

Medway Local Development Framework Submission Core Strategy Schedule of Proposed Minor Amendments to Publication Draft (December 2011)

Minor Amendment Reference Number	Respondent / Reference Number	Policy / Section	Proposed Change	Reason and details of proposed Change
CHANGES MADE IN RESPONSE TO REPRESENTATIONS RECEIVED				
Chapter 1- Introduction				
1	15. CPRE Protect Kent	Paragraph 1.26	Include references to National Planning Policy Framework (NPPF), Localism Bill and the role of Neighbourhood Plans	Localism Act now in force and draft NPPF issued. Factual changes to paras 1.26 and 1.28
Chapter 2 – Context and Issues				
2	40. Land Securities	Paragraph 2.2	Amend text to reflect the most up to date ONS Projections by changing from: <i>“..It is anticipated that Medway’s population will grow from 256, 700 (in 2010) to 278,200 by 2028...”</i> . <i>“..It is anticipated that Medway’s population will grow from 255,400 (in 2010) to 279,600 by 2028...”</i> .	Reflects stakeholder comments. New release ONS forecast. Issued since last draft. Para 2.2 updated but local forecast not altered
	40. Land	Paragraph 2.3	Add additional text:	Provides a more up to date

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	Securities		<p><i>"In order to inform the Core Strategy, the Council published a series of State of Medway reports in 2008. These set out the baseline from which the Core Strategy was developed. This information provided stakeholders with a common understanding of the context in which the Local Development Framework is being prepared. Updated versions of these State of Medway Reports have now been published (dated January 2012)".</i></p>	picture. Change to para 2.5
3	34. Kent County Council	Paragraph 2.65	<p>Minor amendment to text from: <i>2.65 Strengthen the protection and conservation of open spaces. These are vital to everyone's quality of life and are an intrinsic feature of the area.</i> To: <i>2.65 Strengthen, protect, conserve and increase open spaces. These are vital to everyone's quality of life and are an intrinsic feature of the area.</i></p>	Reflects change recommended by stakeholder. Change to para. 2.65 as proposed
4	34. Kent County Council	Paragraph 2.66	<p>Insert additional text: <i>"Conserve and enhance the diversity and abundance of habitats and species and seek</i></p>	Reflects change recommended by stakeholder. Change to

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			<p>to <u>increase the connectivity of existing and new habitats to ensure that development does not result in the isolation of habitats.</u></p> <p><i>Biodiversity is a cornerstone of environmental quality but is under pressure, not only from development but also climate change”.</i></p>	para 2.66 as proposed
Chapter 3 – Vision and Strategic Objectives				
5	15. CPRE Protect Kent	Spatial Vision 3.21	<p>Seek greater recognition of Medway’s countryside in the spatial vision.</p> <p>Suggest amending the first sentence in paragraph 10 (starting Our rural areas...) <i>Our rural areas will continue to be celebrated for their rich natural assets – the quality of their wildlife diversity and their distinctive landscapes – and the contribution that they make to the nation’s food security. The tranquillity of the countryside will be valued by residents and visitors as an important contributor to health and well-being. Rural services and facilities and the environment of the villages will have been enhanced.</i></p> <p>Create new paragraph from sentence starting The new settlement at Lodge Hill.</p>	Reflects stakeholder comments. Partial change to spatial vision reflecting first part of proposal by CPRE

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Chapter 4 – Cross Cutting Themes				
6	20. Environment Agency	CS5	<p>Change second paragraph of policy from: <i>“Exceptionally sites within the Medway urban area, which contribute to the regeneration of the area, need to be redeveloped. In such cases and where the tests above cannot be met, development will only be permitted if:”</i> to: <u>“Exceptionally, sites within the Medway urban area, which contribute to the regeneration of the area, need to be redeveloped. In such cases, development will only be permitted if: “</u></p>	To reflect stakeholder comments. Change to policy CS5 as proposed
7	20. Environment Agency	CS5	<p>Add the following on the end of paragraph 4 of policy, so it reads as:</p> <p>“Proposals in areas at risk from flooding must demonstrate that account has been taken of <u>the Medway Strategic Flood Risk Assessment (SFRA) 2006 and its Addendum 2011</u>, the resilience of buildings, infrastructure and other important local features</p>	To reflect stakeholder comments. Change to policy CS5 as proposed
8	34. KCC	CS7	Include strengthened reference to historic landscape. Suggest adding:	Reflects stakeholder comments. Change to

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			PPS5 to the list of planning guidance in the first sentence of the policy.	policy CS7 as proposed
9	54. Natural England	Para 4.21	Existing paragraph be replaced by following: <i>“It is widely recognised that some climate change is now unavoidable, with a resulting need to start adapting now to the predicted impacts that are likely in the future. For the South East of England predicted impacts include sea level rise, increased flooding, impacts on water supply, agriculture and biodiversity fragmentation of habitats. One result of increased development and levels of greenhouse gas emissions is what is termed the Urban Heat Island Effect (UHIE). This is the difference between rural and urban temperatures, which has been shown to be up to 7°C. This happens where increased levels of solar absorption and radiation occur and transport, heating and cooling systems as well as industry all add to city heat. In heatwave conditions this can have serious health implications, particularly for the elderly and infirm. It has been recognised that there are a number of</i>	Reflects stakeholder comments. Change to para 4.21 as proposed

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			<p><i>actions that can help mitigate the impact of UHIEs. These include the use of ‘green’ roofs, urban tree planting, shading through design, passive heating and ventilation systems and preserving urban open spaces and gardens.”</i></p>	
10	26. Gillingham Football Club	Para 4.122 and CS10	<p>Amend text to reflect club’s ambitions for new stadium:</p> <p><i>Gillingham Football Club is Kent’s only football league club. It supports a range of local sports and community development programmes and boosts visitor numbers to the area – over 100,000 per annum. The current ground at Priestfield has been improved but its future potential is limited. The club has ambitions to relocate to a new purpose built stadium and the Council has been working with it to try to achieve this. However, no site or funding has currently been identified in order for this to take place. Nevertheless the Council will continue to work closely with the club to identify opportunities.</i></p>	<p>Reflects stakeholder comments. Para 4.122 expanded to emphasise the significance of the Club. Additional bulletpoint added to policy CS10</p>

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			<i>Add line to Policy CS10: Continue to work with Gillingham Football Club in identifying opportunities for a new stadium and developing its community role within the local area.</i>	
11	40. Land Securities	Policy CS12	Suggest rewording to policy: <i>“Medway’s historic environment and heritage assets will be persevered and...”</i>	Reflects stakeholder comments. Change to policy CS12 as proposed
	9. Chatham Maritime Trust	Fig 4 5: Nominated World Heritage Site	Amend Map suggested to improve clarity.	Reflects stakeholder comments. Revised map included (Fig 4-5)
Chapter 5 - Housing				
12	40. Land Securities	Paragraph 5.12	Amend text in order to tie in with the most recent Strategic Land Availability Assessment update, and the wording of policy CS13: “In relation to the proposed allocation at Lodge Hill, the Core Strategy differs from and the Strategic Land Availability Assessment in that it only assumes that approximately 4,275 of the total provision of 5,000 dwellings will be delivered within the plan period. However, the SLAA still demonstrates a healthy surplus with regard	Recommended change by stakeholder. Change to para 5.12 as proposed

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13	40. Land Securities	Policy CS13	<p>to the overall housing supply requirement”.</p> <p>Amend 5th bullet point by addition of further wording to acknowledge that not all SLAA sites ultimately may be granted planning permission or be capable of coming forward for development:</p> <p><i>“Other sites amongst those identified in the Medway Strategic Land Availability Assessment”.</i></p>	Reflects stakeholder comments. Change to policy CS13 as proposed
14	20. Environment Agency	Policy CS15: Housing Design and Other Housing Requirements	<p>Insert additional paragraph before paragraph entitled “student accommodation proposals.....”:</p> <p><i>“Derelict or brownfield sites on areas affected by historic contamination should be addressed in a comprehensive way to ensure the environment is remediated prior to development commencing and then protected from any future contamination”.</i></p>	Recommended change by stakeholder. Change to policy CS15 as proposed
15	20. Environment Agency	Policy CS16	<p>Amend first paragraph of policy from:</p> <p><i>“The site is located outside of Flood Zones 2 and 3, or if not, adequate flood defences are, or will be, put in place”</i></p> <p>to:</p> <p><i>“The site is located within Flood Zones 1 or</i></p>	Reflects stakeholder comments. Note: change not yet made to text but recommended as proposed

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			2, and adequate flood defences are, or will be, put in place”	
	20. Environment Agency	Insert new paragraph (after 5.47)	Insert a new paragraph after 5.47: <i>“Planning Policy Statement 25 classifies caravans and mobile homes intended for permanent residential use as Highly Vulnerable and therefore will not be permissible in Zone 3. Temporary and seasonal sites are acceptable in flood risk areas but must be subject to both the Sequential and Exception Tests. All gypsy and traveller sites in flood risk areas will need to have an appropriate flood warning and evacuation plan approved by the Council”.</i>	Reflects change recommended by stakeholder. New para. 5.48 added as proposed
Chapter 6 – Economic Development				
16	26. Gillingham Football Club	Policy CS19	Page 77, Policy CS19: Tourism Retail and Town Centres. Delete the word ‘Tourism’ from policy title	Error correction.
17	40. CBRE for Land Securities	Para 6.23	Give recognition to Lodge Hill as strategic economic priority. Add reference to Lodge Hill.	Reflects stakeholder comments. Lodge Hill added to list of ‘M2 access sites’ in para. 6.23
Chapter 7 – Energy, Waste and Minerals				
18	34. Kent County	Policy CS22	<i>“The Land Allocations and Development</i>	Reflects stakeholder

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	Council		<p><i>DPD will define the geographical extent of [remove “the”] Areas of Search in more detail, thereby identifying the potentially environmentally acceptable new quarrying areas.</i></p> <p><i>KCC make the point that its not only wharves that will require to be safeguarded as required by MPS1. Policy CS22 should reflect this; the fifth paragraph should be amended:</i></p> <p><i>“ All existing, planned and potential mineral railheads, wharfage and associated storage, handling and processing facilities will be safeguarded.....”</i></p>	<p>comments. First change as proposed. Second change as proposed but minus reference to “planned and potential” as too speculative</p>
19	34. Kent County Council	Para 7.30	<p>para. 7.30 should be revised as follows:</p> <p><i>“The identified mineral bearing areas shown on Fig 7.1 are to be safeguarded as they compose reserves of potentially economic land won sands and gravels.”</i></p>	<p>Reflects stakeholder comments. Change to para. 7.30 but substituting “include” for “compose”</p>
20	34. Kent County Council	Para 7.51	<p>Para 7.51 should be amended to read as follows:</p> <p><i>“There are no arisings of low-level nuclear and limited radio active wastes in Medway and so local provision is not necessary for such material.”</i></p>	<p>Reflects stakeholder comments. Change to para 7.51 as proposed</p>

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Chapter 8 – Transport and Movement				
21	8. Brett Group (Davis Jarvis)	Paragraph 8.20	Minor amendment: <i>“In the case of both the River Medway and the Thames, “saved” local plan policies give protection to a number of local wharves as well as the larger docks at Chatham and Thamesport. These include a strategically important aggregates importation wharf at Cliffe, wharves on Medway City Estate and a wharf at Halling. All benefit from reasonable landward access and are well established. It is intended that they, and their associated facilities and sites should continue to be safeguarded over the longer term in order that the area can continue to contribute to national, regional and local needs for maritime capacity”.</i>	Reflects stakeholder comments. Change to para 8.20 as proposed
Chapter 9 – The River Medway				
Chapter 10 – Area Policies				
22	15. CPRE Protect Kent	CS31/para 10.74	Make reference to neighbourhood plans. Suggest change to para 10.74 to include reference to neighbourhood plans in last sentence.	Reflects stakeholder comments. Change to para 10.74 as proposed
23	15. CPRE Kent	Lodge Hill	Change target date in table 10-23 to have	Updated information.

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		Monitoring table 10.23	Brief adopted December 2011	Change data as proposed
25	37. Kent Wildlife Trust	Lodge Hill Area Policy	Reference should be made within the policy text to mitigation for ecological impact. Add to policy (before “design solutions?”) “mitigation for any detrimental impact on protected species within the site and internationally and nationally designated ecological sites nearby”	Reflects stakeholder comments. Change to policy CS33 as proposed
26	37. Kent Wildlife Trust	Lodge Hill Area Policy Off-site mitigation should be included in monitoring table (10-23) and in Infrastructure Delivery Schedule	Add to Table 10-23 (under “sustainability goals”) Indicator: Amount of off-site wildlife habitat delivered Target: Ensure no net loss of key habitats Add to IDS (all phases) “off-site habitat creation to mitigate for loss of on-site key habitats”	Reflects stakeholder comments. Change to monitoring table and delivery schedule as proposed
27	54. Natural England	Lodge Hill Area Policy	Given the greater understanding of the level of biodiversity present within the site the policy aim to enhance this will not be achievable so should be worded to reflect an aim for the overall area	Reflects stakeholder comments. Change to policy CS33 as proposed

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			Change policy wording to read “Measures to protect and enhance biodiversity within the locality, including improvements to ecological connectivity ”	
28	54. Natural England	Lodge Hill Area Policy	<p>Reference to potential for intensive remediation ahead of development conflicts with principle of establishing replacement habitat before it is lost (para 10.112).</p> <p>Amend text to read “Land remediation may also be undertaken intensively at the beginning of the development process, where this does not conflict with the need to provide suitable mitigation for key habitats prior to their loss.”</p>	Reflects stakeholder comments. Change to para 10.112 as proposed
29	69. Southern Water	Lodge Hill Area Policy Policy needs to ensure that water supply and wastewater treatment infrastructure is a requirement of any planning	Add to policy wording “...supporting infrastructure including transport links, utilities , green infrastructure...”	Reflects stakeholder comments. Change to policy CS33 as proposed

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		permission.		
30	40. Land Securities	Lodge Hill Area Policy GI indicators are duplicated in table 10-23	Remove duplicated section of table	Reflects stakeholder comments. Change as proposed to table 10-23
31	74. Tonbridge & Malling Council	Paragraphs 10.88 & 10.89	<p>Insert minor amendments:</p> <p><i>“The villages of Cuxton and Lower Halling offer a range of local services and facilities well related to their size. These villages are also connected to the Medway Valley rail line linking Strood, Maidstone and Paddock Wood. Many residents look outside of Medway, particularly to the <u>Tonbridge & Malling</u> and Maidstone areas to access services, such as education and retail. There are local employment sites at Cuxton Marina and in Halling, and farming and forestry are significant. There is scope for limited consolidation of employment land at Cuxton Marina, but only where development realises the opportunity to deliver improvements to the landscape setting of this sensitive area.</i>”</p>	Reflects stakeholder comments. Changes as proposed to paras 10.88 and 10.89

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			<p><i>Much of the land is Metropolitan Green Belt. The Medway Valley also forms part of an area where it is intended to prevent coalescence between Medway and the Maidstone/Tonbridge & Malling area and maintain the character of the various settlements in between”.</i></p>	
Chapter 11 – Implementation, Monitoring and Review				
32	31. Highways Agency	Table 11.2	<p>Reference to M2 improvement works (J1) in IDS is unclear. Clarify wording in line with HA comments to add:</p> <ul style="list-style-type: none"> • Provision of appropriate mitigation on the strategic road network. The scale, nature, location and timing to be agreed between the Highways Agency and all relevant parties 	Reflects stakeholder comments. Change to table 11-2 as proposed
33	20. Environment Agency	Policy CS35	<p>Minor amendments to policy wording:</p> <p><i>“Developers will be required to make provision for infrastructure where the need arises directly from development. The Council will seek to enter into a legal agreement with developers to provide for</i></p>	Recommended change by stakeholder. Changes to policy CS35 as proposed

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			<p><i>new <u>or improved</u> physical infrastructure, social, recreational and community facilities (including education facilities) and environmental mitigation or compensation measures where mitigation on site is impossible or inadequate on its own. Provision will be sought in proportion to the size and nature of the individual development and will take into account the existing pattern of provision in the locality.</i></p> <p><i>Provision will be made on the site where this can be reasonably achieved. When this is not the case, contributions will be sought for the provision of <u>new or improved infrastructure or</u> facilities and ecological features elsewhere, provided their location can adequately serve the development site or are appropriately related to it.....”.</i></p>	
34	15. CPRE Protect Kent	Policy CS35	<p>Insert the following text after the 2nd paragraph of the policy:</p> <p><i>“The Council will produce and implement a Community Infrastructure Levy (CIL) Charging Schedule which will specify the</i></p>	Reflects stakeholder comments. Amend policy CS35 as proposed

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			<i>levels of payments required in respect of specific types of development in order to fund and deliver necessary infrastructure requirements”.</i>	
35	9. Chatham Maritime Trust	Table 11 02 Infrastructure Delivery Schedule - Maritime & Brompton	Delete reference to a ‘dental surgery’ and replace with ‘pharmacy (now open)’.	Recommended change by stakeholder. Change table 11-02 as proposed
36	40. Land Securities	Table 11 02 Infrastructure Delivery Schedule – Lodge Hill	Insert omitted reference to the delivery of the first primary school which is scheduled to be delivered in phase 1.	Recommended change by stakeholder. Amend table 11-02 as proposed
37	36. Kent Downs AONB	Table 11.01	Add reference: The Council will take into account the proposals in the Medway Landscape Character Assessment, the Green Cluster Studies, the Valley of Visions project, the Medway Smile Living Landscape Scheme and <i>the Kent Downs AONB Management Plan</i> when working with its partners to identify and implement landscape and habitat enhancement schemes.	Recommended change by stakeholder. Change table 11-01 (policy CS7) as proposed

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38	74. Tonbridge & Malling Borough Council	Figs 2 1, 10 1 & 10 7	Amend, as there are features shown on the maps that do not appear in their Keys.	Reflects stakeholder comments. Insert amended figures
39	40. Land Securities (CBRE)	Fig 10 1: Spatial Sub-Areas	The Figure illustrates the spatial sub-areas discussed in more detail through the remainder of Chapter 10 of the Core Strategy. Within paragraph 10.2 it is made clear that Lodge Hill is considered separately to the rest of the Hoo Peninsular given the scale of change envisaged. Land Sec considers that Fig 10.1 should show the general extent of the Lodge Hill site.	Reflects stakeholder comments. Amended figure to be inserted
CHANGES MADE IN RESPONSE TO RECOMMENDATIONS IN HABITATS REGULATIONS ASSESSMENT				
40	N/A	Para 4.18	<p>It is recommended that the supporting text of Policy CS3 (Mitigation and Adaptation to Climate Change) should include wording to ensure that the Council will support the Kent and Medway Air Quality Network during the life of the plan.</p> <p>It is recommended that the Council requires the monitoring of air quality at key locations within or close to the proposed strategic sites to determine if air quality is worsening</p>	Additional text added to para 4.18 and policy CS3 covering points 1 and 3. Points 2 and 4 can be dealt with separately from the Core Strategy

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			<p>as a result of new development (this is also a recommendation of the Sustainability Appraisal). This information can then inform the Council and County Council's wider approach to air quality management.</p> <p>The Council should support and seek opportunities for a wider approach to the management of Air Quality in North Kent in co-operation with surrounding Authorities.</p> <p>In preparing the Allocations and Other Development Management Policies DPD, the Council should consider opportunities for the phasing and management of construction to minimise any impacts on air quality (especially from vehicular movement).</p>	
41	N/A		<p>It is recommended that the following text should then be inserted at the end of Policy CS6:</p> <p><i>As part of its commitment to ensuring the ongoing protection of SACs, SPAs and Ramsar sites, the Council will:</i></p> <ul style="list-style-type: none"> • <i>implement the findings of the bird</i> 	Additional text added to policy CS6 as recommended

¹ Sites with outline planning permission should be re-assessed at the reserved matters stage to take account of available evidence at the time.

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			<p><i>population and visitor studies commissioned by the North Kent Environmental Planning Group;</i></p> <ul style="list-style-type: none"> • <i>ensure that any proposed strategic avoidance and/or mitigation measures are adopted, as appropriate in all planning documents and in the assessment of planning applications¹;</i> • <i>adopt a flexible approach that enables development plan documents to be reviewed in the light of emerging evidence; and</i> • <i>deal with developments on a case by case basis - also taking into consideration the potential for in combination effects - based on best available evidence until the full results of the NKEPG studies are available- using a precautionary approach to require HRA where effects are uncertain.</i> 	
42	N/A		<p>To address identified issues with regard to the potential for increased access (Policy CS8) to European sites:</p> <ul style="list-style-type: none"> • It is recommended that Policy CS8 (Open Space, Green Grid and Public Realm) 	<p>Cross reference to policy CS6 added to policy CS8 and policy CS21 but further cross references not considered appropriate as</p>

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			<p>should make reference to Policy CS6 and the protection of European designated sites to ensure that changes to the Green Infrastructure network and increased access to coastal areas has no adverse effect on European sites.</p> <ul style="list-style-type: none"> It is recommended that Policies CS13 (Housing Provision and Distribution) and CS33 (Lodge Hill) cross refer to Policy CS8 (Open Space, Green Grid and Public Realm) to ensure that changes to the Green Infrastructure network and increased access to coastal areas has no adverse effect on European sites. <p>It is also recommended that Policy CS21 makes reference to Policy CS6 and the protection of European designated sites.</p>	<p>the plan should be read as a whole and in the light of other changes proposed as detailed above.</p>
43	N/A		<ul style="list-style-type: none"> It is recommended that Policy CS6 (Preservation and Enhancement of Natural Assets) incorporates wording to ensure that supporting habitats are protected, maintained and enhanced and that the Council does not permit development that could lead to the loss or 	<p>See change 41 above in relation to first recommendation. Revised figures included to cover the second and third recommendations. The last two recommendations can</p>

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			<p>fragmentation of these habitats unless it can be demonstrated that appropriate mitigation is available. Further detail on the types of supporting habitat could be clarified in the supporting text of the policy.</p> <ul style="list-style-type: none"> • It is recommended that Figure 7 1 (Land won sand and gravels) is amended to illustrate the relationship between the search areas and the European designated site boundaries. The boundary of the search area should be outside of the European site boundaries. Additional text should also be included to ensure no significant adverse effects on European sites. • It is recommended that Figure 7 3 (Potential final Waste Disposal to Land resource Area) is amended to illustrate the relationship between the search area and the European designated site boundaries. The boundary of the search area should be outside of the European site boundaries. Additional text should also be included to ensure no significant 	<p>be dealt with separately from the Core Strategy</p>

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			<p>adverse effects on European sites.</p> <ul style="list-style-type: none"> The HRA undertaken for the Allocations and Development Management DPD will be required to include consideration of the potential impacts of waste and minerals allocations and the recommendations of this HRA will need to be incorporated into the DPD. It is recommended that any future employment development at the Isle of Grain employment site and the Kingsnorth commercial park should remain within the existing boundaries of the employment areas, unless it can be shown that there will be no loss of designated and/ or supporting habitats. 	
OTHER PROPOSED CHANGES				
44	N/A	Chapter 1	Various factual changes to reflect the 'submission' status of this version of the Core Strategy and changes in national policy since the previous version was prepared	To ensure the text is relevant
43	N/A	Appendix C	Updated housing and employment trajectories to reflect latest update of Strategic Land Availability Assessment	To ensure the content is up to date

