led	0	+
LW4	Residential led	0	+
LW5	Residential led	+/-	+
LW7	Residential led	0	+
PP1	Residential led	0	+
REWW3	Residential led	-	+
RN1	Residential led	0	+

Site ref.	Site use	Employment floorspace provision	Access to major employment location
RN10	Residential led	0	+
RN11	Residential led	0	+
RN12	Non-residential	++	0
RN14	Residential led	0	+
RN16	Residential led	0	+
RN17	Residential led	0	+
RN18	Residential led	-	+
RN19	Residential led	0	+
RN2	Residential led (mixed-use)	+/-	+
RN22	Residential led	0	+
RN23	Residential led	0	+
RN24	Residential led	-	+
RN25	Residential led	0	+
RN26	Residential led (mixed-use)	+/-	+
RN27	Residential led	0	+
RN28	Residential led	0	+
RN29	Residential led	-	+
RN3	Residential led	+/-	+
RN30	Residential led	0	+
RN31	Residential led	0	+
RN32	Residential led	0	+
RN33	Non-residential	++	0
RN34	Residential led	+/-	+
RN4	Residential led (mixed-use)	+/-	+
RN5	Residential led (mixed-use)	+/-	+
RSE1	Non-residential	0	0
RSE11	Non-residential	+/-	0
RSE4	Residential led	0	+
RSE8	Residential led (mixed-use)	+/-	+
RSE9	Residential led	0	+
RWB1	Residential led	0	+
RWB10	Non-residential	+/-	0
RWB11	Residential led	+/-	+
RWB12	Residential led	0	+
RWB14	Residential led	-	+
RWB15	Residential led	0	+
RWB17	Residential led	0	+
RWB18	Residential led	-	+
RWB19	Residential led (mixed-use)	+/-	+
RWB2	Residential led	-	+
RWB20	Residential led	0	+
RWB21	Residential led	-	+
RWB23	Non-residential	++	0
RWB25	Residential led	0	+
RWB3	Residential led	0	+
RWB4	Residential led	0	+
RWB5	Non-residential	++	0

Site ref.	Site use	Employment floorspace provision	Access to major employment location
RWB6	Residential led	0	+
RWB8	Residential led (mixed-use)	+/-	+
RWB9	Residential led (mixed-use)	+/-	+
SMI1	Residential led	0	+
SMI2	Non-residential	++	0
SNF1	Residential led	0	+
SNF10	Residential led (mixed-use)	+/-	+
SNF12	Residential led	0	+
SNF13	Residential led (mixed-use)	+/-	+
SNF15	Residential led (mixed-use)	+/-	+
SNF16	Residential led (mixed-use)	+/-	+
SNF17	Residential led	0	+
SNF18	Residential led (mixed-use)	+/-	+
SNF19	Non-residential	+/-	0
SNF2	Residential led (mixed-use)	+/-	+
SNF20	Residential led	-	+
SNF21	Residential led (mixed-use)	+/-	+
SNF22	Residential led (mixed-use)	+/-	+
SNF23	Residential led (mixed-use)	+/-	+
SNF24	Residential led (mixed-use)	+/-	+
SNF25	Non-residential	+/-	0
SNF26	Non-residential	++	0
SNF27	Residential led	0	+
SNF28	Non-residential	+/-	0
SNF30	Residential led (mixed-use)	+/-	+
SNF31	Residential led (mixed-use)	+/-	+
SNF32	Residential led	0	+
SNF33	Non-residential	+/-	0
SNF34	Residential led (mixed-use)	+/-	+
SNF35	Residential led (mixed-use)	+/-	+
SNF36	Residential led (mixed-use)	+/-	+
SNF37	Residential led (mixed-use)	+/-	+
SNF38	Residential led	0	+
SNF39	Residential led	0	+
SNF41	Residential led (mixed-use)	+/-	+
SNF43	Residential led	0	+
SNF44	Residential led	-	+
SNF5	Residential led	0	+
SNF6	Residential led	0	+
SNF8	Residential led (mixed-use)	+/-	+
SNF9	Residential led (mixed-use)	+/-	+
SR1	Residential led	-	+
SR10	Residential led	0	+
SR13	Residential led	0	+
SR14	Residential led	0	+
SR15	Residential led	0	+
SR16	Residential led	0	+

Site ref.	Site use	Employment floorspace provision	Access to major employment location
SR18	Residential led (mixed-use)	+/-	+
SR2	Non-residential	++	0
SR21	Residential led	0	+
SR22	Residential led	0	+
SR24	Residential led	0	+
SR25	Residential led	+/-	+
SR27	Residential led	0	+
SR29	Non-residential	++	0
SR3	Residential led	0	+
SR30	Residential led (mixed-use)	+/-	+
SR31	Residential led (mixed-use)	+/-	+
SR32	Residential led (mixed-use)	+/-	+
SR33	Non-residential	+/-	0
SR34	Residential led	-	+
SR35	Non-residential	+/-	0
SR36	Residential led (mixed-use)	+/-	+
SR37	Residential led (mixed-use)	+/-	+
SR38	Residential led (mixed-use)	+/-	+
SR39	Residential led (mixed-use)	+/-	+
SR4	Residential led	0	+
SR40	Residential led (mixed-use)	+/-	+
SR41	Residential led (mixed-use)	+/-	+
SR42	Residential led	0	+
SR43	Residential led	0	+
SR45	Non-residential	++	0
SR46	Residential led	0	+
SR47	Residential led	0	+
SR48	Residential led	0	+
SR49	Residential led	+/-	+
SR5	Residential led	0	+
SR50	Residential led	0	+
SR51	Residential led (mixed-use)	+/-	+
SR52	Residential led (mixed-use)	+/-	+
SR6	Residential led (mixed-use)	+/-	+
SR7	Residential led	0	+
SR8	Residential led	0	+
SW1	Residential led	0	+
SW2	Residential led	0	+
SW3	Residential led	0	+
SW5	Residential led	0	+
SW6	Residential led	-	+
SW7	Residential led	0	+
SW8	Residential led	0	+
T1	Non-residential	++	0
T2	Residential led	0	+
T3	Residential led	0	+
W1	Residential led	0	+

Site ref.	Site use	Employment floorspace provision	Access to major employment location
W11	Non-residential	++	0
W12	Residential led	-	+
W13	Non-residential	+/-	0
W14	Non-residential	++	0
W3	Residential led	0	+
W4	Residential led	-	+
W7	Residential led	+/-	+
W8	Residential led	0	+

Appendix F: Policy assessments

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F.1 Overview

F.1.1 Introduction

- F.1.1.1 This appendix provides an assessment of two draft statements (the Vision for Medway in 2041; and the Spatial Development Strategy) and 89 draft policies prepared by Medway Council for the Regulation 18 version of the Medway Local Plan 2041.
- F.1.1.2 These statements and policies will be refined and updated by the Council at the Regulation 19 stage, drawing on recommendations from the SA and other evidence base information, as well as responses received to the Regulation 18 consultation.
- F.1.1.3 Each draft statement and policy appraised in this report has been assessed for its likely impacts on each SA Objective of the SA Framework (see Appendix A), in accordance with the methodology as set out in Chapter 2 of the Regulation 18 SA Report.
- F.1.1.4 For ease of reference the scoring system is summarised in Table F.1.1 below.

Table F.1.1: Presenting likely impacts

Likely Impact	Description	Impact Symbol
Major Positive Impact	The proposed policy contributes to the achievement of the SA Objective to a significant extent.	++
Minor Positive Impact	The proposed policy contributes to the achievement of the SA Objective to some extent.	+
Negligible/ Neutral Impact	The proposed policy has no effect or a negligible effect on the achievement of the SA Objective.	0
Uncertain Impact	The proposed policy has an uncertain relationship with the SA Objective or insufficient information is available for an appraisal to be made.	+/-
Minor Negative Impact	The proposed policy prevents the achievement of the SA Objective to some extent.	-
Major Negative Impact	The proposed policy prevents the achievement of the SA Objective to a significant extent.	--

- F.1.1.5 Each appraisal in the following sections of this report includes an SA impact matrix that provides an indication of the nature and magnitude of effects. Assessment narratives follow the impact matrices for each policy, within which the findings of the appraisal and the rationale for the recorded impacts are described.
- F.1.1.6 The sustainability performance of each policy is assessed in isolation from other policies in the Regulation 18 Draft Local Plan. Where negative effects are identified, there is the potential for other policies to mitigate these impacts. At the next stage of the SA process, the Regulation 19 SA report will identify the residual impacts of the Local Plan as a whole including consideration of the overall mitigating effects of the Plan policies.
- ### F.1.2 Overview of policy assessments
- F.1.2.1 The impact matrices for all policy assessments are presented in Table F.1.2 below. These impacts should be read in conjunction with the assessment text narratives which follow in the subsequent sections of this appendix.

F.1.2.2 Within these policy assessments, where relevant, some recommendations for enhancement or improvement of the draft policies have been suggested. These recommendations, alongside more general recommendations for the plan making process, are presented in Chapter 9 of the main Regulation 18 SA Report.

Table F.1.2: Summary of policy assessments

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
Vision	++	++	+	+	+	+	++	++	++	++	++	++
SDS	+	+/-	+/-	+	+/-	+	++	+	+/-	+/-	+	++
S1	++	++	+	0	+	+	0	+	0	+	0	+
S2	+	+	++	+	+	+	0	0	0	0	0	0
S3	+	+	+/-	+	0	+	-	0	0	0	0	-
S4	+	+	+	++	0	+	0	+	+	0	0	0
S5	+	+	+	+	+	+	0	+	+	+	0	0
S6	+	+	+	++	0	+	0	+	+	0	0	0
DM1	+	++	+	+	+	+	0	+	0	0	0	+
DM2	0	0	+	0	+	+	+	+	0	0	0	0
DM3	0	0	+	0	+	0	0	+	0	0	0	0
DM4	0	0	0	0	+	0	0	+	0	0	0	0
S7	+	+	+	+	0	+	-	+	0	0	0	-
T1	+	+	+	++	0	+	+	+	+	+	+	+
DM5	+	0	+	+	+	0	0	+	0	0	0	0
DM6	+	0	0	+	+	+	+	+	0	+	+	+
DM7	0	0	0	+	0	0	0	0	+	0	0	0
DM8	0	0	0	+	0	0	0	0	0	0	0	0
S8	0	0	0	+	0	0	0	+	++	0	0	0
DM9	0	0	0	+	0	0	0	0	+	0	0	0
S9	+	0	0	+	0	0	0	0	++	+	0	+
DM10	0	0	0	+	0	0	0	0	+	0	0	0
DM11	0	0	0	0	0	0	0	0	+	0	0	0
T2	+	0	0	0	0	0	+	+	0	0	0	+
T3	+	0	0	0	0	0	+	+	0	0	0	0
T4	0	0	0	0	0	0	+	+	0	+	0	0
T5	+	0	0	0	0	0	+	0	0	+	+	0
T6	0	0	0	+	0	0	+	0	0	0	0	0
T7	0	0	+	0	0	0	+	0	0	0	0	0
T8	0	0	0	0	0	0	+	0	0	0	0	0
T9	0	0	0	+	0	0	+	0	0	0	0	0
T10	0	+	+/-	-	+/-	+	+	+	+/-	+	+	0
T11	0	0	0	+	0	0	+	0	0	+	0	0

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S10	+/-	+/-	+/-	+/-	-	+/-	0	+/-	+/-	+/-	0	++
S11	0	0	0	0	0	0	0	0	0	0	0	+
S12	+/-	+/-	+/-	+/-	-	+/-	0	+/-	+/-	+/-	0	++
S13	0	0	0	0	0	0	0	0	0	0	0	++
T12	+	0	0	0	+	0	0	+	0	+	++	+
T13	0	+	+	+	0	0	0	+	+	+/-	0	+
S14	0	0	0	+	0	0	0	+	+	+	0	+
T14	0	0	0	0	0	0	0	0	0	+	0	+
S15	+	+	+	+	+	+	0	+	+/-	+	0	++
S16	+	+	+/-	+	+	+	0	+	+/-	+	0	++
T15	+	+	+/-	+	+	+	0	+	+/-	+	0	+
T16	0	0	0	0	0	0	0	0	0	0	0	+
T17	+	0	0	0	0	0	0	+	0	+	0	+
S17	+	0	0	0	0	+	+	+	+/-	+	0	++
S18	+	0	0	0	0	0	0	+	0	0	0	+
S19	0	0	0	+	+	0	0	+	0	+	0	+
S20	+	+/-	+/-	+	+	+	++	++	+/-	+	0	++
S21	0	0	0	0	+	0	0	+	0	+	0	+
S22	+	0	0	0	+	0	0	+	0	+	0	+
S23	0	0	0	0	0	0	0	0	0	0	0	+
DM12	+	0	0	+	+	0	0	+	0	+	0	+
T18	+	0	0	0	+	0	0	+	0	+	0	+
T19	0	0	0	+	0	0	0	0	0	0	0	+
DM13	+/-	0	0	0	+/-	0	0	+	0	+/-	0	+
DM14	+/-	0	0	+	+/-	+	0	+	+	+	0	+
DM15	+	0	0	0	+	0	0	+	0	+	0	0
T20	+	0	+/-	+	+	0	0	+	+/-	+	0	0
DM16	+	0	+/-	+/-	+	0	0	+	0	+	0	+
DM17	+	0	0	0	+	0	0	0	0	++	0	+
T21	0	0	0	0	0	+	0	0	+/-	+	0	++
T22	0	0	0	0	0	0	0	0	+/-	0	0	+
T23	0	0	0	0	0	0	0	0	0	+	+	+
T24	+/-	0	0	0	+/-	0	0	0	0	+/-	0	+
T25	+	0	0	+	+	0	0	+	0	+	0	0
T26	+	0	0	0	+	0	0	+	0	+	+	0
DM18	+	0	0	0	+	0	0	+	0	++	+	+
DM19	+	0	0	+	0	+	0	0	0	+	0	+
DM20	+	0	0	+/-	+	0	0	+	0	+	+	+
T27	+	0	0	0	0	0	0	++	0	+	0	0

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12
Policy ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T28	+	+	+	+	0	0	0	++	0	0	0	0
DM21	+	+	+	+	+	0	0	++	0	+	0	0
T29	+	0	0	0	0	0	0	+	+	+	0	0
S24	+	+	0	++	+	0	0	++	0	++	++	+
DM22	+	0	0	0	+	0	0	0	0	+	+	++
T30	0	0	0	0	0	++	+/-	0	0	0	0	+
T31	0	0	0	0	0	+	+/-	0	0	0	0	+
T32	+	0	-	+	+	+	0	-	+/-	+	0	+
T33	+	0	-	-	-	++	0	-	+/-	+	0	+
DM23	+	0	0	0	++	+	0	0	0	0	0	0
T34	0	0	0	0	+	0	0	0	0	0	0	0
T35	+/-	-	-	-	++	-	0	-	-	-	0	0
T36	0	0	0	0	+	+/-	0	0	0	0	0	0
T37	+	+/-	+/-	+/-	+	+/-	0	+/-	+/-	+/-	0	0
T38	+/-	+/-	+/-	0	+	+/-	0	+/-	+/-	+/-	0	0
T39	+/-	0	0	+	+	+	0	0	+	+/-	0	0
T40	0	0	0	0	+	0	0	0	0	0	0	0
S25	++	--	--	-	+/-	-	0	+/-	-	-	+	++
T41	+	0	0	0	0	0	0	+	0	0	0	0

F.2 Vision and development strategy

F.2.1 Vision for Medway in 2041

Vision for Medway in 2041

The Plan's vision is to strengthen Medway's position in the economy and culture of the region, connected to its surrounding coast and countryside, and its rich heritage; with a thriving economy, where residents enjoy a good quality of life and there is a clear strategy for addressing climate change and strengthening natural assets. **Growth has been shaped by understanding the area's important historic environment, respecting** identity and strengthening distinctiveness.

By 2041, Medway will have achieved a significant reduction in carbon emissions (well on its pathway to net zero by 2050) aided by developments which have adopted high sustainable buildings standards (not just in construction but re-use and refurbishment too) and are achieving ambitious net zero carbon targets.

Alongside this, adaptation is an essential component of all development and Medway is well prepared for its long-term future adaptation needs. Medway is delivering against a strong local energy plan and communities are harnessing the results of their direct involvement in decision making on community owned, local energy infrastructure.

Medway has conserved and enhanced its intrinsic cultural and natural heritage and landscapes alongside high **quality development to strengthen the area's distinctive character. Medway has achieved sustainable growth,** development that has responded positively to tackling climate change, providing for healthier and more sustainable choices of homes, transport and workplaces, and reducing and mitigating the risks of flooding, overheating, drought and soil erosion. Natural assets will play an important role in carbon sequestration and adaptation and bring associated benefits of enhanced biodiversity, good air quality and improved public health. The countryside, coast and the urban open spaces are valued and benefit as joined up environmental assets in a resilient green and blue infrastructure network across land and water. Important wildlife and heritage assets are protected and enhanced, contributing to the Local Nature Recovery Strategy.

Medway is defined by its river and estuaries. The urban waterfront is animated and accessible. Continuous riverside paths provide attractive and healthy connections, a draw for visitors and residents. The rural character of the Medway Valley and the Medway and Thames estuaries are valued landscapes and habitats are in good condition. There are new opportunities for river transport. All sectors and ages of the community **can find decent places to live. The quality of new development has enhanced Medway's profile,** and driven up environmental standards in construction. Property owners have felt sufficiently supported to retrofit older properties to make them more energy efficient and less vulnerable to the impacts of climate change such as overheating. Custom and self-build housing has provided new living opportunities for residents. Investment in new services and infrastructure, such as transport, schools, healthcare and open spaces, has supported housebuilding to provide a good quality of life for residents, including the retrofitting of accessible greenspaces to existing settlements.

Improved travel choices and infrastructure have reduced the use of the car across Medway, with people benefitting from better provision for pedestrians and cyclists, and a greater public transport offer. This has transformed how people move through the central urban areas, improved air quality and strengthened the connections with wider neighbourhoods and villages.

Vision for Medway in 2041

Medway is a healthy place in which to live and work. People can move around more easily, with good walking and cycling links and clean air. All sectors of the community can enjoy the outdoors, with spaces designed for play, leisure, access and rest. People have a choice of affordable and healthy food and can grow their own. Public spaces are inclusive, designed with care and imagination for all to share. People can meet most of their daily needs in their local area, such as schools, grocery shopping and places to socialise and exercise, reducing the need to travel, and benefitting from the co-location of services. Medway has responded to the needs of its growing and changing communities, as an inclusive and caring place, where people feel safe and are supported in their health and well-being. Communities are connected, and there is a good range of facilities and services to facilitate interaction and social activities, supporting a vibrant and diverse voluntary sector. There is clear progress in tackling inequalities and improving health and well-being. The ambitions of Child First Medway are being delivered and children and young people have benefitted from better starts in their lives.

Our high streets and centres have developed new uses and attractions in response to changes in retail, leisure and work patterns. Heritage and culture are celebrated and contribute to the quality of new development and community wellbeing, raising pride in Medway and enriching the lives of residents and visitors. Development **has sustained and enhanced Medway's historic environment and improved access to heritage and cultural opportunities.** Medway benefits from a network of centres that reflect the distinct character of its different towns, neighbourhoods and villages, and which serve local communities and visitors. Our public spaces embrace culture and are animated and welcoming to all.

Medway is a leading economic player in the region, supporting the growth of its business base and attracting new investment. It has capitalised on its cluster of higher and further education providers to raise skills levels across the workforce. Graduates and the wider workforce can develop their future careers in quality jobs in Medway. There is a broad portfolio of employment sites. Derelict sites at Grain and Kingsnorth on the Hoo Peninsula have been transformed into thriving economic hubs. Medway is known for its innovation and creativity, with businesses adapted to changes in the economy and the environment, and leading in green growth and technology, benefitting from excellent digital connectivity. High Streets are sought after locations for a range of businesses, providing space for start-ups and **co-working facilities that reduce people's need to commute.** Heritage and culture contribute to the distinct and attractive offer for businesses, community enterprises and voluntary organisations. **Medway's farmland produces quality food and drink and is contributing to the management of natural resources. The contribution of Medway's rich environmental heritage and the economic benefit to the area is valued through eco-tourism.**

Medway's economic mineral resources may be worked to meet needs and will be safeguarded from unnecessary sterilisation and for use by future generations. Wharves and rail depots continue to be utilised for the importation and distribution of minerals and will be safeguarded for this purpose. A positive legacy will be left by mineral supply development in Medway.

Waste is managed as far up the Waste Hierarchy as possible to achieve a more circular economy. A significant reduction in emissions from waste (including water) is achieved through provision of infrastructure and services which support people to reduce waste and reuse more. The circular economy is embedded into business models and applied to developments.

	1	2	3	4	5	6	7	8	9	10	11	12
Statement	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
Vision	++	++	+	+	+	+	++	++	++	++	++	++

- F.2.1.1 The vision for the Medway area up to 2041 sets out a wide range of sustainability topics, with a focus on sustainable development and the enhancement of quality of life for current and future residents within the Medway area.
- F.2.1.2 The vision supports the creation of a leading economic and cultural city in the region where people can meet many of their daily needs in their local area, such as education, grocery shopping and places for community interaction. The Council will aim to ensure that Medway is *"well on its pathway to net zero by 2050"*, where various strategies and plans to mitigate the effects of climate change are being actively pursued, including opportunities for carbon sequestration. Residents will be able to benefit from the *"better provision for pedestrians and cyclists and a greater public transport on offer"*, reducing their need for private car use and associated greenhouse gas (GHG) emissions. The vision is likely to have a major positive impact on climate change mitigation (SA Objective 1).
- F.2.1.3 The vision aims to reduce the *"risks of flooding, overheating, drought and soil erosion"* through ensuring there are *"joined up environmental assets in a resilient green and blue infrastructure network"*, which could potentially help to reduce water runoff, flood risk and generate a cooling effect. The vision recognises the importance of planning for the longer term; therefore, a major positive impact on climate change adaptation is identified (SA Objective 2).
- F.2.1.4 The vision seeks to protect the important biodiversity features across Medway, including the coastal designations, and support nature recovery. Green and blue infrastructure improvements will contribute towards enhanced and better-connected ecological networks throughout the Plan area and the policy outlines that **Medway's wildlife will be protected** and enhanced. A minor positive impact on biodiversity is identified (SA Objective 3). Recommendation: Stronger reference to delivering measurable net gains for biodiversity and the conservation, enhancement and monitoring of sensitive habitats and species alongside planned growth would reinforce the vision.
- F.2.1.5 The policy seeks to ensure that the valued landscapes of Medway Valley and the Medway and Thames Estuaries are in good condition, and that by 2041 the Plan area has *"conserved and enhanced its intrinsic cultural and natural heritage landscapes alongside high quality development to strengthen the area's distinctive character"*. The Local Plan will deliver housing and employment sites to meet identified needs and such developments have the potential to have impacts on landscape character and visual amenity. By seeking to protect valued landscapes and strengthen character alongside delivering growth, the **policy may enhance the sense of place and have a minor positive impact on Medway's landscapes and townscapes** (SA Objective 4).

- F.2.1.6 The vision supports the improvement of air quality and would seek to minimise waste by promoting a circular economy, supported by appropriate infrastructure, which potentially leads to a minor positive impact on pollution and waste (SA Objective 5). Recommendation: The vision could be enhanced through incorporating reference to protecting and enhancing water quality.
- F.2.1.7 The vision also seeks to ensure that, by the end of the Plan period, there is good natural resources management and mineral resources are safeguarded for future generations. The vision has the potential to have a minor positive impact on natural resources (SA Objective 6). Recommendation: The vision could be enhanced by setting out a clear preference for brownfield development, seeking to make the best use of available land and redevelop urban centres.
- F.2.1.8 By the end of the Plan period, the vision aims to ensure that the provision of new homes throughout Medway, provides choice for residents and meet the required needs of different sectors of the community. Additionally, the policy highlights that custom and self-build housing has the potential to provide new opportunities for residents. A major positive impact on housing is therefore expected (SA Objective 7).
- F.2.1.9 The vision aims for a well-connected city, where active and sustainable travel between the town centres is encouraged and residents have ready access to outdoor spaces to meet a variety of recreational needs. People will have access to a range of healthy food and encouraged to grow their own food. The vision supports the creation of vibrant town centres and public spaces, which are inclusive and provide opportunities for community interaction and enhance a sense of civic pride. The vision seeks to have a major positive impact on human health (SA Objective 8).
- F.2.1.10 The vision seeks to protect and enhance cultural heritage assets, and improve understanding and appreciation of **Medway's** heritage. **The focus on "respecting identity and strengthening distinctiveness"** could lead to a major positive impact on the historic environment (SA Objective 9).
- F.2.1.11 The vision sets out enhanced sustainable travel connections between the towns and to the waterfront areas, facilitating active travel and reducing reliance on private vehicles and improving permeability of the public realm. There is the potential for improved public transport connections across Medway, as well as **"new opportunities for river transport"**. The vision recognises the importance of reducing the need to travel through careful planning and co-location of homes and services. Overall, these aspirations would be likely to lead to a major positive impact on transport and accessibility (SA Objective 10).
- F.2.1.12 The vision outlines that through investment in the area, Medway will have **"capitalised on its cluster of higher and further education providers to raise skills levels across the workforce ... and ... can develop their future careers in quality jobs"**. The vision also outlines the importance of investment in schools in securing a good quality of life for Medway residents. A major positive on access to and investment in education and the creation of a skilled workforce could be expected (SA Objective 11).

- F.2.1.13 It is envisioned that by 2041, **Medway will be a “leading economic player in the region”** able to support the delivery of high quality, high skilled jobs for its residents. The vision for the area is to support a broad portfolio of business types, including the redevelopment of industrial sites on the Hoo Peninsula to expand the high technology employment sector. The regeneration of high streets would attract a variety of business types, including start-ups. These measures may also attract new inward investment. Therefore, a major positive impact on the local economy would be expected (SA Objective 12).

F.2.2 Spatial development strategy

Spatial Development Strategy

The Council will support the implementation of a spatial strategy to deliver sustainable development in Medway up to 2041. Subject to the outcomes of this Regulation 18 consultation and further evidence base work that will inform the proposed strategy in the Regulation 19 Pre-Submission Draft Plan, the Council seeks **to make provision for Medway’s development needs**. Development is supported where it demonstrates that it contributes to the conservation and enhancement of the natural and built environment, and **the Council’s** ambitions for sustainable growth, set out in the strategic objectives in the plan.

The spatial development strategy supports the Council’s commitment to achieve a net zero carbon Medway and to tackle the negative impacts of climate change through adaptation. These include reducing reliance on cars, reducing the need to travel and providing for sustainable travel choices, and strengthening blue and green infrastructure networks across Medway.

Medway has a high proportion of land designated of national or international importance for wildlife and landscape. These areas have the highest degree of protection from development, and the policies in this plan require their conservation and enhancement. A wider network of green and blue infrastructure across Medway seeks to connect countryside, parks and open spaces, and water bodies, to provide resilience for nature, secure landscape character, support health and wellbeing, and protect environmental resources. This green network informs the spatial strategy, separating urban Medway from the Hoo Peninsula and Kent Downs and providing strategic green corridors in the urban and suburban areas. The Council will seek opportunities for development to address areas of poor environmental amenity, delivering biodiversity net gain, improving air quality, and contributing to more attractive places, that are accessible to our communities to enjoy.

The development strategy for Medway prioritises regeneration, making the best use of previously developed **land and directing investment to urban waterfront and centre opportunity areas. This promotes Medway’s** ambitions to lift pride in the area, delivering quality development that respects our heritage, supports health and well-being and a resilient and attractive environment. The urban waterfront regeneration programme from Strood to north Gillingham will link to renewed centres and places. Development will be required to support improvements to active travel and green infrastructure, such as cycle paths, increasing canopy cover and sustainable urban drainage to deliver on the aims for **Medway’s communities and environment**.

Chatham is an important focus for much of the urban regeneration, with development proposed in the centre of Chatham; and on waterfront sites; and in adjacent areas to the centre, such as Chatham Intra and the station gateway. The strategy is informed by the Chatham Design Code and the Chatham Intra Heritage Action Zone development framework to provide for new homes, workspaces, retail, leisure and community facilities. Chatham will provide the primary centre function for Medway, benefitting from its sustainable transport links and additional investment in cultural and community infrastructure.

Spatial Development Strategy

Strood also provides for significant new opportunities for redevelopment alongside the riverside and central areas. The completion of Rochester Riverside forms an important component of the wider waterfront regeneration programme. Redevelopment to the north of Gillingham will consolidate the links between **Mary's Island and Gillingham town centre, and support the further development of the learning cluster of Universities and Colleges**, and strengthen the town centre. There are opportunities for further mixed use urban neighbourhoods with the potential for redevelopment at Medway City Estate.

The spatial strategy provides for a range of development needs. Growth in different parts of the urban, suburban and rural areas will reflect their distinctive character and identity, the potential for a mix of development and the need for upgrades in infrastructure and services.

Outside of the urban regeneration areas, the Council will support the expansion of identified suburban neighbourhoods and villages, where the principles of sustainable development can be met, and where unacceptable impacts on infrastructure and the environment can be avoided. Large scale growth in these areas will require strategic masterplans to manage and phase the delivery of housing, employment, transport and wider infrastructure, and environmental measures. On such greenfield sites, the Council will require a high standard of design quality and environmental sustainability to contribute to net zero carbon aims, reducing the need to travel and achieving a modal shift from car based travel. Development will respond positively to the environmental context and realise opportunities to boost biodiversity and resilience.

The function and extent of the metropolitan Green Belt in Medway will be retained, and the Council will ensure that substantial weight is given to the potential for any harm when considering development proposals in the Green Belt.

Development will be required to demonstrate sensitivity to the rich and diverse built and natural heritage of Medway, to provide for quality growth and strengthen the distinctiveness and functions of local towns, neighbourhoods and villages.

The strategy provides for sustained economic growth, through providing a mixed portfolio of employment sites, supporting business growth and capitalising upon a skilled workforce, benefitting from the local Universities and Colleges. This portfolio includes strategic development sites on the Hoo Peninsula that have unique opportunities to support new and developing sectors, as the economy develops responses to environmental and industrial policies. The Innovation Park Medway provides for technology and other high value industries. Further employment sites will contribute to meeting the needs of businesses in Medway.

The strategy provides for the coordination of infrastructure delivery to support wider growth. Land is safeguarded for the delivery of a passenger rail service connecting the Hoo Peninsula to the North Kent services, and a sustainable travel link connecting Chatham Docks with Gillingham town centre. Development **will be required to mitigate the impacts of its growth in line with the council's policy on infrastructure contributions.**

	1	2	3	4	5	6	7	8	9	10	11	12
Statement	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
SDS	+	+/-	+/-	+	+/-	+	++	+	+/-	+/-	+	++

- F.2.2.1 The Spatial Development Strategy for the Medway Local Plan up to 2041 focuses on promoting sustainable development, including improvements to infrastructure, housing availability and quality, and employment, while seeking environmental protection and enhancement and supporting the health and wellbeing of residents.
- F.2.2.2 The spatial strategy prioritises urban regeneration, with Chatham as the main focus. Sites would be allocated in the centre of Chatham, on waterfront sites and in adjacent areas, such as Chatham Intra and the station gateway. Strood and Gillingham also offer opportunities for regeneration, as well as potential at Medway City Estate for redevelopment of **"mixed use urban neighbourhoods"**. Development in suburban locations **and villages is supported "where the principles of sustainable development can be met, and where unacceptable impacts on infrastructure and the environment can be avoided"**. The strategy sets out the intention to meet the locally identified need for housing and would be anticipated to have a major positive impact on housing delivery (SA Objective 7).
- F.2.2.3 The spatial strategy supports sustained economic growth within Medway with a strong focus on urban regeneration. Additional employment sites are proposed on the Hoo Peninsula, which seek to support new and developing sectors. Employment in technology and other high value industries will be delivered at the Innovation Park Medway. These measures seek to enhance the delivery of a greater range of employment opportunities, particularly in higher value employment sectors and may lead to higher skill levels in the local workforce. The strategy has the potential to have a major positive impact on employment (SA Objective 12).
- F.2.2.4 The spatial strategy seeks to address climate change mitigation by supporting the regeneration of urban areas where there is a greater likelihood that daily journeys to satisfy employment and retail needs could be met through sustainable or active transport, such as walking, cycling or using public transport and the potential for reduced use of private vehicles, a key contributor to GHG emissions in the Medway area. The strategy **aims to support the Council's net zero goals through such reduction in private** car use as well as through **"strengthening blue and green infrastructure networks across Medway"**, which has the potential to contribute to climate change mitigation through the protection of soils, a key carbon sink, and through the provision of new planting associated with the GI network. On balance, there is likely to be a minor positive impact on climate change mitigation (SA Objective 1) associated with the spatial strategy.

- F.2.2.5 The spatial strategy will direct growth towards some waterfront locations and other locations in the Plan area, some of which lie within Flood Zones 2 and 3. Areas of higher flood risk are found in Strood, parts of Chatham as well as some suburban locations, such as Rainham. There are coastal flood defences along much of the River Medway and River Thames which would serve to redefine these flood zones, although climate change may have implications for the effectiveness of current defences in future. The strategy emphasises the importance of a resilient network of green and blue infrastructure and seeks to tackle the impacts of climate change. The spatial strategy is likely to lead to both positive and negative effects in terms of adaptation to climate change, with an uncertain effect identified overall at this stage (SA Objective 2).
- F.2.2.6 The development strategy seeks to conserve and enhance nationally and internationally protected sites for biodiversity. The strategy **describes the 'green network' which will inform the proposed spatial strategy. This comprises the "wider network of green and blue infrastructure across Medway [which] seeks to connect countryside, parks and open spaces, and water bodies"**. The Council will also work to **"address areas of poor environmental amenity, delivering biodiversity net gain"**. These measures would be likely to lead to benefits for the conservation of biodiversity sites and the wider ecological network. However, at this stage, there is a level of uncertainty regarding these impacts. A package of mitigation measures relating to development on the Hoo Peninsula has been prepared and is currently being discussed with statutory consultees, and in particular, Natural England. The mitigation measures seek to address potential impacts on internationally designated sites (such as Special Protection Areas (SPAs) and Ramsar sites) and nationally designated sites (such as Sites of Special Scientific Interest (SSSIs)). At this stage of the assessment process the overall impacts on biodiversity are uncertain (SA Objective 3).
- F.2.2.7 The strategy supports the enhancement and protection of the natural and built environment, ensuring that **"development will be required to demonstrate sensitivity to the rich and diverse built and natural heritage of Medway"**. Additionally, the strategy aims to ensure that the function and extent of the Green Belt, which is located to the west and south west of the Plan area, is retained which will help to prevent settlement coalescence and urbanisation of the countryside. The focus on urban regeneration may also give rise to benefits for local character and identity. These measures have the potential to have a minor positive impact on the character of **Medway's** landscapes and townscapes (SA Objective 4).
- F.2.2.8 By seeking to provide a network of green and blue infrastructure, the strategy would be **expected to improve air quality by providing natural filtration, reducing residents' exposure to air pollutants**. The strategy also seeks to enhance sustainable transport choices and reduce travel by private car. There is the potential for minor positive impacts on pollution and waste. However, the proposed development and regeneration in the strategy is likely to lead to an increase in the number of vehicle trips for private and commercial uses and an increase in the total amount of waste generated in the Plan area. Overall, there are likely to be mixed effects in relation to SA Objective 5.
- F.2.2.9 The spatial strategy focuses on urban regeneration and the redevelopment of previously developed land. This approach would serve to reduce the use of greenfield sites and promote an efficient use of land. The spatial strategy would result in minor positive impacts for natural resources (SA Objective 6).

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- F.2.2.10 The spatial strategy has the potential to enhance the health and wellbeing of existing and new residents through encouraging active travel and improved access to GI for outdoor recreation. The strategy seeks to improve the vitality of town centres which may enhance opportunities for community interaction and increase civic pride. The development of housing and enhancing employment opportunities in the Plan area will also contribute to enhancing wellbeing by ensuring good quality homes and well-paid job opportunities are locally available. Overall, there is the potential for the strategy to have a minor positive impact on health and wellbeing (SA Objective 8).
- F.2.2.11 **Many of Medway’s heritage features are linked to its maritime heritage and are associated** with its rivers or historic town centres. By directing growth towards town centres and waterfront locations, there is the potential for negative impacts on the setting of heritage assets. However, development and change also brings opportunities to enhance the settings and significance of heritage assets, particularly for built heritage, which may be currently underused or have been vacant for long periods. There is the potential for mixed positive and negative impacts on cultural heritage (SA Objective 9).
- F.2.2.12 The spatial strategy seeks to provide a spatial strategy which supports improvements in transport infrastructure (including walking and cycling), which could potentially improve travel choice for existing and new residents. Additionally, the strategy describes that land will be safeguarded for a potential new passenger rail service connecting the Hoo Peninsula to the North Kent rail network, improving sustainable access to local and regional areas. However, the regeneration and development proposed in the strategy is likely to lead to an increase in the number of vehicle trips for private and commercial uses with possible **adverse implications for Medway’s congested road networks**. Overall, there are likely to be mixed effects in relation to SA Objective 10.
- F.2.2.13 The strategy seeks to support higher and further education with the aim of building a skilled local workforce, leading to potential for enhanced links between emerging high value employment businesses and local universities and colleges such as Medway University Technical College and MidKent College. A minor positive impact on education is identified (SA Objective 11).

F.3 Natural environment

F.3.1 Policy S1: Planning for climate change

Policy S1: Planning for climate change

Development shall contribute to making demonstrable progress in the achievement of a net zero carbon Medway by 2050.

Development must minimise the impact and mitigate the likely effects of climate change on existing and future communities and the environment and minimise the use of natural resources.

The Council will require new built development to contribute to the mitigation of, and adaptation of climate change through:

Effective spatial planning and placemaking

- Directing the spatial strategy for growth to locations that provide better access to services, or which are capable of delivering improved services.
- Reducing the need for travel, through co-location of services and an accessible network of centres.
- Designing for walking and cycling, and providing for sustainable transport choice.
- Designing for the wellbeing of people and wildlife, promoting public health and strengthening networks for nature.

Mitigating the impacts of climate change

- Drive reductions in the carbon impacts of new development, including energy consumption, and the consideration of embodied carbon of materials and processes through low carbon design.
- Maximising resource efficiency and sustainability in construction, and promoting the principles of the circular economy.
- Use of renewable and low carbon technologies in development.
- Provision of decentralised energy and heating.
- Delivery of multi-functional green infrastructure.

Adaptation to climate change

- Managing water resources, through efficiency measures and sustainable urban drainage measures.
- Provide resilience to the impacts of climate change in the design of development.
- Using multi-functional green infrastructure to enhance biodiversity, manage flood risk, address overheating and promote local food production.
- Ensuring that development does not increase flood risk, including a sequential approach to avoid development in flood risk areas.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S1	++	++	+	0	+	+	0	+	0	+	0	+

- F.3.1.1 Policy S1 sets **out the Council’s plans for addressing climate change in the context of their net zero carbon by 2050 target**. The policy considers how improvements can be made through effective planning, mitigation and adaptation.
- F.3.1.2 Through effective spatial planning and placemaking, the Council seeks to provide development and growth in locations which will ensure good access to services and infrastructure, reducing travel distances and the need for private car use. The policy also aims to ensure new developments are designed with consideration for the wellbeing of residents, aiming for improved public health and wildlife through strengthening networks of multifunctional GI, incorporating walking and cycling links. Policy S1 is likely to achieve minor positive impacts for health and wellbeing and transport and accessibility (SA Objectives 8 and 10).
- F.3.1.3 The provision of multifunctional GI, as advocated through the policy, would be likely to lead to enhancements for local biodiversity networks and nature recovery. A minor positive impact is identified for SA Objective 3.
- F.3.1.4 Through seeking to maximise resource efficiency and implementing principles of the circular economy, including sustainable construction, the policy would be likely to result in a minor positive impact on pollution and waste, natural resources and the economy (SA Objectives 5, 6 and 12).
- F.3.1.5 **Policy S1 sets out the Council’s plans for improved energy infrastructure, with use of renewables and low-carbon technologies, adapting to manage increased flood risk through a sequential approach to avoid development in flood-prone areas and through the use of multifunctional GI and overall reductions in the carbon impact of areas of new development.**
- F.3.1.6 Overall, Policy S1 has the potential for major positive impacts on climate change mitigation and adaptation (SA Objectives 1 and 2).

F.3.2 Policy S2: Conservation and enhancement of the natural environment

Policy S2: Conservation and enhancement of the natural environment

The Council recognises the hierarchy of sites designated for their importance for nature conservation. In addition to the sites of international importance set out in Policy S3, Medway has Sites of Special Scientific Interest, a Marine Conservation Zone, a National Nature Reserve, Local Nature Reserves, irreplaceable habitat, such as ancient woodland and salt marsh, Local Wildlife Sites and roadside nature reserves, which have particular significance for the protection of habitats and species. The Council will promote the conservation, restoration and enhancement of priority habitats and species and seek opportunities to deliver net gains for biodiversity.

Where development has the potential for a likely significant effect on any Special Protection Area (SPAs), Special Area of Conservation (SACs) or Ramsar site (and any other sites protected under the Habitats Regulations 2017 (as amended), either alone or in-combination, it would only be permitted if can demonstrate through a Habitats Regulations Appropriate Assessment that:

- **There will be no adverse impact upon the integrity of the designated site, taking into consideration the site’s conservation objectives, either alone or in-combination with other plans and projects.**
- Adverse impacts on site integrity can be mitigated.

Policy S2: Conservation and enhancement of the natural environment

Where the above cannot be met, development would only be considered if it meets requirements set out in the Habitats Regulations 2017 (as amended).

The Council will promote the conservation and enhancement of biodiversity in Medway, by recognising the protection given by these designations. Development proposals will be required to demonstrate that significant harm to biodiversity can be avoided; if not, then adequately mitigated; or as a last resort, compensated. Development proposals should seek opportunities to strengthen biodiversity networks and support the conservation objectives of any biodiversity site management plans. There may be requirements for development to contribute to strategic environmental management programmes to ensure an effective mitigation approach in particularly sensitive locations, such as in close proximity to designated sites.

Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the plan area. Planning decisions will give consideration to the importance of any affected habitats, species and features.

Development proposals must demonstrate their contribution and enhancement of the natural environment and provide a measurable net gain of 10% in biodiversity, in line with the recognised Defra metric. The **Council's policy follows national legislation and strategic guidance across Kent and Medway. BNG should be** designed to support the delivery of an identified biodiversity network, and provide enhancements for wildlife within the built environment. Where developers can demonstrate that they can not provide policy compliant BNG on site, the Council will consider offsite delivery to deliver strategic enhancements. This will be in accordance with the Kent and Medway Local Nature Recovery Strategy, or interim or supplementary guidance.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S2	+	+	++	+	+	+	0	0	0	0	0	0

F.3.2.1 Policy S2 sets out the policy protection of sites designated for their biodiversity interest, including statutory and non-statutory designated biodiversity sites. This includes policy support for the protection of European designated sites under the Habitats¹ and Birds² Directives. These sites form a system of internationally important sites throughout Europe **known collectively as the 'Natura 2000 Network'**. In line with the Habitats Regulations, UK sites which were part of the Natura 2000 Network before leaving the EU, have become part of the National Site Network.

¹ Official Journal of the European Communities (1992). Council Directive 92 /43 /EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

² Official Journal of the European Communities (2009). Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds.

- F.3.2.2 The policy outlines the mitigation hierarchy in relation to development proposals: to avoid, mitigate, and finally, compensate. Proposals which strengthen biodiversity networks and would contribute towards strategic environmental management programmes are supported. The policy requires development proposals to demonstrate 10% biodiversity net gain (BNG). The aspiration to deliver 10% BNG which is designed in accordance with the emerging Kent and Medway Local Nature Recovery Strategy, combined with other policy measures to ensure no adverse impact upon the integrity of European sites and to enhance biodiversity networks, has the potential to have a major positive impact on biodiversity (SA Objective 3) across the Plan area. Recommendation: The Council could consider encouraging a higher BNG target than the statutory minimum of 10%, for example on strategic development sites.
- F.3.2.3 Policy S2 would protect areas of GI. Vegetation provides several ecosystem services, including carbon storage (climate change mitigation), natural water management (climate change adaptation), filtration of air pollutants and the protection of ecologically valuable soil resources from erosion. The protection and enhancement of biodiversity features provided by this policy would be likely to help protect and enhance these essential ecosystem services within the Plan area. This policy could potentially result in a minor positive impact on these four SA Objectives (SA Objectives 1, 2, 5 and 6).
- F.3.2.4 By seeking to protect designated and non-designated biodiversity sites, the policy has the potential to indirectly conserve the character of the landscape within and adjacent to such sites, leading to a minor positive impact on landscape character (SA Objective 4).

F.3.3 Policy S3: North Kent Estuary and Marshes designated sites

Policy S3: North Kent Estuary and Marshes designated sites

The North Kent Estuary and Marshes designated sites include the following:

- Medway Estuary and Marshes Special Protection Area
- Medway Estuary and Marshes Ramsar
- Thames Estuary and Marshes Special Protection Area
- Thames Estuary and Marshes Ramsar
- The Swale Special Protection Area
- The Swale Ramsar

New residential development within a 6km Zone of Influence from the North Kent Estuary and Marshes designated sites will need to make a defined tariff contribution to a strategic package of measures agreed by **the North Kent SAMMS, 'Bird Wise' Board, or undertake their own Habitats Regulation Assessment with bespoke mitigation which must be agreed with Medway Council and Natural England.**

Bird Wise will be reviewed on a regular basis to reflect proposed growth from all LPAs within the Zone of Influence.

New residential development for larger schemes outside of the 6km Zone of Influence may also need to secure appropriate mitigation and avoidance measures to offset any potential adverse effects arising from increased recreational pressure on the above listed **designations (either 'alone' or 'in combination' with other relevant plans and proposals)**. This requirement will be determined in consultation with the Council and Natural England.

Policy S3: North Kent Estuary and Marshes designated sites

All new development which is located within close proximity to the North Kent Estuary and Marshes designated sites (listed above) may also need to provide further mitigation measures to address urbanisation impacts, in addition to contributing to Bird Wise. Such proposals will be considered on a case-by-case basis by Natural England. All mitigation measures will be provided prior to occupation of development and delivered in perpetuity.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S3	+	+	+/-	+	0	+	-	0	0	0	0	-

- F.3.3.1 Policy S3 sets out the policy support for the protection of the various North Kent Estuary and Marshes designated sites under the Habitats³ and Birds⁴ Directives. These sites form a system of internationally important sites throughout Europe known collectively as the **'Natura 2000 Network'**. **In line with the Habitats Regulations, UK sites which were part of the Natura 2000 Network before leaving the EU, have become part of the National Site Network.**
- F.3.3.2 The policy sets out the key packages of mitigation measures in place in order to ensure no adverse impacts on the integrity of the European sites including the Strategic Access Management and Monitoring Scheme (SAMMS), also known as 'Bird Wise'. Furthermore, additional measures may be required where development sites lie in close proximity to designated sites.
- F.3.3.3 Should the package of mitigation measures be agreed with Natural England, and subject to the findings of the HRA, Policy S3 would be anticipated to prevent adverse impacts on European sites (SA Objective 3) and a negligible impact would be expected. At this stage of the planning process, while the package of mitigation measures is being refined and considered by Natural England, the assessment score is uncertain.
- F.3.3.4 In providing protection for these important biodiversity sites, the policy would also serve to protect the distinctive character of the landscape within and surrounding the sites and have a minor positive impact on landscape character (SA Objective 4). The policy would also indirectly protect areas of wetland and associated vegetation and soils, which are likely to act as carbon storage features and provide natural water management, with the potential for a minor positive impact on climate change mitigation, climate change adaptation and natural resources (SA Objectives 1, 2 and 6).

³ Official Journal of the European Communities (1992). Council Directive 92 /43 /EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

⁴ Official Journal of the European Communities (2009). Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds.

- F.3.3.5 There is the potential for the policy to have a minor negative impact on the delivery of housing (SA Objective 7) and employment (SA Objective 12) by restricting the locations and/or quantities of development and requiring financial contributions from such development to mitigate potential adverse impacts on European sites.

F.3.4 Policy S4: Landscape protection and enhancement

Policy S4: Landscape protection and enhancement

The Council **seeks to conserve and enhance Medway’s landscape character and local distinctiveness. It recognises the diversity and importance of Medway’s landscapes, that include the Kent Downs National Landscape, the expanses of the North Kent Marshes, and the value of wider landscapes.** The Council attaches **great importance to the distinctiveness and quality of landscape in defining Medway’s character, the intrinsic character and beauty of the countryside, containing urban sprawl and retaining the separation of settlements.** Development is directed towards areas of lower landscape sensitivity, with the objective of restoring lost landscape distinctiveness and establishing quality in newly designed landscapes.

Development proposals should demonstrate how they respect and respond to the character, key sensitivities and qualities of the relevant landscape character areas, as detailed in the Medway Landscape Character Assessment and other appropriate design guidance, to ensure that distinctive character is maintained through protection, conservation, restoration and enhancement. This involves consideration of key characteristics and visual attributes including:

- Landform, topography and natural hydrological patterns
- Land use pattern and composition. Nature of field boundaries
- Pattern, distribution and nature of settlements, roads and footpaths. Vernacular building materials
- Extent, location and composition of woodland and tree cover
- Characteristic and important views
- Distribution, type and composition of wildlife habitats
- Time depth - the presence and pattern of historic landscape features
- Distribution and type of designations (landscape, historic and wildlife)
- Aesthetic and perceptual factors (including darkness and tranquillity)

Development will be permitted in and alongside the undeveloped coast, only if:

- a coastal location is essential and no suitable alternative site exists along the developed coast; and
- the scenic, heritage or scientific value and character of the undeveloped coast is maintained and, where appropriate, and consistent with Policy S3, public access to the coast is improved.

Development proposals will be required to demonstrate that they respond to the principles in the Council’s policy guidance and contribute to enhancing and connecting features of local landscapes. Proposals which seek to address landscape enhancement and green infrastructure at a strategic scale will be welcomed where they represent sustainable development.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S4	+	+	+	++	0	+	0	+	+	0	0	0

- F.3.4.1 Policy S4 seeks to set out the protection of the landscape in relation to development proposals. The policy seeks to direct development to areas of lower landscape sensitivity **and sets out the protection of areas identified as 'undeveloped coast'. The policy states that development proposals will be required to "demonstrate that they respond to the principles in the Council's policy guidance and contribute to enhancing and connecting features of local landscapes"**, including the findings of the Medway Landscape Character Assessment. The policy has the potential to have a major positive impact on the landscape and townscape objective (SA Objective 4).
- F.3.4.2 By seeking to protect the landscape and its features, the policy is likely to lead to the protection of green and blue infrastructure (such as woodlands, hedgerows, grasslands and watercourses), leading to a minor positive impact on associated biodiversity and geodiversity (SA Objective 3). GI and soils can also act as carbon stores and serve natural water management functions. In protecting these features, the policy has the potential to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 1 and 2) and natural resources (SA Objective 6).
- F.3.4.3 By seeking to protect and enhance landscapes, the policy has the potential to protect attractive landscapes close to where people live and encourage outdoor recreation, with its associated health benefits. The policy therefore has the potential to have a minor positive impact on health and wellbeing (SA Objective 8).
- F.3.4.4 By protecting and enhancing the key characteristics of the landscape, this policy has the potential to have a minor positive impact on the historic environment and the setting of cultural heritage features (SA Objective 9).
- F.3.4.5 Recommendation: The policy could be strengthened by cross-referencing to the specific evidence **and "policy guidance"** that identifies areas of lower landscape sensitivity, once this policy guidance has been fully developed at a later stage of the plan making process.

F.3.5 Policy S5: Securing strong green and blue infrastructure

Policy S5: Securing strong green and blue infrastructure

The Council will conserve and enhance the network of green and blue infrastructure across rural and urban Medway. The highest protection will be given to securing the ecological and landscape interests of sites designated of international importance as a Special Protection Area, Ramsar site and/or Special Area of Conservation, or candidate sites, and National Landscapes. A high level of protection from damaging impacts of development will be given to Sites of Special Scientific Interest and Ancient Woodland.

The council will consider the need to protect the special features of Regionally Important Geological Sites, Local Wildlife Sites and Local Nature Reserves.

Policy S5: Securing strong green and blue infrastructure

Wider components of the green infrastructure network will be protected and enhanced in line with the analysis and strategy set out in the Medway Green and Blue Infrastructure Framework and the Kent and Medway Local Nature Recovery Strategy.

The Council supports the Green Infrastructure Principles set out in Natural England’s Green Infrastructure

Framework. New development must provide for multifunctional, varied, connected and accessible green infrastructure that reflects local character and supports the successful integration of development into the landscape, and contributes to improved connectivity and public access, biodiversity, landscape conservation, design, management of heritage features, recreation, positively benefits health and wellbeing, and seeks opportunities to strengthen the resilience of the natural environment. Major new development proposals will be expected to submit a Green Infrastructure Plan as part of a Design and Access Statement setting out how will meet policy/objectives/GI principles.

The Council will expect development proposals to demonstrate that they are designed to be resilient to, and can adapt to, the future impacts of climate change, in strengthening ecological networks. Opportunities to retro-fit this to existing urban areas should be maximised.

Opportunities will be sought to promote and enhance the public rights of way network, including national trails, long distance paths and the wider footpath network, bridleways and cycle routes, in particular to address existing gaps in connectivity and extend appropriate access along the riverside, and other cross border links.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S5	+	+	+	+	+	+	0	+	+	+	0	0

- F.3.5.1 Policy S6 seeks to protect existing components of green and blue infrastructure in Medway for their value as a multifunctional network. The policy states that the highest level of protection will be given to designated sites of international ecological importance and National Landscapes, and a high level of protection to SSSIs and ancient woodlands. The Council will consider the level of protection needed for Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNRs) and Local Wildlife Sites (LWS). Other GI features will be protected and enhanced in accordance with the Medway Green and Blue Infrastructure Framework.
- F.3.5.2 The policy states that new development must provide GI that meets the functional **requirements set out in the policy, including “successful integration of development into the landscape, and contributes to improved connectivity and public access, biodiversity, landscape conservation, design, management of heritage features, recreation, positively benefits health and wellbeing, and seeks opportunities to strengthen the resilience of the natural environment”**.
- F.3.5.3 GI is a cross-cutting theme, and related policies have the potential to influence a number of sustainability criteria.

- F.3.5.4 By protecting existing GI and seeking to increase the quantity of GI in new developments the policy has the potential to mitigate the effects of climate change by protecting and enhancing carbon sinks, including vegetation and soils. A minor positive impact is identified for climate change mitigation (SA Objective 1).
- F.3.5.5 Green and blue infrastructure is likely to include features that contribute to natural water management, such as vegetation and soils. The policy also requires development **proposals to “demonstrate that they are designed to be resilient to, and can adapt to, the future impacts of climate change, in strengthening ecological networks”**. There is the potential for the policy to have a minor positive impact on climate change adaptation (SA Objective 2).
- F.3.5.6 In seeking to protect ecologically designated sites in relation to their role in the GI network, and by seeking to provide new GI associated with development proposals which fulfils ecological functions, the policy has the potential to have a minor positive impact on biodiversity and geodiversity (SA Objective 3).
- F.3.5.7 By protecting and enhancing GI, the policy is likely to provide opportunities to retain and improve the character and appearance of the local landscape and townscape. A minor positive impact on landscape and townscape will be likely (SA Objective 4).
- F.3.5.8 GI can serve to filter air pollutants. By retaining and enhancing these features the policy has the potential to have a minor positive impact on pollution and waste (SA Objective 5).
- F.3.5.9 By seeking to retain GI and associated soils, the policy has the potential to have a minor positive impact on natural resources (SA Objective 6).
- F.3.5.10 **The policy seeks to “promote and enhance the public rights of way network”, improve connectivity and extend access along the river and across the authority boundary.** The policy could provide greater opportunities for active recreation and travel and improve access to the countryside, leading to a potential minor positive impact on health and wellbeing and access to sustainable transport (SA Objectives 8 and 10).
- F.3.5.11 The policy **states, “new development must provide for multifunctional, varied, connected and accessible green infrastructure that supports the ... management of heritage features”**. By seeking to protect GI and specifically referencing heritage features, the policy has the potential to have a minor positive impact on protecting and enhancing the setting of heritage features (SA Objective 9).

F.3.6 Policy S6: Kent Downs Area of Outstanding Natural Beauty National Landscape

Policy S6: Kent Downs Area of Outstanding Natural Beauty National Landscape

Areas of Outstanding Natural Beauty (AONBs) are nationally designated landscapes and as such have the highest status of landscape protection. Medway includes land in the Kent Downs National Landscape. This will be conserved and enhanced in accordance with its landscape significance.

Development in the National Landscape, and within its setting, must demonstrate that it meets the aims of the Kent Downs AONB National Landscape Management Plan and associated supporting relevant policy guidance. The design scale, setting and materials should be appropriate to the National Landscape. Major development within the National Landscape will only be permitted in exceptional circumstances and where it can be demonstrated that it is in the public interest.

Policy S6: Kent Downs Area of Outstanding Natural Beauty National Landscape

Other development within the National Landscape and its setting, both in views to and from the designated landscape, will be permitted provided that:

- a. the location, form, scale, materials and design would conserve and enhance the character of the landscape; and
- b. the development would conserve and enhance the special qualities, distinctive character and tranquillity of the National Landscape and avoids adverse impacts, unless these can be satisfactorily mitigated; and
- c. the development furthers the delivery of the Kent Downs AONB National Landscape Management Plan and having regard to any associated guidance.

Actions to conserve and enhance the AONB shall be informed by landscape assessment, having considered any relevant landscape character appraisals and shall focus upon:

- a. damaged landscapes and features relating to the proposals, especially those supporting AONB designation, including the scarp slope dramatic landform and views, dry valleys, woodlands, biodiversity-rich habitats, farmed landscapes, pastoral scenery, villages, historic and cultural heritage, geology and natural resources;
- b. locally distinctive patterns and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies;
- c. the locally distinctive character of buildings, settlements and their landscape settings, including the transition between man-made and natural landscapes at the urban fringe;
- d. visually sensitive skylines, geological and topographical features;
- e. landscapes of cultural, historic and heritage value;
- f. important views and visual amenity; and
- g. relative tranquillity and remoteness and the need to avoid intrusion from light pollution, noise, and motion.

Opportunities to restore and enhance the special characteristics and natural capital of the Kent Downs National Landscape, particularly at a landscape scale will be encouraged.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
S6	+	+	+	++	0	+	0	+	+	0	0	0

- F.3.6.1 Policy S6 sets out the policy measures relating to the Kent Downs AONB / National Landscape, which is also protected by legislation and national planning policy. The policy requires development proposals within the AONB and its setting to conserve and enhance the natural beauty of the landscape. The policy also makes reference to conserving and enhancing the “*special qualities, distinctive character and tranquillity*” of the landscape, ensuring consideration of important views, and supporting the delivery of the Kent Downs Management Plan and other policy guidance prepared by the National Landscape Unit. The policy is likely to have a major positive impact on landscape and townscape (SA Objective 4).
- F.3.6.2 By protecting the natural beauty of the AONB and its special qualities, the policy is likely to lead to the protection of green and blue infrastructure (such as woodlands, hedgerows, grasslands and watercourses) and associated habitats, ecological links and geological features. A minor positive impact on biodiversity and geodiversity is identified (SA Objective 3). GI and soils are also likely to act as carbon stores and serve natural water management functions. In protecting these features, the policy has the potential to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 1 and 2) and natural resources (SA Objective 6). The policy also seeks to minimise light and noise pollution and protect tranquillity; a negligible impact is therefore recorded for SA Objective 5.
- F.3.6.3 The Kent Downs AONB is crossed by numerous public rights of way (PRoW), including the North Downs Way national trail. By seeking to conserve and enhance this landscape, the policy has the potential to protect attractive landscapes close to where people live and encourage outdoor recreation, with associated health benefits. The policy has the potential to have a minor positive impact on health and wellbeing (SA Objective 8).
- F.3.6.4 By protecting and enhancing the key characteristics of the landscape, this policy has the potential to have a minor positive impact on the historic environment and the setting of cultural heritage features (SA Objective 9).

F.3.7 Policy DM1: Flood and water management

Policy DM1: Flood and water management

The Council seeks to reduce flood risk, promote water efficiency measures, and protect and enhance water quality through the following mechanisms:

Flood Risk Management

Medway Council will manage flood risk by requiring applicants/ developers to apply the Sequential Test and, where necessary, the Exception Test as part of the application;

- submit site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;
 - Requiring that development is safe throughout its lifetime without increasing flood risk elsewhere and, where possible, have a positive impact on flood risk
 - Development that would harm the effectiveness of existing flood defences or prejudice their maintenance or management will not be permitted unless it can be suitably mitigated.
 - Where development passes the sequential and exception tests, finished floor levels should **be raised above the design flood level and include the Environment Agency’s recommended additional freeboard requirements.**

Policy DM1: Flood and water management

- Investigate measures to control the risk of flooding affecting the site.
- Implement further management measures to deal with any residual risk remaining after avoidance, control and mitigation have been utilised.
- Flood Hazard should be appraised against the proposed development layout to ensure that users and occupants of the site can achieve safe access and egress.
- Using site layout to locate the most vulnerable aspects of development in areas of lowest flood risk.
- Where flood risk management infrastructure is required to address flood risk, all development should:
 - Liaise with the Flood risk management authorities to identify and deliver flood risk management schemes to manage flood risk to existing communities and future **development sites. This specifically would include the Environment Agency's Medway Estuary and Swale (MEAS) and the Thames Estuary 2100 programmes**
 - identify how this infrastructure will be operated, funded and maintained for the lifetime of the development;
 - ensure there is space for future maintenance or new flood risk management infrastructure
 - consider the consequences of flood risk management infrastructure failing or its design standard being exceeded;
 - Identify the legal requirement under the Habitat Regulations (2019) to provide compensatory habitat associated with sea level rise and the process known as coastal squeeze.
 - **The Environment Agency's MEAS programme is delivering habitat compensation schemes to provide intertidal compensatory habitat. This is required as flood defence improvements and sea level rise is expected to cause losses to existing to designated Special Protection Areas and Ramsar sites within the Medway Estuary and Swale area.**
 - **Contribute towards the Environment Agency's flood risk management programme to support:-**
 - the delivery of flood risk management schemes which will provide indirect benefits such as ensuring the strategic infrastructure which supports development including road, rail, utilities, employment areas and other essential services.
 - habitat creation / compensation works required to offset the impact of flood defence improvements and sea level rise squeezing out existing designated intertidal habitat. This is required under the Conservation of Habitats and Species Regulations (2019).

Medway Council will identify an appropriate mechanism such as planning obligations / S106 agreements, or other approaches to support flood risk works under the MEAS and TE2100 programmes.

Adaptation to Climate Change

Development must be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of adaptation measures. These measures could include:

- Incorporating water efficiency measures, such as the use of grey water and rainwater recycling and low water use sanitary equipment.

Policy DM1: Flood and water management

- Minimising vulnerability to flood risk by locating development in areas of low flood risk (making allowances for climate change) and including mitigation measures including SuDs (in accordance with SuDs policy above).
- Optimising the use of multi-functional green infrastructure, including tree planting for urban cooling, local flood risk management and shading.
- Seeking opportunities to make space for water and develop new blue infrastructure to accommodate climate change.
- Appraising and mitigating the risks of climate change on flooding in site specific flood risk assessments.

Water Supply

- Development within Groundwater Source Protection Zones and Principal Aquifers will only be permitted provided that it has no adverse impact on the quality of the groundwater resource, and it does not put at risk the ability to maintain a public water supply.

Wastewater

- Development proposals must ensure that adequate wastewater infrastructure is available in tandem with the development, which are also resilient to the impacts of climate change. Proposals where appropriate must comply with Policy T36.

Water quality and groundwater protection

- All new development should have regard to the actions and objectives of appropriate River Basin Management Plans (in Medway, this is the Thames River Basin District) in striving to protect and improve the quality of water bodies in and adjacent to the district. Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems and incorporate appropriate mitigation measures where necessary.

Sustainable Urban Drainage

- Development should utilise SuDs and replicate Greenfield runoff rates and volumes.
- Surface water runoff must be managed as close to source as possible and be guided by relevant national (and/or) local standards and guidance.
- All major or non-major (identified within a Sensitive Drainage Area by Level 1 SFRA) development will require a Surface Water Management Strategy (SWMS) with an accompanying SuDs proforma to be produced to show how SuDs will be included to manage surface water runoff from the site.
- Arrangements must be put in place for the long-term management and maintenance of SuDs.
- Drainage should be designed and implemented in ways that deliver other policy objectives of this plan, including water use efficiency, water quality, biodiversity, amenity and recreation and Green Infrastructure.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM1	+	++	+	+	+	+	0	+	0	0	0	+

F.3.7.1 Policy DM1 sets out the requirements for water management in relation to development in the Plan area. The policy seeks to manage flood risk and surface water, ensure flood defences are not compromised by development, manage water quality and considers measures relating to water and sewerage resources for new development at present and in future with regard to climate change.

F.3.7.2 The policy requires development layouts to consider the sequential approach to ensure that the appropriate uses are located in areas at greater flood risk and that safe access can be maintained. The policy requires all developments to use Sustainable Drainage Systems (SuDs) to manage surface water, where possible. All major development proposals and some minor development proposals are to be accompanied by a Surface Water Management Strategy. The requirements of the policy would help ensure that future development proposals would not place new residents at an increased risk of flooding or exacerbate flood risk in surrounding areas. In line with the Thames Estuary 2100 Plan⁵, the policy will seek to adapt to and manage tidal flood risk in response to climate change and estimated sea level rise. In the Medway area this includes the raising of tidal flood defences, with continuing inspection, maintenance, repair and replacement of them. Overall, a major positive impact on climate change adaption would be anticipated (SA Objective 2).

F.3.7.3 The policy also requires new development to consider incorporating water efficiency measures and optimising the use of multi-functional GI including tree planting for urban cooling, local flood risk management and shading. By reducing water use in new homes, these measures have the potential to reduce GHG emissions associated with water treatment. Tree planting will serve to create a carbon store in the longer term as well as having urban cooling effects. Policy DM1 has the potential to have a minor positive impact on climate change mitigation (SA Objective 1).

⁵ DEFRA and Environment Agency (2023) Thames Estuary 2100. Available at:

<https://www.gov.uk/government/collections/thames-estuary-2100-te2100#map-and-policy-units> [Date accessed: 02/05/24]

- F.3.7.4 Flooding can pose a number of risks to human health and wellbeing, including physical and mental trauma, disease and disruption to power and water supplies⁶. Providing new development which is flood resilient and does not exacerbate flood risk in surrounding areas would be expected to have minor positive impacts on health and wellbeing (SA Objective 8). By locating new employment development in areas at lower risk of flooding, there would also be anticipated to be indirect minor positive impacts on the economy through reduced interruption economic activities as a consequence of flooding (SA Objective 12).
- F.3.7.5 The policy requires development to have regard for the actions and objectives of the **Thames River Basin Management Plan (RBMP)** "*in striving to protect and improve the quality of water bodies in and adjacent to the district*" and states that "*Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems and incorporate appropriate mitigation measures where necessary*". The incorporation of SuDS into developments would also be expected to benefit water quality. The policy has the potential to have a minor positive impact on pollution (SA Objective 5).
- F.3.7.6 The design of SuDs features can bring multifunctional benefits, including enhancements to biodiversity, recreational opportunities and amenity. The policy requires SuDs features to be designed to deliver other plan objectives, which could help to deliver development in line with the priorities of the Medway Green and Blue Infrastructure Framework. Policy DM1 would be likely to have a minor positive impact on biodiversity and landscape and townscape (SA Objectives 3 and 4).
- F.3.7.7 Recommendation: **In line with the Environment Agency's advice, the policy** could be enhanced through setting out measures to ensure the deterioration of water quality is prevented from any possible source. Cross-referencing to the requirements of the latest Drainage and Wastewater Management Plan could strengthen the policy in this regard.

F.3.8 Policy DM2: Contaminated land

Policy DM2: Contaminated land

All contaminated land will be remediated prior to development and/or during construction to an appropriate level to its proposed use. Investigations and assessments of all sites situated on or in close proximity to potentially contaminated land will be required in conjunction with relevant development proposals. This will identify potential risks to human health and the environment and where relevant, inform remedial measures and future monitoring to mitigate and monitor the risk. All investigations should be carried out in accordance with established procedural guidelines. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development will rest with the developer and/or landowner.

⁶ Public Health England (2014) Flooding and the public's health: looking beyond the short-term. Available at: <https://publichealthmatters.blog.gov.uk/2014/01/06/flooding-and-the-publics-health-looking-beyond-the-short-term/>
[Date accessed: 07/05/24]

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM2	0	0	+	0	+	+	+	+	0	0	0	0

- F.3.8.1 Contaminated land could lead to adverse effects on biodiversity and human health due to **the spread of toxins once 'locked' in the ground. Development on unstable land could lead to erosion of material which could pollute nearby water courses and has the potential to damage infrastructure and affect human health.**
- F.3.8.2 It is assumed that the level and types of contamination on sites allocated for development will be capable of remediation without affecting the viability of the development.
- F.3.8.3 Policy DM2 sets out the need for contaminated land to be remediated in association with future development proposals to ensure no significant adverse impacts on human or ecological receptors.
- F.3.8.4 The policy has the potential to lead to the remediation of pollution on development sites and a reduction in the potential exposure of receptors, which could have a minor positive impact on biodiversity, pollution and waste and health and wellbeing (SA Objectives 3, 5 and 8).
- F.3.8.5 By seeking to facilitate the redevelopment of previously developed sites, the policy has the potential to have a minor positive impact on the efficient use of land (SA Objective 6) and the delivery of housing, particularly in urban regeneration locations (SA Objective 7).

F.3.9 Policy DM3: Air quality

Policy DM3: Air quality

The Council seeks to reduce exposure to areas of poor air quality, maintain areas of good air quality, and where possible improve air quality through restricting development or requiring acceptable and effective mitigation measures. It also seeks to protect designated habitats from the impacts of air quality on ecology. Proposed developments which have the potential to negatively impact on air quality will be expected to be accompanied by air pollution impact assessments and mitigation measures, in accordance with local air quality guidance.

All proposals should take account of the Medway Council Air Quality Planning Guidance that sets out a screening checklist for major size development and proposed development within, or close to an AQMA. Depending on the scale of development, the council may require the submission of an Air Quality Assessment and/or an Emissions Mitigation Assessment.

The guidance also advocates mitigation measures for all development and all development will be expected to maximise opportunities to improve local air quality through appropriate design. This includes installation of electric charging points and the introduction of low Nitrous Oxide (NO₂) boilers. Where mitigation is not integrated into a scheme, the Council will require this through a planning condition(s). If on-site mitigation is not possible, then the Council may seek contribution to wider air quality mitigation measures through a

Policy DM3: Air quality

planning obligation, but this approach will not be acceptable where there remains an adverse impact upon sensitive neighbouring uses.

Proposals must be consistent with policy S4 through the consideration of air quality to conserve the natural environment.

Development with the potential for impacts resulting from air quality, such as from traffic, industrial emissions, on the ecology of designated sites will be required to demonstrate avoidance or appropriate mitigation.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM3	0	0	+	0	+	0	0	+	0	0	0	0

F.3.9.1 Air pollution is a significant concern internationally and locally. Policy DM3 seeks to reduce the impacts of poor air quality on human and ecological receptors. Development proposals must take account of the Medway Council Air Quality Planning Guidance that sets out a screening checklist for development in relation to air quality assessments. An Air Quality Assessment and/or an Emissions Mitigation Assessment may be required. The guidance sets out those circumstances where a recommendation for refusal of planning permission may be appropriate if impacts on air quality cannot be acceptably mitigated. Therefore, the policy and guidance document have the potential to have a minor positive impact on pollution and waste (SA Objective 5), biodiversity (SA Objective 3) and the health and wellbeing of local residents (SA Objective 8).

F.3.10 Policy DM4: Noise and light pollution**Policy DM4: Noise and light pollution**

Development which generates noise and light pollution, likely to cause significant adverse impacts to health and quality of life, or significant adverse impacts to the natural environment and ecology, will only be acceptable where it can be demonstrated that adequate mitigation has been incorporated into the scheme.

It must be demonstrated that:

1. There are no adverse impacts to sites of nature conservation and/or protected habitats and other vulnerable species,
2. There is no adverse impact on residential amenity and the character of the surroundings,
3. Where appropriate, technology and efficiency, such as motion sensors and LED lights, have been incorporated into design to reduce levels of noise and light.

A Landscape and Visual Impact Assessment will be required for proposed developments within the Kent Downs National Landscape, or an SSSI.

Planned development, either through an extant planning permission or allocated in the Local Plan, must be considered.

Policy DM4: Noise and light pollution

Proposals must be consistent with policy S2 through the mitigation of noise and light pollution to conserve the natural environment.

Noise

Where noise levels are known to be high, development proposals which are noise sensitive will need to demonstrate adequate mitigation to support a good quality of life and health for all.

Light

Proposed development that includes external lighting, or requires external lighting in connection with its operation, will be acceptable provided they demonstrate that it has been designed to minimise light glare, light trespass, light spillage and sky glow and is lit to the minimum amount necessary to achieve its purpose. Major developments with specific lighting requirements or for those that are in or adjacent to sensitive locations will require a lighting strategy. Impact on protected species and habitats will be a key consideration to ensure there is no detrimental impact or unacceptable harm.

External lighting must comply with the Institution of Lighting Professionals standards.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM4	0	0	0	0	+	0	0	+	0	0	0	0

F.3.10.1 Policy DM4 refers to the issue of noise and light pollution associated with development. This policy aims to ensure that ***"adequate mitigation has been incorporated"*** where development could result in noise and light pollution which leads to associated adverse impacts to health and quality of life. The policy would help to ensure that sources of pollution or disturbance are addressed, and that technology is incorporated to reduce light and noise levels. Therefore, the policy and guidance document have the potential for a minor positive impact for pollution (SA Objective 5) and wellbeing (SA Objective 8).

F.3.10.2 Policy DM4 **demonstrates the Council's aim to ensure there are *"no adverse impacts to sites of nature conservation and/or protected habitats and other vulnerable species"*** and ***"no adverse impacts on residential amenity and the character of the surroundings"*** and hence reduces the potential for negative effects with regard to biodiversity and geodiversity and the local landscape. Therefore, this aspect of the policy will be likely to result in a negligible impact for SA Objectives 3 and 4.

F.3.11 Policy S7: Green Belt

Policy S7: Green Belt

The Council recognises the important function of Green Belt at a local and strategic scale, in managing the urban sprawl and coalescence of settlements and maintaining the openness and permanence of the countryside.

Policy S7: Green Belt

Development proposals will be permitted only where they are in accordance with national planning policy for the Green Belt and can demonstrate that it would not undermine the functioning of the Green Belt.

The Council will seek opportunities to enhance land for beneficial uses in the Green Belt to strengthen its function.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S7	+	+	+	+	0	+	-	+	0	0	0	-

F.3.11.1 Green Belt designation applies to approximately 5% of the Medway Plan area. The designated land is part of the wider Metropolitan Green Belt surrounding Greater London. The principal objectives of Green Belt designation are to maintain openness and to restrict urban sprawl. The measures in place to protect the Green Belt are set out in the NPPF⁷.

F.3.11.2 The NPPF sets out the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict or other urban land.

F.3.11.3 In Medway, the Green Belt occupies a peripheral location to the west of the Plan area. Medway Council has undertaken a Green Belt Review (2018)⁸ which assessed how the land parcels in the Green Belt perform in relation to the aims and purposes of the Green Belt. **All assessed land parcels were considered to make a 'high' or 'moderate-high' contribution to the purposes of the Green Belt.** Medway Council considers the Green Belt to be particularly important in preventing coalescence between Gravesend and Strood, and between Strood and Higham.

F.3.11.4 By maintaining land as permanently open and only permitting inappropriate development in very special circumstances (as set out in paragraph 152 of the NPPF), the policy has the potential to have minor negative impacts on the delivery of housing and employment within areas protected by the Green Belt (SA Objectives 7 and 12).

⁷ DLUHC (2023) National Planning Policy Framework, December 2023. Available at https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf [Date accessed: 24/04/24]

⁸ Medway Council (2018) 'Medway Green Belt Review' Available at https://www.medway.gov.uk/downloads/file/3479/medway_green_belt_review [Date accessed: 07/05/24]

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- F.3.11.5 The policy is likely to indirectly lead to the protection of GI assets (such as vegetation and soils) that may provide water management and carbon storage functions. There is the potential for indirect minor positive impacts on climate change mitigation, climate change adaptation and natural resources (SA Objectives 1, 2 and 6).
- F.3.11.6 Green Belt is not a reflection of the environmental quality or value of the land, however, by maintaining land as permanently open, the designation can lead to the indirect effect of protecting the countryside, including features such as trees and hedgerows and associated biodiversity and amenity value. Policy S8 therefore has the potential to have a minor positive impact on biodiversity, landscape and townscape (SA Objectives 3 and 4).
- F.3.11.7 The purposes of the Green Belt also seek to encourage urban regeneration and prevent urban sprawl and the coalescence of settlements. By encouraging the revitalisation of town centres and maintaining the separate identities of communities, a minor positive impact could be achieved in terms of community cohesion, with benefits to wellbeing (SA Objective 8).
- F.3.11.8 While the purposes of the Green Belt include the protection of the setting and special qualities of historic towns, the Medway Green Belt Review states that this purpose is rarely found in practice as historic town centres are often surrounded by more recent development and separated from the Green Belt. The impact on cultural heritage has therefore been assessed as negligible (SA Objective 9).

F.4 Built environment

F.4.1 Policy T1: Promoting high quality design

Policy T1: Promoting high quality design

Development in Medway will be expected to be of high-quality design that makes a positive contribution and respond appropriately to the character and appearance of its surroundings.

Proposals will be considered favourably, with particular regard to the following

- High quality place making, distinctiveness and character, whether new or through regeneration, is delivered through the scale and form of development that responds positively and respectfully to its surrounding context and sensitively reflects key characteristics and interpretations of Medway.
- The proposal demonstrates, through compliance with relevant design guides and codes, how it relates to and/or reinforces local distinctiveness and character through the use of appropriate morphologies, streetscapes, public realm and landscapes. This should include the consideration of high-quality materials, local vernacular materials where appropriate; building, public realm and landscape detailing.
- In responding appropriately to the character of the area, the proposal interprets respectfully the prevailing pattern of plot size, appropriate plot layout relating to position within proposed fabric / edge conditions, building siting, roofscapes, mass, bulk and height, and views into and out from the site.
- It must be compliant with the building heights / views policy, Landscape and Visual Impact Assessment (LVIA) / Townscape and Visual impact assessments (TVIA) methodologies and best practice for neutral analysis of the impacted context as a baseline for understanding the site in this regard
- Where relevant proposals achieve a transition from urban to rural that reinforces distinctiveness and respects appropriate scale at edges, field patterns and existing landscape features where possible while providing for green / blue infrastructure integration, separation to avoid coalescence where **possible, distribution of higher density fabrics towards centres / inner edges and connecting PROW's** as appropriate to give full access to the countryside.
- New or regenerated fabric and landscape is sought particularly where in alignment with high level priorities of Medway Council including the declared climate emergency, Biodiversity Net Gain, tree canopy cover, tree lined streets, social cohesion, child friendly environments, health and wellbeing.
- The proposal works with the topography of the site and the inventive incorporation / use / interpretation of existing natural features;
- The proposal makes efficient use of land and is guided by a clear set of design principles that fully embrace the National Model Design Code / National Design Guide ten characteristics of well-designed places in an interdisciplinary manner demonstrated through innovative developmental / conceptual work as a route towards solutions.
- There is good connectivity and permeability that supports active travel and provides a clear user hierarchy for pedestrians, cycles, public transport before cars, ensuring streets and spaces within new developments are not overly car dominated particularly in residential developments;

Policy T1: Promoting high quality design

- There is demonstration of provision and / or access to essential services and facilities sufficient to support existing new growth;
- There is high quality landscaping, public art and areas of public realm that make use of / or retain features considered relevant / important by the Council, including the integration of art & play where possible, integration of SUDs with landscape areas and demonstrating clear linkages / contribution toward green infrastructure assets and networks;
- Proposals include measures to mitigate and adapt to climate change.
- It protects existing trees where possible and establishes new trees and other landscape features such as hedges that collectively help create an attractive, welcoming, and healthy place to live, work and visit and contribute toward eco-system benefits in support of climate change and sustainability.
- It protects and where possible enhances the historic environment and heritage assets;
- The proposal respects the amenity of neighbouring uses through consideration of light levels, overshadowing, overlooking, loss of privacy, visual intrusion, appropriately designed car parking and ensuring minimal impact so that development does not result in or is exposed to excessive noise, vibration, fumes or light pollution;
- The proposal creates a safe environment including but not limited to during the operational phase of the development but also ensures full remediation of brownfield sites to appropriate standards for re-use;
- There is the establishment of healthy communities and well balanced neighbourhoods that encourage social interaction and inclusive environments that create a sense of belonging
- The inclusion, design and thoughtful use of shared spaces in housing developments may be used to create an environment which is supportive of social connection and encourage more incidental encounters.
- Supporting healthier and more active lifestyles by designing health and wellbeing into place and producing designs and layouts for accessible and adaptable homes (ensuring homes are suitable for lifetime living).
- The scheme provides for discreet provision of utilities including lighting, electricity and water systems but which have easy access for maintenance purposes;
- All development demonstrates sustainability criteria, such as at least meeting a BREEAM standard of **'Very Good' for both energy efficiency and water efficiency, Biodiversity 2020, Building with Nature Standards which define "what good looks like" covering the themes of wellbeing, water and wildlife** and other references.

The Council would expect compliance with the principles of nationally recognised standards and Building Regulations (M4), so far as practicable, across all proposed new developments.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T1	+	+	+	++	0	+	+	+	+	+	+	+

- F.4.1.1 Policy T1 sets out the intention of the Council to provide high quality homes, employment and other development to ensure sustainable growth is delivered through the Local Plan.
- F.4.1.2 The policy **encourages new developments to include measures to “mitigate and adapt to climate change” and seeks development to meet “sustainability criteria, such as at least meeting a BREEAM standard of ‘Very Good’ for both energy efficiency and water efficiency”**. The policy seeks to integrate SuDS into landscape areas. A minor positive impact is therefore identified for climate change mitigation and adaptation (SA Objectives 1 and 2). Recommendation: Stronger wording regarding the required sustainability criteria that new developments must meet, and clarity on the measures to mitigate and adapt to climate change, would strengthen the policy.
- F.4.1.3 The policy encourages development proposals to meet design standards including ‘Biodiversity 2020’ and ‘Building with Nature Standards’. **Therefore, there is the potential for the policy to have a minor positive impact on biodiversity (SA Objective 3).**
- F.4.1.4 The policy requires new developments to incorporate a number of design considerations, including to demonstrate how the layout and design responds to the character of the local **context in relation to the topography of the site and the “inventive incorporation / use / interpretation of existing natural features”**. The policy seeks to ensure the proposal responds appropriately to the character of the area, including *“the prevailing pattern of plot size, appropriate plot layout relating to position within proposed fabric / edge conditions, building siting, roofscapes, mass, bulk and height, and views into and out from the site”* and would ensure Landscape and Visual Impact Assessment (LVIA) / Townscape and Visual impact assessments (TVIA) methodologies are followed where relevant. The use of high quality and local materials are encouraged, supporting high quality place-making. **Furthermore, the policy requires development proposals to “achieve a transition from urban to rural that reinforces distinctiveness and respects appropriate scale at edges, field patterns and existing landscape features where possible while providing for green / blue infrastructure integration, separation to avoid coalescence where possible, distribution of higher density fabrics towards centres / inner edges”**. Policy T1 therefore has the potential to have a major positive impact on the landscape and townscape (SA Objective 4).
- F.4.1.5 **The policy requires that development proposals must also ensure “development does not result in or is exposed to excessive noise, vibration, fumes or light pollution”**. A negligible impact is therefore identified for pollution and waste (SA Objective 5).
- F.4.1.6 The policy seeks development proposals to make efficient use of land, and as such, there is the potential for a minor positive impact on natural resources (SA Objective 6).

- F.4.1.7 By promoting high quality housing design and seeking to support development that meets the needs of some sections of the community, including accessible and adaptable housing, the policy has the potential to have a minor positive impact on the delivery of housing to **meet the community's needs (SA Objective 7)**.
- F.4.1.8 **The policy seeks to ensure development proposals create “good connectivity and permeability that supports active travel and provides a clear user hierarchy for pedestrians, cycles, public transport before cars”. The policy also requires developments provide “green / blue infrastructure integration” and to connect to PRow to facilitate access to the countryside.** These measures may encourage greater use of active transport by residents and more active lifestyles, and reduced reliance on cars, leading to associated health **benefits. The policy seeks proposals to demonstrate “provision and / or access to essential services and facilities sufficient to support existing and new growth”.** Therefore, there is the potential for the policy to have a minor positive impact on the health and wellbeing of communities (SA Objective 8) and access to sustainable transport (SA Objective 10).
- F.4.1.9 The policy requires development proposals to protect, and where possible, enhance the historic environment and heritage assets. There is the potential for a minor positive impact on the cultural heritage objective (SA Objective 9)
- F.4.1.10 Although not mentioned directly in the policy, there is the potential for good design and walkable neighbourhoods to lead to more sustainable access to schools, and therefore a minor positive impact on the education objective could be achieved (SA Objective 11).
- F.4.1.11 As set out in the accompanying text to the policy, good design can lead to benefits for the economy by attracting greater levels of investment. There is the potential for a minor positive impact on the economy (SA Objective 12).

F.4.2 Policy DM5: Housing design

Policy DM5: Housing design

New housing developments must provide good living conditions for future occupants with high quality, robust, adaptable housing, inclusive and functional spaces that respond to changing resident needs throughout their lives and support the undertaking of necessary day to day activities.

All new accommodation must, in addition to the general design policy above (T1):

- As a minimum meet the relevant nationally described internal space standard for each individual units;
- As a minimum meet the Medway Housing Design Standard (MHDS) for external spaces including shared outdoor amenity space, shared access and circulation, cycle storage, refuse and recycling, management, visual privacy and private outdoor space, environmental comfort;
- Incorporate dementia friendly standards where required;
- As a minimum requirement, the provision of sufficient natural light must be met to meet healthy living standards:
 - Limited single aspect homes will be considered favourably, i.e. no more than 5% north facing single aspect homes within any one development will be considered.
 - No ground floor single aspect north facing homes will be considered at all.
 - British Standards methodologies to establish the validity of solutions must be used.

Policy DM5: Housing design

- Provide a convenient and efficient layout, including sufficient circulation space and avoiding awkward or impractically shaped rooms, unless there is justification for doing so on the basis of significant design quality gain;
- Demonstrate sufficient space for storage and clothes drying;
- Demonstrate how developments have been designed to respond to the importance of trees within streets and developments as set out in national Planning Policy
- Are informed by a contextual analysis (including a clear and particular attitude to the place) of key character traits that contribute to local distinctiveness. Well-defined character areas which individually and collectively create a strong sense of place and as a whole presents development that is clearly differentiated from other places across Medway.
- Encourage the use of natural features such as green walls/roofs/hedges/roof top gardens etc to enhance sustainability and biodiversity net gain and contribute to the health and wellbeing of residents.
- Demonstrate how measures for recycling and refuse storage have been built into the overall design and fabrics of proposed accommodation to maximise recycling but without detrimental impact to the street scene/character of an area
- **Design for flexible living, successful places are robust and support 'long-life and loose-fit'** neighbourhoods that are flexible and adaptable to rapidly changing circumstances. The physical and social infrastructure provision required to create sustainable communities have been considered.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM5	+	0	+	+	+	0	0	+	0	0	0	0

F.4.2.1 Policy DM5 focuses on the provision of good living conditions for new residential dwellings, including both internal space standards as well as standards for the provision of outdoor space associated with the dwelling. The internal space standards are set out in the Nationally Described Space Standard⁹. External space standards are set out in the Medway Housing Design Standard¹⁰. The policy seeks to ensure that homes remain flexible to respond to the changing nature of the environment and needs of residents over time in order to avoid dwellings becoming obsolete or unable to meet future needs.

⁹ MHCLG (2015) Technical housing standards – nationally described space standard. Available at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard> [Date accessed: 24/04/24]

¹⁰ Medway Council (2011) Medway Housing Design Standards. Available at https://www.medway.gov.uk/downloads/file/61/medway_housing_design_standards [Date accessed: 24/04/24]

- F.4.2.2 **The policy seeks to ensure developments “respond to the importance of trees within streets and developments as set out in national Planning Policy” and recognise the importance of conserving and enhancing trees in appropriate places.** This may lead to a greater number of street trees being incorporated into new developments, which may lead to long term shading and cooling effects in the built environment. The policy also supports **the inclusion of “natural features such as green walls/roofs/hedges/roof top gardens etc to enhance sustainability and biodiversity net gain”.** These GI features may lead to a variety of benefits, including cooling the urban environment and habitat creation. There is potential for a minor positive impact on climate change adaptation (SA Objective 1) and biodiversity (SA Objective 3).
- F.4.2.3 The policy seeks to ensure that development proposals are informed by the local character and distinctiveness, with potential to have a minor positive impact on townscape character (SA Objective 4).
- F.4.2.4 **The Medway Housing Design Standard cross references to the ‘Waste and recycling requirements for new residential developments in Medway’ which includes design requirements to provide sufficient internal and external storage for waste to be separated and stored.** These measures have the potential to have a minor positive impact on recycling and reduce landfill waste (SA Objective 5).
- F.4.2.5 The policy seeks to ensure that residential development provides adequate internal living **and sleeping space, with adequate daylight in order to protect residents’ mental and physical wellbeing.** External space standards are also set out in the policy to ensure dwellings have access to private open space. In addition, the policy encourages dementia friendly standards to be incorporated. The policy therefore has the potential to have a minor positive impact on health and wellbeing (SA Objective 8).

F.4.3 Policy DM6: Sustainable design and construction

Policy DM6: Sustainable design and construction

All new forms of development, residential, commercial or other, should aim for high standards of sustainable design and construction.

Proposals for development must as a minimum:

- Set out, where relevant how proposals adhere to Building for a Healthy Life
- Include with the planning application details of how the proposals will address matters of sustainability both through the construction phase and once completed via submission of a construction management plan and design considerations
- This should include design principles founded on locally sourced and/or recycled materials
- Any submission must include details of how it seeks to address energy efficiency to meet building regulations and meet the higher national water efficiency standard of 110 litres/person/day for residential development where possible
- Any submission must include details of how the proposal is seeking to address the climate emergency with an aim to achieve or aspire to net zero carbon **with due regard to Medway’s current Climate Action Plan and Corporate Strategy.** The whole life cycle of a building should be considered.
- Where relevant any submission must demonstrate how it will meet a very good BREEAM standard for water and energy for non-residential development proposals

Policy DM6: Sustainable design and construction

- All residential proposals shall detail how they are seeking to facilitate working from home within the design including access to high speed broadband/internet.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM6	+	0	0	+	+	+	+	+	0	+	+	+

F.4.3.1 In supporting residential development that uses the Building for a Healthy Life (BHL) assessment¹¹, Policy DM6 has the potential to have a minor positive impact on a number of sustainability objectives, which are reflected in the BHL questions. These include: supporting sustainable access to facilities and services and the subsequent health benefits associated with more active travel (SA Objectives 8, 10 and 11); providing a mix of housing types to meet local needs (SA Objective 7); creating places which reflect local character or create new distinctive character, which also work with the site and context (SA Objective 4); creating well-designed streets with good legibility, which also encourage social interaction (SA Objective 8); providing sufficient well-designed car parking (SA Objective 10); providing sufficient, well designed storage space for waste and recycling (SA Objective 5); and providing adequate cycle storage, encouraging more active and sustainable travel (SA Objectives 8 and 10).

F.4.3.2 Policy DM6 supports the use of locally sourced and/or recycled materials, which has the potential to reduce the use of primary aggregates and resources. The policy also supports residential development which meets the higher national water efficiency standard of 110 litres/person/day and supports non-residential development which meets BREEAM 'very good' standard for energy and water efficiency. These policy measures would be likely to have a minor positive impact on pollution and waste and natural resources (SA Objectives 5 and 6). In addition to seeking higher energy efficiency measures, the requirement for proposals to "aim to achieve or aspire to net zero carbon" could potentially lead to a minor positive impact on climate change mitigation (SA Objective 1), through the reduced emissions of GHGs associated with the built environment.

F.4.3.3 The policy requires proposals for residential development to ensure high speed internet access is provided to facilitate home working. This measure has the potential to reduce the need to travel for some residents and have a minor positive impact on climate change mitigation (SA Objective 1), reducing the need to travel (SA Objective 10) and access to employment opportunities (SA Objective 12).

¹¹ Homes England (2020) Building for a Healthy Life. Available at: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life> [Date accessed: 24/04/24]

F.4.4 Policy DM7: Shopfront design and security

Policy DM7: Shopfront design and security

Proposals which would result in the loss of shop fronts of traditional design or materials, and which contribute to the character and appearance of an area, will not be permitted.

Proposals for new commercial or retail frontages should:

- Respect the character, scale, and appearance of the building;
- Incorporate fascias and any additional features which are in proportion to the elevations of the existing building and which avoid obscuring any existing architectural details;
- Complement the positive or historic character of the surrounding area;
- Ensure that any security grilles or shutters demonstrated to be necessary, are designed to be an integral feature of the frontage and maintain a shop window display.

Where illumination is required, it should be restrained, unobtrusively sited, and in context with the building and the wider area.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM7	0	0	0	+	0	0	0	0	+	0	0	0

F.4.4.1 Policy DM7 seeks to ensure the local character of the Medway area is maintained through not permitting ***"proposals which would result in the loss of shop fronts of traditional design or materials, and which contribute to the character and appearance of an area"***. This aspect of the policy therefore has the potential to have a minor positive impact on landscape and townscape (SA Objective 4).

F.4.4.2 The Council aims to ***"complement the positive or historic character of the surrounding area"*** through the policy, and the supporting text also makes reference to respecting the ***"character and appearance of the area, particularly on historic buildings"***. This aspect of the policy therefore has the potential to have a minor positive impact on cultural heritage (SA Objective 9).

F.4.5 Policy DM8: Advertisements

Policy DM8: Advertisements

Proposals for the display of advertisements and fascia signs will be permitted unless:

- Their scale, size, design, materials, or illumination would be detrimental to the character and appearance of the land or buildings on which they are to be displayed or of the surrounding area; or
- They result in visual clutter or are excessive in size or number; or
- Their siting on a building extends above ground floor fascia level and fails to respect architectural features or the original divisions of the property; or

Policy DM8: Advertisements

- The sign constitutes a road safety hazard which would be likely to distract, confuse or obstruct the vision of road users.

For heritage assets advertisements will not be permitted if their design, materials, size, colour, or siting adversely impacts the significance of the heritage asset or its setting.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM8	0	0	0	+	0	0	0	0	0	0	0	0

F.4.5.1 Policy DM8 seeks to ensure advertisements which ***"would be detrimental to the character and appearance of the land or buildings"*** would not be permitted; it also aims to protect heritage assets within Medway ensuring ***"advertisements will not be permitted if their design, materials, size, colour, or siting adversely impacts the significance of the heritage asset or its setting"***. The policy could potentially have a minor positive impact on landscape and townscape (SA Objective 4). Through seeking to avoid harm to heritage assets and ***"architectural features"***, the policy is identified to result in a negligible impact on cultural heritage (SA Objective 9).

F.4.6 Policy S8: Historic environment

Policy S8: Historic environment

To ensure the continued contribution that the historic environment brings to Medway, the council remains committed to the conservation, enhancement and enjoyment of the historic environment; including the heritage assets and their distinctiveness and characteristics. This will be achieved through:

- Delivering of the objectives of the Medway Heritage Strategy and national planning policy guidance;
- Promoting development that maintains and enhances the significance of designated and non-designated heritage assets and their settings;
- Ensuring that all new development positively contributes to local distinctiveness and character;
- Encouraging development that makes sensitive and sustainable reuse of heritage assets consistent with their conservation, particularly where they are vacant or redundant, and especially if they are **considered to be 'at risk' on national and local registers;**
- Working positively with stakeholders and other partners on heritage initiatives, including bids for funding; and
- Promoting the enjoyment, access and interpretation of heritage assets that deliver wider community educational, health and well-being benefits.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S8	0	0	0	+	0	0	0	+	++	0	0	0

- F.4.6.1 Policy S8 sets out the approach to the protection and enhancement of the historic **environment in Medway**. The policy seeks to support development that “*maintains and enhances the significance of designated and non-designated heritage assets and their settings*” and will deliver the objectives set out in the **Medway Heritage Strategy** as well as in national planning policy guidance. The policy seeks to ensure all development contributes to local distinctiveness and character. The more detailed requirements relating to the protection of above ground and below ground heritage assets are set out in Policies DM9, DM10 and DM11. The accompanying text to Policy S8 sets out the guidance and appraisal documents that can be used to help inform the assessment of the significance of heritage assets. Strategic Policy S8 would help to prioritise the importance of heritage matters in decision-making and has the potential to have a major positive impact on cultural heritage (SA Objective 9).
- F.4.6.2 By seeking to ensure new development “*positively contributes to local distinctiveness and character*” this policy would be expected to conserve and enhance the character, appearance and distinctiveness of local landscape and townscapes. The policy has the potential to have a minor positive impact on SA Objective 4.
- F.4.6.3 **By** “*promoting the enjoyment, access and interpretation of heritage assets that deliver wider community educational, health and well-being benefits*”, the policy has potential to create greater opportunities for community interaction and generate a greater understanding and appreciation of the qualities of the places where people live and work. Therefore, there is the potential for the policy to have a minor positive impact on health and wellbeing (SA Objective 8).

F.4.7 Policy DM9: Heritage assets

Policy DM9: Heritage assets

Development that impacts a heritage asset, or its setting, should achieve a high quality of design which will **conserve or enhance the asset’s significance** and setting.

Where development impacts upon a heritage asset, or its setting, a Heritage Statement proportionate to the significance of the asset must be submitted as part of the application. For historic Parks and Gardens this must include consideration of the landscape architecture, the setting of the historic buildings within or associated to it, along with its visual amenity and wider setting. Where applicable, an Archaeological Assessment and/or Management Plan may also be required.

Development that causes the loss or substantial harm to the significance of a heritage asset will only be permitted where it can be demonstrated that substantial public benefits will result that outweigh the harm or loss.

Policy DM9: Heritage assets

The demolition or other loss of a heritage asset will not be permitted unless it can be demonstrated that there are exceptional and overriding reasons; and that all possible methods of preserving the asset have been exhausted. In the exceptional circumstances where the loss of a heritage asset can be fully and robustly justified, the developer must make information about the heritage asset and its significance available to the Council, along with making it possible for any materials and features to be salvaged. Should permission be granted for demolition or loss of a heritage asset, all or in part, works will not be permitted to commence until it is proven that replacement development will proceed.

Development proposals shall demonstrate:

- having met legislative requirements for Designated heritage assets
- adherence to advice set out in government historic environment policy and guidance, including Historic England Conservation Principles, Historic England Good Practice Advice Notes and Historic England Advice Notes.
- compliance with any relevant published council resources that address the historic environment, such as Conservation Area Appraisals, Supplementary Planning Documents, and Design Codes
- submission of an assessment of how the proposal relates to the local distinctiveness and character of the area;
- in the case of historic parks and gardens, provide improvements for public access.

Proposals will be encouraged that assist in bringing a heritage asset back into use consistent with its conservation.

To help ensure the delivery of high-quality development and to be able to fully assess the impact of a development, proposals should be submitted as full applications when they are within, or would affect, a Conservation Area.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
DM9	0	0	0	+	0	0	0	0	+	0	0	0

F.4.7.1 Policy DM9 sets out the requirements for development proposals with the potential to have an impact on heritage assets and their settings. The policy requires development **proposals to “conserve or enhance” the significance of the asset**. A Heritage Statement is required for all development that may have an impact on the significance of a heritage asset. The policy sets out those circumstances when demolition or loss of a heritage asset may be permitted. Therefore, the policy has the potential to have a minor positive impact on cultural heritage (SA Objective 9).

F.4.7.2 In seeking to protect heritage assets and their settings, and through the promotion of **“high-quality development”**, the policy has the potential to **safeguard and enhance some** features that contribute to townscape character, and therefore the policy could have a minor positive impact on SA Objective 4.

- F.4.7.3 Recommendation: Policy DM9 could be strengthened by ensuring that development will “*conserve and enhance” rather than “conserve or enhance” the significance of heritage assets, ensuring that development conserves and seeks opportunities to enhance heritage assets and their settings.*

F.4.8 Policy S9: Star Hill to Sun Pier

Policy S9: Star Hill to Sun Pier

The Star Hill to Sun Pier Development Framework includes the Star Hill to Sun Pier Conservation Area and is designated as a Heritage Action Zone (HAZ). The Star Hill to Sun Pier Development Framework aims at re-establishing the area as a social, cultural and dynamic destination whilst preserving and enhancing the special historic interest and character of the neighbourhood.

Planning applications will be supported where compliant with the Supplementary Planning document adopted in 2024.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S9	+	0	0	+	0	0	0	0	++	+	0	+

- F.4.8.1 Policy S9 seeks to ensure that heritage assets within the identified Star Hill to Sun Pier Action Zone (HAZ) are conserved and enhanced, whilst the area is re-established as a “*social, cultural and dynamic destination*”.
- F.4.8.2 The policy will ensure that development is in accordance with the adopted Star Hill to Sun Pier SPD (2024)¹², which seeks to retain and reinforce the intrinsic historic and cultural value of the Star Hill to Sun Pier Conservation Area. The SPD sets out a vision and **objectives for the area and seeks to ensure that “*New development will be designed to integrate with the historic environment, seamlessly bringing together the old and new, set within a series of revitalised spaces to enhance the special qualities of Intra*”**. By supporting development which complies with the SPD requirements, Policy S9 could be expected to have a minor positive impact on cultural heritage (SA Objective 9) and the local townscape character and appearance (SA Objective 4).

¹² Medway Council (2024) Star Hill to Sun Pier Supplementary Planning Document 2024. Available at: https://www.medway.gov.uk/downloads/file/8610/star_hill_to_sun_pier [Date accessed: 24/04/24]

F.4.8.3 Furthermore, the SPD seeks to enhance the public realm, improve connections for pedestrians in the local area, and provide publicly accessible piers and waterfront areas. Therefore, a minor positive impact on access to sustainable transport (SA Objective 10) could be expected, with the potential for a minor positive impact on climate change by providing a more walkable neighbourhood (SA Objective 1). Additionally, through encouraging visitors by re-establishing the area as a social and cultural destination, the policy could potentially increase employment opportunities and result in a minor positive impact on the local economy (SA Objective 12).

F.4.9 Policy DM10: Conservation areas

Policy DM10: Conservation Areas

Development within a Conservation Area will only be permitted where it contributes positively to the conservation or enhancement of the character, appearance and distinctiveness of the area.

Any proposals for development within a Conservation Area must demonstrate that they:

- Respond positively to the Conservation Area Appraisal (where they have been prepared);
- Have due regard to the setting of the Conservation Area;
- Respect the historical and architectural interest of the area;
- Use materials and details that are appropriate and sympathetic to the locality and existing buildings;
- Retain historical and architectural features of the area; and
- Remove features that detract from the character of the area.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM10	0	0	0	+	0	0	0	0	+	0	0	0

F.4.9.1 Policy DM10 sets out the policy protection relating to development in conservation areas. The policy outlines the requirement for development proposals to contribute to the conservation or enhancement of the conservation area, in line with legislation relating to conservation areas¹³. Therefore, the policy has the potential to have a minor positive impact on cultural heritage (SA Objective 9).

F.4.9.2 **In seeking to protect the “character, appearance and distinctiveness” of conservation areas** and their setting, and encouraging the use of building materials in keeping with the architecture of the local area, the policy has the potential to contribute to the protection of buildings and other features that contribute to townscape character. Therefore, a minor positive impact on landscape and townscape is identified (SA Objective 4).

¹³ Planning (Listed Building and Conservation Areas) Act 1990, s69(1)(a)

- F.4.9.3 Recommendation: Policy DM10 could be strengthened by ensuring that development **will “conserve and enhance” rather than “conserve or enhance” the significance of heritage assets**, ensuring that development conserves and seeks opportunities to enhance conservation areas and their settings.

F.4.10 Policy DM11: Scheduled monuments and archaeological sites

Policy DM11: Scheduled monuments and archaeological sites												
Development that adversely affects Scheduled Monuments and/or their setting, and other important archaeological sites will not be permitted.												
Where development impacts, or has the potential to impact heritage assets with archaeological interest, a desk-based assessment, or where appropriate, a field evaluation may be required.												
Where development is permitted that affects a heritage asset with archaeological interest, there will be a preference for the preservation in-situ of the archaeology. In instances where the preservation in-situ is not possible or justified, the developer may be required to make provision for the archaeological excavation and recording to be undertaken by an approved archaeological body and in accordance with a specification and programme of work to be submitted to and approved by the Council.												

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
DM11	0	0	0	0	0	0	0	0	+	0	0	0

- F.4.10.1 Policy DM11 seeks to protect Scheduled Monuments and below ground archaeology. The policy states that development will not be permitted that is likely to have adverse impacts on Scheduled Monuments and their settings or adverse impacts on other important archaeological sites. Where development may impact below ground archaeology, a desk-based assessment is required to inform the level of investigation and protection required. The policy therefore has the potential to have a minor positive impact on cultural heritage (SA Objective 9).

F.5 Housing

F.5.1 Policy T2: Housing Mix

Policy T2: Housing Mix

The Council seeks to ensure that a sufficient range of sustainable housing options are provided to adequately meet the needs of a growing and changing population.

Residential development will only be permitted if it encourages a sustainable mix of market housing that includes an appropriate range of house types and size to address local requirements, as evidenced through the Medway Local Housing Needs Assessment, or updated reports.

The mix must be appropriate to the size, location and characteristics of the site as well as to the established character and density of the neighbourhood.

Accommodation requirement as detailed in the latest Local Housing Need Assessment will be used to help inform which house sizes and mix should be delivered in key locations in urban and rural areas to meet the objectively assessed needs of Medway as detailed in the latest evidence.

In relation to affordable housing, the Council will require developers to provide details of how this evidence has been used to justify the proposed mix.

Where affordable housing is to be provided, developers should also take into consideration the needs of households on the **Council's housing register and discuss affordable housing requirements with the Council's** Housing Strategy team at the pre-application stage of the planning process.

Development schemes must demonstrate that sufficient consideration has been given to custom and self-build plots as part of housing mix.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T2	+	0	0	0	0	0	+	+	0	0	0	+

F.5.1.1 Policy T2 aims to ensure that residential developments meet the identified local housing needs, supporting the current and future requirements of the population in terms of housing type and size, as well as providing specialist accommodation for those with particular needs. This would be likely to have a minor positive impact on local housing provision (SA Objective 7).

F.5.1.2 By providing a suitable mix of housing types and tenure, this policy would be expected to meet the varying needs of residents and provide opportunities for more inclusive communities. The policy has the potential to have a minor positive impact on health and wellbeing (SA Objective 8).

F.5.1.3 By seeking to meet the variety of identified local needs for different types of accommodation, the policy will help to ensure different social groups can be accommodated locally. This may reduce the need for additional travel and commuting, which can occur when local needs are not met, and some social groups are accommodated at greater distances from services, facilities or employment opportunities. There is the potential for the policy to have a minor positive impact on climate change mitigation (SA Objective 1).

F.5.1.4 By ensuring the accommodation needs of residents are met, the policy has the potential to enhance opportunities to locate residents with sustainable access to employment opportunities, with potential for a minor positive impact on employment (SA Objective 12).

F.5.2 Policy T3: Affordable housing

Policy T3: Affordable housing

All developments in Medway of 10 or more residential units (net) will require the delivery of affordable housing.

The level of affordable housing required is informed by the local plan viability assessment, which distinguishes between high value and low value/marginal areas. In line with the viability evidence, the requirement will be for:

- In high value areas, including the Hoo Peninsula and suburban greenfield sites, 30% of all residential units proposed;
- In lower value areas, such as brownfield inner urban sites, 10% of all residential units proposed.

When delivering affordable housing it is required to:

- Be provided and retained for an affordable use in perpetuity;
- Be designed to be indistinguishable from the market housing on site;
- Be of the same size and scale as market housing;
- Avoid being visibly distinguishable as different from the wider neighbourhood and be delivered across the site where appropriate;
- Reflect the latest tenure mix as set out in the Local Housing Need Assessment as detailed below:
 - 51% social/affordable rented housing;
 - 49% affordable home ownership including First Homes

Delivery of affordable housing should be on site in the first instance. If this cannot be achieved then an alternative approach will need to be robustly justified. The local context and demographics will be a key consideration. The following delivery sequence should be followed to justify any alternative approach:

- A change in the tenure mix on site to facilitate delivery;
- Delivery of the required units on a separate site;
- An agreement with a registered provider to deliver the units off site;
- Only if both on site and off site delivery is demonstrated with robust justification not to be achievable should consideration then be given to a financial contribution provided to the council to the equivalent value of the onsite provision to allow for offsite delivery.

A viability assessment in line with national policy and guidance should be submitted to the council to be independently verified if the affordable housing proposed does not meet that which is required.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T3	+	0	0	0	0	0	+	+	0	0	0	0

F.5.2.1 Medway has a significant need for affordable housing. This policy sets out the requirements to deliver affordable housing in urban and rural communities, to ensure that suitable residential development is provided to meet the social and economic needs of the population. Policy T3 will be likely to have a minor positive impact on housing provision (SA Objective 7).

F.5.2.2 In seeking to deliver affordable housing at the rates required to meet local needs, the policy has the potential to reduce travel and commuting patterns that can emerge when people are located at a distance from job opportunities, facilities and services. The policy has the potential to have a minor positive impact on climate change mitigation (SA Objective 1).

F.5.2.3 By seeking to meet the housing needs of local people and in seeking to integrate affordable housing into new development, the policy has the potential to create more inclusive communities and result in a minor positive impact on health and wellbeing (SA Objective 8).

F.5.3 Policy T4: Supported housing, nursing homes and older persons accommodation

Policy T4 – Supported housing, nursing homes and older persons accommodation

The development of specialist residential accommodation for older people, including care homes, nursing homes and other specialist and supported forms of housing for those with particular needs will be supported where it:

- Meets a proven need for that particular type of accommodation.
- Is well designed to meet the particular requirements of residents with social, physical, mental and/or health care needs.
- Is easily accessible to public transport, shops, local services, community facilities and social networks for residents, carers and visitors. Local services are particularly essential in those developments where residents have fewer on site services and greater independence.

Loss of specialist housing will be permitted only where it is demonstrated that there is no need for the form of accommodation.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T4	0	0	0	0	0	0	+	+	0	+	0	0

F.5.3.1 Policy T4 seeks to support the development of accommodation including housing and care homes for residents with specialist requirements, including the elderly, and those with “*social, physical, mental and/or health care needs*”. **By ensuring a range of housing is provided to meet the varying needs of the population, this policy would be likely to result in a minor positive impact on housing provision (SA Objective 7).**

F.5.3.2 The policy **states that specialist housing should be “*easily accessible to public transport, shops, local services, community facilities and social networks*”**, which would be expected to ensure that accommodations are well-located with respect to existing facilities and/or have good access to public transport connections where residents are more mobile or independent. This would be likely to help ensure developments allow for safe and convenient access for residents and visitors, including older people and wheelchair users. A minor positive impact on transport and accessibility (SA Objective 10) would therefore be expected.

F.5.3.3 By providing specialist housing to meet specific requirements of the population, including care homes and supported housing, this policy would be expected to have a positive impact on human health by ensuring people can receive the level of support they need to live comfortably and safely. Furthermore, by ensuring that specialist housing is accessible, this policy could help to combat loneliness and help more vulnerable members of society feel more integrated into the local communities, resulting in likely benefits to mental wellbeing. Overall, the policy would be expected to result in a minor positive impact on health and wellbeing (SA Objective 8).

F.5.4 Policy T5: Student accommodation

Policy T5 – Student accommodation

The council aims to ensure that student housing is provided in the most appropriate and accessible locations and has due consideration to surrounding land uses.

Provision for students will be predominantly located close to the higher and further education establishments in Medway where there is deemed to be an identified local need for student accommodation.

The council will favourably consider opportunities for student accommodation in town centres where the development can be shown to make a positive contribution to the vitality and sustainability of the centres, does not have a negative impact on the core functions of the town centres, and is consistent with strategic, regeneration and redevelopment plans.

Locations for student accommodation must be well served by walking, cycling and/or public transport and accessible to a wide range of town centre, leisure and community uses.

Student accommodation will be permitted where it does not involve the loss of permanent, self-contained homes, or the loss of designated employment land, leisure or community space.

Policy T5 – Student accommodation

Purpose built student housing will be required to provide a high quality living environment and include a range of unit sizes and layouts with and without shared facilities to meet the requirements of the educational institutions they serve.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T5	+	0	0	0	0	0	+	0	0	+	+	0

- F.5.4.1 Policy T5 outlines the **Council's commitment to support the development of** accommodation for students in appropriate locations to support further education establishments. The policy would be expected to ensure the provision of suitable **accommodation of "a range of unit sizes and layouts"** in areas where there is an identified local need. Therefore, a minor positive impact on housing provision would be likely (SA Objective 7).
- F.5.4.2 By providing high quality student accommodation with a variety of layouts, sizes and locations, the policy could potentially help to encourage more students to move to the area and would help to facilitate higher education provision in Medway. A minor positive impact on education (SA Objective 11) could therefore be expected.
- F.5.4.3 Policy T5 states that the development of student accommodation would be supported **where it is "well served by walking, cycling and/or public transport and accessible to a wide range of town centre, leisure and community uses"**. **By locating development** predominantly close to higher and further education establishments, or else within town centres, the policy could potentially help to reduce the **students'** need to travel and also provide good access to a range of sustainable travel modes such as walking, cycling and bus routes. Therefore, this would be expected to result in a minor positive impact on transport and accessibility (SA Objective 10), and potentially climate change mitigation (SA Objective 1).

F.5.5 Policy T6: Mobile home parks

Policy T6 – Mobile home parks

Proposals for mobile or park home developments will be given the same consideration as other dwellings and will be subject to the same compliance with planning policy in assessing impact and sustainability.

The Council seeks to protect existing parks from competing uses, and restrict their expansion outside designated areas to limit adverse environmental impacts to the surrounding green and open spaces. It will restrict intensification beyond density guidelines and seek opportunities to enhance the design and visual impact on the surrounding area, particularly those near areas of sensitive environmental interests.

Any development that may result in the permanent loss of mobile homes at the Hoo Marina Park or the Kingsmead Mobile Home park, or a reduction in the area available for their use will not be permitted.

Policy T6 – Mobile home parks

Intensification within the footprint of existing sites must adhere to latest Model Standards for Caravans in England.

Any proposals for updates or intensification must be careful consideration for the colour, massing and materials used, incorporate appropriate landscaping and have no adverse impact on the character of the locality or amenity of nearby residents.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T6	0	0	0	+	0	0	+	0	0	0	0	0

F.5.5.1 Policy T6 aims to protect existing mobile or park home developments within Medway and ensure that their expansion or intensification is restricted in line with planning policy and density guidelines. By protecting existing mobile home parks from competing uses and supporting appropriate expansions in line with the latest standards and guidance, the policy would help to provide accommodation and contribute towards meeting the varying housing needs of the population. A minor positive impact on housing is identified (SA Objective 7).

F.5.5.2 The policy states that further development within existing mobile or park home sites should **carefully consider the "colour, massing and materials used [and] incorporate appropriate landscaping" to ensure that adverse impacts on the surrounding landscape character and residential amenity are avoided.** Furthermore, the policy states that developments should **"seek opportunities to enhance the design and visual impact on the surrounding area"**. Therefore, the policy could potentially result in a minor positive impact on the character and quality of local landscapes or townscapes (SA Objective 4).

F.5.6 Policy T7: Houseboats**Policy T7 - Houseboats**

The Council will seek to manage provision for houseboats in order to secure environmental benefits and address needs for this specialist type of accommodation. It will aim to:

- Protect the current mooring locations of houseboats and specify where any further growth may be allowed to take place.
- Seek the removal and disposal of any vessel so moored if a boat sinks, or becomes unfit for habitation, derelict or is otherwise abandoned.
- Provide for the amenity and wellbeing of residents through requiring appropriate foul water disposal in proposals for new houseboats
- Seek opportunities to deliver improvements that benefit the local amenity and environment.
- Avoid impacts to designated sites from moorings and/or increased disturbance to habitats and the species they support.

Policy T7 - Houseboats

Potential developments will only be supported where there are no adverse environmental impacts upon the health of the designated marine and supporting habitats of the estuaries and rivers.

Any proposal for further growth of houseboats or the replacement of existing ones will need to observe the above policy guidelines, as well as observing the criteria outlined in Policy T22 – Marinas & Moorings.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T7	0	0	+	0	0	0	+	0	0	0	0	0

F.5.6.1 Policy T7 aims to protect existing moorings for houseboats in Medway and continue to ensure suitable management of derelict/abandoned boats. The policy states that areas will be specified where development of further moorings will be permitted, provided that criteria are met, for example to ensure that suitable infrastructure is provided, to ensure that moorings will not adversely affect the health of humans as well as the natural environment. This would be expected to ensure that current and future residents of houseboats have safe and suitable locations to moor, resulting in a minor positive impact on housing (SA Objective 7).

F.5.6.2 **The policy also states that development should “avoid impacts on designated sites from moorings and/or increased disturbance to habitats and the species they support” and “secure environmental benefits”. Therefore, the policy could also help to protect and enhance the natural environment, especially the network of river and marine habitats and the species they support. A minor positive impact on biodiversity (SA Objective 3) could potentially be achieved.**

F.5.7 Policy T8: Houses of multiple occupation

Policy T8 – Houses of multiple occupation

The council seeks to avoid detrimental clusters of houses of multiple occupation (HMOs). Where planning applications for HMOs are not already covered by permitted development rights, they will be favourably considered where they:

- Do not adversely affect the character and amenity of the area.
- Do not contribute to an over concentration of HMOs in a particular area.
- Do not lead to the loss of units suitable for family housing, particularly in areas noted as already containing multiple HMOs.
- Do not contribute to the generation of excessive parking demands or traffic in an area.
- Make appropriate provision for the storage of waste.
- Do not adversely affect the health and well-being of the residents (new and existing).

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T8	0	0	0	0	0	0	+	0	0	0	0	0

F.5.7.1 A dwelling is classed as a house in multiple occupation (HMO) if at least three tenants live there and share a toilet, bathroom or kitchen¹⁴. Policy T8 sets out a number of criteria to ensure that the development of HMOs within the Plan area is only supported where they would not result in detrimental impacts on the surrounding area, including in relation to landscape character, human health and wellbeing, and implications for traffic. The policy **also seeks to ensure that development of HMOs “do not lead to the loss of units suitable for family housing”**. This would help to ensure a range of housing options are provided to residents of Medway, and therefore, a minor positive impact on housing would be expected (SA Objective 7).

F.5.8 Policy T9: Self-build and custom housebuilding

Policy T9 – Self-build and custom housebuilding

The council will support self-build or custom build home development in sustainable and suitable locations across Medway, encouraging plot provision in areas preferred by applicants on the Register.

Site Allocations for self-build and custom housebuilding

The following sites are allocated specifically for self-build and custom housebuilding:

- Fenn Farm, Ratcliffe Highway, Hoo (LAA ref AS2) – 100%
- Land east of Stoke Road and North and South of Binney Road, Allhallows (LAA ref AS22) – at least 5%

Sites of 100+ dwellings will be expected to provide no less than 4% plots for self and custom build

To ensure a consistent supply for the demand identified from the Register, sites of 100+ dwellings will be expected to provide no less than 4% plots for self and custom build. They will be secured by use of a Section 106 agreement. If it is not viable to provide self-build plots on site, applicants would be expected to present robust evidence to show why for the council to consider. Exceptionally, no provision will be expected where the scheme proposed is a predominantly flatted development.

Affordable Housing

The affordable housing requirement of the site should be calculated on the total number of homes being delivered, including the self-build and custom housebuilding element. Self and custom build units delivered will not be accepted as part of the affordable housing provision.

All new self-build/custom housebuilding applications

¹⁴ Houses in multiple occupation. Available at: <https://www.gov.uk/private-renting/houses-in-multiple-occupation> [Date accessed: 07/05/24]

Policy T9 – Self-build and custom housebuilding

- Applicants will need to have regard to the local landscape and guidance from other relevant Local Plan policies in the same way that other types of residential applications do; this will ensure all types of new development are of high quality.
- Outline planning applications will be required for self/custom build sites; and subsequent reserved matters applications would be required for each plot sold to consider the custom approach to design.
- In accordance with Government guidance on Self-Build and Custom Housebuilding, the plots must be serviced (have access to a public highway and connections for electricity, water and waste water) or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land.
- For larger sites where a proportion will be self/custom build plots, the plots should all be located in one attractive area of the site and not pepper-potted throughout.
- For phased development, self/custom build plots must be provided and serviced at the earliest stage possible. This will be secured by a planning condition.
- Self/custom build plots must respond to the sizes identified on the Register.
- The person(s) occupying the plot will need to provide evidence confirming they have had primary input into the final design and layout of their property and that it will be their sole/main residence.
- To prevent overall completion of a site being drawn out and the delay of housing delivery, a short timeframe for building the plot(s) is desirable. This could be translated into a shorter time limited condition than the standard requirement, depending on the site.
- Sites (including the self-build element) that meet or exceed the threshold to trigger the requirement for developer contributions will attract mitigation contributions in the same way as any other housing development.

Design Code

- If the number of self/custom build plots on a single site exceeds 10, then a design code framework should be agreed with the council prior to the submission of the outline planning application. This will ensure that the variety of design and construction materials will respect the character and appearance of a local area, without suppressing innovation and individuality. The council may require a design code framework on sites smaller than 10 plots, depending on the location of the site. The design code will be secured by condition.

Marketing the self/custom build plot

- Once a site has received outline permission and plots become available for sale, the land owner/developer is required to market (to the satisfaction of the council) the plots available for self/custom-build for a minimum period of 12 months. The 12 months will start from when the plots are first available for purchase, with the responsibility on the plot provider to notify the council when the marketing period has begun.
- If any plot(s) remain unsold after being marketed for the minimum period, they can either remain for sale as a self/custom build plot, or be offered to the Local Authority to acquire for the provision of affordable housing (separate from any relevant affordable housing requirement for the Development as applicable), before reverting back to the land owner to build out on the plot or sell without restriction. To

Policy T9 – Self-build and custom housebuilding

prevent the delay of housing delivery, the Local Authority will be given a time period of three months to acquire the vacant plot(s). This provision will be secured as part of the original Section 106 agreement.

Expanding/intensifying existing residential permissions

- Where there is an existing residential permission and the developer approaches the council seeking to expand/intensify the development, the developer should demonstrate that they have considered some/all of the additional plots to be provided as serviced self/custom build plots, where there is identified demand.

Speculative residential applications

- Where a land owner has a suitable site that they wish to obtain speculative outline residential permission for, they are encouraged to have regard to the Register and consider the plot for self-build or custom housebuilding, depending on the local demand.

Neighbourhood Plans

- The council supports the consideration of self-build and custom housebuilding in the preparation of Neighbourhood Plans, and joint working with Neighbourhood Plan groups to establish a locally derived design code.

Rural Exceptions

- These will be considered on a site by site basis.

Council owned land and Regeneration

- The council will consider opportunities for self-build and custom housebuilding in disposal of council land and in promoting regeneration schemes.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T9	0	0	0	+	0	0	+	0	0	0	0	0

F.5.8.1 Policy T9 sets out the **Council's support for** the provision of plots for self/custom build housing in sustainable locations. This would be likely to help ensure that the Council can deliver an appropriate mix of housing that meets the varied needs of current and future residents, and result in a minor positive impact on housing provision (SA Objective 7).

F.5.8.2 **The policy states that "applicants will need to have regard to the local landscape" and** where sites for more than ten plots are proposed, a design code framework will need to be agreed with the council to *"ensure that the variety of design and construction materials will respect the character and appearance of a local area, without suppressing innovation and individuality"*. By encouraging the development of self/custom build housing, in accordance with local design guides, this policy could help to increase the diversity of buildings within neighbourhoods and provide visual interest. This could potentially result in a minor positive impact on the character of the local landscape and townscape (SA Objective 4).

F.5.8.3 The policy lists two sites which will be allocated wholly or partially for self and custom-build housing: AS2 and AS22. These sites have been evaluated individually in the SA process as reasonable alternatives; the assessment of Site AS2 within Appendix E and the assessment of strategic Site AS22 within Appendix D, with a range of effects identified across the SA Framework.

F.5.9 Policy T10: Gypsy, Travellers and Travelling Showpeople

Policy T10: Gypsy, Travellers and Travelling Showpeople

For the period 2022-2041, there is a need for 31 gypsy and traveller pitches for households that meet the planning definition, and for 3 travelling showpeople plots for households that meet the planning definition. To meet the identified need, existing sites will be protected and intensification or expansion sought. New sites will also be permitted where the criteria are met as set out below.

Safeguarding Existing Sites

The following sites will be safeguarded over the plan period from 2022 to 2041:

- Two Acre Farm
- Sturchfields
- North Dane Way
- Cuxton Caravan Park (intensification is encouraged)
- Cobsview (intensification is encouraged)
- Orchard Grove
- The Paddock
- **Strood Fairground and Showmen's** Quarters site
- Chestnuts
- Harewoods
- Four Seasons
- Any sites awarded permanent consent during the plan period

Safeguarded gypsy and traveller and travelling showpeople sites will be retained, unless:

- There is a surplus of available accommodation over and above the required five year supply of sites, or,
- The site will be replaced elsewhere in Medway by a site of similar proportions and capacity for pitches or plots in an appropriate location which complies with the criteria listed below for new sites, or,
- A site has been granted a personalised permission restricting residency to a named occupier or family.

New Sites

Proposals for new gypsy, traveller and travelling showperson sites (temporary or permanent) will be permitted, where they meet the following criteria:

- Definition - The intended occupiers meet the national definition of Gypsy, Traveller or Travelling Showpeople
- Need – the Council is satisfied that there is a clear need for the site and that need cannot be met through the expansion of existing sites.
- Location – Not located in the Green Belt, flood risk zones 2 & 3, areas covered by landscape or environmental designations (AONBs, SSSI, Ramsar, SPA, SACs, Ancient Woodland or local nature reserves), protected open spaces or protected heritage assets (listed buildings, scheduled ancient

Policy T10: Gypsy, Travellers and Travelling Showpeople

monuments or conservation areas), or the best and most versatile agricultural land, of Grades 1, 2 or 3a).

- Accessibility to local facilities for education, healthcare, and convenience retailing.
- Scale – a site should respect its location and surrounding environment and be embedded within it and not intrude onto the landscape. The Council will require a landscape strategy as part of the application to confirm the details of this. Pitches and plots should be of a sufficient size and, on sites for Travelling Showpeople have space for adequate storage.
- Design – Any proposal should conform to the building design and spatial policies outlined elsewhere in the Local Plan.
- Access – there is safe and convenient pedestrian and vehicular access to the public highway, with adequate space on site for vehicle turning and parking.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T10	0	+	+/-	-	+/-	+	+	+	+/-	+	+	0

- F.5.9.1 In accordance with the planning policy for traveller sites¹⁵, Gypsies and Travellers are **defined as** *“persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*
- F.5.9.2 **Travelling Showpeople are defined as** *“members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above”.*
- F.5.9.3 Policy T10 seeks to meet the identified pitch / plot targets for Gypsies and Travellers and Travelling Showpeople (GTTS). The identified need for permanent and transit accommodation is set out within the latest Gypsy and Traveller Accommodation Assessment (GTAA). The policy safeguards existing sites and seeks to meet the additional need for plots and pitches through intensification of existing sites. The policy is expected to meet the identified need for GTTS sites over the Plan period and as a result is likely to have a minor positive impact on housing (SA Objective 7). The delivery of GTTS sites will be monitored as part of the Annual Monitoring Report.

¹⁵ MHCLG (2023) Planning policy for traveller sites. Available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites> [Date accessed: 24/04/24]

- F.5.9.4 The policy sets out the criteria required of all development proposals for GTTS pitches and plots within the Plan area. The criteria require sites to be located outside Flood Zone 2 and 3 and therefore a minor positive impact on climate change adaptation would be anticipated (SA Objective 2).
- F.5.9.5 The policy requires new sites to be located outside biodiversity designations, including SSSIs, Ramsar sites, SPAs, SACs, ancient woodland and LNRs. This would help to protect designated biodiversity assets. However, there is the potential for negative impacts on protected species or loss of habitat, depending on the location and scale of any future proposals, or through the intensification of existing sites. The potential impact on biodiversity is uncertain impact on biodiversity (SA Objective 3).
- F.5.9.6 The policy requires new sites to be located outside landscape designations, namely, the Kent Downs AONB / National Landscape. The intensification of existing sites and the development of new sites could potentially have minor negative impacts on landscape through changes to landscape character and views (SA Objective 4).
- F.5.9.7 There is uncertainty in the assessment of the impact on pollution and waste as the location and extent of development is uncertain (SA Objective 5).
- F.5.9.8 The policy requires new sites not to be located on BMV land and therefore a minor positive impact on natural resources is likely (SA Objective 6).
- F.5.9.9 **While the policy requires new sites to be located outside “protected heritage assets (listed buildings, scheduled ancient monuments or conservation areas)”**, there is some potential for adverse impacts on the heritage assets and their settings depending on the extent and location of any future proposals, an uncertain impact is identified (SA Objective 9).
- F.5.9.10 The policy also requires accessibility from proposed sites to educational facilities, healthcare and a convenience retail store to be considered, with safe pedestrian and vehicular access to the public highway, leading to a minor positive impact on health and wellbeing, transport and education (SA Objectives 8, 10 and 11).

F.5.10 Policy T11: Small sites and SME housebuilders

Policy T11: Small sites and SME housebuilders

The Council seeks to encourage the development of small housing sites that contribute positively to the local community and adhere to sustainable development principles. The Council will support the development of small housing sites in Medway, subject to the following criteria:

- The site must not exceed 60 dwellings (net) in order to maintain the character and scale of the local area.
- Proposed developments must demonstrate high quality architectural design that enhances and/or respects the character of the surrounding area.
- All dwellings must meet or exceed the national and local design guidance to ensure a high quality of living for residents.
- Proposed developments must not result in an unacceptable level of harm to residential amenity, designated heritage assets, or environmental resources and biodiversity.
- Developers must provide adequate measures to mitigate any potential impacts on the local environment, such as landscaping and green infrastructure, and make a clear contribution to mitigation and adaptation to climate change.

Policy T11: Small sites and SME housebuilders

- Small housing sites should be well-connected to existing infrastructure, including public transportation and local amenities, to promote sustainable living practices.
- The site is not part of a larger site unless, through specific proposals to sub-divide a larger site, to speed up the delivery of homes and includes SME builders as part of that delivery mechanism.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T11	0	0	0	+	0	0	+	0	0	+	0	0

- F.5.10.1 Policy T11 encourages the development of small housing sites *“that contribute positively to the local community and adhere to sustainable development principles”*. Therefore, a minor positive impact is identified for housing (SA Objective 7) as the policy may encourage a range of housing sites to be delivered to meet the differing market demands.
- F.5.10.2 Policy T11 refers to improvement to *“existing infrastructure including public transport and local amenities, to promote sustainable living practices”* for small housing sites. Given the local scale of these potential small housing sites and the likelihood of their placement near or in existing urban settlements and associated services and infrastructure, there is potential for a minor positive impact on transport and accessibility (SA Objective 10).
- F.5.10.3 The Council sets out how it aims to support small housing sites that *“enhance and/or respects the character of the surrounding area”* through their design and development. Therefore, the policy has the potential to result in a minor positive impact for landscape and townscape (SA Objective 4).

F.6 Economic development

F.6.1 Policy S10: Economic Strategy

Policy S10: Economic Strategy

The Council will seek to boost Medway's economic performance, securing a range of jobs for its workforce. In principle employment development will be directed to the following broad locations unless otherwise allocated:

- Office (E (g)(i) (formerly B1a) will be directed towards the main town centres and key regeneration opportunity areas.
- Industrial (E (g)(ii), E (g)(iii) (formerly B1b and B1c)) and warehouse (B8) uses will be located on the periphery of Medway close to existing strategic road network.
- Larger scale Net Zero Carbon Energy generating (NZC) uses and port using facilities to be directed to the Hoo Peninsula to sites at Kingsnorth and Grain.

The council will make provision for the scale, range, quality and locational requirements of employment land in its latest identified in the employment needs assessment, when published.

This will be achieved through the following measures:

- Seeking to retain as much employment land as possible.
- The identification of new employment sites in line with the spatial strategy.
- Redevelopment and investment opportunities within regeneration areas.
- Promoting rural employment opportunities in sustainable locations.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S10	+/-	+/-	+/-	+/-	-	+/-	0	+/-	+/-	+/-	0	++

- F.6.1.1 Policy S10 supports the economic growth of Medway and seeks to meet the identified growth in employment needs for the Plan area as set out in the latest employment needs assessment (at the time of writing, the Employment Land Needs Assessment (ELNA) 2015, updated in 2020). Existing employment land will be safeguarded and new suitable locations for economic growth will be sought to ensure appropriate types and scales of development are delivered within different areas. The policy proposes that office space should be supported in town centres and regeneration opportunity areas. Industrial and storage uses would be supported in areas in proximity to the strategic road and rail network. Larger scale facilities, such as Net Zero Carbon Energy generation and port uses are directed to sites on the Hoo Peninsula to take advantage of rail freight transport and port locations. The strategy seeks to enhance the range of employment opportunities in Medway and in particular seeks to enhance opportunities to work in higher added value employment sectors. The policy would be likely to provide a range of employment opportunities for new and future residents and help to drive economic growth and regeneration within Medway. A major positive impact on the economy (SA Objective 12) would be expected.
- F.6.1.2 By directing office development towards town centres, and industrial/warehouse development close to the strategic road network, this policy could potentially help to ensure that employment opportunities are provided in more accessible locations. Town centre locations would be expected to provide access to a greater range of sustainable travel options for commuting workers such as via public transport and active travel routes. Industrial/warehouse development would be more likely to require access for heavy goods vehicles (HGVs), and so ensuring this development is limited to areas with good road, rail or port access would be beneficial. Overall, the strategy seeks to increase the availability of a range of employment opportunities, including high added value sectors, and seeks to reduce levels of out-commuting to fulfil employment needs. There is the potential for policy to have positive impacts on transport by reducing commuting out of Medway and haulage journey times, reducing the need for some journeys by private car and increasing opportunities for sustainable and active travel to job opportunities, particularly in town centre locations. However, there is likely to be an increase in journeys to some extent as a result of the proposed employment development, which could add pressure to the already congested road network. Overall, the effects on Policy S10 on transport are likely to be mixed (SA Objective 10).
- F.6.1.3 By seeking to support the growth of employment opportunities in town centre locations as part of the urban regeneration strategy, the policy has the potential to support the opportunity for people to meet their employment needs locally or access these employment areas using more sustainable transport. Furthermore, the policy promotes **Net Zero Carbon energy generation uses, which could help to reduce Medway's** contributions to the causes of climate change. However, as discussed in relation to transport (SA Objective 10), there is potential for an increase in journeys and associated GHG emissions. There are likely to be mixed positive and negative effects on climate change mitigation, and the overall impact is uncertain (SA Objective 1).

- F.6.1.4 The policy seeks to increase employment land in the Plan area, including for uses which may require a greater number of trips in HGVs, other commercial vehicles and private cars. While the strategy seeks to reduce the number of trips in private cars, there is likely to be an overall increase in traffic and associated air pollutants. There is potential for increased air pollution in existing Air Quality Management Areas (AQMAs). Without mitigation, there is likely to be a minor negative impact on pollution due to the exacerbation of poor air quality within AQMAs (SA Objective 5).
- F.6.1.5 The policy would direct a proportion of economic growth towards town centres and promotes regeneration within opportunity areas. This could potentially help to encourage the re-use of brownfield or previously developed land in some locations, resulting in an efficient use of land and rejuvenating degraded townscapes. However, the policy also seeks to promote rural employment opportunities and would be likely to result in a loss of previously undeveloped land, to some extent. There are, therefore, likely to be a mix of **minor positive and minor negative impacts on the Plan area's natural resources (SA Objective 6)**.
- F.6.1.6 By seeking to provide a range of employment opportunities to meet local needs and aspiring to enhance opportunities in higher added value employment sectors, the policy has the potential to decrease rates of unemployment and increase average salaries and the skills of the local workforce. These measures may also help to reduce deprivation and have a positive impact on health and wellbeing. However, the drive to increase employment growth in Medway may lead to increases in air pollution in some areas already within an AQMA, with adverse impacts on health and wellbeing. There are, therefore, potentially mixed positive and negative impacts on SA Objective 8.
- F.6.1.7 It should be noted that the sustainability performance of sites allocated for employment development have been assessed separately (see Appendix E of this report). While town centre and waterfront regeneration create opportunities for enhancements to both the character of the townscape and to maintenance of heritage assets, the assessment of these sites identified a range of sustainability impacts in regard to SA Objectives 2, 3, 4 and 9 and therefore, for the purposes of this policy assessment the overall impact for these SA Objectives is uncertain.
- F.6.1.8 As this policy focuses on employment provision, it would be unlikely to impact housing and education across the Plan area (SA Objectives 7 and 11).

F.6.2 Policy S11: Existing employment provision

Policy S11: Existing employment provision

Where planning permissions is required, proposals for the redevelopment or change of use of employment land and buildings to non-employment uses will be supported where:

The existing use is proven to be no longer appropriate or viable.

There is no market interest in the site, and it has been market for a reasonable period (of 12 months)

Once this has been proven then the site will be considered for loss or redevelopment if one or more of the following criteria apply:

- the site is no longer appropriate due to detrimental impact on residential amenity
- proposals should demonstrate how employment opportunities have been maximised and incorporated into a scheme, where possible; and

Policy S11: Existing employment provision

- any redevelopment conforms to the Council's regeneration agenda.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S11	0	0	0	0	0	0	0	0	0	0	0	+

F.6.2.1 Policy S11 aims to safeguard existing employment sites within Medway and sets out the Council's criteria to ensure that redevelopment of employment sites only occurs where detrimental effects can be avoided.

F.6.2.2 By resisting the loss of active employment sites, this policy would help to protect existing employment opportunities and retain the existing employment floorspace within the Plan area. By supporting regeneration for different land uses, in accordance with the identified employment land needs for Medway, this policy would also help to direct economic growth towards the most effective industries to support the projected employment growth areas. Overall, a minor positive impact on the economy would be anticipated (SA Objective 12).

F.6.3 Policy S12: New employment sites

Policy S12: New employment sites

New employment sites in Medway, as shown on the Policies Map, will be allocated to meet the needs set out in the latest Employment Needs Assessment.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S12	+/-	+/-	+/-	+/-	-	+/-	0	+/-	+/-	+/-	0	++

F.6.3.1 Policy S12 supports development proposals in sites which have been allocated for employment, which reflect the findings of the latest ELNA; this may include warehouse, industrial, office space and creative industry uses. The policy has the potential to increase the quantity and range of employment opportunities across the identified employment sectors, including in higher added value sectors. There is the potential for a major positive impact on the economy (SA Objective 12).

- F.6.3.2 The policy seeks to increase employment land In the Plan area, including for uses which may require a greater number of trips in HGVs, other commercial vehicles and private cars, and there is likely to be an overall increase in traffic and associated air pollutants. There is potential for increased air pollution in existing AQMAs, and a minor negative impact on pollution is identified overall (SA Objective 5).
- F.6.3.3 By seeking to support the growth of local employment opportunities, the policy has the potential to enable people to meet their employment needs locally or access these employment areas using more sustainable transport. There may also be opportunity to factor in Net Zero or low carbon schemes in new employment developments. However, there is potential for an increase in journeys and associated GHG emissions. There are likely to be mixed positive and negative effects on climate change mitigation and transport, and the overall impact is uncertain (SA Objective 1).
- F.6.3.4 By seeking to provide a range of employment opportunities to meet local needs and aspiring to enhance opportunities in higher added value employment sectors, the policy has the potential to decrease rates of unemployment and increase average salaries and the skills of the local workforce. The policy has the potential to reduce deprivation and have a minor positive impact on health and wellbeing. However, the drive to increase employment growth in Medway may lead to increases in air pollution in some areas already part of an AQMA, with potentially negative impacts on health and wellbeing. There are, therefore, potentially mixed positive and negative impacts on SA Objective 8.
- F.6.3.5 It should be noted that the sustainability performance of sites allocated for employment development have been assessed separately (see Appendix E of this report). The assessment of these sites identified a range of sustainability impacts in regard to climate change adaptation, biodiversity, landscape, natural resources and cultural heritage (SA Objectives 2, 3, 4, 6 and 9) and therefore, for the purposes of this policy assessment the overall impact for these SA Objectives is uncertain.
- F.6.3.6 As this policy focuses on employment provision, it would be unlikely to impact housing and education across the Plan area (SA Objectives 7 and 11).

F.6.4 Policy S13: Innovation Park Medway

Policy S13: Innovation Park Medway

Innovation Park Medway is a high-quality environment and location for high value technology industries, engineering, manufacturing and knowledge intensive industries. This cluster of high-tech companies share similar skills, infrastructure, ambition and drive and offer opportunities for collaboration, innovation and skills retention. The core ambition for the IPM Local Development Order is to create a high quality public realm with collaborative spaces supportive of innovation.

Only E(g) and B2 uses will be permitted and can be supported by appropriately justified small scale ancillary uses compliant with the requirements of the Local Development Order and its accompanying guidance documents including the design code and masterplan.

Proposals outside of the acceptable E(g) and B2 uses will be required to follow the standard planning application route. These proposals are required to be compliant with the aims and objectives of the Local Development Order and masterplan as well as prescribed requirements set out in the Design Code.

Policy S13: Innovation Park Medway

In-keeping with the sustainability ambitions all proposals will need to demonstrate compliance with policies DM18 and DM19 – climate change and carbon reduction.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S13	0	0	0	0	0	0	0	0	0	0	0	++

- F.6.4.1 Policy S13 seeks to ensure that proposals within Innovation Park Medway (IPM) support the aspirations for this site, in line with the aims and objectives of the Local Development Order (LDO), masterplan and Design Code, with a focus on delivering E(g) and B2 uses (offices, research and development and industrial processes that do not adversely affect residential amenity and general industrial). The LDO sets out those types of development that will be classed as permitted development and development proposals would be put forward using a self-certification form, verifying their proposals against the criteria set out in the LDO and Design Code. Any proposals for uses that are not E(g) or B2 would be required to submit a planning application and should also meet the aims and objectives of the LDO, the masterplan and Design Code.
- F.6.4.2 The LDO was adopted in December 2020 and was subject to a separate Environmental Impact Assessment (EIA) and Environmental Statement. The EIA identified the likely impacts of the development of the IPM. The non-technical summary (NTS) of the Environmental Statement sets out the likely significant impacts of the proposals and the mitigation measures that have been put forward to lessen the identified impacts. Potential negative impacts were identified in relation to traffic and transport and landscape and visual impacts on the Kent Downs AONB. Additional consultation work and revisions to the Design Code and Masterplan sought to address these concerns.
- F.6.4.3 The development of the IPM in accordance with the LDO can now proceed outside the Local Plan preparation process. Policy S13 provides additional support for these proposals. **The LDO seeks to bring forward “high quality development in the high-value technology, engineering, manufacturing and knowledge-intensive sectors”¹⁶.** The policy supports the delivery of employment opportunities in the local area, and in particular is likely to support higher added value employment and lead to a greater quantity and diversity of employment opportunities in the Plan area. The LDO provides the key mechanism to bring forward the development of the IPM. Policy S13 provides additional support for this approach. The policy is likely to have a minor positive impact on economy (SA Objective 12).
- F.6.4.4 The impacts of the policy on SA Objectives 1 to 11 are likely to be negligible.

¹⁶ Medway Council (2020) Innovation Park Medway Local Development Order Adoption. Available at: <https://democracy.medway.gov.uk/mgAi.aspx?ID=24791#mgDocuments> [Date accessed: 07/05/24]

F.6.5 Policy T12: Learning and skills development

Policy T12: Learning and skills development

Early years & schools

The Council will support the development of uses that would create schools, nurseries and crèches in the following circumstances.

- There is an identified need for the provision.
- Have safe access by cycle and walking, public transport and car and incorporate a school travel plan;
- Have safe drop-off and pick-up provision;
- Provide outdoor facilities for sport and recreation; and
- Avoid conflict with adjoining uses.

Further & higher education providers

The development and expansion of uses that facilitate further and higher education facilities within the **'learning quarter' at Chatham Maritime will be supported. Development of supporting uses where there is an identified link to the Universities, innovative uses, and other research and development establishments will be supported where appropriate, and does not conflict with other policies in the plan.**

Other education providers

Development that delivers and encourages the creation and expansion of:

- apprenticeship schemes; and
- adult and community education

will be supported.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T12	+	0	0	0	+	0	0	+	0	+	++	+

F.6.5.1 Policy T12 supports the development of skills and learning opportunities throughout Medway. By supporting a range of educational facilities, including uses for further and higher education and other education providers, residents within the Plan area could expect a wider availability of and improved access to education, potentially resulting in an increase in residents with higher level skills and qualifications compared with current levels as outlined within the supporting policy text. Therefore, a major positive impact on education (SA Objective 11) is identified. The policy also seeks to enhance the range and level of education and skills in the local population which has the potential to have a minor positive impact on the economy (SA Objective 12).

- F.6.5.2 The policy seeks to ensure that future educational developments provide safe access for cyclists, pedestrians and public transport users as well as providing safe drop-off and pick-up points. The policy criteria provide for a mixture of transport options to reach educational opportunities and could reduce reliance on travel via car, consequently reducing GHG emissions, as well as reducing pollution from traffic build-up by providing safe drop-off/pick-up points for site end users. Therefore, the policy could result in a minor positive impact on climate change mitigation, pollution and transport and accessibility (SA Objectives 1, 5 and 10).
- F.6.5.3 The policy criteria require the provision of outdoor sport and recreation facilities and promotes active travel to and from school by walking or cycling, which has the potential to have a minor positive impact on health and wellbeing (SA Objective 8).

F.6.6 Policy T13: Tourism, culture and visitor accommodation

Policy T13: Tourism, culture and visitor accommodation

The council will support and promote tourism development where it contributes to the local economy, **enhances Medway's cultural life, and meets sustainable development principles.**

Development that contributes positively to the regeneration of Medway, extends the existing tourism, cultural and visitor economy offer, and enhances the vibrancy and vitality of town centres and waterfront will be welcomed.

The provision of new, and the enhancement of existing cultural assets and visitor facilities, will be supported, where they respect the integrity of their surrounding area and local historic environment.

The development of rural and marine based tourism opportunities will also be welcomed, where they can demonstrate that negative impacts on the environment can be avoided.

Proposals for tourism, cultural and visitor facilities will be assessed against the principles set out below:

- The proposal is appropriate in scale and nature for its location, sensitively designed, respects the characteristics of the built, historic and natural environment, and improves local amenity.
- Maximises opportunities for sustainable travel in accessible locations and minimises traffic generation.
- Avoids adverse impacts on the environment and biodiversity and where appropriate achieves biodiversity net gain.

The council will support the retention, enhancement and provision of visitor accommodation where it **contributes to the sustainable development of Medway's tourism, cultural and visitor economy. Proposals will** be assessed against the principles set out below:

- Where it meets a market need, particularly in those sectors of the market where evidence indicates an unmet or growing demand.
- Development enhances the quality and offer of existing visitor accommodation and its setting.
- Where the proposal contributes to the vibrancy, vitality and viability of town centres, local communities, and the sustainability of wider settlements.
- Where the proposal avoids negative impacts on the environment, is appropriate in scale and nature for its location, sensitively designed, respects local amenity, the characteristics of the built, historic and natural environment, avoids siting in areas of high flood risk and intrusion into the landscapes of open countryside.

Policy T13: Tourism, culture and visitor accommodation

- Avoids adverse impacts on biodiversity and where appropriate achieves biodiversity net gain.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T13	0	+	+	+	0	0	0	+	+	+/-	0	+

- F.6.6.1 Policy T13 aims to promote and expand tourism, culture and visitor facilities within the Plan area. Tourism and culture forms an important economic sector for Medway. The policy has the potential to have a major positive impact on the local economy (SA Objective 12) through the enhancement and promotion of tourism and visitor-related development and by strengthening the tourism potential of Medway.
- F.6.6.2 The policy also supports proposals which enhance the vitality and vibrancy of town centres which may also increase opportunities for cultural activities. This has the potential to enhance the sense of community pride and provide greater opportunities for community interaction, with the potential for a minor positive impact on wellbeing (SA Objective 8).
- F.6.6.3 The policy seeks to ensure that adverse environmental impacts are avoided, which may help minimise the potential impacts in relation to pollution (SA Objective 5).
- F.6.6.4 The policy supports proposals for tourism development, that meet the identified criteria. Including maximising *"opportunities for sustainable travel in accessible locations and minimises traffic generation"*. These criteria would be likely to lead to positive effects on transport and accessibility. However, the policy seeks to increase the number of tourists and is likely to lead to increases in associated traffic trips in private vehicles. Therefore, there are likely to be mixed positive and negative impacts on traffic and transport (SA Objective 10).
- F.6.6.5 The policy text states that proposals which avoid *"adverse impacts on biodiversity and where appropriate achieves biodiversity net gain"* **will be supported, and therefore a minor positive impact on biodiversity (SA Objective 3) could be expected.** This could provide opportunities to enhance the quality and quantity of habitats and improve connectivity for flora and fauna within the Plan area.
- F.6.6.6 Policy T13 supports proposals which protect and enhance the local landscape, through **being** *"appropriate in scale and nature for its location"* and *"sensitively designed" to their settings*, including the historic environment, and also by ensuring that potential sites avoid **areas of** *"high flood risk"*. Therefore, a minor positive impact on climate change adaptation (SA Objective 2), local landscape (SA Objective 4) and cultural heritage (SA Objective 9) could be expected from the policy.

F.6.7 Policy S14: **Supporting Medway’s culture and creative industries****Policy S14: Supporting Medway’s culture and creative industries**

The continued growth and evolution of Medway’s diverse cultural infrastructure and creative industries will be supported, enhanced and expanded to become a focus for culture. Development proposals must:

- Protect and enhance strategic clusters of cultural attractions, existing cultural facilities, venues and uses and support or create/develop new in town centres and places that are or will be supported by good public transport connectivity or other sustainable travel options and where sensitive to and **respectful of Medway’s historic environment and assets:**
 - Rochester District Centre
 - Chatham town Centre
 - Gillingham District Centre
 - Chatham Dockyard
 - Star Hill to Sun Pier
- Promote and deliver new or enhance existing, locally distinct clusters of cultural facilities, venues and related creative uses especially where they can provide an anchor for local regeneration and town centre renewal. **These proposals must be sensitively designed and be in accordance with Medway’s** policies and ambitions for its historic environment and assets. Areas identified include, but are not limited to the town centres of Chatham, Rochester, and Gillingham; Chatham Docks, Chatham Dockyard, Hoo and Star Hill to Sun Pier. Development proposals should identify further opportunities.
- Consider the use of vacant properties and land for multi-functional purposes, pop-ups or meantime uses for cultural and creative activities during the day and night time to stimulate vibrancy and viability and support diversity in town centres or elsewhere where appropriate.
- Seek to ensure that opportunity areas and large-scale mixed developments include new creative uses and cultural venues and/or facilities and spaces for outdoor cultural events.
- Ensure that public realm or spaces within the development are activated and/or activate spaces around it to ensure seamless connectivity with the existing surrounds.
- Promote and support circular economy uses which align with the creative industry uses and sustainability objectives.

This policy must be read alongside the policy on tourism.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
S14	0	0	0	+	0	0	0	+	+	+	0	+

- F.6.7.1 Policy S14 seeks to protect and enhance the cultural and creative industries within Medway, through supporting growth in these sectors and recognising their benefits for local communities, including developing new cultural venues within large-scale mixed developments. This policy has the potential to enable greater access to employment opportunities and increased tourism, and therefore, a minor positive impact on the local economy (SA Objective 12) is identified.
- F.6.7.2 A minor positive impact on landscape, health and wellbeing, cultural heritage and transport and accessibility (SA Objectives 4, 8, 9 and 10) would also be anticipated. The positive impacts would result from requirements within the policy, including the enhancement of cultural facilities and venues which may, in turn, have a beneficial impact on local **landscape and cultural heritage features, such as through “local regeneration and town centre renewal” in areas identified to be within “distinct clusters of cultural facilities, venues and related creative uses”, which may include listed buildings, for example. Additionally, through ensuring cultural facilities are supported by “good public transport...or other sustainable transport options”, the policy has the potential to improve sustainable transport access to cultural facilities.** In supporting the protection and enhancement of cultural and creative facilities, the policy is likely to enhance community cohesion and opportunities for community interaction.

F.6.8 Policy T14: Rural economy

Policy T14: Rural economy

The vision for Medway’s rural economy is to secure sustainable growth and service provision in rural communities, while seeking to protect and manage the impact on the environment, natural assets and landscapes.

Proposals for employment development in the countryside will be supported if the following criteria are met:

- It does not lead to significant loss of high-grade agricultural land and can be demonstrated that other locations of lower agricultural land value are not suitable.
- It can be demonstrated that the development will not create a significant amount of traffic that is inappropriate to the rural road network or results in unacceptable harm to the rural area its surrounds
- It is of an appropriate scale to the location and the wider rural surroundings.
- It does not conflict with other policies in this plan.
- It does not result in the loss of key rural services and facilities that supports the sustainability of settlements.
- Proposed developments must demonstrate high quality architectural design that enhances and respects the character of the surrounding area.
- Proposed developments must not result in an unacceptable level of harm to residential amenity, designated heritage assets, or environmental resources and biodiversity.
- Developers must provide adequate measures to mitigate any potential impacts to the environment

Proposals for loss of employment uses and community facilities in rural settlements and locations outside of settlement boundaries, will need to demonstrate that existing uses cannot be viably sustained and that every reasonable attempt* has been made, without success, to secure a similar re-use of that property or site.

Policy T14: Rural economy

* *Reasonable attempts mean responding positively and with flexibility to queries to enable securing an occupier for the use that needs to be retained. This could mean lowering the price, increasing or reducing the lease length if it were to be leased or looking at splitting the site up into parcels. To demonstrate this, marketing evidence will be required over a year or six month period.*

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T14	0	0	0	0	0	0	0	0	0	+	0	+

- F.6.8.1 Policy T14 **sets out the Council's support for growth and diversification of the rural economy**, provided that certain criteria are met to ensure the development does not result in harm to the surrounding landscape.
- F.6.8.2 By encouraging economic development in rural areas, this policy could potentially help to provide additional employment opportunities and enhanced service provision, resulting in less need to travel for residents within these areas and more choice in employment. The policy also states that development will be permitted where it does not result in the loss of existing rural services and facilities. As such, the policy would be likely to result in a minor positive impact on the economy (SA Objective 12).
- F.6.8.3 In addition to seeking to protect and enhance rural service provision, the policy also states **that development proposals will be required to demonstrate that "development will not create a significant amount of traffic that is inappropriate to the rural road network"**. The policy could potentially benefit transport and accessibility (SA Objective 10) in rural areas through improving access to jobs and services. The extent to which traffic could be affected by rural economic development would be dependent on the scale and nature of the development and would need to be carefully considered. Overall, a minor positive impact could be achieved on SA Objective 10.
- F.6.8.4 **The policy states that rural growth will be supported where "it does not lead to significant loss of high-grade agricultural land" which could potentially help to direct development away from areas of BMV land and help to limit the loss of agriculturally valuable soils.** However, it is likely that rural development would be located on previously undeveloped land to some extent. On balance, a neutral impact would be expected with regard to **Medway's natural resources (SA Objective 6)**.
- F.6.8.5 The policy seeks to ensure that employment development in the countryside is in keeping **with its surroundings, stating that "developments must not result in an unacceptable level of harm to residential amenity, designated heritage assets, or environmental resources and biodiversity"**. **The policy may therefore help to reduce the potential for adverse effects on biodiversity, the landscape character, and the historic environment.** As such, a negligible impact has been identified overall for SA Objectives 3, 4 and 9.

- F.6.8.6 Recommendation: it is recommended that further clarity is provided in Policy T14 **regarding the statement** “*Developers must provide adequate measures to mitigate any potential impacts to the environment*”. **It is unclear what is encompassed by “the environment” and whether this is different to the aspects referred to in the previous bullet.**

F.7 Retail and town centres

F.7.1 Policy S15: Town centres strategy

Policy S15: Town centres strategy

Active creation of a well used sustainable, network of healthy centres and the regeneration of **Medway's** existing town centres is supported; focussing on creating child-friendly, sustainable and accessible centres for people to connect, use for day-to-day purposes and enjoy throughout the day and night. Centres will retain and attract the required fundamental main town centre uses including residential to support sustainable town centre living and reducing the need to travel. Healthy lifestyles and attractive centres can also be supported by improved green and blue infrastructure and public realm. Future-proofing our centres will need consideration of new technologies (communications, renewable and other), climate change mitigation and adaptation.

In doing so, planning decisions will have regard to the ambitions to provide the following alongside a growing and changing population:

- Retail provision is **directed to Medway's centres with comparison goods retailing directed to the** larger centres and new convenience goods retail provided in existing and new centres. This will achieve good spatial distribution of provision allowing for easy and convenient access to facilities.
- Creation of new centre/s in identified strategic locations of appropriate scale, quantity and distribution to support sustainable growth and travel patterns **where justified by the plan's spatial** strategy
- The potential to deliver community, service, tourism, culture and creative uses, leisure and food and beverage uses in town centres must be explored thoroughly as sequentially preferable locations
- The primary shopping area will be the focus of active uses that encourage footfall including E(a), E(b), E(c) uses alongside community, cultural and leisure uses. The focus of E(a) uses in Chatham will be along the frontage leading into the Pentagon, signalling its core along the High Street. All proposed uses must contribute positively to the vitality and vibrancy of the High Street, where individually or cumulatively do not have a detrimental impact on the function of the centre and High Street and the ambitions for each centre.
- In-centre and edge of centre locations will also be explored for further provision of employment uses outside of designated employment areas
- Provision of housing to support urban-living and sustainable development
- Enhancements and provision of green infrastructure, public realm and improved access to blue infrastructure where possible
- Making better use of a valuable and distinctive waterfront
- Consideration of advanced technologies and climate change

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S15	+	+	+	+	+	+	0	+	+/-	+	0	++

- F.7.1.1 Policy S15 seeks to support the vitality of town centres in the Plan area, with the objective **of focussing on “child-friendly, sustainable and accessible centres”** and supporting a range of day and night uses. The policy supports the development of different uses within town centres to enable **“sustainable town centre living and reducing the need to travel”**. The policy also seeks to explore the provision of employment uses in town centres. By seeking to protect vitality and deliver a range of uses in town centres, the policy would help to reduce the need for people to travel in order to meet their retail, social, cultural and, to some extent, employment needs. Therefore, there is the potential for the policy to have a minor positive impact on climate change mitigation (SA Objective 1).
- F.7.1.2 By focusing on the enhancement of town centres, there is potential for the policy to encourage development on previously developed land and reduce potential losses of greenfield land or other existing GI. The policy encourages enhancements to and provision of green and blue infrastructure, with likely associated benefits to the appearance of the local area as well as climate change adaptation and potentially enhancing biodiversity value within the urban areas. Overall, Policy S15 may have a minor positive impact on climate change adaptation (SA Objective 2) and biodiversity (SA Objective 3). These measures also have the potential to protect existing soils and BMV land and lead to a minor positive impact on natural resources (SA Objective 6).
- F.7.1.3 The policy supports the redevelopment of existing town centres to provide a greater range of uses. The redevelopment of brownfield sites, and measures to increase the quality and coverage of GI, has the potential to enhance the character of development on the site and the surrounding public realm, which could lead to minor positive impacts on the local landscape and townscape (SA Objective 4).
- F.7.1.4 By seeking to provide a greater range of uses in town centres to meet local needs, the policy would be likely to reduce the need for travel to meet these needs elsewhere in Medway or in neighbouring areas. Therefore, there is the potential for the policy to lead to a minor positive impact on reducing car travel and a reduction in associated pollution (SA Objective 5).
- F.7.1.5 Policy S15 seeks to create sustainable town centres, which provide a range of uses and reduces the need to travel which has the potential to reduce pollution emissions associated with car travel. **The policy also seeks to create “child-friendly” town centres where people can connect**, therefore there is the potential for enhancing opportunities for community interaction. Overall, there is the potential for the policy to lead to minor positive impacts on health and wellbeing (SA Objective 8).
- F.7.1.6 The policy is not location specific and the proximity of any future redevelopment proposals to heritage features is unknown. There is the potential for development to negatively or positively impact on the significance of heritage assets. At this stage, the potential impacts on cultural heritage are uncertain (SA Objective 9).

- F.7.1.7 By seeking to provide a range of uses in town centres and reducing the need to travel greater distances to meet retail, cultural and other needs, the policy has the potential to lead to minor positive impacts on sustainable transport (SA Objective 10).
- F.7.1.8 By seeking to deliver an appropriate range of uses in the centres, Policy S15 has the potential to lead to the creation of employment opportunities in locations which are also likely to be more accessible by sustainable transport. The policy would be expected to encourage footfall in town centre locations and support existing services as well as encourage new services and functions. Therefore, there is the potential for the policy to have a major positive impact on the economy and employment (SA Objective 12).
- F.7.1.9 Recommendation: Policy S15 could be strengthened through referencing the conservation and enhancement of cultural heritage features alongside the proposed enhancements to town centres, or cross referencing to historic environment policies.

F.7.2 Policy S16: Hierarchy of centres

Policy S16: Hierarchy of centres

The function of centres as multi-purpose destinations, meeting places and the main locations for retail, community, services, leisure and employment will continue to be supported in relation to their individual role, function and scale. Chatham is the primary centre with the highest level of infrastructure and services and has immense potential for further growth that will support multiple sustainability objectives. It therefore remains at the top of the hierarchy being the focus of the majority of comparison retail to meet the strategic needs for **Medway's communities**.

1. **Medway's hierarchy of centres is:**

- a. Principal Town Centre: Chatham is the focus of high-quality regeneration, city scale infrastructure and services. It is the main location for comparison retail, community uses, essential services, leisure, tourism (in support of local heritage assets, tourism, creative uses and a cultural focus) and sustainable urban living with a vibrant evening economy
 - b. District Centres: providing essential services, community uses to support sustainable living and creating efficiencies in linked trips. The council will seek to maintain a balanced provision of uses appropriate and reflective of the character, scale and role of these centres (individually and in relation to Chatham to maintain the hierarchy): Strood, Gillingham, Rainham, Rochester and Hempstead Valley
 - c. Local/Rural Centres: The Council seeks to maintain the sustainably accessed local top up shopping offer and to satisfy the day-to day needs of the local population
2. **New local/rural centres or shopping parades/neighbourhood centres compliant with the council's** retail policies and strategy may be required in areas of strategic growth.
3. New centres need to be planned and appropriate in scale and function in serving the new/growing communities. In doing so, these centres also need to take into consideration the proximity and scale of existing provision to avoid compromising the health of existing centres. Proposals will need to be supported by a robust justification taking into account the existing provision, demographics, character and scale of the area.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S16	+	+	+/-	+	+	+	0	+	+/-	+	0	++

- F.7.2.1 Policy S16 supports the growth of town centres and in particular the regeneration of Chatham to provide a range of uses to support sustainable city living as well as servicing the retail, cultural, leisure and employment needs of the wider Medway community. By seeking to support the regeneration of Chatham and co-locate different uses in town centres, the policy could help to reduce the need to travel and provide services in locations where there is a greater availability of public transport and active transport options. The policy has the potential to have a minor positive impact on reducing GHG emissions (SA Objective 1).
- F.7.2.2 By focusing development within town centres, there is the potential for the policy to encourage development on previously developed land and reduce potential losses of greenfield land or other existing GI. There is the potential for the policy to have a minor positive impact on climate change adaptation (SA Objective 2). This also has the potential to protect existing soils and BMV land and lead to a minor positive impact on natural resources (SA Objective 6).
- F.7.2.3 Furthermore, Policy S16 could help to conserve biodiversity features associated with greenfield land and the open countryside, although there could also be some localised losses of urban biodiversity associated with the redevelopment of brownfield land within centres. There is potential for both positive and negative effects on biodiversity depending on the specific location of growth supported by the policy, and as such, the overall impact is recorded as uncertain (SA Objective 3).
- F.7.2.4 The policy supports the regeneration of Chatham and the provision of an appropriate range of uses in District Centres and Local Centres. The redevelopment of town centre sites has the potential to enhance the character of the site and the surrounding public realm and there is the potential for positive impacts on landscape and townscape (SA Objective 4).
- F.7.2.5 By seeking to provide a greater range of uses in town centres to meet local needs, the policy has the potential to reduce the need for travel to meet these needs elsewhere in Medway or in neighbouring areas. Therefore, there is the potential for the policy to lead to a minor positive impact on reducing car travel and a reduction in associated pollution (SA Objective 5). By seeking to enhance the service provision in town centres, the policy could lead to a minor positive impact on access to sustainable transport (SA Objective 10), particularly in areas within Medway which are already well connected to the public transport network, such as Chatham, Rochester, Strood, Rainham and Gillingham.
- F.7.2.6 Policy S16 seeks to create sustainable town centres, which provide a range of uses and reduce the need to travel which has the potential to reduce pollution emissions associated with car travel. The policy also seeks to support sustainable city living, providing opportunities for greater community interaction. There is the potential for the policy to lead to minor positive impacts on health and wellbeing (SA Objective 8).

- F.7.2.7 The policy is not location specific and the proximity of any future redevelopment proposals to heritage features is unknown. In relation to Chatham, the policy states that regeneration would “*support local heritage assets*”. Across all centres, however, there is the potential for development to negatively or positively impact on the significance of heritage assets. At this stage, the potential impacts on cultural heritage are uncertain (SA Objective 9).
- F.7.2.8 Policy S16 seeks to direct growth to town centres in accordance with the identified hierarchy. The policy is based upon the North Kent Retail and Leisure Needs Assessment (2016)¹⁷, which concluded that Chatham should be identified as the principal town centre. The supporting policy text states **that “the retail and town centre strategy supports a network of centres and directs growth to centres first”**. By identifying the town centre hierarchy and the appropriate uses associated with each level in the hierarchy, the policy has the potential to facilitate economic regeneration of town centres and encourage economic diversity, and therefore, could have a major positive impact on the economy (SA Objective 12). The policy recognises that a new local centre or centres are likely to be required in association with proposed areas of strategic growth.

F.7.3 Policy T15: Sequential assessment

Policy T15: Sequential assessment

Main town centre uses are directed to Medway’s centres first.

Proposals to provide or expand main town centre uses outside of defined traditional centres including retail parks, leisure designations and Hempstead Valley Shopping Centre, and where not in accordance with the development plan and/or any part of the retail and main town centre uses strategy within it, are required to demonstrate through a sequential assessment that there are no sequentially preferable sites available, i.e. the proposal must follow the assessment sequence of in-centre first, edge of centre and then out of centre.

The sequential assessment must be supported by a Council agreed and defined catchment area and proposal footprint at the earliest opportunity. The proposed use, scale and trade draw of the proposal will determine the appropriate location within the hierarchy of centres, e.g. city scale in Chatham, large scale specialised, evening economy and diversification of uses in main district/town centres and small scale within local centres.

LPA’s and applicants must demonstrate flexibility in scale and format when assessing sequentially preferable sites. Flexibility includes locational requirements in particular town centre sites are highly accessible, therefore car parking requirements are expected to be significantly reduced.

When considering sequentially preferable edge and out of centre sites, due to the unavailability of large central sites, preference will be given to sites that are accessible and well connected to town centres.

All proposals must demonstrate sustainable travel choices in support of the application submission and must thereby satisfy sustainable transport policies DM18 and DM19.

¹⁷ Avison Young (2016) North Kent SHENA. Retail & Commercial Leisure Assessment. Final Report. Volume 1 – Main Report.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T15	+	+	+/-	+	+	+	0	+	+/-	+	0	+

- F.7.3.1 Policy T15 **seeks to direct town centre uses to Medway’s main town centres**, as identified in the hierarchy in Policy S15. Proposals for such uses outside the main centres, or not otherwise in accordance with the Plan, are required to undertake a sequential assessment. **The sequential assessment seeks to direct development to ‘in-centre’ first, then ‘edge of centre’ and then ‘out of centre’.** In considering sites, those which are not in the main centres, preference would be given to sites that are accessible and well connected. In relation to large scale leisure proposals, the policy requires the development to have sustainable access and no negative impact on the surrounding road network.
- F.7.3.2 By supporting proposals for town centre uses in central locations and or those locations with more sustainable transport infrastructure, the policy has the potential to reduce the need to travel and provide opportunities for sustainable travel choices. There is the potential for the policy to have a minor positive impact on climate change mitigation (SA Objective 1) and pollution (SA Objective 5).
- F.7.3.3 The policy is not location specific and, at this stage, the potential impacts of any proposals on flooding, surface water management or GI are uncertain. However, by focusing on the provision of town centre uses within existing town centres, rather than in out-of-town locations, there is the potential for the policy to lead to development on previously developed land and reduce potential losses of greenfield land or other GI. There is the potential to introduce new GI into town centre proposals. Overall, there is the potential for Policy T15 to have minor positive impacts on climate change adaptation (SA Objective 2) and natural resources (SA Objective 6).
- F.7.3.4 Policy T15 is not location specific and therefore the potential impacts on biodiversity are uncertain (SA Objective 3).
- F.7.3.5 The policy directs the development of town centre uses to existing town centres. The redevelopment of brownfield sites has the potential to enhance the character of development on the site and the surrounding public realm and therefore there is the potential for minor positive impacts on landscape and townscape (SA Objective 4).
- F.7.3.6 The policy supports the delivery of a range of uses in town centres and has the potential to support development on previously developed land. This has the potential to protect existing soils and BMV agricultural land, and lead to a minor positive impact on natural resources (SA Objective 6).
- F.7.3.7 There is the potential for minor positive impacts on **local residents’** health and wellbeing (SA Objective 8) by supporting the provision of town centre uses in existing town centres, which may revitalise these areas and enhance opportunities for local community interaction.

- F.7.3.8 The policy is not location specific and the proximity of any future redevelopment proposals to heritage features is unknown. There is the potential for development to impact on the significance of heritage assets negatively or positively. At this stage, the potential impacts on cultural heritage are uncertain (SA Objective 9).
- F.7.3.9 By supporting the provision of a range of uses in town centres, reducing the need to travel greater distances and seeking sustainable access to out of centre locations, the policy has the potential to lead to minor positive impacts on sustainable transport (SA Objective 10).
- F.7.3.10 Policy T15 has the potential to lead to the creation of employment opportunities in locations with a greater likelihood of being accessible by sustainable transport. Therefore, there is the potential for the policy to have a minor positive impact on the economy and employment opportunities within the Plan area (SA Objective 12).

F.7.4 Policy T16: Ancillary development

Policy T16: Ancillary development

Ancillary development proposals for main town centre uses are required to be compliant with the sequential test policy as set out above. To demonstrate and justify its ancillary nature, it must also satisfy the following:

- the scale of the proposal must be smaller than the predominant/main use. Where this is not possible, the proposal must satisfy all other criteria listed below from b. to f.
- the proposal must be demonstrated as necessary or complementary to the business operations;
- the type of use is secondary/dependent on and cannot function independently of the predominant/main use
- it must be demonstrated that there are dependencies and a direct relationship between the ancillary proposal and the predominant/main use.
- access to the ancillary use is dependent on access used by the predominant use and where not feasible, all other criteria listed in a, b, c, d and f are satisfied
- Consideration will be given to the physical location of the proposal in relation to the predominant/main use when assessing c., d. and e. above

It may be necessary to manage the ancillary use through condition to maintain its secondary nature. The scale of the proposal may also require an impact assessment and therefore requires compliance with Policy T17 (impact assessment) where it meets the criteria.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T16	0	0	0	0	0	0	0	0	0	0	0	+

- F.7.4.1 Policy T16 sets out the requirements for ancillary development proposals for main town centre uses, when proposed in out-of-town centre locations. The policy seeks to ensure that such development is of a scale and type that is appropriate to the surrounding land uses.

F.7.4.2 Policy T16 supports Policy S16, Hierarchy of Centres, in seeking to manage development proposals outside town centres which may impact on the vitality and footfall in town centre locations. Policy T16 would be likely to help ensure development related to town centre uses, remains focused in town centres and is likely to support the sustainability performance of Policy S16 in preventing greater levels of development in less sustainable locations. Therefore, through ensuring management of development proposals within and outside town centres, a minor positive impact on the local economy is identified for Policy T16 (SA Objective 12). The impact of Policy T16 on the remaining sustainability objectives is assessed as negligible.

F.7.5 Policy T17: Impact assessment

Policy T17: Impact assessment

Proposals that seek to provide or expand retail and leisure uses in edge or out of centre locations including retail parks, leisure designations and Hempstead Valley Shopping Centre will be permitted where:

- a) it is supported by an impact assessment where proposals for comparison, convenience retail, or leisure (including food and beverage and other large-scale facilities like bowling alleys and ice-skating rinks etc.).

The scale of food and beverage proposals will be given locational consideration.

Thresholds trigger	Comparison (gross sqm)	Convenience (gross sqm)	Leisure (gross sqm)
Chatham	1,000	200	500
Gillingham	250	250	250
Strood	250	250	100
Rochester	200	200	500
Rainham	350	400	150

- b) it is demonstrated that the proposal would not have a significantly adverse impact on:
- the strategy - development, retail and main town centre uses strategy
 - vitality and vibrancy of centres within the catchment of the proposal
 - existing, planned or committed town centre investment in, or supporting town centres
 - the health and sustainability of centres with due consideration given to the cumulative impact of proposals considered relevant
 - the vulnerability of the Medway's centres with due consideration given to the local context

Where appropriate development proposals may be conditioned or legal requirements established to manage the impact on centres, particularly where the impact is not considered significantly adverse to justify refusal and where proposals come forward in increments and can have cumulative impact.

The Council may also require public realm works, signage or other to facilitate better linkage with neighbouring centres to assist with linked trips.

All proposals must demonstrate sustainable travel choices in support of the application submission and must thereby satisfy sustainable transport policies DM18 and DM19.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T17	+	0	0	0	0	0	0	+	0	+	0	+

- F.7.5.1 Policy T17 supports Policies S15 and S16 and seeks to support the vitality of town centres within the Plan area, by ensuring locally defined thresholds are used as a trigger for the requirement of impact assessments. By providing locally defined thresholds, retail and leisure proposals outside of the identified centres would be assessed for their wider impact on the economic viability of the town centres and on planned future investment in town centres. This policy is likely to have long term minor positive impacts on the local economy (SA Objective 12).
- F.7.5.2 By seeking to support the economic viability and vitality of town centres, the policy seeks to support urban regeneration and encourage greater use of town centres, where there is likely to be a greater range of sustainable transport choices, less reliance on private car use and reduced journey times. The policy requires all proposals to ensure sustainable transport choices are available. There is likely to be a minor positive impact on transport (SA Objective 10) and climate change mitigation (SA Objective 1).
- F.7.5.3 Policy T17 may also lead to greater use of town centres and greater opportunities for community interaction and an improved sense of place. There is the potential for a minor positive impact on community wellbeing (part of SA Objective 8).

F.7.6 Policy S17: Chatham Town Centre

Policy S17: Chatham Town Centre

Chatham Town Centre is a sustainable waterfront town with city scale infrastructure and is the main centre within the network of well-connected centres in very close proximity to one another making ambitions of sustainable travel and urban living possible. Chatham Town Centre will be the heart of the community, hive of activity and destinations for people to live, work and enjoy. It has a diverse high street offer set in a respected historic context and is a location for comparison retail, community uses and services, commercial leisure (food and beverage), creative uses, **culture and tourism. Medway's primary centre's role extends** beyond satisfying local need, attracting visitors from across Medway and neighbouring authorities.

It has strong links with the universities in Medway, the hospital and creative industries. Connectivity with the Chatham Dockyard and Chatham Intra areas are important linkages, which when enhanced will improve connections to and support the growth of the creative and cultural sectors and helping to reposition Medway as a culture hub.

Development within the centre will grow the resident population and create the demand for the expansion and creation of further job opportunities, community uses and services and provide a range of creative, cultural and leisure experiences throughout the day and night and be supported by the appropriate level of enabling infrastructure. In doing so development:

Policy S17: Chatham Town Centre

- must comply with the 2019 Chatham Masterplan and Chatham Design code or the most up to date guidance
- must comply with the main thrust of the High Street quarters concept within the Chatham masterplan and the desired uses within a Primary Shopping Area. Each quarter provides a focus, which guides the type of uses that would be appropriate. The units at the entrance of the Pentagon is particularly important as signalling the core of the high street where retail is predominant. The type of uses can increase in diversification when moving away from the Pentagon along either side of the high street.
- must also adhere to the Arches Chatham Neighbourhood Plan policies and Star Hill to Sun Pier Development Framework guidance where relevant
- that explores opportunities for provision of convenience retailing will be favoured to complement the existing offer and extend operating hours
- proposals for ground floor residential uses along the High Street will be favoured on the eastern end of the High Street closest to the White Lion Pub and above ground floor anywhere along the High Street with appropriate justification supporting planning applications. This does not preclude residential development from happening anywhere else in the town centre where justified and does not impede activity, sustainability or the health of the High Street
- proposals for employment uses in and on the edge of the town centre is encouraged to support sustainability and accessibility
- must include consideration and demonstration of how to make the centre child-friendly. This could include uses that occupy shop units, creatively designed multipurpose furniture/seating, opportunities for active uses long the waterfront
- proposals that include enhancing or creating culture, creative industries, community uses as well as enhancing the evening economy will be supported
- that includes creative, innovative and cultural uses must explore opportunities to enhance connectivity with the Chatham Intra and Dockyard areas by way of use proposed and its co-location/location along the high street.
- Will be favoured where they include public realm enhancements to create an attractive place to live, work, shop and enjoy.

Proposals for opportunity sites will be guided by the following:

- The former **'Debenhams' site is designated for comprehensive redevelopment, which could include residential, employment, leisure, commercial leisure, food court, child-friendly uses, car parking**
- **The 'Pentagon' is designated as an opportunity site for enhancements.** Units on either side of the High Street Pentagon entrance must sign post the Pentagon shopping centre and reinforce the 'core' along the High Street.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S17	+	0	0	0	0	+	+	+	+/-	+	0	++

- F.7.6.1 Policy S17 sets the vision for Chatham Town Centre and sets out various measures to help achieve this, including the aim for **the centre being “the heart of the community, hive of activity and destinations for people to live, work and enjoy”**. **The policy supports** various plans and guidance in ensuring that the centre responds positively to the requirements of the Chatham Town Centre Masterplan (2019)¹⁸ and the emerging Chatham Design Code¹⁹, in order to improve its current underperforming status as a centre.
- F.7.6.2 The policy highlights the importance of maintaining the economic viability of Chatham and supports appropriate residential and economic development in defined locations, potentially leading to significant improvements in employment opportunities for local residents through increased High Street footfall and improved linkages with other areas such as Chatham Dockyard and Chatham Intra. The policy also seeks to boost the tourism and night-time economies. Policy S17 is therefore likely to have a major positive impact on the local economy (SA Objective 12) through supporting the provision of a range of businesses in Chatham, leading to an improvement in the availability of leisure, cultural and creative experiences for users of Chatham Town Centre and a minor positive impact on the delivery of housing (SA Objective 7).
- F.7.6.3 By seeking to improve the range of services and facilities available in the town centre and deliver greater levels residential development, the policy has the aspiration to deliver “urban living”, with the potential to reduce the need to travel for some residents, reduce journey times for local residents choosing to access town centre services and is more likely to offer sustainable transport choices to access these uses. There is the potential for the policy to lead to reduced GHG emissions and a minor positive impact on climate change mitigation (SA Objective 1).
- F.7.6.4 The focus of the policy strongly centres on the regeneration of the town centre, ensuring that proposed employment areas maximise use of current brownfield sites, as set out in the Chatham Town Centre Masterplan. The redevelopment of brownfield land represents an efficient use of land in accordance with the NPPF. Therefore, a minor positive impact on natural resources (SA Objective 6) could be expected from the policy.
- F.7.6.5 Through promoting Chatham as an area to be prioritised for a range of new investment opportunities **and seeking to support ‘urban living’**, the policy is likely to improve community cohesion amongst local residents, creating a richer, varied and enhanced sense **of place with greater access to services**. **Therefore, a minor positive impact on residents’ wellbeing and accessibility** (SA Objectives 8 and 10) could be expected from the policy.

¹⁸ Medway Council (201 quality) Chatham Town Centre Masterplan. Available at:

https://www.medway.gov.uk/downloads/file/4524/chatham_town_centre_masterplan [Date accessed: 26/04/24]

¹⁹ Chatham Design Code. Available at: <https://www.medway.gov.uk/chathamdesigncode> [Date accessed: 26/04/24]

- F.7.6.6 Chatham Town Centre is associated with numerous heritage assets including Listed Buildings and a conservation area. The policy requires development proposals to be in accordance with the Heritage Action Zone guidance²⁰ (discussed further within Policy S9), which could mean that redevelopment proposals within Chatham supported by Policy S17 would ensure the conservation and enhancement of heritage assets alongside regeneration schemes, helping to improve the quality and appreciation of the historic environment. There is the potential for a minor positive impact on cultural heritage (SA Objective 9).
- F.7.6.7 Recommendation: Policy S17 could be strengthened through referencing the conservation and enhancement of cultural heritage features alongside the proposed enhancements to town centres, or cross referencing to historic environment policies, in particular Policy S9 'Star Hill to Sun Pier'.

F.7.7 Policy S18: Rochester District Centre

Policy S18: Rochester District Centre

Rochester District Centre is well known for its heritage, leisure and cultural offer drawing on custom beyond the local population. The centre is supported by a strong restaurant and café offer complemented by independent shops and boutiques but is lacking in convenience retail provision. Opportunities for the provision of **top-up convenience goods retailing will be supported as well as other proposals that support this centre's** role where a balance is achieved with the existing provision and is in-keeping with the current independent shop character.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S18	+	0	0	0	0	0	0	+	0	0	0	+

- F.7.7.1 Rochester is considered to be a successful district centre, with a strong historic character and a diverse range of boutique shops and a good restaurant offer. The policy approach for Rochester Town Centre is to maintain the current range of facilities, with the addition of convenience goods stores. The addition of a convenience food store would be likely to have a minor positive impact on residents' wellbeing (SA Objective 8) and may serve to reduce the number of journeys local residents take to alternative provision, for example in Strood, leading to a potential minor positive impact on climate change mitigation and transport (SA Objectives 1 and 10).

²⁰ Medway Council. Heritage Action Zone. Available at:

https://www.medway.gov.uk/info/200177/regeneration/1218/heritage_action_zone [Date accessed: 26/04/24]

F.7.8 Policy S19: Gillingham District Centre

Policy S19: Gillingham District Centre

Gillingham Town Centre performs a local function, catering for the needs of residents within its catchment. It provides sustainably accessed community facilities and services and a vibrant market necessary to cater for day-to-day needs. Opportunities for diversification and regeneration to enhance the offer, public realm, accessibility, emphasise and celebrate its military heritage will be supported.

This can include the formalising of a square for events and activities, opportunities to co-locate community facilities to improve accessibility and convenience, enhancing the food and drink offer on the western part of the high street, creating opportunities for a greater variety of uses on the high street that increases dwell time and improving vehicular movement that supports the function and health of the centre.

All proposals must comply with the Gillingham Masterplan 2019 or most up to date guidance.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S19	0	0	0	+	+	0	0	+	0	+	0	+

- F.7.8.1 Gillingham district centre is considered to have a good range of services to meet local needs. Policy S19 supports proposals to diversify and regenerate the range of uses available, including enhancing the range of food and drink on offer, that may increase dwell time on the High Street and encourage greater levels of spending. The policy has the potential to have a minor positive impact on the local economy (SA Objective 12).
- F.7.8.2 Policy S19 supports proposals which enhance the public realm and celebrate the area's military heritage, potentially leading to a minor positive impact on townscape character (SA Objective 4).
- F.7.8.3 The policy also supports proposals to co-locate community facilities and seeks opportunities to improve vehicular movement and reduce congestion. The policy has the potential to have a minor positive impact on pollution and health and wellbeing (SA Objectives 5 and 8).
- F.7.8.4 The policy requires development proposals to ensure accordance with the Gillingham Town Centre Masterplan (2019)²¹, which includes recommendations to improve the public realm and pedestrian / cycle connectivity as well as addressing local traffic issues. In addition to townscape character and health benefits, these measures would be likely to result in a minor positive impact on transport and accessibility in the local area (SA Objective 10).

²¹ Tibbalds Planning & Urban Design (2019) Gillingham Town Centre Masterplan & Delivery Strategy. November 2019. Available at: https://www.medway.gov.uk/downloads/file/4525/gillingham_town_centre_masterplan [Date accessed: 26/04/24]

F.7.9 Policy S20: Strood District Centre

Policy S20: Strood District Centre

Strood Town Centre is known as a convenience retail destination and performs a local function. Being the first train stop in Medway, Strood offers a greater potential to become a more attractive destination of choice with great travel links into London. In doing so, opportunities exist for the expansion of its role to include a more diverse employment and retail offer alongside further residential growth.

All proposals must comply with the Strood Masterplan 2019 or most up to date guidance.

Adjacent to the town centre is a large edge-of-centre retail park. At present, the retail park is a significant attractor of visits to the town. As a retail park or until alternate proposals emerge, opportunities for better connections to the High Street and the centre, to encourage more linked trips, should be explored, particularly where proposals come forward for additional / re-organised space at the retail park.

The Strood Opportunity area, as defined on the policies map, identifies the regeneration opportunities over the plan period, supported by up-to-date evidence.

Proposals for growth in the centre will be guided by the following:

- The development of approximately 800 residential units
- The development of a central public open space
- The development of approximately 22,000 sq. m commercial space (mainly office space)
- The centralisation of a community hub and creation of a new health hub
- Approximately 14,000 sq. m of light industry
- Highway improvements to relieve traffic problems and enable delivery of the vision for Strood

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S20	+	+/-	+/-	+	+	+	++	++	+/-	+	0	++

F.7.9.1 Policy S20 supports proposals leading to the regeneration and revitalisation of Strood District Centre and sets out guidelines for the type and amount of new development to be provided in this area. It should be noted that the potential impacts of individual development sites proposed in the Local Plan have been assessed separately as set out in Appendix E of this SA Report.

F.7.9.2 The Policy supports the development of 800 new homes, as well as commercial and light industrial development, and would be expected to have major positive impact on the delivery of housing and employment opportunities for residents (SA Objectives 7 and 12). The policy requires development to be in accordance with the Strood Town Centre Masterplan (2019)²², which supports the redevelopment of sites, while taking account of the need to maintain the range of town centre uses to meet local needs.

²² Allies and Morrison Urban Practitioners (2019) Strood Town Centre Masterplan. Available at: https://www.medway.gov.uk/downloads/file/4523/strood_town_centre_masterplan [Date accessed: 26/04/24]

- F.7.9.3 The Local Plan seeks to locate new development where there is the greatest opportunity for sustainable transport choices. Strood benefits from having an existing railway station, with high-speed services to London and potentially good public transport links or river boat links to other towns in Medway, including the Hoo Peninsula. By seeking to regenerate the District Centre, there is the potential to provide a greater range of services to meet local needs in a location with good sustainable transport choices. A minor positive impact on climate change mitigation is therefore identified (SA Objective 1).
- F.7.9.4 Strood is located in an area at high risk of tidal river flooding and surface water flood risk. Future proposals will need to take into account flood risk in locating appropriate uses in areas of higher flood risk and in the design of development. At this stage, the likely impact on climate change adaptation is uncertain (SA Objective 2).
- F.7.9.5 Urban locations may have biodiversity in supporting a range of species and habitats. The potential impact on biodiversity is uncertain (SA Objective 3).
- F.7.9.6 The creation of a new public open space and the opportunities created by regeneration initiatives have the potential to enhance the townscape of Strood District Centre and there is the potential for a minor negative impact on landscape and townscape (SA Objective 4).
- F.7.9.7 There is the potential for improvements to the transport network to lead to a reduction in vehicular-related emissions and a minor positive impact on pollution (SA Objective 5).
- F.7.9.8 **The policy supports the Council's strategy of developing previously developed land in preference to greenfield locations.** The policy will potentially help to protect BMV land and a minor positive impact on natural resources would be expected (SA Objective 6).
- F.7.9.9 Policy S20 supports the development of a new central public open space and supports the centralisation of a community hub and a new health hub. Such facilities would provide opportunities for formal and informal community interaction and potentially enhance social cohesion, as well as offering new healthcare support. The policy has the potential to have a major positive impact on health and wellbeing (SA Objective 8).
- F.7.9.10 While there are few listed buildings in Strood District Centre, the area is described as having some buildings of historic townscape interest within the Strood Town Centre Masterplan. New development may lead to positive or negative impacts on cultural heritage, and the impact on cultural heritage is uncertain at this stage (SA Objective 9).
- F.7.9.11 The policy supports highway improvements to improve the flow of traffic in the town centre and reduce the dominance of vehicles, as well as seeking to create improved connections between the retail park and the town centre. These measures would be likely to reduce journey times through the area and have a minor positive impact on transport and accessibility (SA Objective 10).

F.7.10 Policy S21: Rainham District Centre

Policy S21: Rainham District Centre

Rainham District Centre provides for the local community needs and must remain fit for purpose. Improvements in connectivity by way of cycle links and green spaces and Wi-Fi will be supported. Opportunities for improving the food and drink offer will also be supported.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S21	0	0	0	0	+	0	0	+	0	+	0	+

F.7.10.1 Rainham District Centre forms one of the smaller centres in Medway. Policy S21 seeks to maintain the centre to keep it “*fit for purpose*”.

F.7.10.2 The policy supports improvements to cycleway links and green spaces and has the potential to enhance access to sustainable transport choices and encourage active travel. Minor positive impacts on transport, health and wellbeing and pollution are anticipated (SA Objectives 10, 8 and 5).

F.7.10.3 The policy supports proposals which enhance the food and drink offer. This may help to meet local daily needs and a minor positive impact on transport and access and the economy (SA Objectives 10 and 12).

F.7.11 Policy S22: Hoo Peninsula

Policy S22: Hoo Peninsula

New planned growth for the Hoo Peninsula will require support infrastructure and centres to provide for the needs of new residents. Current deficiencies in provision provides a unique opportunity to ensure appropriate provision for residents but also support efficiencies and sustainability.

New centres need to be planned and appropriate in scale and function in serving the new/growing communities.

- A balance needs to be achieved taking into account the existing centres and their roles and functions. New centres must be complementary to the existing, and should not undermine the existing village centre. Proposals will need to be supported by a robust justification and up to date evidence taking into account the existing provision, demographics, character and scale of the area.

To ensure place making ambitions are achieved, the new centres must ensure co-location of uses in a concentrated area to benefit from footfall and linked trips. This is key to ensuring healthy centres in support of social cohesion.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S22	+	0	0	0	+	0	0	+	0	+	0	+

- F.7.11.1 Policy S22 supports the development of a new centre and supporting infrastructure to meet the daily needs of the proposed new communities on the Hoo Peninsula. The policy recognises the role of the current local centre at Hoo St Werburgh and supports the development of a complimentary centre, helping to address current evidenced deficiencies.
- F.7.11.2 By supporting the development of new local centres, the policy has the potential to have a minor positive impact on the local economy (SA Objective 12).
- F.7.11.3 In seeking to meet the daily needs of new and existing communities on the Hoo Peninsula, the policy has the potential to reduce the number and/or length of journeys required to meet those needs. This would also lead to a reduction in GHG emissions and pollution associated with use of private vehicles. There is the potential for minor positive impacts on transport (SA Objective 10), climate change mitigation (SA Objective 1) and pollution (SA Objective 5).
- F.7.11.4 The creation of new centres may provide further opportunities for community interaction and enhance social cohesion, leading to a minor positive impact on wellbeing (SA Objective 8).

F.7.12 Policy S23: Hempstead Valley District Centre

Policy S23: Hempstead Valley District Centre

Hempstead Valley is a non-traditional centre without a high street. It functions differently to the other traditional centres with high streets and therefore has a varied role and function. The Council recognises that it provides for local needs and therefore supports its modernisation and growth in appropriate circumstances, particularly proposals are supportive of its local function and role in the retail hierarchy.

Further retail and leisure development, appropriate to the character, function and role of the centre will be supported, following a sequential assessment (Policy T15) and impact test (Policy T17), where it can be demonstrated that it does not undermine the vitality, viability, role and function of the main town centres in Medway, or undermine the retail hierarchy as set out in Policy S16.

The Council may also require consideration of the cumulative impact of recent consents to manage impact on other centres more appropriately.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
S23	0	0	0	0	0	0	0	0	0	0	0	+

- F.7.12.1 Policy S23 supports proposals to modernise or grow Hempstead Valley District Centre, provided the proposals meet the Sequential Assessment (T15) and Impact Assessment (T17) policies.

- F.7.12.2 The policy has the potential to support the economic development of this centre, providing the proposals do not impact on the functions and vitality of the other retail centres and their role in the retail hierarchy. The policy has the potential to have a minor positive impact on the economy through the delivery an appropriate level of growth and range of uses (SA Objective 12).
- F.7.12.3 The sustainability impacts of supporting development within centres and the regeneration of the other centres are assessed separately in the policies relating to those centres (Policies S17 to S22) and the policies relating to Sequential Assessments and Impact Assessments (Policies T15 and T17).

F.7.13 Policy DM12: Local and rural centres

Policy DM12: Local and rural centres

1. Uses within a newly defined (in areas of significant growth where justified) or existing local centre/s or rural centre/s (equivalent to an urban local centre) must be appropriate to the scale, character and role **of the centre, be compliant with the council's retail policies and include the following uses to support the core function:**
 - a. Convenience retail offer to provide top up shopping is essential and central to the function of centres and is vital in rural shopping centres
 - b. Community uses (such as hall, library, notice board)
 - c. Services (such as hairdressers, cash machines)
 - d. provide convenience for local communities (allowing various activities to be undertaken)

Where substantial growth is envisaged in areas of strategic growth, the Council will identify and encourage new centres to support new growth.

2. Proposals resulting in the loss of a top-up shopping facility where there are no other similar facilities within walking distance will not be permitted.
3. Proposals resulting in the loss of the core uses listed b. to d. above will be permitted in local and rural **centres where the proposals are in compliance with the council's retail policies and it is demonstrated that:**
 - a. the loss is mitigated by the provision of a similar uses of community value; or
 - b. it is demonstrated that abundant provision exists in close proximity, is easily accessed, within walking distance and adds value to the centre;
 - c. the proposed use would make a positive contribution to the vitality and viability and balance of uses in the centre and is of appropriate scale and character;
 - d. the unit has remained vacant for at least 6 months and can be demonstrated that reasonable attempts have been made, without success, to let or sell the premises for a shop, service or community use.
4. The importance of local services in rural areas is critical in supporting sustainable communities. In addition to the above, loss of any facilities in rural centres will need to demonstrate no or limited impact on the sustainability of the rural centre. Proposals will be resisted where determined to be demonstrably harmful to the sustainability of the rural centre.

Local centre:

- LC 183-193 Station Road, Rainham

Policy DM12: Local and rural centres

- LC 126-146, 141-143 High Street, Rainham
- LC 1-45 Parkwood Green
- LC 151-169, 198 & 208 Fairview Avenue
- LC 140-148 (evens) Hempstead Road
- LC 30-48 (evens) Hoath Lane, 2 Wigmore Road, 2 Woodside
- LC 367, 371-377 (odds), 390, 392 Maidstone Road, Rainham
- LC 1-64 Twydall Green & Goudhurst Road
- LC 12-40 (evens) London Road, Rainham
- LC 42-58 (evens) & 59-65 (odds) Sturdee Avenue
- LC 1a-8, 15, 17 Livingstone Circus, 1-6 Livingstone Buildings Barnsole Road, 196-206 (evens), 239 & 253-261 (odds) Gillingham Road, 142 Franklin Road
- LC 46-100 (evens) & 27-147 (odds) Watling Street
- LC 428-432 (evens), 541-543, 551-563 Canterbury Street, 168-184 (evens) Rainham Road, 1-23 (odds) Watling Street
- LC 88-135 (evens), 95-115, 123-131, 139-171 (odds) Canterbury Street
- LC 172, 178-200 (evens), 237-255 Canterbury Street
- LC 302-304 (evens) and 318-320 (evens) Canterbury Street
- LC 60, 70, 94-96 (evens), 65, 67 Duncan Road, 2 Franklin Road, 60, 68, 82 77-79 Balmoral Road
- LC Chatham Waters
- LC Victory Pier
- LC 2-16, 28-46, 64-76 (evens) Luton Road, Chatham
- LC 23-55 (odds), 50-54 (evens) Luton High Street, 4-10 Nelson Terrace and 10a Beacon Hill
- 161 - 183b (odds) Wayfield Road, Chatham
- 1 – 5 (incl) and 20 – 25 (incl) Shirley Avenue, Tiger Moth and 16a Highview Drive and Formula One Autocentre Maidstone Road Chatham
- LC 42-86 Silverweed Road
- LC Princes Park, Chatham
- LC Kestrel Road, Newton Close and Sultan Road Lordswood
- LC Walderslade Village Centre
- LC 1-12 (incl) Admirals Walk, 17-19 Gould Road and 600 Lordswood Lane, Lordswood
- LC 2-16 (evens) and 1-5 (odds) Ordnance Street Chatham
- LC 106-112 (evens) and 27-35 (odds) Pattens Lane Chatham
- LC 64-70 (evens) and 1-4 Leake House, The Fairway
- LC 118-130a Maidstone Road Rochester
- LC Borstal Village
- LC 48-136 (evens) and 166-168 Delce Road, 179-181 and 160 Rochester Avenue and 4,5 and 6 Cossack Street, Rochester
- LC 165 – 181 (odds) Bligh Way, Strood
- LC Darnley road. Cedar road
- LC 1-7 and 15 – 43 (odds) Wells Road, Strood
- LC Darnley road. Elaine Avenue

Policy DM12: Local and rural centres

- LC 34,36, 61-69 Bryant Road, Strood
- LC 2-20 (evens) London Rd, Strood
- LC 86-110 (evens) 116, and 103 - 109 (odds) Frindsbury Road, Strood

Rural centre:

- Hoo village – existing
- Hoo – Miskin Road
- Cliffe Woods

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM12	+	0	0	+	+	0	0	+	0	+	0	+

F.7.13.1 Policy DM12 seeks to protect local and rural centres and ensure a suitable range of uses are maintained in these centres to support meeting daily needs for local residents. By supporting local and rural centres, and resisting the loss of existing facilities, the policy has the potential to have a minor positive impact on the local economy (SA Objective 12).

F.7.13.2 In seeking to meet the daily needs of residents, the policy has the potential to reduce the number and/or length of journeys required to meet those needs. This would also lead to a reduction in GHG emissions and pollution associated with use of private vehicles. There is the potential for minor positive impacts on climate change mitigation (SA Objective 1), pollution (SA Objective 5) and transport (SA Objective 10).

F.7.13.3 By protecting local and rural centres, the policy enhances opportunities for community interaction and social cohesion, and a minor positive impact on health and wellbeing would be expected (SA Objective 8).

F.7.13.4 The policy requires new proposals to be in keeping with the scale and character of the existing centre. There is potential for a minor positive impact on landscape and townscape (SA Objective 4).

F.7.14 Policy T18: Shopping parades and neighbourhood centres

Policy T18: Shopping parades and neighbourhood centres

Shopping parades and neighbourhood centres are not part of the retail hierarchy. Their function and role is very localised and will not compete with defined centres in the hierarchy but they are essential in creating a sustainable network to provide for residents essential needs.

The council will encourage the provision of a network of services and facilities, in accessible locations, to support the day-to-day activities of residents in a sustainable manner, particularly where significant growth is envisaged in strategic locations. Considerations of sustainability will include the offer (balance of retail,

Policy T18: Shopping parades and neighbourhood centres

community uses and services), and accessibility - the mode of travel and distance. Each parade should at least have a convenience, service or community offer at its core to support the community.

Shopping parades (urban areas):

- SP 173-179 Rainham high street
- SP 88-94 Station Road, Rainham
- SP 116-120 Wakeley Road, Rainham
- SP 1-4 Norreys Road
- SP 286-288 Lonsdale Drive
- SP 45-49 Peverel Green
- SP 275-277, 277a, 277b Gillingham Road and 219 Barnsole Road
- SP 153, 155 Barnsole Road
- SP 499, 511 Canterbury street
- SP 55-63, 67 Canterbury Street
- Shopping Parade: SP 38-46 (evens) Gillingham Road and 129-135 (odds) Trafalgar Street
- SP 119-123 James Street, Gillingham
- SP 105, 124, 138, 140 Richmond Road, Gillingham
- SP Forge Lane
- SP 268-274 (evens), 291 Luton Road, Chatham
- SP Luton Road, Chatham
- SP 110a -114 (evens) Luton Road, Chatham
- SP 11-16 The Links, Wayfield
- SP 27-31 Yarrow Road, Chatham
- SP 60-70 (evens) Holland Road, Chatham
- SP 121-125, 135 (odds), 124 Walderslade Road
- SP 111-113 Boundary Road Chatham
- SP 94-104 Maidstone Road Chatham
- SP 5-7 Scotteswood Avenue, Chatham
- SP 7-12 (incl) Central Parade, Marley Way
- SP 76-82 (evens) Leander Road and 53-57b (odds) Orion Road
- SP 208-214 Maidstone Road, Rochester
- SP 1, 1A and 1B Beatty Road (City Way junction)
- SP 65-71 City Way (Pattens Lane junction)
- SP 69-83 Maidstone Road
- SP 80 - 86 John Street
- SP 1-3 (odds) Cazeneuve Street, Rochester
- SP 2-16 (evens) and 3 Victoria Street, Rochester
- SP 41-47 Carnation Road. Strood
- SP 64, 89-97 (odds) Bryant Rd & 49 Weston Road, Strood
- SP 59 and 59b Grove Road, Strood
- SP 1-9 Rochester Court

Neighbourhood (rural areas):

Policy T18: Shopping parades and neighbourhood centres

- NC Hoo Village – Pottery Road
- NC Cliffe
- NC High Halstow
- NC Allhallows
- NC Lower Stoke
- NC Grain
- NC Cuxton
- NC Halling Village
- NC Wainscott Village

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T18	+	0	0	0	+	0	0	+	0	+	0	+

F.7.14.1 Policy T18 supports the provision of a network of smaller neighbourhood centres which provide a convenience, service or community function. In seeking to provide such services in proximity to the communities they serve, the policy has the potential to reduce the need to travel and the length of journeys associated with meeting these daily needs. There is the potential for a minor positive impact on climate change mitigation (SA Objective 1), pollution (SA Objective 5) and transport (SA Objective 10).

F.7.14.2 In supporting the provision of local convenience stores, services and community functions in neighbourhood centres, the policy has the potential to increase opportunities for community interaction, leading to a likely minor positive impact on health and wellbeing (SA Objective 8).

F.7.14.3 The policy has the potential to support the provision of local services and businesses and result in a minor positive impact on the local economy (SA Objective 12).

F.7.15 Policy T19: Meanwhile uses

Policy T19: Meanwhile uses

Proposals for a temporary use of space, vacant units and vacant plots will be supported for a period of up to 6 months where compliant with the council's strategies and policies for the area and:

- where no more than one previous temporary permission was granted since the last permanent occupation of the unit/plot/space;
- does not preclude permanent use of the space, plot or unit, which better aligns with the Council's strategies;
- reinforces the longer term uses planned for the area
- it contributes toward the function of the area or meets a specific need identified by the Council;

Policy T19: Meanwhile uses

- contributes positively to the character and early activation of the area
- where the unit has been vacant for at least 2 months and can demonstrate reasonable* attempts at occupying the unit with the desired use;
- where the proposed use/s makes a positive contribution to the vitality and viability of the centre including the consideration of commercial leisure, cultural and creative uses;
- would not impact on the deliverability of the Local Plan and its site allocations
- does not give rise to unacceptable impact on residential amenity and on the transport network
- Erection of structures and fixtures for the operation of the business must be easily removable and the space or unit returned either to its previous condition or better.

All major development proposals will be required to submit a Meanwhile Feasibility Study and if feasible, a Meanwhile Strategy. This should identify:

- The types of meanwhile uses considered most appropriate for the site and how these can meet needs and support regeneration, early place making and the longer-term success of the development;
- The proposed approach to how these meanwhile uses would be taken forward, including details on timescales, phasing and how the proposal would complement surrounding developments and the longer-term place making vision for the area;
- The proposed approaches to engaging with potential occupiers of the meanwhile space. This should focus on looking to incentivise business start-ups and local businesses and organisations to occupy spaces; and
- The proposed approaches to enable meanwhile uses to occupy the permanent structures in the development. This should include providing business support, staggered rental rates and offering right of first refusal.

**reasonable – marketing evidence is provided showing the unit marketed for the appropriate use with a real estate agent. Attempts were made to address requirements by prospective occupiers where enquiries were made.*

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T19	0	0	0	+	0	0	0	0	0	0	0	+

F.7.15.1 Policy T19 encourages the temporary use of vacant buildings and spaces in order to enhance the character of the local area, particularly where there are long-standing vacant properties. The policy has the potential to enhance the character of the local context, particularly in areas where vacancies are detrimental to the appearance of the public realm and adversely affecting civic pride. Such meanwhile uses must demonstrate there would not be an unacceptable adverse impact on residential amenity. The policy has the potential to have a minor positive impact on landscape and townscape (SA Objective 4).

F.7.15.2 The policy seeks to have a positive impact on the perception of the local area and may lead to the early activation of the area and increased commercial activity. There is the potential for a minor positive impact on the local economy (SA Objective 12). The policy **sets out measures to ensure that the 'meanwhile uses' do not inhibit the deliverability of the Local Plan.**

F.7.16 Policy DM13: Medway Valley Leisure Park

Policy DM13: Medway Valley Leisure Park

Medway Valley Leisure Park is a family leisure destination that attracts visitors and residents to the location. It also provides accommodation and supporting uses for those staying overnight in Medway for business or pleasure.

All new leisure proposals are directed firstly to Medway's centres as the sequentially preferable locations.

Development proposals will be supported where compliant with the leisure designation and where enhancing or replacing current provision without requiring expansion beyond the designated boundary unless justified by growth in the area and subject to consideration of necessary flood mitigation compliance with policies DM18 and DM19 and **the council's retail policies:**

- satisfying that no sequentially preferable sites were found in centres, edge or out of centre locations that are well connected;
- that the impact assessment has been satisfied where triggered.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM13	+/-	0	0	0	+/-	0	0	+	0	+/-	0	+

F.7.16.1 Policy DM13 supports proposals for enhancing or replacing the current provision of leisure and related uses at Medway Valley Leisure Park in order to meet identified needs for these **uses. The policy supports the 'town centres first' approach and the sequential and impact tests (Policies T15 and T17, assessed separately).**

F.7.16.2 By seeking to accommodate the identified needs for leisure, hotel accommodation and other uses, the policy may help to protect and potentially increase the diversity and quantity of local employment opportunities. There is the potential for a minor positive impact on the economy (SA Objective 12). The support for new or improved leisure development or supporting uses could potentially lead to a minor positive impact on health and wellbeing (SA Objective 8).

- F.7.16.3 The policy does not specifically address sustainable transport, although it would only support leisure proposals where no sequentially preferable sites were found in other better-connected locations within or closer to centres. While Medway Valley Leisure Park lies in proximity to a number of bus stops, development proposals in more peripheral locations, with readily accessible parking provision, are more likely to be accessed using private vehicles, which has the potential to lead to associated increases in GHG emissions and other vehicle-related pollutants. No specific development proposals are set out in the policy and therefore the likely impacts on transport are uncertain (SA Objective 10). As future changes in vehicle use as a result of the policy are uncertain, there is also uncertainty in relation to climate change mitigation (SA Objective 1) and pollution (SA Objective 5).
- F.7.16.4 Medway Valley Leisure Park lies adjacent to the River Medway and associated flood defences, and is in an area identified as being at higher risk of surface water flooding. Policy DM8 requires any development proposals to consider necessary flood mitigation, which would be anticipated to alleviate the potential for negative impacts on climate change adaptation. A negligible impact is recorded overall (SA Objective 2).

F.7.17 Policy DM14: Dockside

Policy DM14: Dockside

Dockside is a family leisure and retail destination attracting visitors and residents and providing sufficient car parking.

All main town centre uses including **new retail and leisure proposals are directed firstly to Medway's centres** as the sequentially preferable location. Development proposals will be supported where unable to be accommodated in the other defined centres upon satisfaction of sequential test (T15) and impact assessments (T17).

The retail floorspace in this designation shall not exceed a maximum of 30% of all floorspace in the designation and will be predominantly located in the Outlet Centre.

The leisure floorspace shall occupy at least 50% of all floorspace in the designation with a complementary 15-20% food and beverage offer, a significant proportion of which will be provided around the Dockside Outlet Centre.

All proposals must:

- provide sustainable transport options and also demonstrate compliance with policies DM18 and DM19.
- Consider necessary mitigation measures to future proof against flooding
- Be sensitively designed with due consideration of its location within the Zone of influence identified for the Medway Estuary and Marshes SPA
- Include public realm improvements
- Be respectful of heritage assets and designed with sensitivity.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM14	+/-	0	0	+	+/-	+	0	+	+	+	0	+

- F.7.17.1 Policy DM14 sets out the policy position in relation to the Dockside area, which lies to **north of the A289 and east of the River Medway. The policy supports the 'town centres first' approach and the sequential and impact tests (Policies T15 and T17, assessed separately).**
- F.7.17.2 By seeking to accommodate the identified needs for leisure and retail uses, the policy would help to protect and potentially increase the diversity and quantity of local employment opportunities. There is the potential for a minor positive impact on the economy (SA Objective 12). The support for new or improved leisure development or supporting uses could potentially lead to a minor positive impact on health and wellbeing (SA Objective 8).
- F.7.17.3 The policy requires all development proposals in the Dockside area to ensure sustainable transport options are provided, which could potentially lead to a minor positive impact on transport and accessibility (SA Objective 10). Although there may be some indirect benefits to vehicle-related GHG emissions and air pollutants as a result of this, given the readily accessible parking provision of the Dockside Outlet there is also potential for the policy to result in an increased number of trips using private vehicles, with associated increase in GHG emissions and other vehicle-related pollutants. The overall impact on climate change mitigation (SA Objective 1) and pollution (SA Objective 5) is uncertain.
- F.7.17.4 Dockside lies adjacent to the River Medway and is in an area identified as being at higher risk of fluvial flooding and surface water flooding. Policy DM14 requires any development proposals to consider necessary flood mitigation, which would be anticipated to alleviate the potential for negative impacts on climate change adaptation. A negligible impact is recorded overall (SA Objective 2).
- F.7.17.5 The policy seeks to ensure that an attractive destination is provided for visitors, with development proposals required to include improvements to the public realm. Therefore, a minor positive impact on the local townscape character could be achieved (SA Objective 4).
- F.7.17.6 The policy supports development on previously developed land and therefore supports an efficient use of land in comparison to development in greenfield locations. There is the potential for a minor positive impact on natural resources (SA Objective 6).
- F.7.17.7 As a consequence of the historic relationship between Medway and its rivers, there are numerous heritage assets associated with its waterways. There is the potential for development and change to bring positive or negative impacts on heritage assets. The policy requires new development to ensure sensitive design which respects heritage assets, which could potentially lead to a minor positive impact on the historic environment overall (SA Objective 9).

F.7.17.8 Recommendation: Policy DM14 could be strengthened through ensuring reference to the conservation and enhancement of heritage assets and their settings.

F.8 Transport

F.8.1 Policy DM15: Monitoring and managing development

Policy DM15: Monitoring and managing development

As a minimum, development proposals for site allocations will demonstrate how trips generation would be 10 per cent lower than the vehicle trip credit set in the STA. This target is intended to positively challenge developers to pursue a creative approach, however full policy compliance should ensure that this is achievable.

Developer contributions towards the package of transport mitigations will be due in line with the Infrastructure Delivery Plan or the outcome of a Medway-wide Monitor and Manage Mitigation Strategy.

Development proposals in urban centres, including site allocations, are exempt due to their accessible location, providing they comply with all other transport-related policies in this Local Plan.

Development proposals for 'windfall'/unforeseen sites will also be expected to make proportionate developer contributions towards the package of transport mitigations.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM15	+	0	0	0	+	0	0	+	0	+	0	0

F.8.1.1 The Strategic Transport Assessment (STA) sets out a vehicle trip budget, which is based on a "*reasonable worst-case scenario*" in terms of additional road traffic generation as a consequence of the development proposed in the Local Plan. Policy DM10 requires allocated sites to demonstrate a 10% reduction on this budget. This approach seeks to encourage development proposals to reduce trip generation with a view to actively reducing the need to travel or facilitating opportunities for alternatives to private car use. **This policy would contribute towards implementing the Local Plan's vision with regard to transport and is likely to have a minor positive impact on the transport objective (SA Objective 10).**

F.8.1.2 By promoting the greater use of active transport and sustainable transport, the policy has the potential to have a minor positive impact on GHG emissions, pollution and health and wellbeing (SA Objectives 1, 5 and 8).

F.8.2 Policy T20: Riverside path

Policy T20: Riverside path

Waterfront development proposals will incorporate public space to facilitate walking and cycling and demonstrate the highest design standards, including Local Transport Note 1/20 (Cycle Infrastructure Design) and Sport England's Active Design guidance.

Policy T20: Riverside path

Development proposals will demonstrate how any impacts will be mitigated.

Opportunities to provide linkages with other path networks should be explored where these are compatible with other policies and do not result in impacts on coastal designated sites.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T20	+	0	+/-	+	+	0	0	+	+/-	+	0	0

F.8.2.1 Policy T20 seeks to facilitate the creation of a publicly accessible waterfront, with a riverside path for walking and cycling, as locally appropriate. The policy has the potential to encourage greater use of sustainable transport choices for a variety of purposes and has the potential to have a minor positive impact on transport (SA Objective 10).

F.8.2.2 By facilitating sustainable transport, which may also include more active travel choices, the policy has the potential to reduce GHG emissions and pollution and improve health and wellbeing. The policy has the potential to have a minor positive impact on SA Objectives 1, 5 and 8.

F.8.2.3 **The policy seeks waterfront development proposals to demonstrate “the highest design standards”** and has the potential to have a minor positive impact on landscape and townscape character (SA Objective 4).

F.8.2.4 The accompanying text to the policy recognises that the River Medway is associated with numerous biodiversity and heritage designations. Waterfront proposals have the potential to impact positively or negatively on biodiversity and heritage features and the potential impact is assessed as uncertain for these objectives (SA Objectives 3 and 9).

F.8.3 Policy DM16: Chatham Waters Line**Policy DM16: Chatham Waters Line**

The Policies Map shows safeguarded land for a new active travel corridor, linking the riverside around Chatham Maritime and Gillingham Riverside with Gillingham town centre. Development proposals which compromise this policy will be resisted.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM16	+	0	+/-	+/-	+	0	0	+	0	+	0	+

- F.8.3.1 Policy DM16 seeks to safeguard land along the route of the Chatham Waters Line, in order to facilitate the delivery of the new active travel corridor. The policy seeks to deliver some aspects of the Local Plan vision for transport. By creating a new active transport route connecting new and existing communities and facilities along the River Medway to Gillingham Town Centre, the policy has the potential to have a minor positive impact on transport and the economy (SA Objectives 10 and 12).
- F.8.3.2 By encouraging active lifestyles and offering sustainable transport choices, the policy may help to reduce private car use and lead to a minor positive impact on climate change mitigation, pollution and health and wellbeing (SA Objectives 1, 5 and 8).
- F.8.3.3 Should redevelopment of the route come forward, there may be positive impacts on landscape and townscape character. Some disused railway routes develop biodiversity interest, which could be lost or degraded through implementing the new route. The policy sets out the need to safeguard the land for the route, and as such, the impacts on landscape character and biodiversity are uncertain (SA Objectives 3 and 4).

F.8.4 Policy DM17: Grain Branch

Policy DM17: Grain Branch

The Policies Map shows safeguarded land for new rail infrastructure, including a station, route alignment and buffer stop zone.

Development proposals which compromise this policy will be resisted.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM17	+	0	0	0	+	0	0	0	0	++	0	+

- F.8.4.1 The Local Plan spatial strategy seeks to deliver new growth on the Hoo Peninsula, alongside the delivery of infrastructure improvements. Policy DM17 seeks to safeguard land required for this infrastructure, including the potential for improvements to the Grain Branch line to reinstate passenger services and provide a new train station at Sharnal Street.

F.8.4.2 Current commuting patterns from the Hoo Peninsula indicate high use of private vehicles to access train stations in Strood, Ebbsfleet and Gravesend, which contribute to congestion on the Four Elms roundabout²³. There is an AQMA associated with this part of the road network due to traffic congestion. Reinstating passenger train services along the Grain Branch line, alongside the delivery of a new train station, would create greater sustainable travel choices for accessing employment opportunities while reducing traffic congestion and associated pollution. Should the new train station come forward, there is the potential for the policy to have a major positive impact on transport (SA Objective 10) and a minor positive impact on climate change mitigation, pollution and employment (SA Objectives 1, 5 and 12) by offering more sustainable transport choices.

F.8.5 Policy T21: Riverside infrastructure

Policy T21: Riverside infrastructure

Riverside infrastructure associated with the transport of minerals, waste and other defined materials will be safeguarded in accordance with national planning policy.

The existing network of piers, jetties, slipways, steps and stairs will be safeguarded to support the potential for visitor and river taxi services and to accommodate visiting vessels, while any new facilities will be encouraged. Riverside infrastructure will be required to comply with the requirements of conserving the designated environmental features of the estuaries and river. Development must demonstrate adequate mitigation and no loss of protected or priority habitats or species, unless the impacts are not significant at a waterbody scale.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity and geodiversity	4 Landscape and townscape	5 Pollution and waste	6 Natural resources	7 Housing	8 Health and wellbeing	9 Cultural heritage	10 Transport and accessibility	11 Education	12 Economy
T21	0	0	0	0	0	+	0	0	+/-	+	0	++

F.8.5.1 **Medway's economy benefits from being able to offer access to coastal and riverside transport and associated infrastructure, such as ports and wharves.** The relationship of Medway to the River Thames and River Medway also offers opportunities for river taxis and tourist vessels. By seeking to protect riverside infrastructure, Policy T21 has the potential to have a major positive impact on the economy and a minor positive impact on access to sustainable transport choices (SA Objectives 12 and 10).

F.8.5.2 By seeking to protect infrastructure associated with the river, including wharves, the policy has the potential to contribute to the protection of infrastructure to facilitate mineral extraction and transportation. This would be likely to have a minor positive impact on natural resources (SA Objective 6).

²³ Available at: <https://www.medway.gov.uk/HooDevelopmentFramework> [Date accessed: 07/05/24]

F.8.5.3 While there is the potential for adverse impacts on biodiversity as a consequence of coastal **and river activities, the policy seeks to protect Medway’s coastal and wetland habitats and** associated protected species. The policy has the potential to have a negligible impact on biodiversity and geodiversity (SA Objective 3).

F.8.5.4 As a consequence of the historic relationship between Medway and its rivers, there are **numerous heritage assets associated with its waterways. The policy states that “new facilities will be encouraged”.** There is the potential for negative impacts on heritage assets as a result of the development of new riverside infrastructure, depending on the specific nature and design of such development. The potential impact on cultural heritage is uncertain (SA Objective 9).

F.8.6 Policy T22: Marinas and moorings

Policy T22: Marinas and moorings

Proposals for upgraded or new high quality marina facilities and amenities will be supported in principle. Planning permission for marinas and moorings will be granted if the application demonstrates how the proposed development:

- Will meet a proven need.
- Is required for the proper functioning of an existing facility or to enhance and improve access to the waterway.
- In an urban location, is supported by the provision of other commercial leisure uses at an appropriate scale, without undermining the role, vitality and vibrancy of town centres.
- Will have adequate land-based utility infrastructure and supporting facilities, including sewage, waste, water, secure storage and washing.
- Will not conflict with neighbouring uses, have a significant adverse impact or result in unacceptable environment consequences. A detailed HRA may be required.
- Has specific regard to the Special Protection Areas, Ramsar sites, Sites of Special Scientific Interest and the Marine Conservation Zone.
- **Adheres to the council’s policy for the North Kent Strategic Access Management and Monitoring Scheme – ‘Bird Wise’.**
- Will not result in increased flood risk further downstream or elsewhere.
- Will not adversely impact on amenity, particularly with regard to the waterways, in terms of access, servicing and car parking provision.
- Will not have a significant adverse impact on the highway network.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T22	0	0	0	0	0	0	0	0	+/-	0	0	+

- F.8.6.1 By supporting applications relating to marinas and moorings, Policy T22 has potential to have a minor positive impact on the economy (SA Objective 12), both directly through the creation of employment opportunities in associated industries, and indirectly through the additional need for retail and other commercial facilities.
- F.8.6.2 The policy sets out the protection of sites designated for biodiversity interest associated with the water environment, including European sites, SSSIs and the Marine Conservation Zone. The policy could potentially help to reduce the potential for adverse effects on these biodiversity assets, resulting in an overall negligible impact on SA Objective 3.
- F.8.6.3 **The policy seeks to protect amenity, “particularly with regard to the waterways, in terms of access, servicing and car parking provision”, and would help to ensure that any development proposals do not undermine the vibrancy of town centres.** These measures would help to reduce the potential for adverse effects on the landscape or townscape character; a negligible impact is identified (SA Objective 4).
- F.8.6.4 The policy seeks to protect against adverse impacts on the highways network, potentially leading to a negligible impact on transport and accessibility (SA Objective 10).
- F.8.6.5 As a consequence of the historic relationship between Medway and its rivers, there are numerous heritage assets associated with its waterways. There is the potential for negative impacts on heritage assets as a result of the development of new or extended marinas and moorings, depending on the specific nature and design of such development. The potential impact on the cultural heritage objective is uncertain (SA Objective 9).
- F.8.6.6 **The policy seeks to protect against pollution incidents by requiring “land-based utility infrastructure and supporting facilities, including sewage, waste, water, secure storage and washing”.** The policy has the potential to have a negligible impact on pollution and waste (SA Objective 5).
- F.8.6.7 By seeking to prevent any increase in flood risk in other locations, the policy has the potential to have a negligible impact on surface water and flood risk (SA Objective 2).

F.8.7 Policy T23: Aviation

Policy T23: Aviation

Rochester Airport will provide an enhanced aviation facility for business, public service, training, heritage and leisure uses, and support the development of a strategic gateway and an economic hub.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T23	0	0	0	0	0	0	0	0	0	+	+	+

- F.8.7.1 Policy T23 seeks to safeguard the aviation facility at Rochester Airport to provide services which reflect the existing service range, including business use, training, leisure and heritage flights. There are no proposals in the policy for airport expansion or for commercial services.

- F.8.7.2 Policy T23 has the potential to have a minor positive impact on the economy objective through the creation of employment opportunities associated with the aviation services undertaken at Rochester Airport (SA Objective 12).
- F.8.7.3 **The policy seeks to provide an “enhanced aviation facility” including services for business travellers, amongst others, and therefore maintains existing travel choices in Medway.** There is the potential for a minor positive impact on the transport objective (SA Objective 10).
- F.8.7.4 Rochester Airport is used for training purposes. By safeguarding the site there is the potential for a minor positive impact on the diversity of education and training opportunities in the authority area (SA Objective 11).
- F.8.7.5 Aviation-related GHG emissions are assessed as part of the national UK carbon budget, rather than at a local authority level. Globally, aviation accounts for approximately 2.5% of GHG emissions²⁴. Assuming there are no plans for the expansion of services and by protecting the remaining runway at Rochester Airport the policy is likely have a negligible impact on changes to GHG emissions (SA Objective 1).
- F.8.7.6 There are no proposals to expand the existing airport or the number of services. Impacts on biodiversity, landscape, heritage and pollution are likely to be no greater than existing impacts. The potential impacts of the policy on these objectives are likely to be negligible (SA Objectives 3, 4, 5 and 9).

F.8.8 Policy T24: Urban logistics

Policy T24: Urban logistics

The loss of existing B8 (storage or distribution) uses will be resisted, unless it can be demonstrated that the site is no longer suitable for this activity, for example due to amenity issues.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T24	+/-	0	0	0	+/-	0	0	0	0	+/-	0	+

- F.8.8.1 Policy T24 seeks to protect existing sites for B8 storage and distribution purposes. The accompanying text to the policy sets out the increasing need for these uses based on increased courier services and the requirements for associated logistics space. The policy has the potential to enhance access to local employment opportunities and have a minor positive impact on the economy (SA Objective 12).

²⁴ Available at: <https://ourworldindata.org/global-aviation-emissions> [Date accessed: 26/04/24]

- F.8.8.2 The use of logistics services has the potential to have mixed impacts on transport and associated GHG emissions and pollution. There is the potential for increased vehicle trips in the Plan area, with associated increases in congestion, air and noise pollution and GHG emissions. There is also the potential for greater use of more sustainable low-carbon **vehicles for the 'last mile' of delivery**. **There are uncertain, mixed impacts on GHG emissions, pollution and transport (SA Objectives 1, 5 and 10).**

F.8.9 Policy T25: User hierarchy and street design

Policy T25: User hierarchy and street design

Planning permission for major developments will be granted if the Design and Access Statement submitted as part of the application demonstrates how the proposal:

- adheres to the user hierarchy (see Figure 13);
- provides for an appropriate range of streets and spaces, meeting the needs of all users;
- integrates with adjacent built-up areas, with no 'ransom strip' or other gap left between the adopted highway and the site boundary in order to accommodate future changes;
- promotes active frontages, particularly in relation to publicly-accessible areas, for the purposes of natural surveillance and creating characterful places; and
- ensures appropriate street furniture and signage is included only when necessary for reasons of safety, orientation or comfort of residents and visitors.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T25	+	0	0	+	+	0	0	+	0	+	0	0











- F.8.9.1 Policy T25 seeks to place emphasis on the need to consider pedestrians and cyclists first when developing layouts for new development, with access to public transport considered next and finally use of private cars.
- F.8.9.2 The policy has the potential to reduce use of private cars within the proposed development and encourage use of active travel and sustainable modes of transport. The policy has the potential to lead to a minor positive impact on access to sustainable transport choices (SA Objective 10).
- F.8.9.3 By seeking to support sustainable transport choices, the policy has the potential to lead to a reduction in air and noise pollution, as well as a reduction in GHG emissions associated with private car use and a minor positive impact on climate change mitigation and pollution (SA Objectives 1 and 5).

- F.8.9.4 By supporting sustainable transport choice in the design of new development, the policy has the potential to increase active travel and the associated health and wellbeing benefits of increased activity and community interaction. There is the potential for a minor positive impact on SA Objective 8. It is recognised that increases in street permeability and use of sustainable transport may be associated with perceptions of increased risk of exposure to crime or anti-social behaviour. By seeking to promote **'active frontages' and 'natural surveillance'** the policy seeks to reduce the likelihood of these negative impacts on communities.
- F.8.9.5 **The policy seeks to create 'natural surveillance' by providing active frontages in the design** layout of development and in turn contribute to the creation of characterful places. The policy has the potential to have a minor positive impact on the landscape and townscape objective (SA Objective 4).
- F.8.9.6 Recommendation: Policy T25 only applies to those developments requiring a Design and Access Statement, often major development. The sustainability performance of the policy could be enhanced by stating how the policy can be applied to smaller developments that do not require a Design and Access Statement, where feasible.

F.8.10 Policy T26: Accessibility standards

Policy T26: Accessibility standards

Strategic and major development proposals for new homes will describe how they meet the following accessibility standards within 15 minutes for local destinations:

Local destination	Mode
Primary school	
Secondary school	  
'Top-up' grocery shopping	 
Places to socialise	  
Places to exercise	

Access to shared mobility, such as e-bikes, e-scooters and electric vehicle car clubs is encouraged through a Travel Plan for medium and longer distance journeys.

Strategic and major development proposals for new homes will also be planned to enable the maximum walking distances to bus stops as part of medium to longer distance journeys:

Situation	Maximum walking distance (metres)
Core bus corridors with two or more high-frequency services	500
Single high-frequency routes (at least every 12 minutes)	400
Less frequent routes	300
Town/city centres	250

The journey times and distances will be demonstrated by the characteristics of the route itself, rather than as the crow flies / notional circular catchments.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T26	+	0	0	0	+	0	0	+	0	+	+	0

- F.8.10.1 Policy T26 seeks to ensure that major residential development locates residents within a 15-minute sustainable travel time from everyday services, including schools, top-up grocery shopping and places to exercise and socialise. The policy also requires major residential development to be located within defined maximum walking distances to bus stops.
- F.8.10.2 Access to shared mobility is encouraged through the use of Travel Plans, the requirements for which are set out in Policy DM18.
- F.8.10.3 By seeking to create new communities with sustainable access to meet some of their daily needs, the policy has the potential to have a minor positive impact on access to sustainable transport (SA Objective 10) and supporting development which facilitates residents having sustainable access to primary and secondary schools (SA Objective 11).
- F.8.10.4 The policy has the potential to reduce reliance on private car use and lead to minor positive impacts on associated GHG emissions and air and noise pollution (SA Objectives 1 and 5).
- F.8.10.5 By encouraging greater use of modes of active travel, the policy has the potential to encourage greater levels of exercise and community interaction, leading to a minor positive impact on health and wellbeing (SA Objective 8).
- F.8.10.6 Recommendation: Policy T26 could be enhanced through including reference to public transport links to train stations for onward travel.

F.8.11 Policy DM18: Transport assessments, transport statements and travel plans

Policy DM18: Transport assessments, transport statements and travel plans

Development proposals that will generate a significant amount of movement will be supported by a Transport Assessment, Transport Statement and/or a commitment to provide a Travel Plan.

The requirement for a Transport Assessment or Transport Statement will need to be agreed with National Highways for development proposals that impact on the Strategic Road Network. National Highways, in conjunction with the council as local highway authority, will agree the scope of the Transport Assessment or Transport Statement at an early stage. National Highways will need to be satisfied that development proposals will not materially affect the safety, reliability and/or operation of the Strategic Road Network.

Early discussion will provide an initial judgement on the need for and scope of a Travel Plan. The following aspects of a Travel Plan should be specified in a Section 106 agreement, or the subject of a condition, as appropriate:

- A timetable for the preparation, implementation, monitoring and review of the Travel Plan.

Policy DM18: Transport assessments, transport statements and travel plans

- The appointment and funding of a Travel Plan Coordinator to be responsible for the management of the Travel Plan, including the relationship with the local planning authority and/or other key stakeholders.
- The overall aim and objectives (e.g., to determine mode share targets) of the Travel Plan.
- Requirements for occupiers and future occupiers.
- The measures to be implemented, such as the provision of transport infrastructure or services.
- A monitoring and review programme for surveys.
- Any sanctions where the targets are not being met, and how and when they should be applied.
- Any procedure for the variation by means of amendment, substitution or addition of targets or measures.

Development proposals on the Hoo Peninsula will adhere to an Area-wide Travel Plan.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM18	+	0	0	0	+	0	0	+	0	++	+	+

- F.8.11.1 Policy DM18 sets out the requirements for Transport Assessment, Transport Statements and Travel Plans when proposed development is likely to lead to significant transport movements, in line with national planning policy. Planning obligations are proposed to secure the measures within Travel Plans.
- F.8.11.2 The requirement for Transport Assessments or Transport Statements seeks to ensure that the new levels of traffic do not adversely impact on the safety, reliability or operation of the road network. Where required, Travel Plans seek to ensure more sustainable modes of transport associated with new development, including walking and cycling. Monitoring measures seek to ensure that where the Travel Plan objectives are not met, alternative measures are put in place. Policy DM18 is likely to have a major positive impact on transport and accessibility (SA Objective 10).
- F.8.11.3 Travel Plans would seek to provide sustainable transport choices for residents of new developments and encourage more active travel, with opportunities for community interaction. There is potential for the policy to have a minor positive impact on health and wellbeing (SA Objective 8). By seeking to encourage greater use of sustainable transport, the policy could contribute towards a reduction in GHG emissions and air and noise pollution, resulting in a minor positive impact on SA Objectives 1 and 5.
- F.8.11.4 Transport Assessments or Statements and Travel Plans have the potential to result in more sustainable access to schools and employment opportunities and lead to a minor positive impact on the education and economy objectives (SA Objectives 11 and 12).

F.8.12 Policy DM19: Vehicle parking

Policy DM19: Vehicle parking

Planning applications for residential and non-residential development will be determined in accordance with the adopted vehicle parking standard, including future revisions, subject to consideration of site-specific circumstances or material considerations that indicate otherwise.

The council's current vehicle parking standard is set out in Appendix X. This is anticipated to be updated over the plan period. The 2010 addendum provides for flexibility in the application of the vehicle parking standard in order to optimise the density of development and reduce travel demand.

Vehicle parking will be consistent with any maximum vehicular trip generation set out in an associated Travel Plan.

For residential development, Design and Access Statements will demonstrate how the proposed vehicle parking adheres to best practice design principles. This is comprehensively set out in the Chartered Institute for Highways and Transportation and the Building for a Healthy Life guidance.

Where garages are to be provided, additional curtilage and/or on-street parking will be required.

All on-street and off-street parking bays will accommodate an electric vehicle charging point. There may be circumstances where compliance with this aspect of the policy would make the development unviable. In each case these circumstances would need to be fully demonstrated to warrant a departure from compliance with this aspect of the policy. Any departure should be able to demonstrate how on-street and off-street parking bays will be capable of accommodating electric vehicle charging points.

Electric vehicle car club membership is encouraged through a Travel Plan. Some parking bays will need to be set aside solely for car club vehicles; they will be located to achieve the greatest exposure and use of the vehicles, subject to any specific requirements of the operator.

If on-street controls are needed, the potential for parking in neighbouring streets will need to be considered. Residents in neighbouring streets will need to be involved in preparing any Traffic Regulation Order (TRO). A developer contribution will be sought for any TRO, along with any additional enforcement.

Where there are no on-street restrictions proposed, a design-led allowance for on-street unallocated parking is preferred for visitors, deliveries and any additional vehicles owned by residents.

Retirement and other residential developments with particular occupancy controls will be expected to take a site-specific approach to vehicle parking provision.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM19	+	0	0	+	0	+	0	0	0	+	0	+

- F.8.12.1 Policy DM19 seeks to ensure new residential and non-residential developments provide car parking spaces in accordance with the latest standard published by the Council. The **policy states that a flexible approach will be applied** “*in order to optimise the density of development and reduce travel demand*” and will ensure parking provision “*will be consistent with any maximum vehicular trip generation set out in an associated Travel Plan*”.
- F.8.12.2 Adequate car parking provision to meet identified needs can be helpful in avoiding undesirable parking practices that may occur when parking spaces are restricted, such as inconsiderate parking which may restrict street accessibility or cluttered streets which may impact on visual amenity. In urban areas, where capacity for additional traffic is limited and/or where there are areas of poorer air quality and there are greater opportunities for sustainable transport choices, the policy allows for flexibility in the application of the car parking standard.
- F.8.12.3 By seeking to provide adequate car parking to meet needs while also allowing flexibility in car parking provision to support the use of sustainable transport, Policy DM19 has the potential to have a minor positive impact on transport and accessibility (SA Objective 10) and help to ensure accessibility to town centres and support town centre vibrancy, supporting the local economy (SA Objective 12).
- F.8.12.4 The policy has flexibility to allow for higher density development in urban areas, supporting an efficient use of land. The policy has the potential for a minor positive impact on natural resources (SA Objective 6).
- F.8.12.5 The policy seeks to ensure all on-street and off-street parking spaces are provided with an electric vehicle charging point, unless this impacts on the viability of the development. Electric vehicle car club membership would be encouraged through Travel Plans, where travel plans are required. The policy has the potential to contribute to a reduction in GHG emissions and have a minor positive impact on climate change mitigation (SA Objective 1).
- F.8.12.6 Car parking areas have the potential to have mixed impacts on landscape and visual amenity. The policy states that for residential areas, car parking should be in accordance with the Chartered Institute for Highways and Transportation and the Building for a Healthy Life guidance. By seeking to follow best practice design guidance, the policy has the potential to have a minor positive impact on landscape and townscape (SA Objective 4).

F.8.13 Policy DM20: Cycle parking and storage

Policy DM20: Cycle parking and storage

Planning applications for residential and non-residential development will be determined in accordance with the adopted cycle parking standard, subject to consideration of site-specific circumstances or material considerations that indicate otherwise.

Long-term cycle parking facilities for residents, visitors and/or employees of the development will be conveniently located, safe to use, secure, weatherproof and be well integrated into the building and/or layout of the site.

Short-term cycle parking facilities should be conveniently located in relation to the public realm, provide effective security for cycles and be safe to use.

Policy DM20: Cycle parking and storage

For dwelling houses, individual provision should be made within the private garden area.

For flatted developments and commercial uses, communal cycle stores should be provided in individual cages or containers, situated in secure locations where access is restricted to residents. Where on-site provision is demonstrably not practical, a developer contribution towards secure on-street residential parking or maintenance of strategic cycle routes will be sought.

Access to shared mobility, such as e-bikes and e-scooters, is encouraged through a Travel Plan.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM20	+	0	0	+/-	+	0	0	+	0	+	+	+

- F.8.13.1 Policy DM20 sets out the requirements for cycle parking in new residential and non-residential development in accordance with the latest parking standards published by the Council. Cycle parking areas may accommodate shared mobility, such as e-scooters as part of a Travel Plan. The policy has the potential to encourage more sustainable and active travel choices and have a minor positive impact on transport and accessibility (SA Objective 10) and health and wellbeing (SA Objective 8).
- F.8.13.2 By encouraging the use of more sustainable transport choices, the policy has the potential to contribute towards reducing GHG emissions and pollution associated with use of private vehicles. The policy has the potential to have a minor positive impact on SA Objectives 1 and 5.
- F.8.13.3 The policy supports opportunities for sustainable transport to schools and places of employment and has the potential to have a minor positive impact on SA Objectives 11 and 12.
- F.8.13.4 Cycle parking areas have the potential to have mixed impacts on townscape character, depending on the design, location and landscaping. Therefore, the policy has uncertain impacts on the townscape objective (SA Objective 4).
- F.8.13.5 Recommendation: Policy DM20 **could be enhanced by cross referencing to the 'Building for a Healthy Life' guidance which sets out design recommendations in relation to the location and design of cycle parking in residential and non-residential developments to encourage greater use of cycling or scooters as a travel option.**

F.9 Health, communities and infrastructure

F.9.1 Policy T27: Reducing health inequalities and supporting health and wellbeing

Policy T27: Reducing health inequalities and supporting health and wellbeing

The Council will maintain and improve the health and wellbeing of our residents, encouraging healthy lifestyles and tackling the causes of ill health and inequalities. This will be achieved by:

- Promoting active and healthy lifestyles through the design of new development, including applying Active Design principles, improving the green and blue infrastructure network, enhancing the quality and accessibility of play and recreation opportunities expanding the network of attractive walking, wheeling and cycling routes and public transport.
- Reducing and mitigating drivers of poor health and health hazards such as those associated with climate change, poor air quality, noise, ground and water contamination, flooding, crime and hazardous uses.
- Creating inclusive, well-connected centres and neighbourhoods where services and facilities are co-located, including for older people and those with different abilities.
- Improving and creating better access to education, training and employment and promoting a stronger local economy
- Supporting good mental health by tackling deprivation, promoting social interaction through the design of high-quality public spaces and places, and improving access to nature and green spaces
- Providing decent and affordable homes within an attractive environment
- Supporting the delivery of essential community services
- Creating a healthy food environment by increasing opportunities for growing food, controlling the location of, and access to, unhealthy eating outlets, and improving the accessibility of retail facilities selling fresh food.
- Providing good access for all to health and social care facilities.

The Council will support development in Medway that provides opportunities for healthy lifestyles, contributes to the creation of healthier communities, and helps reduce health inequalities. In doing so, will need to satisfy the following:

- Major development will be permitted where it provides facilities and services that support health objectives with priority given to new or enhanced existing health, social care, community, sport, and leisure facilities.
- Major development must ensure that primary health care facilities provided are of an appropriate scale in relation to the proposal and meets the needs of residents. These primary health care facilities must be located alongside other community services and facilities to foster a sense of community, improve accessibility, promote sustainable travel, and enable combined trips.
- Development that protects and increases the availability of allotments and private and communal gardens for exercise, recreation and for healthy locally produced food will be supported.

Policy T27: Reducing health inequalities and supporting health and wellbeing

- In exceptional circumstances, health, social care, community, sport and leisure facilities may be replaced by another appropriate use or lost where there is a demonstrated overprovision. This must be justified and supported by evidence showing the use is not needed, demonstrating the following:
 - a) **Community engagement has been undertaken to inform the preferred use within the proposal's red line boundary of the development area as a replacement**
 - b) Consideration has been given to repurposing the built form or providing new facilities to support health objectives with priority given firstly to health, social care, community, sports and leisure facilities
 - Development must retain or re-provide existing health, social care, community, sport, and leisure facilities.
 - All major development proposals or those that the Council would consider having the potential to have a significant impact on health and wellbeing must be supported by a Health Impact Assessment (HIA). Proposals will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of the Health Impact Assessment.
 - Development that would have an unacceptable impact on health or wellbeing will not be permitted.
 - Development proposals will help to create healthy and sustainable places, recognising the cumulative effect individual units and specific uses can have on the success of places. The council will seek to manage the concentration and mix of specific premises to support healthier communities. In particular, the location and concentration of the following types of development will be carefully managed to avoid possible adverse impacts on health and wellbeing:
 - a) Hot food takeaways
 - b) Off-licences
 - c) Facilities that encourage smoking, for example smoking shelters and shisha lounges
 - d) Payday lenders, betting shops and amusement arcades
 - Where uses identified in points A-D above can be justified, acceptability will be informed by the location proposed. Locations away from places that are regularly frequented by younger people such as schools and youth facilities, and where they are likely to worsen health inequalities are considered preferable.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T27	+	0	0	0	0	0	0	++	0	+	0	0

F.9.1.1 Policy T27 seeks to promote good physical and mental health for residents of Medway and reduce health inequalities, through addressing some of the underlying causes of poor health in the Plan area.

- F.9.1.2 **The policy states that new development should be in areas where “*primary health care facilities must be located alongside other community services and... promote sustainable travel, and enable combined trips*”.** This would be expected to ensure that development is well located with respect to healthcare infrastructure, such as GP surgeries, allowing travel by walking or public transport and helping to reduce the reliance on private cars to reach these essential facilities. This would be beneficial to human health and seeks to ensure that all new residents have good access to healthcare facilities.
- F.9.1.3 Policy T27 aims to ensure that new development provides access to public greenspaces **and sports facilities through an “*expanding network of attractive walking, wheeling and cycling routes*”.** These measures would be expected to provide residents with access to a diverse range of natural habitats. Access to open and natural spaces would be expected to have benefits to mental and physical wellbeing. Facilitating active travel would be expected to encourage residents to live healthier lifestyles and provide opportunities for outdoor exercise, resulting in benefits for health and wellbeing. This could also result in a minor positive impact on transport (SA Objective 10) and climate change mitigation (SA Objective 1) through encouraging more sustainable travel choices.
- F.9.1.4 The policy also encourages developers to seek opportunities to integrate outdoor activity and communal facilities, such as allotments and community gardens. This would be likely to provide greater opportunities for social interaction and promote community cohesion. This may also help to provide new and existing residents with a greater sense of place and help to tackle social exclusion.
- F.9.1.5 Overall, a major positive impact in relation to human health and wellbeing would be expected (SA Objective 8).

F.9.2 Policy T28: Existing open space and playing pitches

Policy T28: Existing open space and playing pitches

Proposals for development which would result in the loss of publicly accessible open space will only be permitted if:

- a. There would be no material harm to the contribution the open space makes to the visual or recreational amenity of the area, and the council has assessed the open space as making no positive contribution to its overall strategy on open space.
- b. Where there would be material harm, this would be balanced against demonstrable need for the development in that specific location. Should there be no alternative site available to accommodate the proposed development, any harm must be offset by the provision of other open space of comparable accessibility, quality, size, character and usability in a suitable location, in addition to any open space requirements of the new development.
- c. The proposal is for the construction of a new building that is an essential facility for outdoor sport, recreation, play or allotment use or other open space typology uses that does not conflict with the purpose, character or accessibility of the open space.
- d. The proposal is for the re-use or replacement of existing buildings provided that the proposed uses do not conflict with the purpose, character or accessibility of the open space; and any replacement building is not materially larger.
- e. The proposal is for the carrying out of engineering or other operations required for public safety.

Policy T28: Existing open space and playing pitches

In addition, proposals for development which would result in the loss, in whole or in part, of sports or recreation facilities must also demonstrate that:

- f. The site has first been considered for other sport, open space, recreation, biodiversity or community uses.
- g. **It has been demonstrated that the playing field is surplus to requirements having regard to the council's Open Space Assessment or Playing Pitch Strategy.**
- h. There is an overriding need for the proposed development which outweighs the loss and the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- i. The development is for a small part of the site; where it has been demonstrated that it will result in enhanced sport and recreational facilities.

Proposals for development that would result in the loss of publicly accessible open spaces provided as part of a planning permission for development will be refused.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T28	+	+	+	+	0	0	0	++	0	0	0	0

- F.9.2.1 Policy T28 seeks to ensure that all existing open space with public value, and existing sports and recreation facilities, will be protected from development. The policy sets out a number of exceptions when development on open space may be considered and seeks to ensure that any loss of open space or sports facilities is replaced by equivalent or enhanced provision.
- F.9.2.2 Access to open space has multiple health benefits for residents, including physical health and mental wellbeing, associated with access to parks, outdoor sports, play areas, allotments and other types of recreational open space. The policy would be expected to have a major positive impact on the health and wellbeing of residents (SA Objective 8).
- F.9.2.3 Open spaces and associated GI can act as carbon sinks by retaining carbon in vegetation and soils. The policy applies to a variety of open spaces and facilities, including large areas of natural greenspace to formal sports areas. Overall, the policy has the potential to lead to a minor positive impact on climate change mitigation (SA Objective 1).
- F.9.2.4 By protecting existing open spaces, the policy has the potential to have indirect impacts on flooding and surface water management by potentially protecting spaces which allow for the infiltration of rainwater or water storage during rainfall events. The nature of these impacts depends on the size and character of the open space and the quantities of soft and hard surfaces. There is the potential for a minor positive impact on climate change adaptation (SA Objective 2).

F.9.2.5 The policy seeks to protect a range of existing open spaces, including play areas, allotments and parks, which may have biodiversity value or positively contribute to local character. The policy has the potential to have a minor positive impact on biodiversity and landscape and townscape (SA Objectives 3 and 4).

F.9.3 Policy DM21: New open space and playing pitches

Policy DM21: New open space and playing pitches
Residential-led developments will provide new open space and playing pitches, and provide a commuted sum for their maintenance, according to the following accessibility and quantity standards:

Policy DM21: New open space and playing pitches				
Open space type		Definition	Catchment	Quantity per 1,000 people
Parks and gardens		Urban parks and formal gardens, open to the general public. Accessible, high quality opportunities for informal recreation and community events	9-minute walk time (710m)	0.80 ha
Natural and semi-natural greenspace		Supports wildlife conservation, biodiversity and environmental education and awareness . e.g. woodlands, nature reserves, grassland.	9-minute walk time (720m)	3.09 ha
Amenity greenspace		Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.	6-minute walk time (480m)	0.80 ha
Provision for children and young people	Local Area of Play (LAP)	Local Area of Play targeted at 0 to 5 year olds	1-minute walk time (100m)	0.25 ha
	Local Equipped Area for Play (LEAP)	Local Equipped Area for Play targeted at 5 to 12 year olds.	5-minute walk time (400m)	
	Neighbourhood Equipped Area of Play (NEAP)	Neighbourhood Equipped Area of Play, targeted at 12 to 18 year olds, and provision for young people, such as skate parks	12.5-minute walk time (1,000m)	
	Other provision	Play facilities that have a distinctive feature and are part of a larger facility. Could include skate parks or multi-use games areas, but taking into account Making Space for girls guidance.	9-minute walk time (700m)	
Outdoor sport		Areas marked for pitch sports (e.g. football, tennis). This is in addition to any sports pitches provided as part of any on-site school provision	Applicants to seek use of Sport England's Play Pitch Calculator to determine site specific requirements based on Play Pitch Strategy	TBC
Allotments		Provides opportunities for communities to grow their own produce. Added benefits include the long term promotion of sustainable living, health and social inclusion	No standard set	0.25 ha

Development proposals should make appropriate space available to meet the quantity standards within the site as set out below:

- Residential development of 10 or more dwellings will be required to provide either new and / or enhanced publicly accessible open space and recreation provision to meet the needs of their occupants. Provision should be provided based on the size of the dwellings proposed.

Policy DM21: New open space and playing pitches

- b. **In the case of sheltered housing and special needs housing for the elderly, children's play will not be** required. However, formal/informal open space provision will be sought on-site in lieu of the formal play requirement.
- c. The expectation is for development to deliver provision on-site in accordance with the quantity standards above, unless in exceptional circumstances where off-site provision would better facilitate the needs of the development or where provision may not be suitable onsite due to either the nature / size of the site or specific constraints.
- d. In cases where it can be demonstrated that it better meets local need, play provision may be secured through the improvement and expansion of existing facilities within the local area, rather than new play provision. This will be considered on a case by case basis for minor developments only.
- e. Where off-site open space provision is required developer contributions for the enhancement and maintenance of existing open space and recreation provision will be sought with contributions secured through a S106 legal agreement.
- f. Where on-site open space provision is required, the type of on-site open space provision to be delivered will be discussed with the applicant at the pre-application stage and will be dependent on the suitability of the site to accommodate different types of open space provision as well as the quantity and type of provision needed in the local area. The starting point for the consideration of provision should be based on the quantity standards.

The open space requirements will be calculated by multiplying the number of people expected to occupy the development by the standards as expressed in square metres per person.

The number of people expected to occupy the development will be based on the average household size for Medway. This will be based on the most up-to-date Office for National Statistics household projections. The standards will be reviewed where high levels of student or sheltered accommodation is proposed.

Design of new open space

Proposals for development which include provision of new on site open space must ensure that new open spaces meet these quality standards below:

- a. Be designed as part of the green infrastructure network, contributing to local landscape character, connecting with local routes and green corridors for people and wildlife as well as providing multi-functional benefits such as addressing surface water management priorities without compromising access.
- b. Play provision is diverse to encourage all appropriate ages and play opportunities for all abilities, reflecting up to date play guidance, including Fields in Trust and Making Space for Girls.
- c. Be fully accessible and inclusive provide a range of formal and informal recreation, to encourage physical activity to improve mental well-being and health inequalities that will benefit both new and existing residents.
- d. Integrate formal sports provision into wider open space networks.
- e. Provide meaningful and safe recreation and be sufficiently overlooked by active building frontages while maintaining appropriate distances from residential properties.
- f. Link with active travel routes both within and beyond the site.
- g. Be easily found and accessible walking and cycling, and public transport and road where appropriate, including by those with disabilities, with pedestrian crossings on roads where necessary.

Policy DM21: New open space and playing pitches

- h. Promote biodiversity and maximise opportunities to deliver benefits for nature, supporting efforts to address climate change.
- i. Where new schools are provided in major new residential developments, they should be designed to **facilitate community access, with opportunities for meeting the community's outdoor sports needs** explored at the outset to maximise the potential for facility provision to be made within the developments.
- j. Provide adequate funding towards the long-term maintenance of new provision. A management plan for the on-site provision will also be required as relevant to the proposal to ensure the site is managed and maintained in the long-term.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM21	+	+	+	+	+	0	0	++	0	+	0	0

- F.9.3.1 Policy DM21 sets out the standards for new open space provision associated with new residential and mixed-use developments. Under the policy, 'open space' includes outdoor sports facilities, equipped play areas, other types of play areas such as skate parks, parks and gardens, amenity open space, natural and semi-natural greenspace and allotments, amongst others. The standards for the provision of new open space are based on Fields in Trust Benchmarks and have been adjusted to meet local circumstances. Proposals incorporating open space provision must also be accompanied by a long-term management plan, with funding for ongoing maintenance provided through Section 106 agreements.
- F.9.3.2 Access to open spaces has multiple health and community benefits, including enhancing physical health and mental wellbeing, associated with the positive experiences of accessing outdoor sports, play areas, allotments and other types of recreational open space. Access to open spaces and sports facilities is likely to provide opportunities for greater community interaction and lead to better community cohesion. The policy seeks to provide a range of activity types and spaces for a range of age groups, and encourages compliance with Making Space for Girls. The need for sports pitch provision will be based on the most up-to-date Playing Pitch Strategy. The standards are based on those set out by the Fields in Trust Benchmark, which include quantity, typology, accessibility and quality measures. Overall, the policy would be expected to have a major positive impact on the health and wellbeing of residents (SA Objective 8).
- F.9.3.3 Open spaces and associated GI can act as carbon sinks and pollution filters, if carefully planned and managed. The policy has the potential to lead to a minor positive impact on climate change mitigation (SA Objective 1) and pollution (SA Objective 5).

- F.9.3.4 The open spaces created as a result of the policy have the potential to benefit flooding and surface water management, by allowing for the infiltration of rainwater or water storage during rainfall events. The nature of these impacts depends on the design of the open space and the quantities of soft and hard surfaces. There is the potential for new natural greenspace, planned in accordance with the Green Infrastructure Framework, to become part of a habitat network that has the potential to facilitate the movement of species of plants and wildlife in response to climate change. There is the potential for a minor positive impact on climate change adaptation (SA Objective 2).
- F.9.3.5 The policy seeks to create a range of open spaces, including play and sports facilities, as well as allotments and natural and semi-natural greenspace. The policy requires new open spaces to contribute to the local landscape character and promote biodiversity, by providing green corridors for wildlife. The policy has the potential to have a minor positive impact on biodiversity and landscape and townscape (SA Objectives 3 and 4).
- F.9.3.6 By seeking to provide recreational opportunities in proximity to new residents, the policy could help to reduce the need to travel for residents to meet their day-to-day needs. The policy will require new open spaces to be easily accessible by public transport and link to active travel routes to ensure cycling and walking is accessible. A minor positive impact on transport and accessibility could therefore be expected (SA Objective 10).

F.9.4 Policy T29: Community and cultural facilities

Policy T29: Community and cultural facilities

The council recognises the importance of community and cultural facilities and the need for an appropriate range of facilities as a key component of sustainable development. The council will seek to protect and enhance existing facilities, services and amenities that contribute to the quality of life of residents and visitors. The council will support appropriate development that seeks to enhance community and cultural facilities that do not have a negative impact on the surrounding amenity, historic and natural environment and transport networks.

The council will require provision to be made for community and cultural facilities in planning for new development. Large scale residential developments will be required to provide community facilities to meet the needs of new residents and integration with existing communities where possible.

New community and cultural facilities should be located within or near the community they are intended to serve and should be appropriately located to support sustainable travel by being accessible to users by walking, cycling and public transport.

If the development is smaller scale and community facilities cannot be accommodated on site, a contribution will be sought to upgrade appropriate facilities off site, where it can be demonstrated that they are accessible to residents of the new development and that there is capacity to support the increased population.

All developments for over 10 homes will be required to contribute to upgrading community facilities in line **with the council's policy on infrastructure contributions from developers.**

There is a presumption against the loss of community facilities in rural and urban areas.

Any proposal which would result in the loss of a community or cultural facility will not be permitted unless:

- An alternative community facility (social infrastructure) which meets similar local needs to at least the same extent is already available; and

Policy T29: Community and cultural facilities

- It can be shown that the proposal does not constitute the loss of a service of particular value to the local community nor detrimentally affect the character sustainability, and vitality of the area; and
- Additional/improved provision including the utilisation of vacant and under-used land for arts, cultural and creative purposes is provided
- It has been demonstrated that it is no longer economically viable and cannot be made so, unless sufficient marketing evidence has been supplied.
- Proposals for new community facilities should:
 - Have safe access by cycle and walking within reasonable walking distance, public transport and car and incorporate a travel plan;
 - Have safe drop-off and pick-up provision; and
 - Avoid conflict with adjoining uses
 - Healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T29	+	0	0	0	0	0	0	+	+	+	0	0

- F.9.4.1 Policy T29 aims to protect and enhance Medway's community and cultural facilities for use of current and future residents and visitors, in order to support diverse and vibrant communities and benefit quality of life.
- F.9.4.2 Through supporting the provision of new and enhanced community facilities, the policy would be likely to encourage use by local residents and provide opportunities for community cohesion and social interaction, with likely benefits for human health and wellbeing.
- F.9.4.3 Furthermore, the policy states that new community and cultural facilities should provide *"safe access by cycle and walking within reasonable walking distance, public transport and car and incorporate a travel plan"*. **The policy also promotes the inclusion of new community facilities on-site within larger residential developments.** This would help to ensure that the facilities are accessible via sustainable travel modes and could contribute towards a reduced reliance on private car use and associated GHG emissions. By ensuring **that new facilities incorporate "safe drop-off and pick-up provision" this policy could also** help to avoid issues with congestion and road safety. Therefore, a minor positive impact on health and wellbeing (SA Objective 8) transport and accessibility (SA Objective 10) and climate change mitigation (SA Objective 1) would be expected, due to the promotion of active travel as well as the potential improvement in air quality associated with a lower volume of traffic generation.

F.9.4.4 Community and cultural facilities could include buildings with historic value, for example places of worship and village halls. Through ensuring existing facilities are retained and enhanced, and supporting continued use of these facilities by the local communities, the policy could help to indirectly protect designated or non-designated heritage assets from harm. This could potentially result in a minor positive impact on cultural heritage (SA Objective 9).

F.9.5 Policy S24: Infrastructure delivery

Policy S24: Infrastructure delivery

Development coming forward in Medway will be expected to deliver new or improved infrastructure, to mitigate the impact of development. This will be achieved through the use of planning obligations and/or contributions and their use as defined in national policy and guidance, and as set out in the latest Medway Guide to Developer Contributions and Obligations. Infrastructure includes requirements having regard to the details set out in the latest Infrastructure Delivery Plan, as well as studies on leisure, green infrastructure, neighbourhood plans and development orders and other needs assessments.

To support sustainable development and the delivery of infrastructure planning permission will be granted for new developments in the following circumstances:

- Applications can demonstrate that there is sufficient infrastructure capacity to support what is proposed; or
- Development is phased to reflect the timely delivery of infrastructure to serve and support future occupants and users; or
- Developer contributions and/or obligations are agreed that will mitigate the impact of the development.
- To achieve timely delivery of infrastructure the Council will expect infrastructure to be delivered in the following sequence unless proven otherwise through the application process via the viability appraisal process below:
 - Onsite delivery of infrastructure ahead of occupation
 - Onsite phased delivery of infrastructure
 - Financial developer contribution for offsite provision

In the event that a developer considers that providing or contributing towards infrastructure requirement would not be achievable the Council would expect the following:

- The submission of an "open book" viability appraisal. Any sensitive information which could compromise the applicants operations in any way will remain confidential from the public;
- Proof that the cost of potential infrastructure had been accounted for within the purchase price of the site; and

If development is phased the Council would expect a reassessment of the viability of the site for financial contributions to be undertaken at the submission of details for each phase.

Any viability appraisal is to be tested by the council's independent advisors and this is to be paid for by the applicant.

Infrastructure provision will require collaborative working with infrastructure providers including Medway Council, the NHS, and utilities providers amongst others. Developers and landowners must work positively with the Council, neighbouring authorities and other infrastructure providers throughout the planning process

Policy S24: Infrastructure delivery

to ensure that the cumulative impact of development is considered at the outset and is then mitigated, at the appropriate time, in line with their published policies and guidance.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S24	+	+	0	++	+	0	0	++	0	++	++	+

- F.9.5.1 Policy S24 seeks to ensure that infrastructure needs associated with new development are met. Meeting infrastructure needs in the Local Plan area will be based on the Infrastructure Delivery Plan (IDP) and delivered through Section 106 agreements and planning conditions.
- F.9.5.2 Policy S24 **states that** *“development coming forward in Medway will be expected to deliver new or improved infrastructure, to mitigate the impact of development”* and supports proposals which meet the infrastructure planning criteria outlined within the policy, within the relevant plans and documents, including the Medway IDP and the Green and Blue Infrastructure Framework, and those which align with relevant studies and assessments.
- F.9.5.3 The policy has the potential to support the delivery and maintenance of GI associated with new developments, which may include the provision of publicly accessible open spaces, allotments, enhancements to the four Country Parks and enhancements to the walking trails and PRow network. There is the potential for the policy to have a major positive impact on landscape and townscape (SA Objective 4).
- F.9.5.4 The delivery of services and facilities to support new communities may include health care services, leisure facilities (such as improvements to sports facilities) and other GI. The policy has the potential to have a major positive impact on the health and wellbeing of new communities (SA Objective 8).
- F.9.5.5 Section 106 agreements are likely to lead to the delivery of improvements to transport infrastructure, including improvements to highways and key junctions. Developer contributions could deliver improvements to public transport, including enhancements to bus services and other active transport, such as cycle routes and footpaths. There is the potential for a major positive impact on transport through increasing sustainable transport choices and reducing journey times (SA Objective 10). A consequent minor positive impact on climate change mitigation (SA Objective 1) could be seen associated with a reduction in transport-associated emissions.
- F.9.5.6 Developer contributions would also be used to ensure sufficient school places are available to meet the needs of the new communities, including Early Years and Special Educational Needs, which could potentially lead to a major positive impact on education (SA Objective 11).

- F.9.5.7 Developer contributions are likely to help to support infrastructure improvements associated with the transport network and would support economic activity and encourage inward investment in the Plan area. The policy has the potential to have a minor positive impact on the economy (SA Objective 12).
- F.9.5.8 Section 106 agreements will be used to fund the maintenance of existing flood defences, as part of the strategy to maintain climate resilience. There is the potential for a minor positive impact on climate change adaptation and resilience to flood risk (SA Objective 2).
- F.9.5.9 Developer contributions would be likely to be used to fund new waste services to meet the needs of new residents. There is the potential for a minor positive impact on waste (SA Objective 5).

F.9.6 Policy DM22: Digital communications

Policy DM22: Digital communications

For Medway to achieve its economic and social potential and maintain its status as a well-connected place in which to live and work, the Council will seek to develop and enhance the provision of broadband and telecommunications infrastructure coverage across Medway.

All new major development proposals (residential, employment and commercial) should:

- Ensure that there is full fibre to the premise;
- Have confirmed with broadband providers that a connection can be made to the development;
- Be ready for 5G technology and gigabit capable broadband with the relevant infrastructure in place; where relevant.

Evidence of this shall be submitted as part of a planning application.

If none of the above is possible, reasoned justification as to why this is not possible should be given as part of a planning application and then alternative methods to deliver gigabit capable broadband used instead. These include other forms of infrastructure, such as facilities supporting mobile broadband and wi-fi to support gigabit capable broadband.

Exceptions to this policy will need to be justified with evidence submitted to the Council for consideration.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM22	+	0	0	0	+	0	0	0	0	+	+	++

- F.9.6.1 Policy DM22 supports the enhancement and provision of “broadband and telecommunications infrastructure coverage across Medway”, including being prepared for 5G technology for all new development. This would be likely to ensure that site end users have good internet access and access to mobile voice calls.

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- F.9.6.2 By seeking to ensure that new development has access to high-speed broadband, the policy is likely to support a greater range of businesses and employment opportunities for local residents as well as providing opportunities for home working or hybrid working. Further benefits include improving the quality of education and the enhancement of remote access learning, particularly in more rural locations with currently limited access. There is the potential for minor positive impact in relation to education and a major positive impact on the economy (SA Objectives 11 and 12).
- F.9.6.3 By facilitating home working, hybrid working and online education, the policy has the potential to reduce the number of related trips in private vehicles and lead to a reduction in GHGs and other vehicle-related pollution. There is the potential for a minor positive impact on climate change mitigation, pollution and waste and transport (SA Objectives 1, 5 and 10).

F.10 Minerals supply

F.10.1 Policy T30: Safeguarding mineral resources

Policy T30: Safeguarding mineral resources

Planning permission will only be granted for development that is incompatible with safeguarding mineral resources within the Mineral Safeguarding Areas where it is demonstrated that either:

- a. the mineral is not of economic value or does not exist; or
- b. that extraction of the mineral would not be viable or practicable; or
- c. the mineral can be extracted satisfactorily, having regard to the need to demonstrate no unacceptable adverse impacts to the environment or communities and is for a temporary period, prior to the non-minerals development taking place without adversely affecting the viability or deliverability of the non-minerals development; or
- d. the incompatible development is of a temporary nature that can be completed and the site returned to a condition that does not prevent mineral extraction within the timescale that the mineral is likely to be needed; or
- e. material considerations indicate that the need for the development overrides the presumption for mineral safeguarding such that sterilisation of the mineral can be permitted following the exploration of opportunities for prior extraction; or
- f. it constitutes development that is exempt from mineral safeguarding policy, namely: Householder applications; infill development of a minor nature in existing built up areas; advertisement applications; reserved matters applications; minor extensions and changes of use of buildings; minor works; and non-material amendments to current planning permissions.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T30	0	0	0	0	0	++	+/-	0	0	0	0	+

F.10.1.1 Policy T30 seeks to protect mineral resources identified in Mineral Safeguarding Areas (MSAs) from development that would prevent the current or future extraction of the resource. This policy would be likely to have a major positive impact on the indicators identified in the natural resources objective (SA Objective 6).

F.10.1.2 The policy would serve to protect mineral resources and has the potential to have a minor positive impact on the economy through the protection of employment opportunities associated with the working and supply of minerals (SA Objective 12).

- F.10.1.3 By safeguarding mineral resources and putting in place additional planning requirements for non-minerals development, the policy may have indirect negative impacts on the availability of land to meet predicted housing needs. However, the policy also allows for the overriding need for other development to be a material consideration in determining planning applications. This would allow the different levels of need for different land uses to be considered in any future planning applications. Therefore, the overall impact on the delivery of housing (SA Objective 7) is uncertain.

F.10.2 Policy T31: Safeguarding of existing mineral supply infrastructure

Policy T31: Safeguarding of existing mineral supply infrastructure

Identified mineral supply infrastructure will be safeguarded from development that would prejudice or prevent their operation. Such development will only be allowed in exceptional circumstances where it is demonstrated that:

- The proposed site is already allocated for other uses in the Local Plan; or
- the facility is no longer required; or
- material considerations indicates that the need for the proposed development override the presumption for safeguarding; or
- alternative equivalent provision for the loss of the importation or distribution facility can be made elsewhere in Medway.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T31	0	0	0	0	0	+	+/-	0	0	0	0	+

- F.10.2.1 Policy T31 seeks to protect mineral supply infrastructure from development that would prevent the operation of the facility. By protecting the infrastructure required to support the extraction of minerals, this policy would be likely to have a minor positive impact on the indicators identified in the natural resources objective (SA Objective 6).
- F.10.2.2 The policy would serve to protect the infrastructure required to support the minerals extraction and processing industry and has the potential to have a minor positive impact on the economy (SA Objective 12) through the protection of associated local employment opportunities.
- F.10.2.3 By safeguarding sites where mineral supply infrastructure is located, the policy may have indirect negative impacts on the availability of land to meet identified housing needs and there is potential for a minor negative impact on housing provision. However, the policy also allows for the overriding need for other development to be a material consideration in determining planning applications. This would allow the different levels of need for different land uses to be considered in any future planning applications. The overall impact on the delivery of housing (SA Objective 7) is uncertain.

F.10.3 Policy T32: Supply of recycled and secondary aggregates

Policy T32: Supply of recycled and secondary aggregates

Proposals for additional capacity for secondary and recycled aggregate production, including those relating to the expansion of capacity at existing facilities, will be supported in the following locations:

- a) Temporary demolition, construction, land reclamation and regeneration projects and highways developments where materials are either generated or to be used in the project or both for the duration of the project;
- b) other mineral operations (including wharves and rail depots);
- c) other waste management operations;
- d) industrial estates.

Proposals for additional capacity for secondary and recycled aggregate production may be supported in other locations which are well located in relation to the source of input materials or demand for output materials and have good transport links.

Proposals to re-work old inert landfill sites and dredging disposal sites to produce recycled aggregate will be supported where it is demonstrated that net gains in landscape, biodiversity or amenity can be achieved by the operation and environmental impacts can be mitigated to an acceptable level.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T32	+	0	-	+	+	+	0	-	+/-	+	0	+

F.10.3.1 Policy T32 **supports proposals for secondary and recycled aggregate processing** “*which are well located in relation to the source of input materials or demand for output materials and have good transport links*”. The policy would help to reduce the distances travelled by associated waste management vehicles such as HGVs by recycling and processing secondary aggregates in proximity to the source or destination. The policy could potentially lead to a reduction in traffic-related GHG emissions and a minor positive impact on climate change mitigation and transport (SA Objectives 1 and 10).

F.10.3.2 **The policy supports the reworking of landfill sites to produce recycled aggregates** “*where it is demonstrated that net gains in landscape, biodiversity or amenity can be achieved by the operation and environmental impacts can be mitigated to an acceptable level*”. These types of proposals would be likely to have minor positive impacts on biodiversity and landscape and townscape (SA Objectives 3 and 4). However, the processing of secondary and recycled aggregates has the potential to create dust, noise and vibration, light pollution and an increase in traffic levels. There is the potential for Policy T32 to have a minor negative impact on biodiversity and health and wellbeing, depending on the nature of the operation and the location and sensitivity of the receptors (SA Objectives 3 and 8). There is uncertainty in this assessment as the locations of such proposals are not known. Following the precautionary principle, these impacts are identified as potentially minor negative for these two objectives.

- F.10.3.3 The policy supports proposals for operations which process secondary and recycled **aggregates in locations including, “demolition, construction, land reclamation and regeneration projects and highways developments...other mineral operations (including wharves and rail depots), other waste management operations and industrial estates”**. This type of development is likely to be similar in operational and visual terms to existing development on such sites and the policy has the potential to have minor positive effects on landscape and townscape (SA Objective 4) by co-locating similar forms of development.
- F.10.3.4 This policy would be expected to support the principles of the waste hierarchy in terms of waste prevention and the reuse and recycling of materials and has the potential to have a minor positive impact on waste (SA Objective 5).
- F.10.3.5 Policy T32 supports proposals for operations which would provide additional capacity to process secondary and recycled aggregates in certain, identified locations. This policy would be likely to support the re-use of materials and reduce the use of primary aggregates and has the potential to have a minor positive impact on the use of natural resources (SA Objective 6).
- F.10.3.6 The development or expansion of secondary and recycled aggregate processing operations has the potential to have impacts on cultural heritage through changes to the setting or significance of the heritage asset. The policy is not locationally specific and the impact on cultural heritage at this stage is uncertain (SA Objective 9).
- F.10.3.7 The policy has the potential to have a minor positive impact on the economy through the protection of employment opportunities associated with the processing of secondary and recycled aggregates (SA Objective 12).

F.10.4 Policy T33: Extraction of land won minerals

Policy T33: Extraction of land won materials

Sand and gravel

Proposals for the extraction of sand and gravel within the Sand and Gravel Areas of Search shown on the Policies Map, will be acceptable in principle, provided it can be demonstrated that there is a need for the mineral to make a contribution to meeting local and regional requirements, including to help meet forecasts of demand as identified in the Local Aggregates Assessment.

Proposals beyond the Sand and Gravel Areas of Search are not encouraged but may also be permitted depending on whether other sources are available and any constraints can be overcome.

Industrial minerals

Proposals for the extraction of chalk and brickearth will be permitted which demonstrate there is a need for the mineral to meet the demands of new or existing plant.

The need for chalk should be demonstrated to be contributing to a stock of chalk reserves of at least 15 years to support a cement works.

The need for brickearth should be demonstrated to be contributing to a stock of clay reserves to supply brick works.

Restoration and aftercare

Proposals will need to demonstrate how mineral excavations will be restored in a timely manner that results in ongoing benefits to the local community and environment.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T33	+	0	-	-	-	++	0	-	+/-	+	0	+

- F.10.4.1 By seeking to maintain local supplies of aggregates the policy would help to reduce the travel distances associated with the shipment of minerals, which may include rail, shipping, using the River Medway or River Thames, and HGVs. There is the potential for the policy to lead to a reduction in travel-related GHG emissions and a minor positive impact on climate change mitigation and transport (SA Objectives 1 and 10).
- F.10.4.2 The extraction of minerals has the potential to create dust, noise and vibration, light pollution and an increase in traffic levels. Therefore, Policy T33 could potentially lead to a minor negative impact on biodiversity, landscape and townscape, pollution and health and wellbeing, depending on the nature of the operation and the location and sensitivity of the receptors. There is uncertainty in this assessment as the locations of proposals are not known. Furthermore, the policy seeks the restoration of **minerals sites with "ongoing benefits to the local community and environment"**. Restored minerals sites have the potential to provide new habitats for biodiversity and recreational facilities for the local community, and mineral sites may reveal geology of interest. Overall, there is the potential for mixed minor positive and minor negative impacts on biodiversity and geodiversity, landscape and townscape, pollution and health and wellbeing (SA Objectives 3, 4, 5 and 8). Following the precautionary principle, these impacts are identified as having a potentially minor negative impact.
- F.10.4.3 Policy T33 supports proposals for the extraction of sand and gravel within the identified Sand and Gravel Areas of Search. Proposals for the extraction of chalk and brickearth are also supported where the proposals can demonstrate that they meet identified needs. The policy seeks to secure the supply of these types of minerals, in line with national policy, and would be likely to have a major positive impact on the natural resources criteria (SA Objective 6).
- F.10.4.4 The working of minerals has the potential to have impacts on cultural heritage through changes to the setting or significance of the heritage asset. The policy is not locationally specific and the impacts on cultural heritage at this stage are uncertain (SA Objective 9).
- F.10.4.5 The policy has the potential to have a minor positive impact on the economy through the potential creation of employment opportunities associated with the extraction of minerals (SA Objective 12).

F.11 Waste management

F.11.1 Policy DM23: Waste prevention

Policy DM23: Waste prevention

Proposals for development, including waste management facilities, must as a minimum demonstrate the following:

- a) Construction and demolition methods will be used that minimise waste generation and facilitate the re-use/recycling of existing materials and structures, as far as practicable on site;
- b) Design principles and construction methods that minimise the use of primary aggregates/virgin materials and encourage the use of fit for purpose building materials made from locally produced recycled and secondary resources; and
- c) A design that facilitates the effective management of waste produced during its use in accordance with the waste hierarchy.

Qualifying development proposals must be supported by a Circular Economy Statement which includes details of the management of waste at all stages of development (construction, demolition and subsequent occupation).

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
DM23	+	0	0	0	++	+	0	0	0	0	0	0

F.11.1.1 Policy DM23 sets out the requirement for the sustainable management of waste and resources associated with new developments, during both construction and occupation.

F.11.1.2 The policy requires the demolition and construction processes for new developments to “*minimise waste generation and facilitate the re-use/recycling of existing materials and structures*” **wherever possible**. The policy also requires construction methods which minimise **the use of “primary aggregates / virgin materials”** and encourages the use of locally produced recycled and secondary sources. A Circular Economy Statement is required for all qualifying development (the criteria for which are set out in the supporting text); the circular economy approach seeks to eliminate construction waste through recycling/ reuse and eliminate the generation of hazardous waste. Existing buildings should be reused, where possible and practicable. The policy requires the design of development to allow for repair, refurbishment and reuse, and the design should also facilitate the likely storage requirements of reusable or recyclable materials produced during occupation of the buildings.

F.11.1.3 This policy would be expected to promote the principles of the waste hierarchy in terms of waste prevention and the reuse and recycling of materials. Overall, a major positive impact on waste would be expected (SA Objective 5).

- F.11.1.4 Additionally, through encouraging the efficient use of resources and reducing the need for extraction of primary aggregates, Policy DM23 would be expected to result in a minor positive impact on natural resources (SA Objective 6).
- F.11.1.5 The Climate **Change Committee's 6th** carbon budget states²⁵ that the waste sector, including energy-from-waste facilities, "*comprised 6% of UK GHG emissions in 2018... Landfill methane comprised the majority of waste sector emissions in 2018, followed by wastewater treatment and EFW plants*". **By seeking to prevent waste generation and providing suitable designs to encourage waste separation and recycling within new developments, this policy would be likely to have a minor positive impact on climate change mitigation (SA Objective 1).**
- F.11.1.6 Policy DM23 encourages the reuse of materials and the management of waste on development sites either on-site or as close as possible to the source. These factors would be expected to minimise, as far as practical, the potential for and scale of adverse impacts on the environment by reducing the distances travelled by associated waste management vehicles such as HGVs. Therefore, negligible impacts have been identified for biodiversity and geodiversity, health and wellbeing and transport (SA Objectives 3, 8 and 10).

F.11.2 Policy T34: Safeguarding of existing waste management facilities

Policy T34: Safeguarding of existing waste management facilities

The following types of land and waste management facility are safeguarded from non-waste uses:

- a. Sites in existing lawful waste use including wastewater and sewage treatment works (including those with temporary permission); and,
- b. land with extant planning permission for waste use.

Proposals for non-waste development in proximity to safeguarded sites must demonstrate that they would not prejudice the operation of the site, including through incorporation of measures to mitigate and reduce their sensitivity to legitimate operation of the safeguarded site.

Proposals that would lead to loss of waste management capacity, prejudice site operation, or restrict future development of safeguarded sites will not be permitted unless it can be demonstrated that either:

- a. The waste capacity and/or safeguarded site is not required; or
- b. material considerations indicates that the need for the proposed development overrides the presumption for safeguarding; or
- c. equivalent, suitable, and appropriate replacement capacity is provided in Medway in advance of the consented waste use ceasing or the non-waste permission being implemented.

²⁵ The Climate Change Committee (2019) 'The Sixth Carbon Budget – Waste' Available at <https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Waste.pdf> [Date accessed: 07/05/24]

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T34	0	0	0	0	+	0	0	0	0	0	0	0

- F.11.2.1 As set out in the accompanying text to Policy T34, the Medway Local Plan area has a range of waste management facilities which handle a variety of waste streams.
- F.11.2.2 Policy T34 seeks to safeguard the capacity of the existing waste management facilities in the Plan area; this will help to ensure waste management operations can be undertaken locally, where possible, and maintain waste management capacity.
- F.11.2.3 The policy also states that, "*Proposals for non-waste development in proximity to safeguarded sites must demonstrate that they would not prejudice the operation of the site*". **The policy would be likely to help ensure appropriate waste management** facilities are protected in the Plan area and that capacity at these facilities meets the identified waste needs where possible.
- F.11.2.4 Overall, a minor positive impact on waste would be expected (SA Objective 5).

F.11.3 Policy T35: Provision of additional waste management capacity

Policy T35: Provision of additional waste management capacity

Proposals for the development of additional waste management capacity (as well as improvement or extension of existing facilities) will be supported where it is demonstrated that the development will contribute towards achieving:

- Targets specified in this Plan for recycling, 'other recovery' and the diversion of the waste** away from disposal in a manner that does not prevent management of the waste at the highest point practical in the waste hierarchy; and,
- Net self sufficiency of the Plan area in waste management capacity.

Proposals for 'other recovery' facilities will only be supported where a need for the capacity has been identified such that additional capacity would not cause waste to be diverted from management methods further up the waste hierarchy.

Proposals for the improvement or extension (physical or temporal) of existing waste management facilities will be supported where the quantity of waste to be managed is at least equal to the quantity of waste currently managed on site.

Proposals for the improvement or extension (physical or temporal) of facilities with temporary planning permission should include consideration of the original reason(s) for the permission being time limited and not result in development (or extensions to time) that would undermine them unless conditions have changed in the intervening period.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T35	+/-	-	-	-	++	-	0	-	-	-	0	0

F.11.3.1 Policy T35 sets out how applications for new waste management facilities will be considered by the Council. The management of waste in accordance with the waste hierarchy is a legal requirement and also a key element of the National Planning Policy for Waste²⁶. The supporting text to Policy T35 sets out the predicted quantities of waste that may be generated over the Plan period and how these sources of waste are likely to be managed. The main types of waste are:

- Local Authority Collected Waste (mainly household waste) (LACW);
- Commercial and Industrial Waste (waste from businesses) (C&I waste);
- Construction, Demolition and Excavation Waste (CDEW);
- Hazardous Waste; and
- Wastewater and Sewage Sludge.

F.11.3.2 Policy T35 supports proposals for additional waste management capacity, provided such proposals meet the criteria identified, including the need to meet the identified targets for **recycling and 'other recovery', and avoidance of 'disposal'**. The targets for each type of waste are set out in the supporting text to the policy and seek to meet government targets, including for 65% recycling of LACW by 2035.

F.11.3.3 Overall, Policy T35 is anticipated to help to meet the predicted waste needs and recycling targets over the Plan period and therefore a major positive impact on waste (SA Objective 5) is anticipated.

F.11.3.4 While the policy seeks to manage waste at the highest point in the waste hierarchy and therefore seeks to reduce waste generation, there is likely to be an increase in vehicle movements associated with waste management operations to accommodate the predicted increases in the different types of recyclable and other household and commercial and industrial waste over the Plan period. There is potential for adverse impacts on vehicle-related air pollution and therefore some mixed positive and negative effects on SA Objective 5 (pollution and waste). However, given the overall strategy seeks to manage waste at the highest point in the waste hierarchy and plans to meet waste needs, the overall effect on this objective is likely to be major positive.

²⁶ DLUHC and MHCLG (2014) National planning policy for waste. Available at: <https://www.gov.uk/government/publications/national-planning-policy-for-waste> [Date accessed: 25/04/24]

- F.11.3.5 By seeking to manage waste at the highest point in the waste hierarchy, and reducing waste which is disposed to landfill, Policy T35 is likely to reduce associated GHG emissions, with benefits for climate change mitigation. However, there is also likely to be an increase in vehicle trips associated with waste management operations to accommodate the predicted increases in the different types of recyclable and other household and commercial and industrial waste over the Plan period, with potential adverse effects on vehicle-related air pollution. Therefore, some mixed positive and negative effects are likely on climate change mitigation, with an uncertain impact recorded overall (SA Objective 1).
- F.11.3.6 The locations of any proposals for the provision of additional waste management capacity or facilities are unknown at this stage and may include development in greenfield locations or on previously developed land. Waste management facilities may include a range of different forms of development and therefore there is the potential for such development to have a range of impacts on different types of receptors and SA Objectives. Following the precautionary principle, there is the potential for minor negative impacts on climate change adaptation, biodiversity and geodiversity, landscape, natural resources, health and wellbeing, cultural heritage and transport (SA Objectives 2, 3, 4, 6, 8, 9 and 10).

F.11.4 Policy T36: Location of waste management facilities

Policy T36: Location of waste management facilities

Proposals for additional waste management capacity (excluding permanent deposit) will be supported in the following locations:

- Established industrial estates;
- Land identified for employment uses or industrial and storage purposes in this Plan;
- Land considered to be previously developed and/or redundant agricultural buildings and their curtilages.
- Land that is otherwise suitable for waste development when assessed against other policies in the Plan including the following considerations:
- There is no unacceptable adverse impact on sites designated for environmental or heritage significance;
- The site is not allocated for other non-employment uses in the Local Plan;
- The site is located in an area that can accommodate the proposed development and does not have an unacceptable impact on amenity, the local environment and transport networks;
- **Proposals on 'greenfield' land will only be permitted where no alternative suitable previously developed land can be identified.**

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T36	0	0	0	0	+	+/-	0	0	0	0	0	0

- F.11.4.1 Policy T36 supports the development of future waste management facilities, subject to the locational criteria identified. This would be likely to have a minor positive impact on the management of waste (SA Objective 5).
- F.11.4.2 Policy T36 seeks to direct waste management facilities to existing employment sites and other previously developed locations; this encourages an efficient use of land and would be likely to have a positive impact on natural resources in this respect. However, the policy also allows for development in greenfield locations “*where no alternative suitable previously developed land can be identified*”. **The policy does not exclude the potential for development in greenfield locations and as such an uncertain impact on natural resources is identified (SA Objective 6).**
- F.11.4.3 The policy supports proposals for additional waste management capacity on existing waste sites and sites with established industrial or other employment uses. By supporting proposals that co-locate proposed waste sites with existing forms of similar development, the policy would be anticipated to lessen the likelihood of significant adverse impacts on the landscape and cultural heritage. The policy also states that any future waste development would need to ensure “*no unacceptable adverse impact on sites designated for environmental or heritage significance*” or on amenity and transport networks. This would be anticipated to lessen the likelihood of significant adverse effects on biodiversity and geodiversity, designated landscapes and heritage features, noise and air pollution and transport networks (SA Objectives 3, 4, 8, 9 and 10).

F.11.5 Policy T37: Other recovery

Policy T37: Other recovery

Proposals for development which allow for forms of waste recovery other than reuse, repair and recycling, (e.g. where waste is used as a fuel and/or fuel is produced from waste) will be supported where the waste being managed cannot be practicably repaired, reused or recycled i.e. it is unavoidable residual waste.

Energy from Waste facilities

In addition to the above, energy from waste facilities will be supported where it can be demonstrated that:

- the maximum amount of energy from the process will be utilised including the use of surplus heat;
- residues arising from the process will be converted into a material with a proven end use; and,
- the facility is designed to enable gaseous non biogenic emissions of carbon to be captured, utilised and, failing that, stored.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T37	+	+/-	+/-	+/-	+	+/-	0	+/-	+/-	+/-	0	0

- F.11.5.1 Policy T37 supports proposals for Energy from Waste (EfW) facilities provided that the waste **cannot be managed at a higher point in the waste hierarchy and that the “maximum amount of energy from the process will be utilised”**. As set out in the accompanying text to the policy, EfW facilities must achieve a minimum level of energy efficiency to be preferred over disposal to landfill. Such facilities will also need to be carbon capture and storage enabled. These measures are likely to result in a minor positive impact on climate change mitigation (SA Objective 1).
- F.11.5.2 The policy seeks to set criteria for proposals for waste management facilities under the **‘other recovery’ category in the waste hierarchy and will help to ensure that waste management needs can be met for the different types of waste generated in Medway Plan area**. The policy is likely to have a minor positive impact on waste management (SA Objective 5).
- F.11.5.3 The nature and location of any future applications for waste facilities is unknown at this stage. Uncertain impacts are recorded for SA Objectives 2, 3, 4, 6, 8, 9 and 10. Potential effects of EfW facilities or other developments for waste recovery would need to be evaluated on a case-by-case basis.

F.11.6 Policy T38: Non-inert landfill

Policy T38: Non-inert landfill

Proposals for the creation of void space or land-raising to facilitate a disposal facility for non-inert waste will be supported where the following is demonstrated:

- that the waste to be deposited cannot be reasonably managed in any other way (that is that the waste comprises irreducible residues or materials that it is not possible to manage higher up the waste hierarchy);
- a clear programme and time limit for the operation which will ensure the timely completion and restoration of the site;
- measures are included to ensure maximum practicable recovery of energy from any landfill gas generated; and,
- satisfactory provision for the restoration and after-use of the site.

Proposals for the reworking of old landfill sites will be supported where the criteria above have been demonstrated, and that:

- during its operation, it is demonstrated that the site did not receive any hazardous waste for disposal;
- any extracted materials, are to be managed as far up the waste hierarchy as practicable.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T38	+/-	+/-	+/-	0	+	+/-	0	+/-	+/-	+/-	0	0

- F.11.6.1 Other waste policies proposed in the Plan seek to manage waste at the highest point in the waste hierarchy and disposal to landfill is predicted to form a declining proportion of waste management needs. Policy T38 sets criteria for determining applications for non-inert waste, should there be a need for new landfill sites to come forward.
- F.11.6.2 **The policy seeks to ensure that “measures are included to ensure maximum practicable recovery of energy from any landfill gas generated”.** This would help to mitigate emissions of methane, a GHG. As the location and detailed nature of any proposals is not set out in the policy, there would be uncertain effects in relation to changes in transport and associated GHG emissions. There is the potential to reduce the distances waste needs to be transported if landfill sites were to be located within the Plan area in comparison to using existing sites outside the Plan area. The net change in GHG emissions, and as such the overall impact on climate change mitigation (SA Objective 1), is uncertain.
- F.11.6.3 The policy sets criteria to determine applications for landfill waste sites. There is the potential for landfill sites to generate leachates, if not properly managed; however, there is uncertainty about the potential for any such impact at this stage. Furthermore, any future sites would need to meet the standards required for an environmental permit from the Environment Agency, reducing the likelihood of such pollution impacts. There are, therefore, the potential for mixed positive and negative impacts on SA Objective 5. As the policy seeks to set criteria to guide applications for landfill disposal sites, there is likely to be a minor positive impact on the management of waste, and on the pollution and waste objective overall (SA Objective 5).
- F.11.6.4 **The policy states that proposals will need “a clear programme and time limit for the operation which will ensure the timely completion and restoration of the site” and “satisfactory provision for the restoration and after-use of the site”.** These criteria will help to mitigate long term negative effects on the landscape and visual amenity and a negligible impact on SA Objective 4 would be anticipated.
- F.11.6.5 As the policy sets criteria for determining planning applications and is not location specific, the potential effects on climate change adaptation, biodiversity and geodiversity, BMV land and other natural resources, health and wellbeing, cultural heritage, transport and the economy are uncertain (SA Objectives 2, 3, 6, 8, 9 and 10).

F.11.7 Policy T39: Beneficial use of inert waste by permanent deposit

Policy T39: Beneficial use of inert waste by permanent deposit

Proposals for the deposit of inert waste on land will be permitted, subject to other policies of this Plan, where it is demonstrated that the waste is inert and the proposal:

- a) Is an engineering operation such as that which forms part of a comprehensive permitted scheme for restoration of previously developed land or minerals sites; or
- b) Significantly enhances other development or its setting; or
- c) Would result in measurable improvement to the use or operation of agricultural and/or forestry land; and
- d) The resulting final landform, landscape and afteruse enhances the environment and is sympathetic to the land uses, landscape, visual amenity and nature conservation interests of the site and the surrounding area including its landscape character; and
- e) The minimum volume of inert material is used to achieve necessary improvements; and

Policy T39: Beneficial use of inert waste by permanent deposit

f) Where appropriate, the proposal includes ancillary on-site facilities for the recovery of the waste which can be managed by methods further up the waste hierarchy.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
T39	+/-	0	0	+	+	+	0	0	+	+/-	0	0

- F.11.7.1 The text accompanying Policy T39 states that inert excavation waste can be beneficially recovered for use in a permanent deposit, for example in engineering or restoration works. Such operations may require planning permission and Policy T39 sets out the criteria to determine such applications.
- F.11.7.2 The policy seeks to positively plan for the appropriate use of inert waste and would therefore have a minor positive impact on the waste objective (SA Objective 5).
- F.11.7.3 **The policy seeks to ensure that any such proposal “significantly enhances other development or its setting” and “the resulting final landform, landscape and afteruse enhances the environment”.** These criteria have the potential to ensure the proposal has a long term minor positive impact on landscape and townscape as well as built heritage features (SA Objectives 4 and 9).
- F.11.7.4 Furthermore, the requirement to ensure after-uses are “sympathetic to the land uses, landscape, visual amenity and nature conservation interests of the site” the policy could help to reduce the potential for adverse effects on biodiversity (SA Objective 3).
- F.11.7.5 Policy T39 **supports proposals that “result in measurable improvement to the use or operation of agricultural and/or forestry land” and therefore there is the potential for a minor positive impact on natural resources (SA Objective 6).**
- F.11.7.6 Inert waste is non-hazardous and unlikely to cause significant harm to human health or the environment, however, it can include heavy materials such as concrete and rubble, which may require operation of HGVs and other machinery. There is a possibility of increased HGV traffic and associated GHG emissions due to the movement of inert waste, should any such facilities come forward in Medway. The impact of Policy T39 on climate change mitigation (SA Objective 1) and transport (SA Objective 10) is uncertain.
- F.11.7.7 Recommendation: It is suggested that wording to ensure development is ‘**sympathetic to**’ surrounding land uses and environmental receptors in Policy T39 could be strengthened by instead using words such as ‘**conserve**’, ‘**enhance**’, ‘**net gain in biodiversity**’ or other wording to provide greater clarity.

F.11.8 Policy T40: Wastewater treatment

Policy T40: Wastewater treatment

Proposals for new or extended facilities for the management, treatment and disposal of wastewater and sewage sludge will be supported where the development is:

- a) required to meet current or prospective environmental standards or regulatory provisions; or
- b) required to improve the operational efficiency of wastewater and sewage sludge management.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and access	Education	Economy
T40	0	0	0	0	+	0	0	0	0	0	0	0

- F.11.8.1 Medway Council works with Southern Water and the Environment Agency to ensure that the management of wastewater arising from the Plan area is acceptable.
- F.11.8.2 Proposals for new wastewater treatment facilities and extensions to existing facilities require planning permission and Policy T40 sets out the criteria against which such applications will be determined. The siting of wastewater treatment facilities may be constrained by operational requirements.
- F.11.8.3 Policy T40 will assist in ensuring appropriate wastewater management capacity is available to service the Plan area, and as such, a minor positive impact on the pollution and waste objective is anticipated (SA Objectives 5).
- F.11.8.4 By ensuring that there is sufficient capacity in the waste water infrastructure network in order to meet ***"current or prospective environmental standards or regulatory provisions"***, this could help to reduce the potential for negative effects on human health and water quality, especially in light of climate change and the location of Medway in an area of water stress. An overall negligible impact is recorded for climate change adaptation, natural resources and health (SA Objectives 2, 6 and 8)

F.12 Energy

F.12.1 Policy S25: Energy supply

Policy S25: Energy supply

Kingsnorth and the Isle of Grain are suitable locations for renewable and low carbon energy development. Proposals for such developments will be supported if the potential adverse impacts are or can be made acceptable, including cumulative landscape and visual impacts.

For proposals in other locations, the latest Landscape Character Assessment will inform an assessment of cumulative landscape and visual impacts.

Energy developments over 50 megawatts capacity are considered by the Secretary of State for Energy under the Planning Act 2008, and the local planning authority is a statutory consultee.

Low carbon hydrogen production will meet the relevant safety regulations and a national emissions standard.

Proposals will have regard to the latest regional, sub-regional and local strategies for economic development and skills, such as the Skills and Employability Plan for Medway or equivalent.

Community-led initiatives for renewable and low carbon energy through neighbourhood planning will be supported.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12
	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
S25	++	--	--	-	+/-	-	0	+/-	-	-	+	++

F.12.1.1 Policy S25 supports the development proposals for renewable and low carbon energy supply within the areas of Kingsnorth and the Isle of Grain, providing any adverse impacts "are or can be made acceptable". **The policy additionally seeks to support community-led initiatives "for renewable and low carbon energy through neighbourhood planning", which** may encourage communities to collectively reduce their GHG emissions through local initiatives. Through setting out support for energy schemes which would potentially increase the supply of low carbon energy regionally and nationally, as well as supporting local initiatives, the policy could have a major positive impact on mitigating the effects of climate change (SA Objective 1).

F.12.1.2 The policy seeks to support energy development which could result in employment opportunities for local residents. **The policy states "Proposals will have regard to the latest regional, sub-regional and local strategies for economic development and skills, such as the Skills and Employability Plan for Medway or equivalent"**. Additionally, the generation and exportation of energy would be likely to promote economic benefits, and therefore a major positive impact on the economy could be achieved (SA Objective 12). By supporting the development of renewable and low-carbon energy projects, there is the potential to enhance related skills in the local workforce resulting in a minor positive impact on education (SA Objective 11).

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- F.12.1.3 The areas proposed as suitable areas for energy infrastructure development within Policy S25, namely Kingsnorth and the Isle of Grain, are associated with high-risk flood zones, in addition to being in close proximity to flood defences. There is the potential for a major negative impact on climate change adaptation (SA Objective 2). The mitigation of flood risk and the potential for sea level rise are matters that will be required to be considered in any future projects in this area.
- F.12.1.4 Policy S25 supports development of energy infrastructure in areas which possess highly sensitive, internationally and nationally important biodiversity features, such as the Medway Estuary SPA and Ramsar site. Although the policy seeks to ensure that any **environmental impacts are “made acceptable”** through mitigation, a major negative impact on biodiversity in the area cannot be ruled out at this stage (SA Objective 3). Additionally, the unknown nature of any community-based initiatives, and larger projects, for renewable and low carbon energy, supported in-principle by the policy, leads to uncertainty with potential negative impacts on these important biodiversity sites. A project-level HRA is likely to be required for any future planning applications for energy schemes.
- F.12.1.5 The policy seeks to ensure that development proposals minimise impacts on the local landscape through assessments informed by the latest Landscape Character Assessment. While the landscape of the Isle of Grain and Kingsnorth are characterised by existing industrial development, including that relating to energy generation, there is the potential for minor negative impacts on landscape character and visual amenity (SA Objective 4) particularly in relation to views from local PRoW present in these areas and the potential for further urbanising influences on the character of the surrounding landscape, depending on the nature and location of future proposals.
- F.12.1.6 Additionally, there is the potential for negative impacts on cultural heritage features in these identified areas, such as the Grade I Listed Church of St James in the Isle of Grain area and various Grade II Listed Buildings in Kingsnorth (SA Objective 9). Furthermore, the unknown nature of any community-based initiatives, or larger projects, for renewable and low carbon energy supported in-principle by the policy leads to uncertainty with potential negative impacts on landscape and cultural heritage receptors.
- F.12.1.7 Policy S25 seeks to support development for energy projects which are currently identified to be within areas already existing in close proximity to necessary infrastructure, comprised largely of brownfield sites, such as at the Kingsnorth Power Station and Isle of Grain locations. However, some areas within the proposed sites coincide with Grade 3 agricultural land and/or Mineral Safeguarding Areas and therefore there is potential for a minor negative impact on natural resources (SA Objective 6). Furthermore, the unknown nature of any community-based initiatives, or larger projects, for renewable and low carbon energy, supported in-principle by the policy, leads to uncertainty in the assessment and the potential for negative impacts on natural resources.
- F.12.1.8 Kingsnorth and Isle of Grain are located in an area which lacks sustainable transport choices, such as regular bus services and local railway stations. There is the potential for minor negative impacts on transport and accessibility (SA Objective 10) due to additional private vehicle use during the construction and operational phases of the development.

F.12.1.9 Uncertain impacts on local pollution and waste (SA Objective 5) and health and wellbeing (SA Objective 8) have been identified. Additional traffic generated from construction and operation could increase traffic-related pollutants, resulting in potential impacts on local **residents' health**. The details of the proposals in relation to transport impacts, transport choices and air quality are uncertain at this stage.

F.12.2 Policy T41: Heat networks

Policy T41: Heat networks

Development proposals of 10 dwellings or more (including conversions) or 1,000 sqm or more will follow the heat network provision hierarchy, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable:

1. Connect to an existing heat network.
2. Construct a heat network served by a low carbon heat source.
3. Collaborate with neighbouring development sites and/or existing heat sources to develop a shared heat network.
4. Where heat networks are unviable, but there is potential for future heat networks, demonstrate how the design would allow for a connection to a future heat network.

Compliance with this policy will contribute to Policy XX.

Development proposals will have regard to further feasibility studies and the role of 'anchor loads', such as the Civic Centre and Strood Waterfront sites in Strood and other sites on the Hoo Peninsula.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity and geodiversity	Landscape and townscape	Pollution and waste	Natural resources	Housing	Health and wellbeing	Cultural heritage	Transport and accessibility	Education	Economy
T41	+	0	0	0	0	0	0	+	0	0	0	0

F.12.2.1 Policy T41 seeks to support opportunities for development proposals to obtain their energy supplies from decentralised low-carbon energy supply systems, as set out within the NPPF²⁷. The policy proposes a heat network provision hierarchy. By requiring new developments to comply with local requirements to connect to, or be able to connect to, a decentralised energy supply, the policy would likely have a minor positive impact in relation to climate change mitigation (SA Objective 1). **Medway Council's initial studies** indicate that sites in Strood and on the Hoo Peninsula have greatest opportunities for such systems.

²⁷ DLUHC (2023) National Planning Policy Framework, December 2023. Available at https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf [Date accessed: 24/04/24]

- F.12.2.2 Additionally, through improved energy efficiency within the Plan area in regard to heat networks, Policy T41 would be likely to reduce energy bills and reduce the likelihood of fuel poverty for some residents. The policy has the potential to have a minor positive impact on the health and wellbeing of communities (SA Objective 8).



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