

CABINET

20 DECEMBER 2011

LOCAL DEVELOPMENT FRAMEWORK – ADDENDUM REPORT

Portfolio Holder: Councillor Jane Chitty, Strategic Development & Economic Growth

Report from: Robin Cooper, Director for Regeneration, Community & Culture

Author: Brian McCutcheon, Planning Policy & Design Manager

Summary

This addendum report proposes some limited additional changes to the Core Strategy to those included in the main report in the Cabinet agenda.

1. Background

1.1 There was insufficient time to fully incorporate the results of two pieces of work in the schedule of proposed changes to the Core Strategy (Attachment 2) despatched with the main agenda. Accordingly further limited changes are proposed as follows:

- An addition to Policy CS3 to reflect a recommendation in the Sustainability Appraisal report concerning water supply
- The insertion of revised land availability tables resulting from the very recent completion of an update to the Medway Strategic Land Availability Assessment (SLAA). The overall totals are included in Attachment 1 but the additional tables, now available, break these down for the different 'spatial areas' in the Core Strategy.

1.2 In relation to the first matter it is proposed that two new clauses be added to Policy CS3 Mitigation and Adaptation to Climate Change as follows:
'Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and waste water treatment facilities in place to serve the development

Development proposals that pose unacceptable risk or harm to the quality and/or quantity of ground waters, surface waters, wetlands or coastal water systems will not be permitted.'

1.3 The revised land availability tables are attached at Appendix 1.

2. Revised Recommendations

2.1 That Cabinet recommends to Council:

- (i) To authorise submission of the Submission Draft Core Strategy to the Secretary of State for Communities and Local Government for independent examination in accordance with the provisions of the Planning & Compulsory Purchase Act 2004, **including the changes set out above and in Appendix 1 of the addendum report.**
- (ii) To authorise adoption of the revised Medway Statement of Community Involvement, incorporating the changes referred to in the report.
- (iii) To approve publication of the Diversity Impact Statement, final Sustainability Appraisal and Habitats Regulations Assessment; and
- (iv) To grant delegated authority to the Director for Regeneration, Community & Culture in consultation with the Portfolio Holder for Strategic Development and Economic Growth to make any necessary minor changes to the documents prior to their publication and/or submission.

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APPENDIX 1

UPDATED LAND AVAILABILITY TABLES

Table 5.1 Medway Housing Supply Components

Supply Component	Number of dwellings (Thames Gateway)	Number of dwellings (Rest of Kent)	Total
Units completed 2006 – 2011	3,854	41	3,895
Small Sites with planning permission at April 1, 2011	271	14	285
Large Sites with planning permission at April 1, 2011	6,357	569	6,926
Allocations	396	0	396
Provisional Projected Strategic Land Availability Sites (not including large sites and allocations detailed above)	9,416	0	9,416
Total Supply	20,294	624	20,918

Table 5.2 Distribution of New Housing by Sub Areas from 2011/12 to 2028+

Sub-areas	Number of Units
1. Chatham	3,682
2. Rochester	2,891
3. Gillingham	1,295
4. Strood	2,054
5. Rainham	94
6. Medway Valley	569
7. Hoo Peninsula	4,511
Total	15,096

Table 10-1 Potential Housing Development in Strood

Strood Housing Sites		
SLAA Ref	Site Name	Capacity
90	Strood Riverside	524
685	Temple Waterfront	620
137	Civic Centre	398
522	East of Higham Road, Wainscott	140
523	East of Wainscott Road, Wainscott	135
	Main Sites	1817
	Other Sites	237
	Housing Total	2,054

Table 10-4 Potential Housing Development in Rochester

Rochester Housing Sites		
SLAA Ref	Site Name	Capacity
598	R/O 329-337 (Featherstones) High Street, Rochester	120
515	Rochester Riverside	2000
144	St Bartholomews Hospital, New Road, Rochester	108
	Main Sites	2,228
	Other Sites	663
	Housing Total	2,891

Table 10-7 Potential Housing Development in Chatham

Chatham Housing Sites		
SLAA Ref	Site Name	Capacity
33	RSME Kitchener Barracks, Brompton	248
470	Mid Kent College, Horsted, Maidstone Road, Chatham	296
472	Land at St Mary's Island, Maritime Way, Chatham Maritime	455
757	Between Cross Street and The Brook	118
758	Sir John Hawkins Car Park, Chatham	120
761	Chatham Waterfront	488
820	Interface Land	525
865	2-8 King Street and 1-11 Queen Street, Chatham	108
869	Wickes, New Cut, Chatham	126
	Main Sites	2,484
	Other Sites	1,198
	Housing Total	3,682

Table 10-10 Potential Housing Development in Gillingham

Gillingham Housing Sites		
SLAA Ref	Site Name	Capacity
511	Victory Pier, Pier Road (formerly Akzo Nobel), Gillingham	776
875	Retail Core(High St,Jeffrey St,King St) Gillingham	100
	Main Sites	876
	Other Sites	419
	Housing Total	1,295

Table 10-13 Potential Housing Development in Rainham

Rainham Housing Sites		
SLAA Ref	Site Name	Capacity
	Main Sites	0
	Other Sites	94
	Housing Total	94

Table 10-16 Potential Housing Development on the Hoo Peninsula

Hoo Peninsula and The Isle of Grain Housing Sites		
SLAA Ref	Site Name	Capacity
50	Lodge Hill (Chattenden) Ministry of Defence Estate	4275
520	Hoo - North East Bells Lane Hoo	158
	Main Sites	4,433
	Other Sites	78
	Housing Total	4511

Table 10-19 Potential Housing Development in Medway Valley

Medway Valley Housing Sites		
SLAA Ref	Site Name	Capacity
352	Former Cement Works Formby Road Halling	550
	Main Sites	550
	Other Sites	19
	Housing Total	569

Table 10-2 Potential Employment Development in Strood

Strood Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
137	Civic Centre	2,000
653	Land fronting Sir Thomas Longley Road Frindsbury	3,160
654	Land adjoining Southern House, Anthonys Way	2,062
685	Temple Waterfront Between Knight Road and Roman Way	7,100
686	Three Acre site, Roman Way	4,440
727	Brompton Farm, adj. 66 Brompton Farm Road	1,190
MC102881	Land at Norman Close and Knight Road Strood	16,825
752	Land at Whitewall Road Medway City Estate Commissioners Road	5,623
	Main developments	42,400
	Other sites	-96
	Employment floorspace total (m²)	42,304

Table 10-3 Potential Retail Development in Strood

Strood Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
137	Civic Centre	2,560
648	Plot 1 Anthonys Way Medway City Estate Frindsbury	9,354
843	Land adjacent to and Tesco Store Charles Street	5,774
685	Temple Waterfront Between Knight Road and Roman Way	1,800
641	Land at Friary Place High Street	1,510
	Main developments	20,998
	Other sites	1,538
	Retail floorspace total (m²)	22,536

Table 10-5 Potential Employment Development in Rochester

Rochester Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
515*	Rochester Riverside, Corporation Street	12,000
598	R/O 329 - 377 (Featherstones) High Street	3,600
	Main developments	15,600
	Other sites	-1734
	Employment floorspace total (m²)	13,866

Table 10-6 Potential Retail Development in Rochester

Rochester Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
515*	Rochester Riverside, Corporation Street,	7,658
822	Land at Robins and Day (Peugeot), High St,	2,275
	Main developments	9933
	Other sites	-490
	Retail floorspace total (m²)	9,443

*All Rochester Riverside permissions added together as one entry.

Table 10-8 Potential Employment Development in Chatham

Chatham Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
243	Chatham Retailing, Clover/Richard/Rhode/High Sts	5,951
470	Mid Kent College, Horsted Maidstone Road Chatham	2,480
570	Fort Horsted Primrose Close Chatham	1,139
724	BAE Systems	11,147
761*	Chatham Waterfront	5,456
804	Former Officers Mess, Maidstone Road	4,300
845	Woolmans Wood Caravan Site	6,160
862	296-310 High Street	2,040
869	Wickes, New Cut	15,470
	Main developments	54,143
	Other sites	-4,207
	Employment floorspace total (m²)	49,936

*Chatham Waterfront sites have been combined under one entry

Table 10-9 Potential Retail Development in Chatham

Chatham Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
243	Chatham Retailing, Clover/Richard/Rhode/High Sts	28,000
755	Former Police Station	1,898
756	Pentagon	15,000
758	Sir John Hawkins Car Park	3,059
760	Tesco, The Brook	1,940
761*	Chatham Waterfront	7,772
818	J7, Chatham Maritime	5,220
821	Machine Shop 8, Chatham Maritime	1,200
834	1 Batchelor Street, off the Brook	1,600
576	Elm Court	2,105
757	Land at Cross Street Chatham	3,430
865	2-8 King Street and 1-11 Queen Street	2,531
868	19 New Road Avenue and 3 New Cut	1,328
	Main developments	75,083
	Other sites	1,024
	Retail floorspace total (m²)	76,107

*Chatham Waterfront sites have been combined under one entry

Table 10-11 Potential Employment Development in Gillingham

Gillingham Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
564	Land off Bailey Drive (Adjacent to Royal Mail to the east)	12,169
875	Retail Core(High St,Jeffrey St,King St)	4,750
	Main developments	16,919
	Other sites	-1480
	Employment floorspace total (m²)	15,439

Table 10-12 Potential Retail Development in Gillingham

Gillingham Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
875	Retail Core (High St, Jeffrey St, King St)	3,750
	Main developments	3,750
	Other sites	384
	Retail floorspace total (m²)	4,134

Table 10-14 Potential Employment Development in Rainham

Rainham Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
655	Land south of Kent Terrace Canterbury Lane Rainham	2,350
	Main developments	2,350
	Other sites	-99
	Employment floorspace total (m²)	2,251

Table 10-15 Potential Retail Development in Rainham

Rainham Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
691*	Hempstead Valley Shopping Centre	9,730
	Main developments	9,730
	Other sites	493
	Retail floorspace total (m²)	10,223

* Hempstead Valley Shopping Centre sites have been combined under one entry

Table 10-17 Potential Employment Development on Hoo Peninsula

Hoo Peninsula & Isle of Grain Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
50	Lodge Hill (Chattenden) Ministry of Defence Estate	44,100
699	National Grid Property Holdings Grain Road	464,750
730	Land north east of Kingsnorth Industrial Estate Eschol Road	250,992
952	Land adjacent to Bellwood Cottages Ratcliffe Highway	4,655
	Main developments	764,497
	Other sites	1,422
	Employment floorspace total (m²)	765,919

Table 10-18 Potential Retail Development on Hoo Peninsula

Hoo Peninsula & Isle of Grain Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
50	Lodge Hill (Chattenden) Ministry of Defence Estate	5,315
699	National Grid Property Holdings Grain Road	180
	Main developments	5,495
	Other sites	189
	Retail floorspace total (m²)	5,684

Table 10-20 Potential Employment Development in Medway Valley

Medway Valley Employment Sites		
SLAA/Planning Ref	Site Name	Capacity
352	Former Cement Works Formby Road Halling	3,000
	Main developments	3,000
	Other sites	660
	Employment floorspace total (m²)	3,660

Table 10-21 Potential Retail Development in Medway Valley

Medway Valley Retail Sites		
SLAA/Planning Ref	Site Name	Capacity
352	Former Cement Works Formby Road Halling	700
	Main developments	700
	Other sites	0
	Retail floorspace total (m²)	700