

SUMMARY SCHEDULE OF REPRESENTATIONS RECEIVED ON PUBLICATION DRAFT CORE STRATEGY

No.	Representor	Summary
1	Accelor Mittal	Seeks stronger safeguarding for Chatham Docks
2	Arriva	Seeks stronger references to buses
3	BAe Systems	Seeks slightly more flexible policy for cluster development at Rochester Airport; continues to seek mixed use redevelopment of sports ground at Hoo
4	Barratt Strategic	Proposes housing target of 978 (as opposed to 815); undue reliance on Lodge Hill; proposes a 'greater Hoo' option, including development at Walnut Tree Farm, High Halstow
5	Berkeley First	Detailed concerns over introduction of Sustainable Homes Code, on-site renewable energy provision and internal space standards
6	Borough Green Developments	Appears to seek further retail development at Bredgar Road, Gillingham
7	Bourne Leisure	Advocates leisure development at Allhallows
8	Brett Group	Seeks stronger safeguarding for operations at Cliffe
9	Chatham World Heritage	Generally supportive but wants WHS plan to include buffer zone
10	Church Commissioners	Number of detailed comments but primarily seeking a more flexible development boundary around Lodge Hill
11	Jehovah's Witnesses	Support
12	Cliffe & Cliffe Woods PC	Housing development should be contingent on the provision of infrastructure and services; concern over possible effects of NPPF and transport impact of Lodge Hill
13	Countryside Properties	Considers new residential design standards too rigid
14	CPRE Protect Kent	Very detailed representations essentially concerned with protection of the environment
15	Dakers Marriott	Expresses views on the regeneration of Strood and Chatham town centres
16	Harry Deakin/Brian Kingsley Smith	Challenges basis for economic policies and overall strategy
17	Dickens Country Protection Society	Similar to Cliffe and Cliffe Woods PC (see above)
18	Enderson, Bob	Suggests possible contradictions between evidence base and policy
19	Environment Agency	Supports a large number of policies and suggest minor wording changes;

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		Concerned there is no clear mention of how derelict/brownfield sites with historic contamination will be addressed – propose wording to be included
20	Ferrett - DHA	Raises questions over deliverability of strategy and therefore consider that there should be other strategic Greenfield sites included as well; Consider viability required for number of areas to be able to ensure development is not hindered; Feels that for CS30: Rainham, to be viable, there should be consideration of more strategic sites within and on the edge of the centre
21	Friends of North Kent Marshes	Various issues raised due to a full HRA not being available with consultation; mention potential recreational disturbance and recognition of importance of agricultural land
22	Gillingham Football Club	Consider unsound for not recognising importance of Club. Raise issues with number of policies. Wish for some specific wording to be included referencing development of club
23	Goodmans – Barton Willmore	Consider the policies in relation to Kingsnorth are too prescriptive
24	Graham Simpkin Planning for Residential Marine	Consider inaccuracies in the text, such as not accurately reflecting levels of houseboats, omission of marinas. Consider exception sites need to be included in CS14 Feel food production, horticulture and agriculture have been undervalued
25	Helvig	Consider economic strategy (especially retail and transport) to be too based on small number of large sites. Consider little prescription over strategy; timely delivery of traffic infrastructure supporting growth Question the level of jobs being mentioned and achieving the high level compared to neighbours Mention the airfield and aspirations for it Traffic issues around the towns
26	High Halstow PC	Concerns over the A228 due to increase across Peninsula – business at Kingsnorth and Grain and effects on Four Elms
27	Highways Agency	Number of detailed points on Rochester Airfield Brief – demand management; LTP3 and discussion of term ‘strategic road network’. Require more detail of capacity assessments of the roads across Medway – need to show the growth can be accommodated; Park and Rides – wish more evidence in relation to these;

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		Concern over the level of employment floorspace at Lodge Hill creating in-commuting; Wish an addition in the Infrastructure Schedule to allow flexibility over any HA based schemes
28	Hoo St Werburgh PC	Main issue is Lodge Hill, with some other comments on Climate Change
29	Jones, Ballard, Page & Wells	Issues with Lodge Hill, part of the area near the access – seeking additional development
30	KCC	Suggestion of minor wording changes and references to studies which may be of use but no major concerns
31	Kent Architecture Centre	Minor issues in terms of wording – reference to Design reviews
32	Kent Downs	Minor wording issues and studies mentioned to strengthen protection for buildings in the countryside
33	Kent Wildlife Trust	Discuss a number of specific issues, due to no full HRA with consultation, however meeting arranged now draft report issued
34	Kingsley-Smith (Ivan)	Consider that the Medway Valley policy needs to include mention of other sites beside the Former Cement Works
35	LaFarge	Minor technical corrections, but wish to have mention and recognition of mineral safeguarding areas
36	CBRE for Land Securities	Want mention of Lodge Hill in CS1; Wish greater flexibility to be added into a number of policies considered as being too prescriptive and consider that some are not local enough; Discussion of housing figures with SLAA, as well as employment and retail quantum for site; Some minor suggestions over wording
37	Marine Management Organisation	Support the document, consider it will form a valuable part of the SE Marine Plan when done; Wish to see mention of the Marine and Coastal Access Act and its Medway implications
38	McCarthy and Stone Retirement Lifestyles	Considers there needs to be a much higher profile for the needs of the ageing population, especially with respect to housing and care - it should be pro-actively planned for; wish for there to be a separate policy for Older People's housing
39	McCulloch Homes – Peter Court	Issues both in terms of the overall housing employment strategies, especially in terms of focusing on development in the existing urban area
40	Medway Countryside Forum	Wish Motney Reedbed and Saltings to be included in the list of LNRs the Council intend to designate; Oppose the lose of ALLIs, contest whether the

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		<p>Landscape Character Assessment is adequate and say the Council are not maintaining protection of these areas;</p> <p>Consider that the amount of housing quoted in the housing policy is excessive and cannot be achieved and is not sustainable as it believes it will have spill over impacts in the urban area</p>
41	Medway Magna – Graham Warren	<p>Consider the 815pa to be optimistic and an over reliance on provision from regeneration sites;</p> <p>Raise questions over the deliverability of Lodge Hill;</p> <p>Feel the evidence base needs to show how out-commuting will be achieved and do not consider that Kingsnorth and Grain will produce the required level of jobs;</p> <p>Argue that a Southern Relief Road will help remove local traffic from Junction 3, as well as removing the need to go through Chatham Town Centre</p>
42	PCT	References number of comments about doc but none received
43	Medway Sport and Leisure	Considers the Council should have a reference to acceptance that Gillingham FC require a new stadium and therefore reword a number of policies
44	Medway Urban Parks and Green Spaces Forum	Refers to previous comments submitted at earlier stages
45	Mercer – Penshurst Planning	<p>Consider that CS13 should make provision for a wider variety of sites, being over dependent on large strategic sites;</p> <p>Feel the right type of housing needs to be located in the right locations;</p> <p>Considers there needs to be more ‘executive style’ housing and more middle to upper market lower density housing to come forward, therefore requiring greater flexibility;</p> <p>Wish greater flexibility to be within policies CS7 & 8</p>
46	Mineral Products Association	Policy CS22 does not provide for safeguarding of mineral resources or set out what safeguarding will entail
47	Trustees of Hempstead Valley	<p>Feel the CS should set out a balanced and flexible retail and town centre strategy that can be delivered;</p> <p>Consider the amount set out in policy CS19 is over that quoted by the Retail Study;</p> <p>Consider it vital that the retail strategy also addresses the first 5yrs of the plan period (2011-16);</p> <p>Think that the strategy needs to be more flexible;</p>

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		The Council should give more consideration to greater level of investment at Hempstead Valley; Believe that policy CS30: Rainham should be more flexible
48	Morrisons – Peacock & Smith	Require flexibility to wording of CS3 climate change
49	Narrainen, Clive	Finds CS3 climate change sound
50	National Grid	3.21 e – should not be limited to environmental technologies, Require flexibility to wording of CS3 climate change Finds CS17, CS21, Economic Development table sound (ED and conventional energy generation matters)
51	Natural England	Suggest minor changes across all general themes, however most concerned about lack of evidence on European Sites – re Habitat Regulations
52	New Homes & Land DHA	CS19 and CS30 relating to retailing – generally supportive, but requires an amendment to improve delivery potential
53	Open Space Society	CS24 transport & movement needs more consideration with conflicting uses, Generally support CS8 & CS28 open space, green grid public realm and Chatham regeneration, although needs to be made more effective
54	Parker, Vivienne	Suggests minor corrections relating to Civic Centre Strood, Dockside Outlet Chatham and Horsted College
55	Port Medway Marina (Anna Bloomfield)	Suggests changes to a number policies to protect and improve Medway Marina, Cuxton
56	Rochester Airport Consultative Committee	CS12, CS17, CS24 should give greater protection to the future of Rochester Airfield and its modernisation, plus recognition of its important heritage
57	Rochester Airport Ltd	CS12, CS17, CS24 should give greater protection to the future of Rochester Airfield and its modernisation, plus recognition of its important heritage
58	Rochester Bridge Trust	CS1 more emphasis on social regeneration to be included. CS7 agricultural land needs stronger protection from large-scale development. Emerging new national planning framework should be acknowledged
59	Rochester Bridgewood (Peter Court)	Issues relating in depth to a number of policies particularly employment and housing. More weight to be given to emerging planning framework. Land at Bridgewood for employment development opportunity

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60	Ropemaker Properties Ltd	CS19 retailing, suggests that the policy is not consistent with national guidance PPS4 and should be reworded. CS26 relating to Strood suggests improvements to the centre, but these are not specified in the policy
61	Royal Mail – BNP Paribas	Suggests that the CS does not comply with the requirements of PPS12. CS17 does not provide for sites no longer suitable for employment to come forward for alternative uses
62	RSPB	Core Strategy needs to include a full Habitat Regulation Assessment
63	Sounding Board Properties - DHA	Relates to a number of policies, generally asks for further examination of PDL sites and open space designations. In particular the quarry site at Commissioners Road Strood
64	South East Marine Association	River issues - should not support the closure of wharves, supports the safeguard of Chatham Docks, and wants to encourage more residential moorings
65	South East Water Ltd	Supports CS3 climate change
66	Southern Water	Concerns over lack of protection of water resources from waste and minerals. Area policies text amendment to include adequate infrastructure. New developments need to be protected from waste water treatment plants
67	Sport England	Major concern with the age and robustness of the evidence base, in particular to playing pitches. Also suggests wording changes
68	Strood Town Centre Forum (Dakers Marriott)	Issues around Strood Town Centre – masterplan needs updating, retailing issues, traffic management/circulation problems. Policy C31 Hoo Peninsula and CS33 Lodge Hill need to be linked
69	The Peel Group - NLP	Feel that the Core Strategy should be more positive to safeguard Chatham Docks. The policy should be worded to include rationalisation and regeneration of the Docks
70	The Theatres Trust	Supports CS11 Culture and Leisure
71	Tonbridge & Malling BC	Minor amendments to maps. Reference to technology cluster at Rochester Airport may have an impact on traffic generation
72	Trenport Investments Ltd	Concerns over housing targets not being achieved, too much reliance on Lodge Hill, would like to put forward land at Cliffe to meet shortfall. Would like to encourage small employment sites. Core Strategy should state that it supports the proposed river crossing at Medway Valley.

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73	Viewrun Ltd - DHA	Suggested wording changes to CS29 – Gillingham regarding landscape and recreational improvements
74	Frindsbury Extra Parish Council	Support a number of issues. Have raised concerns over demand on water resources, wind turbines, flood protection, traffic generation resulting from Lodge Hill, increase in the amount of affordable housing provision fro 25% to 30% and developer contributions
75	Frindsbury & Wainscott Community Association	General concerns over infrastructure provision. Issues over amount of development at Lodge Hill. Not enough protection for land not covered by National policies and concern over Hogmarsh Valley. Higher design standards required.