

## **COUNCIL**

**12 JANUARY 2012**

### **LOCAL DEVELOPMENT FRAMEWORK**

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

Report from: Robin Cooper, Director of Regeneration, Community and Culture

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#### **Summary**

This report seeks approval to submit the Medway Core Strategy to the Secretary of State for Communities and Local Government for independent examination. It also refers to a number of associated documents.

These documents are:

- A schedule of proposed changes to the 'Publication Draft' Core strategy approved for consultation in August 2011
- A schedule of proposed changes to the revised Statement of Community Involvement (SCI) also approved for consultation in August 2011
- A Diversity Impact Assessment
- A Sustainability Appraisal of the Core Strategy
- A Habitats Regulations Assessment of the Core Strategy

A new composite version of the Core Strategy is also provided for ease of reference.

The report also recommends adoption of a revised Statement of Community Involvement.

#### **1. Budget and Policy Framework**

1.1 The Local Development Framework forms part of the Council's Policy Framework and as such is a matter for Council. This version of the Core Strategy will be submitted for independent examination and as such requires approval by the Council. Adoption of the revised Statement of Community Involvement is also a matter for the Council. The costs of preparing the Local Development Framework continue to be met from the approved budget.

## 2. Background

- 2.1 In accordance with the provisions of the Planning and Compulsory Purchase Act 2004 (as amended) and associated Regulations, the Council is required to prepare and keep under review a Local Development Framework or LDF for the area. An LDF is made up of a portfolio of different documents but the most important of these is a core strategy.
- 2.2 A core strategy establishes the overall development quantities and broad locations for development over a period of at least 15 years. It is a strategic document with associated detail being reserved for subsequent development plan documents but it should nevertheless provide a framework for all major planning decisions.
- 2.3 Proposals must be founded on an extensive and robust 'evidence base' and there must be clear monitoring processes in place. The plan must also be deliverable and adaptable.
- 2.4 The table below summarises the preparation process and associated timetable for the Core Strategy. Each stage has been the subject of detailed reports to the Cabinet, informed by consideration by the LDF Advisory Group and the Regeneration, Community and Culture Overview and Scrutiny Committee (see paragraph 9 for further details).

Stage	Date to Cabinet/Expected Date	Remarks
Commencement (Regulation 25)	December 2008	Invitation to participate, publication of series of 'State of Medway' reports, scoping of sustainability appraisal, initial assembly of evidence base, initial engagement with key stakeholders
Issues & Options report	June 2009	Broad spatial options for development ("reasonable alternatives") and list of issues the Core Strategy should address. Subject to formal public consultation
'Pre-Publication Draft' Core Strategy	October 2010	A first draft Core Strategy – publication delayed due to uncertainty over proposed revocation of regional spatial strategies following election of the Coalition Government. Subject to formal public consultation
'Publication Draft' Core Strategy	August 2011	A second draft Core Strategy – intended to be very close to the final 'submission' document. Subject to formal public

Stage	Date to Cabinet/Expected Date	Remarks
		consultation but with representations being referred to the inspector appointed to conduct the independent examination
<b>'Submission Draft' Core Strategy</b>	<b>December 2011</b>	<b>Current stage – with minor changes only proposed to the previous (publication) version</b>
Submission	January 2012	Submission of Core Strategy, evidence base and a host of supporting material to Planning Inspectorate (PINS) for independent examination
Examination hearings	April 2012	Timing dependent on number and complexity of issues selected by inspector
Inspectors report	July or August 2012	Currently legally binding but marginal relaxation after Localism Act commences
Adoption by Council	September 2012	Dependent on satisfactory inspector's report

- 2.5 The programme for the LDF is set out in the Local Development Scheme that was last approved by Cabinet in August 2011. Subject to a satisfactory independent examination it is intended that two further development plan documents will be prepared. These are:
- A land allocations and development management development plan document – this will replace all 'saved' Medway Local Plan policies and incorporate a new Proposals Map for Medway
  - A Community Infrastructure Levy (CIL) Charging Schedule – this will largely replace Section 106 agreements and extend the range of developments that contribute to future infrastructure requirements.
- 2.6 The previous 'Publication Draft' Core Strategy was subject to a formal public consultation exercise but the Council is not required to respond formally to representations received this stage. Instead they are passed to the inspector appointed to conduct the independent examination. However, where appropriate, they have informed the schedule of proposed changes to the 'Publication Draft'.
- 2.7 Subject to the agreement of the Council it is anticipated that actual submission of the Core Strategy will occur on or around 30 January 2012. The precise timing will depend on a large amount of supporting technical material being completed, referenced and copied.

- 2.8 **Please note that all Attachments referred to in this report have been previously circulated to all Members of the Council alongside the Cabinet agenda 20 December 2011. Members were asked to retain their copy for both the Cabinet and Council meetings. They can also be accessed online as follows:**

<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=122&MId=2414&Ver=4>

### **3. Options**

- 3.1 There is a statutory requirement for the Council to prepare and keep under review a local development framework. Despite some changes to the planning system arising from the Localism Act 2011, those relating to LDFs are very limited in extent. As such the Council would be in breach of this legal duty were it not to proceed with the Core Strategy and so there are not considered to be any practical alternatives to the approach being followed.
- 3.2 In any event having an up to date spatial planning strategy has many advantages. For example it provides a basis for attracting investment, making consistent planning decisions and is valued by service partners.

### **4. Advice and analysis**

- 4.1 Getting to this stage has involved a considerable amount of work but despite this some uncertainties continue to exist. All LDF documents, and particularly the Core Strategy, have to be 'in conformity' with national and regional policy.
- 4.2 Shortly after it was elected the Coalition Government announced its intention to revoke regional spatial strategies – the South East Plan in Medway's case. However this was subject to a complex legal challenge, which has caused uncertainty for all planning authorities. The enactment of the Localism Act provides a proper legal basis for the abolition of the South East Plan but it continues in force and is likely to remain so for some months.
- 4.3 Publication of the draft National Planning Framework in the summer of 2011 also caused considerable controversy. A final version of the Framework is expected in April but it is very difficult to forecast what it might contain at this stage. The draft did however stress the importance of having up to date 'local plans' (LDFs) in place and it is presumed that Government will continue to hold this view.
- 4.4 The LDF Advisory Group was asked to consider whether or not submission of the Core Strategy should be delayed until after the National Planning Policy Framework has been issued. After due consideration the view was taken that it was important to have a plan in place as soon as possible and that the risk of a delay may be greater than dealing with any conformity issues during the independent examination. At the moment the draft National Planning Policy Framework includes a policy to grant permission where the plan is absent,

silent or out of date, so delaying the submission of the Core Strategy could have serious impact.

4.5 A copy of the proposed 'Submission' Core Strategy has been circulated with the agenda as **Attachment 1**. This is supported by **Attachment 2**, which is a schedule of the actual changes proposed to the Publication version approved by Cabinet in August.

4.6 The changes are of three types:

- Factual changes and corrections reflecting the latest situation and information available
- Some detailed changes to policies resulting from recommendations included in the Sustainability Appraisal and Habitats Regulations Assessment (see below)
- Some further minor or detailed changes proposed by various respondents to the last round of public consultation.

The reason for each change is set out.

4.7 It is important to stress that, while these changes are considered to improve the document, they do not alter the overall strategy, structure or policy strands contained in the previous version. Were more significant changes considered necessary the 'publication' stage at least would have to be repeated, with consequent delays and cost. The overall strategy and vision therefore remain consistent with that set out in the 'Pre-Publication' draft issued in 2010.

4.8 Some of the more significant aspects are as follows:

- A spatial strategy still firmly founded on the Thames Gateway project and that focuses strongly on the regeneration of previously developed land as opposed to greenfield development
- Housing development of a scale consistent with the outgoing South East Plan – as representing an appropriate balance between meeting local needs, contributing to wider growth, already identified sites and deliverability
- The development of the new settlement at Lodge Hill – as an exemplar development and one that will add to housing choice and be complementary to the urban regeneration agenda
- An ambitious jobs target of 21,500 new jobs by 2028 but founded on a generous land supply and Medway's inherent strengths – the universities, the unique opportunities at Lodge Hill, Kingsnorth and Grain and the 'cluster' potential of Rochester Airfield
- Developing Chatham 'City Centre' as a clear priority
- Provision for waste and minerals
- An emphasis on sustainable neighbourhoods – proposed ahead of the Localism Act but providing a basis to positively respond to the neighbourhood planning agenda contained in that Act
- Pushing design standards and sustainability and adapting to climate change
- Putting Medway at the forefront of Green Infrastructure thinking, including the development of a green grid

- Promoting the World Heritage Site
- Valuing the river while seeking a balance between commercial, leisure and environmental interests
- Strong area policies for the 5 'towns', the Medway Valley and the Hoo Peninsula
- A comprehensive monitoring framework
- A comprehensive infrastructure delivery schedule.

4.9 **Attachment 3** is the final Sustainability Appraisal (SA) and **Attachment 4** is the final Habitats Regulations Assessment (HRA). Draft versions of these were included in the papers considered at the August meeting of the Cabinet. Both assessments discharge requirements arising from EU Directives and enshrined in domestic legislation. The process to be followed in each case should be iterative so that the plan making process is informed. It is to be expected therefore that recommendations in relation to the Core Strategy should result and be incorporated in the document.

4.10 75 responses were received to the last round of consultation from companies, voluntary organisations and statutory agencies. A short summary schedule of these can be found at **Attachment 5**. Many simply restate matters that were raised earlier in the process, including developers promoting alternative development sites. No changes are proposed in respect of these as they have been considered previously and rejected.

4.11 Some of the statutory agencies have made very helpful suggestions for improving the wording of policies or their supporting text. These have been accepted where appropriate.

4.12 A few parties seek a level of detail that is not appropriate for a Core Strategy. Where this is the case it is proposed that they are rejected.

4.13 Finally, in relation to the Core Strategy, a final Diversity Impact Assessment is included as **Attachment 6**. Due to the limited changes proposed to the Core Strategy this is similar to the interim assessment reported to Cabinet in August.

## 5. **Statement of Community Involvement (SCI)**

5.1 Cabinet authorised public consultation on a revised SCI on 2 August and this took place alongside that for the Publication Core Strategy. As reported then the SCI is a development plan document in its own right but revisions to it are no longer subject to an independent examination. It was originally adopted in 2006 and it is therefore appropriate to update and refresh it. Its formal adoption is a matter for the Council.

5.2 There was a very limited response to the consultation but some useful minor changes to the draft have been proposed. A full schedule of responses is set out at **Attachment 7** and a schedule of proposed changes at **Attachment 8**. The full revised text of the SCI can be found at **Attachment 9**.

5.3 It is important that the revised document is in force for the examination into the Core Strategy.

## 6. Minor Changes

6.1 It will be appreciated that, with the volume of written material involved with this critical stage of the LDF some minor corrections and factual amendments may need to be made prior to formal submission. If this proves to be the case they are likely to be very limited in extent but to cover this situation delegated authority is sought for the Director, in consultation with the Portfolio Holder, to authorise such changes. This will limit any delay in achieving formal submission.

## 7. Risk Management

7.1 There are various risks associated with the complex processes involved in preparing the LDF. The most significant of these are considered below.

<b>Risk</b>	<b>Description</b>	<b>Action to avoid or mitigate risk</b>
Core Strategy is found 'unsound' following an independent examination	A finding of 'unsoundness' would require the council to repeat certain stages of the plan preparation process with associated cost and time implications	Assembly of a comprehensive 'evidence base' and close adherence to all published guidance and the relevant regulations
Legislative and/or national policy changes	Resulting in revisions to the process or new legal requirements	Careful monitoring of national policy and its implications for Medway
Insufficient resources	The team responsible for the LDF has been subject to a fundamental service review and there is continued pressure on revenue budgets	Service review has taken these factors into account

## **8. Consultation**

- 8.1 The results of consultation into both the Publication Draft Core Strategy and revised SCI are considered in sections 4 and 5 of the report above and in the associated attachments.

## **9. Regeneration, Community and Culture Overview and Scrutiny Committee**

- 9.1 The Regeneration, Community and Culture Overview and Scrutiny Committee considered the penultimate draft of the Core Strategy, at its meeting on 4 October 2011. The full minutes are set out in **Attachment 10** to this report.

- 9.2 The Committee agreed to:

- a) Note the contents of the Local Development Framework: Draft Core Strategy;
- b) Note the comments from Members and officer responses and refer these to the Cabinet for consideration;
- c) Recommend that Cabinet proposes to Council the adoption of the Local Development Framework: Draft Core Strategy in due course.

## **10. Cabinet – 20 December 2011**

- 10.1 The Cabinet considered this report on 20 December 2011. The Cabinet considered an addendum report alongside the main report. 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 Cabinet 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.

- 10.2 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.'*

10.3 The revised land availability tables are attached at Appendix 1 to this report.

## **11. Financial and legal implications**

11.1 As outlined in section 2 of the report the Council is under a legal duty to prepare and keep under review a local development framework, which must include a core strategy. The stage now reached is governed by Regulation 30 of the Town and Country Planning (Local Development) (England) Regulations 2004 and amendment Regulations 2008 and it is important that the necessary procedural steps are closely followed. Similar considerations apply to the revised Statement of Community Involvement.

11.2 The costs of preparing the LDF are carefully monitored and continue to be contained within the approved revenue budget. Subsequent costs will however be largely dictated by the complexity of the necessary independent examination.

## **12. Recommendations**

12.1 That Council authorises 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 in paragraph 10 of the report and in Appendix 1 to the report.

12.2 That Council authorises adoption of the revised Medway Statement of Community Involvement, incorporating the changes referred to in the report.

12.3 That Council approves publication of the Diversity Impact Statement, final Sustainability Appraisal and Habitats Regulations Assessment.

12.4 That Council agrees to grant delegated authority to the Director for Regeneration, Community and 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.

### **Lead officer contact**

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**Background Papers:** These are extensive but appropriate links to them can be found to them at: [www.medway.gov.uk/ldf](http://www.medway.gov.uk/ldf)



## 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
<b>Total Supply</b>	<b>20,294</b>	<b>624</b>	<b>20,918</b>

**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
<b>Total</b>	<b>15,096</b>

**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
	<b>Main Sites</b>	<b>1817</b>
	<b>Other Sites</b>	<b>237</b>
	<b>Housing Total</b>	<b>2,054</b>

**Table 10-4 Potential Housing Development in Rochester**

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

**Table 10-7 Potential Housing Development in Chatham**

<b>Chatham Housing Sites</b>		
<b>SLAA Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main Sites</b>	2,484
	<b>Other Sites</b>	1,198
	<b>Housing Total</b>	3,682

**Table 10-10 Potential Housing Development in Gillingham**

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

**Table 10-13 Potential Housing Development in Rainham**

<b>Rainham Housing Sites</b>		
<b>SLAA Ref</b>	<b>Site Name</b>	<b>Capacity</b>
	<b>Main Sites</b>	0
	<b>Other Sites</b>	94
	<b>Housing Total</b>	94

**Table 10-16 Potential Housing Development on the Hoo Peninsula**

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

**Table 10-19 Potential Housing Development in Medway Valley**

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

**Table 10-2 Potential Employment Development in Strood**

<b>Strood Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main developments</b>	42,400
	<b>Other sites</b>	-96
	<b>Employment floorspace total (m<sup>2</sup>)</b>	42,304

**Table 10-3 Potential Retail Development in Strood**

<b>Strood Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
137	Civic Centre	2,560
648	Plot 1 Anthony's 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
	<b>Main developments</b>	20,998
	<b>Other sites</b>	1,538
	<b>Retail floorspace total (m<sup>2</sup>)</b>	22,536

**Table 10-5 Potential Employment Development in Rochester**

<b>Rochester Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
515*	Rochester Riverside, Corporation Street	12,000
598	R/O 329 - 377 (Featherstones) High Street	3,600
	<b>Main developments</b>	15,600
	<b>Other sites</b>	-1734
	<b>Employment floorspace total (m<sup>2</sup>)</b>	13,866

**Table 10-6 Potential Retail Development in Rochester**

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

\*All Rochester Riverside permissions added together as one entry.

**Table 10-8 Potential Employment Development in Chatham**

<b>Chatham Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main developments</b>	<b>54,143</b>
	<b>Other sites</b>	<b>-4,207</b>
	<b>Employment floorspace total (m<sup>2</sup>)</b>	<b>49,936</b>

\*Chatham Waterfront sites have been combined under one entry

**Table 10-9 Potential Retail Development in Chatham**

<b>Chatham Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main developments</b>	<b>75,083</b>
	<b>Other sites</b>	<b>1,024</b>
	<b>Retail floorspace total (m<sup>2</sup>)</b>	<b>76,107</b>

\*Chatham Waterfront sites have been combined under one entry

**Table 10-11 Potential Employment Development in Gillingham**

<b>Gillingham Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main developments</b>	16,919
	<b>Other sites</b>	-1480
	<b>Employment floorspace total (m<sup>2</sup>)</b>	15,439

**Table 10-12 Potential Retail Development in Gillingham**

<b>Gillingham Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
875	Retail Core (High St, Jeffrey St, King St)	3,750
	<b>Main developments</b>	3,750
	<b>Other sites</b>	384
	<b>Retail floorspace total (m<sup>2</sup>)</b>	4,134

**Table 10-14 Potential Employment Development in Rainham**

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

**Table 10-15 Potential Retail Development in Rainham**

<b>Rainham Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
691*	Hempstead Valley Shopping Centre	9,730
	<b>Main developments</b>	9,730
	<b>Other sites</b>	493
	<b>Retail floorspace total (m<sup>2</sup>)</b>	10,223

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



**Table 10-17 Potential Employment Development on Hoo Peninsula**

<b>Hoo Peninsula &amp; Isle of Grain Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
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
	<b>Main developments</b>	764,497
	<b>Other sites</b>	1,422
	<b>Employment floorspace total (m<sup>2</sup>)</b>	765,919

**Table 10-18 Potential Retail Development on Hoo Peninsula**

<b>Hoo Peninsula &amp; Isle of Grain Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
50	Lodge Hill (Chattenden) Ministry of Defence Estate	5,315
699	National Grid Property Holdings Grain Road	180
	<b>Main developments</b>	5,495
	<b>Other sites</b>	189
	<b>Retail floorspace total (m<sup>2</sup>)</b>	5,684

**Table 10-20 Potential Employment Development in Medway Valley**

<b>Medway Valley Employment Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
352	Former Cement Works Formby Road Halling	3,000
	<b>Main developments</b>	3,000
	<b>Other sites</b>	660
	<b>Employment floorspace total (m<sup>2</sup>)</b>	3,660

**Table 10-21 Potential Retail Development in Medway Valley**

<b>Medway Valley Retail Sites</b>		
<b>SLAA/Planning Ref</b>	<b>Site Name</b>	<b>Capacity</b>
352	Former Cement Works Formby Road Halling	700
	<b>Main developments</b>	700
	<b>Other sites</b>	0
	<b>Retail floorspace total (m<sup>2</sup>)</b>	700