

MEDWAY COUNCIL

CABINET

18 JULY 2006

TEMPLE WATERFRONT DEVELOPMENT BRIEF

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

Report from: Robin Cooper, Director of Regeneration and Development

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1. Summary

1.1 This report proposes the adoption of the Temple Waterfront Development Brief as a supplementary planning document.

2. Decision Issues

2.1 Approval of the Temple Waterfront Development Brief as a supplementary planning document is consistent with the saved policies in the 2003 Medway Local Plan, which is part of the Policy Framework. Therefore, the decision to adopt this development brief as a supplementary planning document is a matter for Cabinet.

2.2 In considering this matter Cabinet is reminded that it is acting on behalf of the Council as the 'local planning authority' not as a part landowner of the site. Land ownership considerations should be therefore be set aside in considering this report.

3. Background

3.1 Temple Waterfront is part of the area designated as an Action Area in the 2003 Medway Local Plan. The Local Plan recognises the potential of the site for a regional scale stadium on the site. Gillingham FC investigated this potential in 2004 but came to the conclusion that the scheme was not viable because the transport issues would be very expensive to address. As a result the football club withdrew their interest in the site.

3.2 The brief has been prepared by David Lock Associates, consultants for Lafarge, one of the three principal landowners of the site, under the

guidance of council officers. On 25 April 2006, Cabinet agreed that consultation should begin on the draft brief.

- 3.3 The draft brief proposes a mixed use development of around 600 homes and 15,000 sq metres of commercial floorspace plus a 2 hectare site for the Morgan Timber operation. A local centre will make up some of this commercial space. The enhancement of the existing open space and nature conservation as an integral part of the development is a key objective. The brief describes the site and its context, parameters (policy and guidance and influences on development) and lays down a series of guiding principles: the design concept; the use and mix of land uses; open space and the river; community facilities; access, movement and transport; sustainable development. A section applies those principles and gives an example of how they can be interpreted in an illustrative masterplan.
- 3.4 This is a development of the balanced intervention option with which Cabinet will be familiar. It shows some development of the land that is shown as protected open space in the Local Plan. This is justified by the benefits to the development as a whole, a situation that other policies in the Local Plan allow for. The final section of the brief is concerned with delivery.
- 3.5 **Please note that the draft development brief has been circulated separately to Cabinet Members and Ward Members. They are available at the Council's main receptions and on the Council's website via <http://www.medway.gov.uk/cabinetdecisions.htm>**

Further copies are also available from the Cabinet Office. Please contact 01634 332509/332008 for further details.

4. Advice and analysis

- 4.1 It is considered that the draft development brief should be adopted as a supplementary planning document, incorporating the changes recommended to address the points raised during consultation (see below). A development brief prepared in accordance with the appropriate regulations and guidance carries considerable weight for development control purposes. Positively responding to public consultation is a specific requirement.
- 4.2 The brief weighs up all the relevant issues that will affect the delivery of a quality development on this important riverside site. It will include a mix of uses and enhanced open space. Due to the sites relative remoteness, it is important that the residential development is of sufficient scale to support local facilities and ensure that the development as a whole is a destination in its own right.

5. Consultation

- 5.1 The development brief has been in preparation for some time and has benefited from the input of officers and external bodies. Three workshops were held in 2005: the first with officers, the second with officers and external stakeholders and the final one focussing on open space issues with bodies with a particular interest in this issue. The consultation statement (Appendix 1) gives all the details of the consultation process.
- 5.2 Following cabinet approval on 25 April a six-week statutory consultation period was held on the brief and supporting Sustainability Appraisal. The draft development brief was sent out to all formal consultees including local associations and the Medway Youth Parliament. The Sustainability Appraisal was also issued to English Nature, English Heritage, the Environment Agency and the Countryside Agency. An exhibition was held in the Civic Centre, Strood between 22 May and 2 June and this was staffed on three separate occasions to allow people to ask questions. The draft development brief and sustainability appraisal were also placed on deposit in key Medway council offices: the Compass Centre, Municipal Buildings, Rochester and Strood libraries and the Rochester Contact Point.
- 5.3 56 comments were received in all from a range of people including 10 from council officers, 17 from local groups and associations, local agencies and 29 from the general public. Overall the idea of regeneration on the site was supported and the development brief itself was considered to be a well written and produced document. Appendix 2 lists all the comments received together with officers' response and recommended changes to the consultation draft brief.
- 5.4 As expected, the main objection raised by the Medway Countryside Forum, Open Spaces Society and local residents was to the building on a portion of the open space (protected by Local Plan policy) with some parties believing that the number of dwellings on the site was too high and that this should be reduced so as to ensure no encroachment onto the open space. The reason that this is shown on the illustrative masterplan and is supported by the brief is two-fold: firstly, so that the amount of residential development will be more likely to support a local centre in an area somewhat remote from current facilities and secondly, so that investment can fund the improvement and management of the open space and nature conservation area as currently it is neglected and underused. Some people stated that the current neglect of the site is due to a lack of management and because the site is not being promoted enough by Medway Council. However it is considered that the development will result in a much more valuable and accessible open space and there is little prospect of improvements to the existing area without enabling development.

- 5.5 Another concern that was raised during the consultation period was that of traffic problems, particularly those on the A228 that will become more congested particularly with the Medway Gate development under way in the chalk pit to the west of the A228 off the Roman Way roundabout. The Highways Agency noted that the impact of the development on the M2 junction 2 must be part of the traffic assessment that must accompany any planning application for Temple Waterfront.
- 5.6 People were concerned about the height of buildings on the site and most people indicated that 5 storeys would be the maximum height they would want to see and if this were the case then they should be to the rear of the site. People made particular reference to the recently adopted building heights policy with which the development brief must comply.
- 5.7 As part of the consideration of a planning application in the future, section 106 contributions must be agreed. In accordance with government guidance, any section 106 requirement must be: (i) relevant to planning, (ii) necessary to make the proposed development acceptable in planning terms (iii) directly related to the proposed development, (iv) fairly and reasonably related in scale and kind to the proposed development and (v) reasonable in all other respects. The Medway Primary Care Trust has indicated that there are a number of health centres and doctors surgeries in the local area and one or all of them could possibly be enhanced by contributions from the new development.
- 5.8 Another potential candidate for section 106 contributions is Temple Manor. Medway Council owns the Manor and the development brief is seen as a key document to help promote the site for the future. Without doubt, improvements to the northern access of the site, along Knight Road and under Walnut Tree Bridge, particularly for pedestrians and cyclists are critical to attracting more people to the open space at Temple Waterfront from Strood and to provide better connections from the new residential and business development to Strood town centre. An enhanced setting for Temple Manor would help in this regard and therefore may have a legitimate claim to developer contributions. Improvements to the building itself however may not comply with the above requirements.
- 5.9 Other concerns were raised by residents who live in the boat yards and marinas adjacent to the site regarding the their future when the development of Temple Waterfront takes place. The area covered by the brief does not include the boatyards and none of the three landowners own any part of them. There are no plans to remove or alter the marinas in anyway although, in the future, development proposals may well come forward. Morgan's Timber (one of the key landowners) was also concerned that the brief did not give much flexibility over the location of their business on the site and so it is

proposed to amend the brief to allow additional siting options to be considered.

- 5.10 The Sustainability Appraisal was also well received and although some amendments have been suggested all parties believed that the appraisal covered all areas that it would be expected to consider.
- 5.11 A number of other detailed amendments are proposed. These will be inserted into the final text of the brief where appropriate. Details are given in Appendix 2.

6. Financial and legal implications

- 6.1 The intention is that the Council will adopt the development brief as a supplementary planning document. This means that the brief will constitute a 'material consideration' to be taken into account when determining any planning applications for the Temple Waterfront site.
- 6.2 A supplementary planning document must conform with policy s10 and other associated policies in the Medway Local Plan 2003 and is in accordance with the provisions of the Planning and Compensation Act 2004.
- 6.3 Once the development brief is adopted, further publicity, in accordance with the regulations covering supplementary planning documents, will be required. This is to ensure it is brought to the attention of the public and all other interested parties.
- 6.4 The costs of producing the development brief, leaflets and exhibition material have been met from the approved Medway Renaissance budget. Post adoption costs can also be met from existing budgets.
- 6.5 A Diversity Impact Assessment has not been completed in this case as the development brief is merely amplifying already adopted policy. However a full Assessment has been undertaken for the emerging Local Development Framework and this will inform consideration of future planning applications on the site.

7. Recommendation

- 7.1 The Cabinet is recommended to adopt the Temple Waterfront Development Brief subject to the changes recommended in Appendix 2 as a supplementary planning document to the Medway Local Plan 2003.

8. Suggested Reasons for Decision

- 8.1 An approved development brief must be in place before any development can be permitted at Temple Waterfront. This is to ensure that development is of high quality and is in accordance with the Local Plan and other policy and design guidance.

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Appendices to the report

Appendix 1 - Consultation Statement
Appendix 2 - Consultation Responses
Appendix 3 – Draft Development Brief (circulated separately)

Background documents

Responses to public consultation

Temple Waterfront Development Brief for Medway - Draft Supplementary Planning Document, July 2006.

Consultation Statement

Introduction

A draft of the Temple Waterfront Development Brief has been issued for the purpose of public consultation, along with a sustainability appraisal report – all as required by the Town and Country Planning (Local Development) (England) Regulations 2004 (SI 2004/2204).

Planning Background

Medway Council is currently preparing a review of planning policies within its area. The result of this process will be the production of a new form of Local Plan, known as a Local Development Framework (LDF). It will contain a range of general planning policies. The timetable for the production is set out in the Medway Local Development Scheme (LDS), which is available from the Planning Department at the Council, and its website. The Medway Local Development Scheme states that the Council will prepare a supplementary planning document that will guide the development of Temple Waterfront.

The Local Development Framework has not yet been completed. The proposed supplementary planning document on Temple Waterfront is therefore based upon policies S10, L3, BNE36, S3, ED2 and others from the current Medway Local Plan (2003). Temple Waterfront falls within the area defined by Policy S10 as the Strood Waterfront Action Area. Action Areas were originally identified in policy for comprehensive treatment by development, redevelopment or improvement.

The Medway Waterfront Renaissance Strategy adopted as supplementary planning guidance in 2004, sets out a development strategy for the Medway Waterfront for the next 20 years. The Strood Waterfront area, which includes Temple Waterfront, is identified as a location that can deliver “a mixed use waterfront community with a range of employment activities and enhanced greenspace”.

Purpose of consultation statement

The purpose of this Statement of Community Consultation is to demonstrate how and who the Council has consulted with regard to the draft Temple Waterfront Development Brief. Following the consultation process the Council is now considering whether to ‘adopt the draft Temple Waterfront Development Brief as a supplementary planning document.

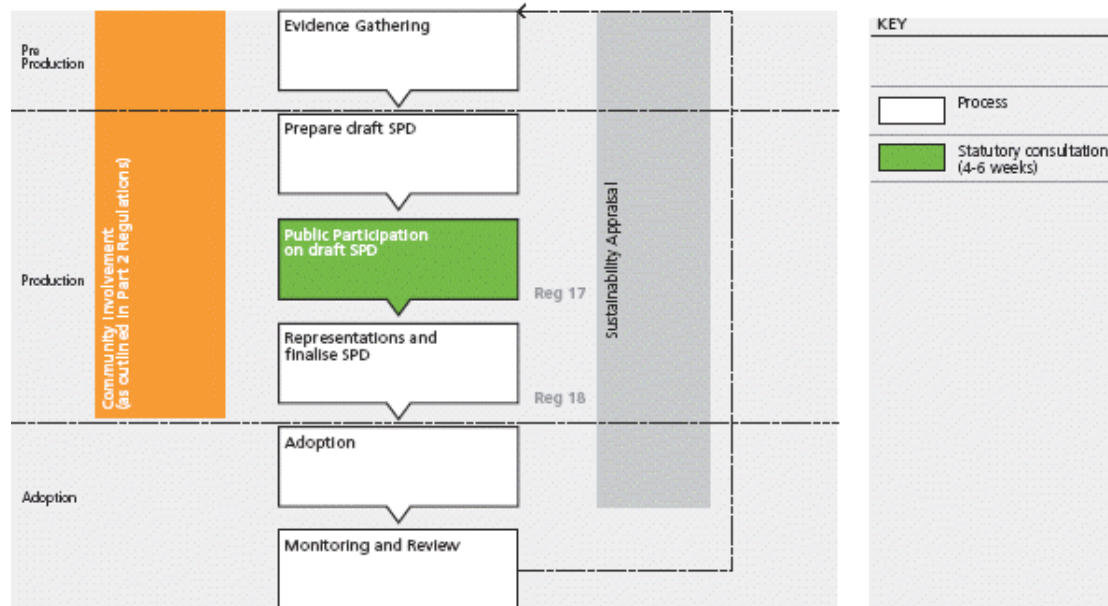
Once adopted the brief will be one of a number of ‘supplementary planning documents’ that supplement the new Local Development Framework. It will

be used by the Council to guide the development and make decisions when a developer submits a planning application.

The process of producing a supplementary planning document

Guidance on the process of producing Supplementary Planning Guidance is set out in the ODPM Planning Policy Statement (PPS) 12 on Local Development Frameworks (2004). There are a number of stages the Council is obliged to go through in producing a Supplementary Planning Document (SPD) and the diagram below illustrates this process:

The Supplementary Planning Document Process



The Council is now at the 'consider representations and finalise SPD' stage of producing the supplementary planning document, having done a public participation on the draft SPD.

The public participation stage was undertaken from 22nd May to 26th June, complying with the requirements of *Regulation 17* of the Town and Country Planning (Local Development) (England) Regulations 2004 that the document is made available for consultation purposes for between a minimum of 4 and a maximum of 6 weeks.

Following the end of the period of public consultation, the Council is now considering all representations received as required by *Regulation 18*. The document will be reported to the Cabinet for adoption purposes in July 2006, in accordance with *Regulation 19* of the Town and Country Planning (Local Development) (England) Regulations 2004.

Local Development Framework – Statement of Community Involvement

The Council's draft Statement of Community involvement is at the submission stage for adoption purposes. Whilst this is yet to be formally adopted, it sets out the Council's preferred approach to consultation on the Local Development Framework (LDF), its constituent development plan documents, supplementary planning documents, and major planning applications.

With regard to supplementary planning documents it states that different combinations of following consultation methods will be required:

Dissemination of information:

Consultation will consist of the following methods:

- 1. Statutory notices in the local press*
- 2. Making all documents available on the web site*
- 3. Deposit of documents in Council offices*
- 4. Press releases containing sufficient information for an article to appear in the local press*
- 5. Send notification and documentation to individuals and bodies as necessary*
- 6. Use site specific notices for site-specific issues*

All these methods have been used with regard to the draft Temple Waterfront Development Brief with the exception of (6). This is because of the remoteness of the site from residential area. Instead leaflets outlining the development brief and arrangements for consultation were delivered to houses and businesses close to the site including those on opposite side of the River Medway.

In addition to the above, staffed and unstaffed exhibitions were displayed at council offices and libraries.

Participation- continuous community involvement

Participation will include:

- 1. Discussions with the Local Strategic Partnership*
- 2. Programme of public meetings, round tables, or forums on large or controversial sites or issues*
- 3. Discussions and correspondence with developers and other interested parties seeking to promote or object to specific development or specific policies*
- 4. Workshops involving schools or interested parties to provide an early input into the formulation of proposals for specific sites or action area*
- 5. Consideration by the Local Development Advisory Group*

All these methods have been used with regard to the draft Temple Waterfront Development Brief with the exception of (1). This is because the brief is site specific and does not cover Medway wide policies.

In line with the Statement of Community Involvement, consultation had been directed towards those bodies, organisations and individuals with a particular interest in the draft Temple Waterfront Development Brief.

Responses

The main methods of considering responses will be:

- 1. All representations will be considered by the Council and the reasons given for accepting or rejecting them*
- 2. When considering representations, they will be measured against national and regional planning bodies, locally adopted guidance and other circumstances*
- 3. A report on council's responses to objections and representations will be published. This will also recommend amendments to documents*
- 4. Revised documents will be published*

All these methods have been or will be used with regard to the draft Temple Waterfront Development Brief. Following the responses from the consultation, the Council is now making amendments to the document.

The pre-production stage (pre-production evidence gathering)

The draft Supplementary Planning Document on Temple Waterfront Development Brief builds upon the guidance within the Medway Waterfront Renaissance Strategy which was adopted by the Council as supplementary planning guidance in 2004. This document breaks the Medway Waterfront area into a series of quarters and sets out aspirations for each. The approach taken in the Waterfront Renaissance Strategy echoes that set out in the adopted Medway Local Plan.

The draft Supplementary Planning Document follows closely the guidance laid down by publications including

- *Kent Design: a guide to sustainable development*, originally published in 2000 and recently updated in 2006, sets out design guidance in a Kent context.
- *Medway Council Building Heights Policy*, adopted as a supplementary planning document in the spring of 2006, provides useful guidance on the building heights Medway wide.

Three workshops were held to inform the preparation of the draft Development Brief. The first, in early February 2005, was held with officers of Medway Council. The second, in late March 2005, was held with a range of stakeholders including officers from the Council, statutory agencies and local interest groups. The third workshop, in November 2005, was held with Council officers and specific interest groups in relation to the approach to open space and ecological areas. The issues raised in these three workshops by a full range of stakeholders have informed this guidance.

Public consultation on the draft Supplementary Planning Document

The draft Supplementary Planning Document on Temple Waterfront has been tested through the process of public consultation. The purpose of public consultation was to allow stakeholders and the general public to express their views on the issues raised in the draft document.

As a requirement according to Regulation 17 of the Town and Country Planning (Local Development)(England) regulations 2004, the Council has undertaken the following in relation to the draft Supplementary Planning Document.

Regulation	Requirement	How the Council has complied
17(1)(a)	<p>Before a local planning authority adopt an SPD they must make copies of the SPD documents and a statement of the SPD matters*¹ available for inspection during normal office hours</p> <ul style="list-style-type: none"> (1) at their principal office (2) at such other places within their area as the authority consider appropriate 	<p>The relevant documents and a statement of SPD matters had been made available during normal office hours at:</p> <ul style="list-style-type: none"> (1) the Medway Council offices at Strood, Rochester, Gillingham and Chatham (2) the Medway Libraries at Strood and Rochester
17(1)(b)	<p>Before a local planning authority adopt an SPD they must prepare a statement (the consultation statement) setting out:</p> <ul style="list-style-type: none"> (1) the names of any persons whom the authority consulted in connection with the preparation of the SPD (2) how these persons will be consulted (3) a summary of the main issues raised in those consultations (4) how these issues have been addressed in the SPD 	<p>This document comprises the consultation statement</p>

*¹The 'SPD matters' comprise the title of the SPD; the subject matter and area covered; the period within which representations about the SPD must be made; the addresses to whom representations must be sent; and a statement that any representations may be accompanied by a request to be notified at a specific address of the adoption for the SPD.

17(2)(a)	<p>At the time the local authority complies with the requirements of Regulation 17(1)(a) they must publish on their website the SPD documents; the SPD matters; and a statement of the fact that the SPD documents are available for inspection and of the places and times they can be inspected.</p>	<p>The requirement has been met and all documents appeared on the Council website www.medway.gov.uk for the period of the consultation from 22nd May to 2nd June.</p>
17(2)(b)	<p>At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must send copies of:</p> <ul style="list-style-type: none"> • The draft SPD • The sustainability appraisal report • Any relevant supporting documents • A notice of the SPD matters; and • A statement setting out that the documents are available for inspection and the place and times at which they might be expected <p>to each of the <u>specific bodies</u> to the extent that the authority thinks the SPD affects that body.</p>	<p>Copies of the relevant documents has been sent to the following specific consultation bodies:</p> <ul style="list-style-type: none"> • Government Office for the South East • The Environment Agency • English Nature • English Heritage • Southern Water Services • Cuxton Parish Council • Network Rail • Kent County Council • Sustrans • Highways Agency • EDF Energy • Medway Swale Estuary Partnership • Medway Ports Ltd • Countryside Agency • Transco BG

<p>17(2)(b)</p>	<p>At the time the local planning authority complies with the requirements of Regulation 17(1)(a) they must send copies of:</p> <ul style="list-style-type: none"> • The draft SPD • The sustainability appraisal report • Any relevant supporting documents • A notice of the SPD matters; and • A statement setting out that the documents are available for inspection and the place and times at which they might be expected <p>to each of the <u>general bodies</u> to the extent that the authority thinks the SPD affects that body.</p>	<p>Letters have been sent to a variety of general consultation bodies drawing their attention to the consultation and the availability of the relevant documentations.</p> <p>Agencies</p> <ul style="list-style-type: none"> • Health and Safety Executive <p>Health</p> <ul style="list-style-type: none"> • Medway Primary Care Trust <p>Emergency Services</p> <ul style="list-style-type: none"> • Kent Fire and Rescue Services • Kent County Constabulary <p>Developers and Land Interests</p> <ul style="list-style-type: none"> • Cushman and Wakefield • Harrisons Chartered Surveyors • Lafarge Cement UK • Peter Brett Associates <p>All Local Businesses</p> <p>Environmental, Wildlife organisations</p> <ul style="list-style-type: none"> • Kent Wildlife Trust • Friends of the Earth • The Open Spaces Society • Royal Society for the Protection of Birds <p>Community Groups</p> <ul style="list-style-type: none"> • Medway Youth Parliament • Medway Access Group
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		<ul style="list-style-type: none"> • Kent Council for Voluntary Youth Service • Medway Countryside Forum <p>Design and Heritage Groups</p> <ul style="list-style-type: none"> • Ancient Monuments Society • City of Rochester Society • The Council for British Archaeology
17(2)(c)	At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must give notice by local advertisement of the SPD matters and the fact that the SPD documents are available for inspection and the places and times at which they can be inspected.	The Council has complied with the requirements by placing a notice in the local press (Kent Messenger Extra and Medway Messenger) to coincide with the commencement of the consultation period.
17(2)(d)	At the time the local planning authority comply with the requirements of Regulation 17(1)(a) they must make or request under section 24(2)(b) or 4(b) of the Planning and Compulsory Purchase Act 2004 to ensure conformity with the regional strategy.	The Council has consulted Kent County Council to ensure conformity with the Structure Plan.

In addition to those consultations required under Regulation 17, the Council has undertaken the following:

- An exhibition was held between 22nd May and 2nd June that informed and provided an opportunity to comment on the draft supplementary planning document
- The draft document has been presented to the residents and other associations as requested.
- A press release was issued in May 2006.
- A newsletter accompanied with a feed back form was issued in May 2006 to the local residents and businesses summarising the development brief and illustrative masterplan, with an opportunity to respond in a number of ways.

Procedure following the closure of public consultation

Following the end of the publicity period, the Council is now considering the representations (letters and e-mails) received and will prepare an adoption statement which:

- sets out the main issues raised
- states how these have been addressed in the Supplementary Planning Document the Council intends to adopt.

The statement, together with the revised Supplementary Planning Document, will be considered by the Council's Cabinet for adoption as a finalised document in July 2006.

Following adoption, the Council is required to comply with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004. It will

- make the adopted Supplementary Planning Document (together with a finalised adoption document) available for inspection during normal office hours at its principal offices and libraries
- place the documents on the Council's website
- send copies of the documents to any person who has specifically requested them
- place a notice in the local press confirming the adoption of the supplementary planning document

Temple Waterfront Draft Development Brief**Appendix 2****Responses to consultation**

<u>Person</u>		<u>Comment</u>			<u>Council's Response and recommended changes</u>
Medway Council Officers					
1.	Rose Collinson – Director Children's Services	<p>Thanks for the chance to comment.</p> <p>Overall a clear strategic direction but I would want to see explicit engagement with children and young people (e.g. workshops outlined in section 1 may well have included children) but in any case as part of our children plan, progressively by April 2007, we should routinely involve them in policy development and in decision making.</p> <p>It would therefore be good if section 6 regarding principle 4 (page 82) that we make due links to childrens plan and its priorities (however I do endorse 6.37)</p>			<p>Noted – the Medway Youth Parliament have been sent a copy of the draft development brief for their comment.</p> <p>Engagement with the community is difficult due to the remoteness of the site but there will be an opportunity to determine the need for local facilities in conjunction with subsequent planning applications..</p> <p>Noted – appropriate references to be included in text.</p>
2.	Martin Hall – Greenspaces Services	Page no. 0	Para. Ref. 0	Comment Support the vision	Noted
		3	1.01	Support introduction. Suggest that reference made to the wider benefits expected to accrue fro this development – unlocking the potential to deliver part of the Green Grid – connected green spaces. This make better reference to 1.04 – main aims of the brief - integrating Strood within wider urban area.	Reword Accordingly
		3	1.04	3rd bullet point – need to consider how well this sits alongside plans to lose part of the protected open space – not consistent at present.	
				Could consider "Promote the protection of the site's ecological and open space functions through enhancement and better long term management".	Accept revised wording Reword accordingly Reword accordingly
		10	2.02	Makes reference to outlook across the Medway as a key strength for developers – should also make reference to the views afforded of Temple Marsh from other area such as M2, Esplanade, Civic Centre and Rochester.	Make reference to LDF emerging documents.

		28	3.30	General Point – is there a need to make reference to emerging planning documents such as the LDF – appreciate these have not been adopted but don't want Brief to appear dated.	
		37	4.19	I would like reference to former karting area to make a positive reference to biodiversity as an additional to second paragraph – maybe just add ' overgrown by shrubby plants supporting rare birds such as breeding nightingales'.	Reword as 'birds of conservation concern including breeding nightingales'.
		39	4.30 Figure 13	Legend shows 5 as landfill where as 3 and 4 are shown as reclaimed marsh or estuary. For sake of completeness – area 5 must also be reclaimed marsh or estuary - the reclamation was through landfill.	Reword as recommended
		40	4.39	Are developers expected to address leachate from water table into the estuary?	Deals with this in section 6 of the brief para. 6.06
		44	4.45	Paragraph mentions many of the SNCI habitats developed through planting or natural succession – agree with natural succession but not so sure about planting.	Reword Accordingly
		45	4.52	Reference made to protected species – should be made explicit that successful application will need to show how the challenge of protected species will addressed – plus requirement for long term management of mitigation habitat.	Reword para. 6.29 accordingly
		48	Figure 18	Riverside routes as shown on the map should extend northward to the link to connections with Strood. Support showing of connections to leisure Park. Developer should be expected to make contributions to addressing off site access improvements to facilitate transport and movement between this site and neighbouring areas – contribution to Green Grid.	Plan shows current situation. Amend text in para. 5.6 to support Riverside pedestrian/cycle route to Strood The Council has a long-term aspiration to create a riverside pedestrian and cycle route to Strood on the riverside of the railway.
		50	4.66	Is the second paragraph a factual comment or an aspiration? Can't think of any current cycling provision within the development site.	Delete reference to cycling provision on the site.
		58	4.94	Agree with statement – also work mentioning that site currently lost its reference to the River Medway.	Reword accordingly
		59	4.98	Agree with statement – problem caused by lack of engineered cap to the landfill site (as mentioned earlier on the report). This paragraph need to make the case that formal sports provision	Para. 6.29 considered adequate to deal with this issue.

			will have to therefore be made off site and that developers will have to work with the Council to identify an appropriate site / investment opportunity. Supported by 6.29 page 80.	
59	4.100		Worth just noting that the balanced approach supported by the development brief should enable the sustaining of a mosaic of habitats within a functional open space network and as such will be unique in Medway. Also the need to address the infrequent use of the site is even greater in the context of a 3.03ha shortfall of play space in Strood South Ward.	Reword para. 6.29 accordingly. Section 4 describes the current situation. This issue is addressed in paras. 6.27 to 6.29 and 6.37 (Principles 3 and 4) The point on quality is addressed in Principles 1 and sustainability principle 6 Reword accordingly
66	Principle 1		Would it help to define high quality- benchmark or align to Design Code or BREEM standard? Otherwise remains rather subjective. I note that page 71 helps address this issue.	
66	Principle 3		Need to ensure it is consistent with first bullet on page 78. The SNCI is of such value that it should not have to be balanced / compromised to meet leisure and recreational desires. Suggest this is reworded by removing reference to 'ecological' in first line and then add promoting the protection and enhancement through positive management.	
73	6.11		Support this paragraph – would like to make clear that mechanism will need to be put in place to maintain the open space and nature conservation areas – thus ensuring quality.	Para. 6.25 to 6.29 adequately cover management issues. Reword accordingly
78	Principle 3 – 4 th bullet		There is a need to recognise requirement to restrict access to the intertidal areas – this will reduce disturbance to feed, roosting and breeding birds.	Amend para. 6.29 to include 'management'
79	6.25		Applicants must also make provision for long-term management of open space – not just the SNCI	
80	6.29		Is this the same as enabling development – the development enables the sustainable management of both the open space and SNCI? Should a limit be placed on amount that is acceptable to consider for loss – Concern that development viability could require further loss of open space. Paragraph 6.28 goes some way to addressing this.	The brief concentrates on social viability of the development that may warrant a loss of some open space. Firm conclusions about the development must await more detailed work of the site. However, the presumption of the local plan is against unwarranted loss of open space

		<p>81 6.30 Agree - need to restrict access to the river / intertidal area – need to keep foreshore clear of rubbish.</p> <p>81 6.33 Provision made to meet NPFA standards – LAP, LEAPS and NEAPs.</p> <p>92 6.62 Movement plan? Would like to see the cycle pedestrian route go to the south of the SNCI rather than the north. This will be no less disturbing than the pedestrian route.</p> <p>97 Master plan I would suggest that the residential area, as placed on the open space is pushed towards the west to widen the open space corridor leading north to Strood. This would improve the feeling of space and enable this area to act as a gateway to the development. Also suggest that there is too much tree planting / scrub on both open space and SNCI</p>	<p>This is an issue to be addressed with the Port Authority. Amend para. 6.37 to refer to LAP, LEAPS and NEAPS.</p> <p>Amend the plan accordingly</p> <p>Para. 6.27 states the masterplan is illustrative and one idea of how the site could look based on the development brief guidelines. The disposition and design of open space will be addressed at the outline planning application stage.</p> <p>The tree planting is taken from a topographical survey of the site.</p>
<p>3.</p>	<p>Helen Edwards – Senior Planner</p>	<p><u>Para 4.93</u> – This talks about the designated open space and SNCI and refers to figure 12. Figure 12, however, relates to site topography, and I am not sure if this is the figure they mean to refer to.</p> <p><u>Page 66</u> – Principle 1. I keep re-reading the last part of this principle and I am not sure if it is worded correctly. Would it not be better to say ‘Development should be of high quality and include mixed uses within an enhanced landscape and ecological setting, responding to the development influences of the site and its surroundings and creating local distinctiveness.’?</p> <p><u>Page 74</u> – Bullet points relating to Principle 2. Has any work been undertaken which demonstrates that 600 dwellings can be accommodated on the site in the type and form of development the rest of the document proposes – i.e. a predominance of family housing rather than high rise flats? Concern regarding the specific number of units in the brief with reference to detailed capacity study to justify this.</p> <p><u>Para 6.19</u> – Clarification over density required. Concern that implied densities may conflict with aims to provide more family homes.</p>	<p>Amend reference to figure 15</p> <p>Agreed. Reword accordingly</p> <p>The need for a mix of dwelling sizes and types is clearly set out in the Brief and is predicated on a commercial understanding that a higher proportion of houses rather than apartments is desirable on this site. A proportion of apartments will be required, both to realise the full development capacity of the site to support local facilities, but also to reflect the commercial opportunities of the waterfront setting. However, the opportunity to provide family homes allowing a balanced community to be achieved at Temple Waterfront is well recognised; this means that a significant proportion of family housing has been incorporated into the capacity assessments underpinning the master plan. The Council will clearly have an opportunity to influence the exact mix of housing types during consideration of a planning application for the site. However,</p>

		<p><u>Page 102</u> – Add need for planning statement.</p> <p><u>Page 103</u> – There is no mention in the list of items to be included in any legal agreement of education contributions. Also it may be worth including reference to the possibility of there being a requirement for contributions to local library facilities within the community facilities bullet point, as this is covered in the draft guide to Development Contributions that the Development Plan team has been working on.</p>	<p>reference to 600 being a <u>minimum</u> amount will be deleted in Principle 2.</p> <p>Agreed. Reference to design and access statements will be included.</p> <p>Agreed. Reword accordingly.</p>
4.	Lucy Kirk Environmental Protection Officer	<p>Page 51, Section 4.71 ' although much of this noise is contained within existing buildings. It will be necessary for the applicants to ensure that an assessment of industrial noise impact is undertaken in accordance with Local Plan Policy BNE3.'</p>	<p>This is addressed in paragraph 7.05</p>
5.	Steve Hewlett – Integrated Transport Manager, supported by Neil Vincent	<p>Page 28 - the following additional transport policies are applicable: T11, T12, T14 Page 28 - the following additional transport policies may be applicable: T9</p> <p>Page 28 - the brief should also consider and respond to 6 of the 8 objectives of the adopted Local Transport Plan: <ul style="list-style-type: none"> - Objective 1 Supporting regeneration - Objective 2 Movement in Medway - Objective 3 - Public transport - Objective 4 - Accessibility - Objective 5 - improve travel safety - Objective 6 - Encouraging river movement </p> <p>Page 48, para 4.58 - whilst it is correct to advise that the CTRL runs to the south, this implies that you can gain access to the CTRL to the south, which is incorrect</p> <p>Page 49, para 4.61 - suggest change last sentence to read "It is anticipated that this access will serve as a secondary point of vehicular access together with providing pedestrian and cycle access to the site</p> <p>Page 50 paras 4.64-66 - Inconsistent with page 49, (which gives some advice regarding means of vehicular access). It is not clear from these descriptions that pedestrian/cycle accessibility to the site will need to be improved and this may involve works off-site to form suitable connections.</p> <p>Page 84 first bullet - add "including removing barriers to movement where practical" [This could mean installing a controlled road crossing]</p>	<p>Reword accordingly. Opportunities to access the site by the river would be supported provided they are consistent with ecological, hydrological and landscape policies.</p> <p>It is considered that this is implicit in the text bearing in mind the restricted access to the site, its location off a through route and the need to have regard to the SNCI in relation to river access.</p> <p>Reword to refer to 'Ebbsfleet and CTRL domestic services'.</p> <p>Reword accordingly</p> <p>This section deals with the current situation, section 6 addresses this further.</p>

		<p>Page 84 fourth bullet - stops should be upgraded to include shelters, real-time bus information and raised kerbs to allow level boarding</p> <p>Page 84 fifth bullet - add after first line "and cycle parking". Add at end "Cycle parking should be provided in secure locations"</p> <p>Page 84 last bullet - add after travel plan "s for commercial and residential development"</p> <p>Page 85, para 6.39 - need to be clear whether this means through movement for all vehicles or whether it is restricted - link to para 6.46 where more detail is provided</p> <p>Page 86 para 6.43 - at end add "and financially contribute towards improving public transport services"</p> <p>Page 87 para 6.46 - after double decker buses add "and high sided vehicles"</p> <p>Page 92 para 6.62 - parts of this para. seem inconsistent "The link should be convenient and well used, but should not create a 'rat-run' - in my view this is contradictory</p> <p>Page 97 - Illustrative master plan shows the principal vehicular link through the site as a direct route and straight for most of its length - this doesn't appear to follow the principles of not creating a rat-run and, because it is straight, to control vehicle speed it is likely to need vertical deflection which is contrary to para 6.39 "<i>should avoid the use of ...vertical deflection</i>". Suggest in a simple form the diagram needs to demonstrate how vehicle speed will be controlled in accordance with the text. Also, a key to the various road/cycleway/footpath types would be helpful.</p>	<p>Reword accordingly</p> <p>Amend para. 6.44 to include 'public transport routes' and 'facilities'</p> <p>Reword accordingly</p> <p>Reword accordingly</p> <p>Amend text to clarify this point</p> <p>Reword accordingly</p> <p>Reword accordingly</p> <p>Reword to 'this link should be well used by those living and working at Temple Waterfront'.</p> <p>Movement around the site will be addressed in the outline planning application.</p>
<p>6.</p>	<p>Ed Wollard – Medway Council Tourism</p> <p>supported by Kathy Wadsworth – Medway Council Assistant Director (economic development) and Councillor Howard Doe - Portfolio Holder for Community Services</p>	<p>I have read through the Temple Waterfront Development Brief and have put down some comments from the tourism team . Most of our comments relate to Temple Manor as we own and operate this monument.</p> <p>There is an error in the description of Temple Manor p.34- Medway Council own the monument (not English Heritage) though English Heritage are the statutory guardians of the site. The Council also manage the property under a Local Management Agreement.</p> <ul style="list-style-type: none"> • We welcome the retention of green open spaces along the water front especially in regard to unique views of Rochester Castle, Rochester Bridge and Rochester Cathedral. This will also enhance Temple Waterfronts view from the other side and from the river. • We feel that the riverside walkways and cycle paths are vital as they will link to walks all along the riverside throughout Medway and beyond. • We feel that more weight should be given to the grade 1 listed C13th Temple Manor given its intrinsic link to the whole site. It is mentioned on p.34, however it is arguably the most significant historical site relating to Temple Waterfront. 	<p>Reword accordingly</p> <p>Noted and agreed</p> <p>Noted</p> <p>Add text to stress significance of Temple Manor as a building and its situation close to the northern access to Temple Waterfront .</p>

		<ul style="list-style-type: none"> • It is located at one of the main vehicular and pedestrian entries to the Temple Waterfront. It is a unique and beautiful building, which could have a strong purposeful community/leisure/tourism use. There is the need for improvements to some of the facilities/security/usage/signage of the site as well as to its setting, as is not highly visible for visitors. • It already contains some interpretation on the local history of the area. • The vast majority of successful regeneration sites have linked strongly with the heritage or historical links to give a 'sense of place' - Temple Manor is really the only heritage from which the whole development can be based on or linked to. • We feel that funding from planning gain supplements could go towards improvements to this key building. As mentioned it would be a fitting and spectacular communal building for business meetings, community mtgs, outdoor and indoor events, interpretation, orientation etc. <p>If you need any further information, especially about the history of Temple Manor and its historical context in relation to the Temple Waterfront site, please do not hesitate to contact me.</p>	<p>Temple Manor could have a role to play in this development although it is removed from the main Temple Waterfront development area. Insert text re sec 106 contributions</p>
7.	Claire Lynn, LSPCo-ordinator	The Development Principles should be the same as the ones in the waterfront strategy and the regeneration framework.	Noted, however the principles in the waterfront strategy are generic but the principles in the draft development brief are specific to this site.
Formal Consultees			
8.	Michaela Kennard – Environment Agency	<p><u>Comments on Sustainability Appraisal</u></p> <p>As you know, the Strategic Environment Assessment Directive describes 'environmental assessment' as a procedure comprising of several elements one of which is the Environmental Report, this report sits as part of the Sustainability Appraisal document. The key principles of an Environmental Report (ER) are:</p> <ul style="list-style-type: none"> • To document the Strategic Environmental Assessment process. <p>We are happy that this has been achieved. The Appraisal report is clear in outlining the stages and steps taken through the assessment process.</p> <ul style="list-style-type: none"> • To demonstrate the requirements of the Directive have been met. <p>You have shown within this Sustainability Appraisal that you have met the list of requirements as set out in Figure 1: Requirements of the Directive, which is contained in the 'Strategic Environmental Assessment Directive Guidance for Planning Authorities'.</p> <p>We feel that this report had been successfully kept strategic and meets the necessary requirements.</p>	<p>Noted</p> <p>Noted</p>

	<ul style="list-style-type: none"> • To ensure that the Environmental Report can be understood by the intended audience <p>We feel that this has been achieved.</p> <p><u>Comments on the Development Brief</u></p> <p>1.04 The Agency welcomes the Local Authority’s commitment to “promote the protection, management and enhancement of the sites’ ecological and open space functions” but is disappointed to then note that Option 2 has been selected, which designates a large portion of the existing open space for development.</p> <p>We would prefer to see Option 1 followed as if the public open space is developed this will not only result in the loss of an area of protected open space, but increase the recreational pressure on the SNCI.</p> <p>3.30 The Agency would request the addition of Policy CF13 – Tidal Flood Risk Areas.</p> <p>4.54 The Agency does not maintain the defences on this site and therefore we do not hold information on their condition or integrity. As such, we would ask that the final sentence is removed and replaced with “The condition and integrity of protection provided by the existing defences has not been confirmed and should be investigate by the applicant as part of the Flood Risk Assessment”</p> <p>4.57 The Agency would request that this additional paragraph is included; “Applicants should be aware that any works whatsoever in, over or under the channel of the Medway or on its banks, the tidal wall/embankment or within 15 metres of the landward toe, would require the prior land drainage consent of the Environment Agency under Section 109 of the Water Resources Act 1991. This is in addition to any planning permission that may be granted.</p> <p>6.06 The Agency would request that the sentence “Flood protection measures are also likely to be required...” is changed to “Flood protection measures will be required...” as even if the FRA should show that the existing defences are adequate, the design should still incorporate measures such as flood resistant construction materials etc.</p> <p>6.12 The Agency has a policy of objecting to ground floor sleeping accommodation in flood zones, even if adequate defences are in place as breeches and overtopping can still occur. With this is mind we would advise that all lifetime homes are placed in areas that are above the predicted flood level so that they can include ground floor sleeping accommodation for elderly or disabled residents.</p>	<p>Noted</p> <p>Option 2 was selected as the basis for the illustrative masterplan and the preferred option in the Sustainability Appraisal. It retains the most valuable nature conservation area and a substantial area of open space while providing a critical mass of development that will support the viability of community and other facilities such as a shop and public transport. It will enable investment to be made in the enhancement and future management of the open space and Site of Nature Conservation Interest. The overlooking of the open space by development will encourage the safe use of the space by the community.</p> <p>Agreed.</p> <p>Agreed. Reword accordingly</p> <p>Agreed. Reword accordingly</p> <p>Reword accordingly</p> <p>Revise para. 6.06 accordingly</p> <p>Revise para. 6.31 accordingly</p>
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<p>9.</p>	<p>Rebecca Moberly Conservation Officer – English Nature</p>	<p>We are pleased to see a detailed Development Brief that clearly sets out the principles of development for this site. In identifying issues and aspirations upfront, the approach should ensure that any planning application will address these and result in well-designed development of the site, integrating multiple functions including green space, nature conservation, access and recreation. We welcome use of the Sustainability Appraisal Options Appraisal to inform the Development Brief.</p> <p>We support the approach taken for the <u>Sustainability Appraisal</u> (SA) and have no specific comments on the SA Report. Please take this letter as English Nature's formal response to your consultation under Directive 2001/42/EC (the Strategic Environmental Assessment Directive) at the Environmental Report stage for this plan. This opinion is based on the information provided by you, and for the avoidance of doubt does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan, and which may despite Strategic Environmental Assessment have adverse effects on the environment.</p>	<p>Noted</p> <p>Noted</p>

	<p>I have set out <u>comments on the Development Brief</u> below according to the section of the Brief that they refer to. English Nature regards biodiversity as a key test of Sustainable Development, and therefore advocates the integration of biodiversity interests into development proposals.</p> <p>Green spaces within towns are vital for providing people regular contact with wildlife. English Nature believes strongly that:</p> <ul style="list-style-type: none"> - everyday contact with nature is important for well-being and quality of life; - everyone should be able to enjoy this contact, in safety, without having to make any special effort or journey to do so; - natural green space in towns and cities can play an important part in helping safeguard our national treasure of wildlife and geological features; - accessible natural green spaces give everyone an excellent chance to learn about nature and to help protect it in practical ways. <p>We would highlight that green space networks can incorporate a multitude of functions in addition to nature conservation, including sustainable transport, recreation, local climate control and managing surface water run-off and we recommend that an integrated approach to multi-functional green space is taken in connection with development of Temple Waterfront.</p> <p>Technical and Environmental Influences <i>Ecology and Biodiversity</i> The approach taken here is welcomed, in undertaking a baseline survey of the site to inform the Brief and providing information about the site and its ecological value. We support the need for ecological surveys to inform and support proposals (Paragraph 4.44). We recommend that the need for mitigation for any impacts on reptile populations as a result of development and for the incorporation of reptile habitat into landscaping for the site is highlighted in Paragraph 4.52.</p> <p>Kent Wildlife Trust takes the lead on issues relating to Sites of Nature Conservation Interest (SNCIs) and wider biodiversity interests in Kent. We expect the Council to consult the Trust and take their advice onboard in relation to this Brief.</p> <p>Guiding Principles Inclusion of principles relating to open space, nature conservation, access, movement and sustainable development is welcomed.</p> <p>Applying the Principles We are pleased to see further detail supplied on the guiding principles here.</p> <p><i>Principle 1: The Design Concept</i> We welcome inclusion of Points 6 and 7 under this principle, but suggest that Point 6 should</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Para. 4.52 describes the current situation. Amend para. 6.11 to refer to the mitigation impact.</p> <p>The comments from Kent Wildlife Trust are included below.</p> <p>Noted</p> <p>Noted</p>
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		<p>be re-worded as follows:</p> <p>“The nature conservation value of the site must be respected. Proposals should seek to avoid enhance and protect habitats...”</p> <p>We are pleased that the integration of built and natural environments is expected as part of the development (Paragraph 6.07).</p> <p>Principle 3: Open Space, Nature Conservation and the River We advocate plans for enhancing open space for both people and wildlife and support the need for development to fit in with the emerging Medway Countryside and Open Space, Wildlife and Countryside Strategy and Medway’s Green Grid.</p> <p>We support the Council in requesting applicants supply a comprehensive landscape, open space and nature conservation strategy (Paragraph 6.25) and we welcome proposals for the pillbox within the site to be enhanced for use as a bat roost.</p> <p>Principle 5: Access, Movement and Transport We support the promotion of sustainable transport and welcome Paragraph 6.42 in promoting access to green space, whilst ensuring that the natural character of the riverside is retained.</p> <p>Principle 6: Sustainable Development We welcome the promotion of resource-conservation and minimising the wider environmental impact of development outlined here.</p>	<p>Agreed</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
<p>10.</p>	<p>Sue Young - Conservation & Policy Officer for Kent Thames Gateway. Kent Wildlife Trust</p>	<p>Whilst Kent Wildlife Trust does not object in principle to development at the site, we would not support development that compromised the integrity of the Site of Nature Conservation Interest, and would look for any development proposals to maintain and enhance, restore or add to biodiversity conservation interests at the site, in accordance with the key principles of national Planning Policy (PPS9).</p> <p>Our main concern with the Brief is that it does not give clear enough guidance about which parts of the site could be developed and which parts retained as natural green space and open space. The SNCI is only partially protected under Local Plan Policy BNE35, which allows for the permitting of development on the SNCI in certain circumstances. Whilst Policy BNE36 must allow for differing circumstances across Medway, we believe that a site specific development brief should be able to go further in setting out what the Council will permit in terms of development at Temple Marsh and what they will protect.</p> <p>Our detailed comments are set out below.</p> <p>1.04 Kent Wildlife Trust supports the main aims of the brief, particularly the aim to promote the protection, management and enhancement of the site’s ecological and open space functions.</p> <p>3.27 We are pleased that the draft development brief identifies BNE 36: strategic and local</p>	<p>Noted</p> <p>Not accepted. The brief is supplementary to the policies in the local plan and these can only be added to if more recent plans and policies have been published.</p> <p>Noted</p> <p>Policies BNE 37 – 39 will be added to para. 3.30</p>

		<p>nature conservation sites, as key local plan policy for the development. There are several other policies that will be relevant to the proposals, including BNE 37, relating to wildlife habitats not protected by other policies, BNE 38, stressing the need to incorporate wildlife corridors and stepping stones into development and BNE 39 relating to statutorily protected species.</p> <p>4.44 We are pleased to see that the comments on Ecology and Biodiversity are supported by the results of a Phase I habitat survey and we support the direction regarding ecological surveys. However, we are disappointed that the section on Ecology and Biodiversity highlights the aspects of ecological importance but does not make it clear how the developer will be expected to consider these.</p> <p>4.45 This paragraph merely states that the site contains a significant area of semi-natural habitat: we believe it should recommend that proposals for the site should avoid loss of these important habitats and mitigate any unavoidable impacts so that there is no net loss of semi-natural habitat at this site.</p> <p>Kent Wildlife Trust supports the assessment of the habitats that are likely to be of the greatest value, identified in Paragraphs 4.46, 4.47, 4.50, 4.51, 4.52 and Figure 16. We believe the development brief should indicate that any proposals for the site should ensure that the nature conservation interest of these habitats should be maintained, enhanced or restored.</p> <p>4.48 We are pleased to see that this paragraph highlights the potential for enhancement of the potentially valuable habitat corridor formed by the existing open space.</p> <p>4.51 We are pleased that the need for management to sustain the value of the habitat mosaic for invertebrates is expressed in this paragraph.</p> <p>4.52 We would like to see a presumption in the development brief that an on-site solution will be found for reptiles, should proposals for development include any loss of reptile habitat.</p> <p>5.08 We are pleased that a need to maintain ecological value and integrate green networks has been identified as an element to inform the guiding principles, although we would argue that there is also a need to enhance ecological value at this site. Indeed, this is captured in Principle 3, but we object to the ambiguous wording of the principle. Balancing suggests that the ecological value of the site may be set against the leisure and recreational values, with one outweighing the other. We believe that it is possible to enhance both the ecological and leisure values, and that the principle should be <i>to maintain and enhance the ecological and functional value of the open and natural space whilst seeking to enhance the leisure and recreational values of the Medway and its setting for the benefit of both the new and existing communities.</i></p>	<p>Section 4 concerns the current situation. Guidance for the developer is in section 6.</p> <p>Section 4 concerns the current situation. Guidance for the developer is in section 6.</p> <p>Section 4 concerns the current situation. Guidance for the developer is in section 6.</p> <p>Noted</p> <p>Noted</p> <p>Para. 6.11 to be amended to refer to onsite mitigation where practicable.</p> <p>The brief fully acknowledges the ecological value of the site but its successful development requires all relevant considerations to be weighed against each other. It is considered that as drafted (and subject to the further amendments listed in this schedule) the brief achieves an appropriate balance.</p>
11.	Patricia Wilson – Open Spaces Society	1. This society has been in contact with your authority over five years concerning potential development of this area, with particular concern for preserving the green space which is designated in the Medway Local Plan as Protected Open Space. I have attended Workshops,	

	<p>notably the Development Brief Workshop in November 2005 where Open Space was a special issue, and have maintained a consistent position. We now object in the strongest terms to your proposals to recommend building development within the designated Protected area.</p> <p>2. In your Introduction (Brief Pg.3 para. 104) you state that “The main aims of the Brief are to promote the protection, management and enhancement of the site’s ecological and open space functions” and you should adhere to this Purpose for the following reasons:</p> <p>The Brief para. 3.26 details Policy L3 for Temple Marsh, that Development will not be permitted</p> <p>unless, (i) ‘sports and recreational facilities can best be implemented or retained and enhanced through redevelopment of a small part of the site’ this is very far from anything you propose in Options 2 or 3 of the SA, e.g. at Page 94 you indicate a massive chunk of building development within the Public Open Space indicating by colour “Core-mixed use local centre, High intensity and medium intensity”. This is totally unacceptable.</p> <p>Unless (ii) ‘this open space does not have the potential to contribute to informal leisure, open space or local environmental amenity provisions’ This it palpably has, being an area of wide open space, with splendid views and a riverside setting in contrast to its environs which area noisy crammed with buildings and traffic, including a railway</p> <p>Unless (iii) ‘alternative open space provision can be made within the same catchment area and is acceptable in terms of amenity value.’ No alternative is proposed and is not known. The anticipated Country Park at Ranscombe Farm which could have provided open access land provides NONE AT ALL, except by means of public footpaths.</p> <p>Your listing of Local Plan Policies at pg. 28 is misleading, Policy L3, of vital importance to the Marsh, being the only one not properly defined.</p> <p>3. Our contention that the whole of Temple Marsh Protected Open Space is a key green site within the Medway landscape is confirmed by your Council’s recently adopted documents on Building Heights Policy for Medway which is now Supplementary Planning Guidance. Part 2 contains impressive photographs of varying views throughout Medway illustrating not only the potential for high buildings, but the value of existing landmarks which merit protection. I enclose an analysis showing the important role played by Temple Marsh as a riverside green space. This is emphasized by your own illustration at page 91 of the Brief – “Feel the Space” which is excellent, but which regrettably you immediately contradict by the diagram of page 93 showing buildings occupying the said Space.</p> <p>Regarding photos. In your Brief: We take exception to your picture on page 2 claiming to be “Temple Waterfront viewed from Rochester Castle” which is no such thing, is misleading and misrepresents reality. See instead Building Height Policy Part 2, View Point 16 from Castle Gardens,</p>	<p>See response to Environment Agency comments</p> <p>Noted but is not the case. The diagram has proposed high to medium intensity development.</p> <p>Noted but the text forms part of the approved local plan.</p> <p>View noted but again the highlighted text merely reproduces the local plan.</p> <p>List policies L3 and L4 separately</p> <p>See response to comments from the Environment Agency above</p> <p>Accepted. This photo is not representative and a replacement picture will be used.</p>
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	<p>4. I turn now to the Council's neglect of this site. Much is made of its isolation, lack of natural surveillance and lack of management plan; I was informed that it was 'not a usable resource' having no promoted access and no management. Much of this is true, but it is largely as a result of deliberate neglect by the Council. I have not known of any signposting at Walnut Tree Bridge which is the main-if substandard-access past Morgan's Timber Yard, so that public would be very clever to guess where the Open Space might be accessed. Steps up into the Open Space had a signpost but both fell into disrepair. The Council created a small hard-standing car park, though I never saw a sign to advertise it; the Council then allowed it to disappear under grass and weeds. Compare this with your description at page 36 (4.15).</p> <p>We would, however refer to Planning Policy Guidance Note 17: Planning for Open Space, Sport & Recreation at para 18 'National Planning Policies. Enhancing Existing Open Space'...</p> <p>"Where recreational land and facilities are of poor quality or under-used, this should not be taken as necessarily indicating an absence of need in the area. Local authorities should seek opportunities to improve the value of existing facilities. Usage might be improved by better management or by investment to secure improvements," and "planning obligations should be used to remedy local deficiencies in the quality of Open Space". Investment in this neglected site is long over-due in its own right, and not be destroying it by auctioning it off to the highest bidder to save the Council from a burden long shelved.</p> <p>5. We challenge the Council's "lack of a robust and up-to-date assessment to show that existing open space is surplus to requirements" (PPG 17 para 10) It seems that they rely on "the emerging Medway Wildlife Countryside & Open Space Strategy"; however this Strategy has been "emerging" for over 5 years and is still in draft. What is published shows, at Map 20, "Potential Areas of Deficiency to Pocket Park or larger open space," illustrating a potential area of deficiency west of the railway line through Temple Waterfront. It is thus flying in the face of current estimates to sacrifice accessible open space just when a large number of extra houses are to be built nearby thus increasing legitimate demand. See also Sustainability Appraisal at para 5.1.3 and lack of estimates from Medway Council 'to advise on necessary provision in context of existing local provision.'</p> <p>Deficiency has been exacerbated by the Council's decision to set up Ranscombe Farm Reserve which was designated in the Medway Local Plan as a Proposed Country Park, which the public had anticipated as providing a valuable area of open access, in accordance with the two existing Country Parks in Medway, and the near 100% access afforded by similar parks in Kent County. Instead, part is sold to Plantlife International and the rest leased by Medway Council for farming. Extra public footpaths provide walking access, but NOT ONE SINGLE ACRE out of the whole 560 acres has been made available for public access, for recreation, for picnicking, for children to disport themselves. This is the hinterland of Temple Waterfront development, which now merits as much POS as possible on Temple Marsh is lieu of their lost Country Park.</p> <p>6. Reference your p.g.96 "illustrative Master Plan", this suggests that your proposed development on the Marsh provides significantly enhanced surveillance to the Open Space. I</p>	<p>It is accepted that Temple Waterfront Open Space has deteriorated through lack of management.</p> <p>The brief aims at achieving a balanced response to open space protection and the need to deliver a viable development that will be sustainable in its own right by providing jobs, local facilities and public transport and enabling investment to occur in the enhancement and long-term management of open space and nature conservation areas.</p> <p>Notwithstanding Map 20 as referred to, Temple Marsh is a substantial open space but due to its current characteristics is of very limited benefit to nearby communities.</p> <p>Ranscombe Farm forms part of a much larger countryside access area crossing the boundary into Gravesham Borough. It has been secured for public benefit for the long term but careful management is essential to maintain its nature conservation value.</p> <p>Not accepted.</p>
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	<p>would suggest that the scale of your proposals would, rather, have an adverse effect, running counter to advice given PPG 17 at para 17, that local authorities should (i) maintain and enhance the character of open space, and (ii) ensure that open spaces do not suffer from increased overlooking.....</p> <p>It is all too easy for the quality of open space to be ruined by the proximity of building blocks which may provide surveillance, but in so doing , they destroy the very sense of space and separation from concrete that makes them places of relaxation and a 'soft surface'.</p> <p>7. Sustainability Appraisal and Assessment.</p> <p>The Introductory analysis of "likely significant effects" is startling in its conclusions at pg 6 para. 1.2 and 3 which include:</p> <p>'Long-term adverse effects of contamination and land-fill gas, road accidents, Noise Exposure, poorer river and ground Water Quality, Greenhouse Gas emissions and impact of flooding including properties and ground-level. To balance this, gains are a contribution to targets for new-build developments and for more development land with a consequent reduction of claims for Job Seekers Allowance.</p> <p>Can such assessments really justify even "Minimum Intervention: Option One" which would seek to reduce the area of Protected Open Space?</p> <p>We observe at the Medway City Estate that there are numerous vacancies where Employment land is being wasted, so what is the possible justification for duplication at Temple Waterfront if thereby you wish to encroach on much needed green space? One answer is the adverse noise level from e.g. the Timber yard, which must pose questions as to whether this is a suitable site for a housing complex – a problem you need to solve before contravening the Medway Local Plan.</p> <p>it appears that the "Difficulties encountered in carrying out the assessment" (2.4) outweigh the 'Uncertainties and Risks' (6.4). You state at 6.4.2 that strategic level impacts are "difficult to predict...or identify as no specific single proposal has been put forward and the Development Brief does not provide guidance for multiple developments."</p> <p>In the light of this fundamental admission there is no justification for more than "Minimum Intervention" – your option one, and this should be strengthened to provide maximum retention of the Protected open space as designated in the Medway Local Plan 2003. Further assessments need to be undertaken forthwith for all the adverse impacts recorded above.</p> <p>8. The formal name of this Society is The Commons, Open Spaces and Footpaths Preservation Society and in that capacity I would comment on your proposals for public rights of way within the site.</p> <p>This mostly concerns Pedestrian and Cycle Routes and concerns your paragraphs 6.42,</p>	<p>Opinion noted.</p> <p>Currently the open space is very isolated and not conducive to use by children and young people.</p> <p>There is a shortage of quality employment land in Medway. The need to address noise from the Morgan operation is covered in the brief.</p> <p>Not accepted. The brief makes the case for balanced intervention. Statutory bodies to whom the Sustainability Appraisal was sent have accepted the Appraisal and its methodology</p>
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		<p>6.62/3/4. As a general principle we agree that “a shared riverside route for both would be acceptable”, providing only that there should be sufficiently generous width. Government advises that where pedestrians (and prams) share a route with vehicles such as cycles, then there should be some form of segregation. This is particularly important where the public including children are attracted to congregate for instance near the river edge where there is a constructed path, with picnic tables. We would suggest that to encourage cyclists wishing to travel quickly eg between Strood and Cuxton Station, the “primary highway route” (6.62) should be indicated, perhaps by means of a cycle lane. Riding fast on the riverside path should be discouraged by all possible means.</p> <p>Of concern is that too many formal routes criss-crossing the green open space could service to fragment it – see your figure 18.</p> <p>Concerning one particular public right of way, it is incumbent on the Council to clear public footpath RS 24A of unlawful obstructions, where it could re-establish access to the Marsh under the Railway Line on to Morgan’s Timber Yard lane, south of Walnut Tree Bridge. Since the policy, over years, has been to “Improve access to the Marsh”, this should no longer be neglected. Whilst it is a very small tunnel, anything would augment the sub-standard access under Walnut Tree Bridge should be acted on. (your para 4.65 refers), These obstructions constitute offences under the Highway Act 1980, and now is the time to take advantage of the overall review of the development area to regularise the situation.</p>	<p>Accepted. Para. 6.4 will be amended in to refer to cycle lanes</p> <p>Not accepted. The riverside walk should be linked to residential properties to encourage its use.</p> <p>Accepted. Para. 6.46 will be amended to refer to realising the potential of existing footpaths next to the bridge.</p>
<p>12.</p>	<p>David Murr and Owen Sweeney – Medway Countryside Forum</p>	<p>Medway Countryside Forum (MCF) have been imputing constructive suggestions for this site since around 2001, at meetings at all levels of the Council, during an informal field visit with officers in Spring 2003, and in letters. We have also encouraged our Council to make the most of financial opportunities e.g. the Rail Link Countryside Initiative to retain/enhance the wildlife and other potential of this area, including the important scrub area and the inter-tidal habitats. We have been consistent in our limited number of key principles when approaching any proposals affecting this site.</p> <p>One of our few written requirements has been the protection of designated Open Space and hence we find the suggested encroachment into protected Open Space as indicated at pages 94 to 98 of your draft to be wholly unacceptable and surprising.</p> <p>We find this departure particularly strange as we raised it at the meeting in November 2005 at Eastgate House. The Open Spaces Society made the same request of our Council to respect that designated Open Space at that same meeting.</p> <p>But the main reason you should revise your draft development brief so that building does not encroach onto any part of the designated Open Space is that the MCF has such an assurance, in writing, from Medway Council dated 15 March 2004. This also means that Principles 3 at page 78 of your draft brief is deficient and needs to be clarified to state that the designated Open Space should be protected as well as the SNCI area. At the heart of this, we do not believe that any designated Open Space can be treated in such a cavalier way whether by an</p>	<p>Noted</p> <p>Officers are trying to trace the letter sent to Medway Countryside Forum in March 2004</p> <p>Please see response to Environment Agency comments above.</p>

		<p>SA options appraisal or any other source. So paras 6.27 to 6.29 do not fit the local plan/PPG 17 bill.</p> <p>We have always worked on the basis that building would take place in this area as the local plan indicates. We expect Medway Council, however, to honour its written commitments and you need to revise your brief to reflect that promise. Perhaps you can reconfigure your building / development perimeters for the site by some re-arrangement of the existing industrial / business uses and thus retain our designated Open Space; this might also make it possible to solve the difficult traffic / access problem? If not, then an amended smaller number of dwellings will be necessary.</p>	
13.	Chris Shaw – Highways Agency	<p>The Highways Agency supports the sustainable nature of the proposed mixed-use development in managing down the number of vehicle related trips. However any future transportation appraisal should take into account the impact of residual traffic onto the M2 Motorway at Junction 2.</p> <p>For your information, the Department for Transport Circular 4/2001: <i>Control of Development Affecting Trunk Roads and Agreements with Developers Under Section 278 of the Highways Act</i>, provides advice on the highway, and wider transport, considerations which planning authorities will be expected to take into account when assessing planning applications for developments affecting trunk roads.</p>	Noted. A full Transport Assessment will be required in conjunction with any subsequent planning applications.
14.	Jill Norton – Medway PCT	<p>Medway PCT notes the intentions for a minimum of 600 new dwellings and wishes to flag up its request for a capital contribution towards additional capacity in health buildings.</p> <p>At this stage I would anticipate any capital contribution being used to expand either or both of the nearby practices at Marlowe Park Medical Centre, Wells Road, Strood, ME2 2PW and Court View Surgery, 2a Darnley Road, Strood ME2 2HA and/or the new LIFT development planned at Keystone Centre.</p> <p>As you may be aware we are looking to adopt the HUDU model to quantify the level of contribution required and once we do so I will provide more details. In the meantime any breakdown of units would be helpful.</p>	The text makes clear that section 106 contributions may be sought for health facilities. Contributions will be agreed with the Primary Care Trust at planning application stage.
15.	Steve Cook – Kent Police	<p>I have had the opportunity to review the document (which appears relatively comprehensive and concise), in particular the key principles that should assist in guiding and influencing applicants in their proposals and need to be evidenced when applications are submitted.</p> <p>References are made throughout the document regarding the need through legislation or policy guidance for the creation of safe, sustainable, liveable communities and the need to design from the outset for sustainability, accessibility and to design out crime opportunity. However references and guidance in respect of safety, security or reducing fear of crime and crime prevention and evidencing these factors as being incorporated appears relatively limited in the sections covering Guiding principles and Applying the principles (5 and 6).</p>	<p>Noted</p> <p>Noted</p>

	<p>The need for Crime prevention, safety, security and safe non-threatening environments where fear or crime is low are important material design and planning considerations and essential to successful Sustainable communities.</p> <p>I would be grateful if consideration could be given to incorporation within the Development brief of the following aspects.</p> <p>Specific guidance that applicants should consider and evidence in proposals should perhaps incorporate that in documents such as: -</p> <p>'Safer Places the Planning System and Crime Prevention' – 2004 ODPM Secured by Design standards (see www.securedbydesign.com) Section 17 of the Crime and Disorder Act 1998, (which placed a statutory requirement on local authorities, police and key partners to take account of crime and disorder reduction in all aspects of their work).</p> <p>These are in addition to specific documents mentioned in the Development Brief such as PPS1, Kent Design Guide, Medway Local Plan 2003 and Housing Corporation development standards.</p> <p>Whilst there are many useful comments in the sections for applying the principles including vehicle parking, non creation of rat runs, streets that are overlooked and fronted by development, children's play space and natural surveillance I feel the comment in section 6.05 'development should consider how opportunity for crime can be reduced through design' is a little vague and may need better defining and evidencing by applicants.</p> <p>Attributes or principles that may be worth additionally incorporating in Development Brief Guiding principles could include:-</p> <ul style="list-style-type: none"> - access and movement – places with well defined routes, spaces and entrances that provide for convenient movement without compromising society. - Structure – places that are structured so that different uses do not cause conflict - Surveillance – places where all publicly accessible spaces are overlooked - Ownership – places that promote a sense of ownership, respect, territorial responsibility and community, including set back and defensible space. - Physical protection – places that include necessary, well designed security features. - Activity – places where the level of human activity is appropriate to the location and creates a reduced risk of crime and sense of safety at all times, avoiding the creation of isolated non overlooked (at certain times) areas - Management and maintenance – places should be designed with management and maintenance in mind to discourage crime in the present and future. Suitable strategy and policy should be submitted for ongoing maintenance of the public realm to ensure safety and security. - Innovative, effective lighting – Lighting can assist deter and detect crime while reducing fear of crime. Incorporating all the public realm and avoiding creation of dark hidden areas. 	<p>Noted</p> <p>Amend text to refer to these documents but note that there is a need to consider a number of issues in design and layout, not just crime prevention.</p> <p>Amend para. 6.05 to include these guiding principles.</p>
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		<ul style="list-style-type: none"> - Development fronts streets and open spaces – with principal windows and entrances fronting onto streets and public open spaces. - Controlled Access – private areas of parking and servicing should consider controlled access in addition to being overlooked. 	
16.	Chris Kneale Corporate Planning Manager Southern Water Services Ltd	<p>As stated in paragraph 4.79, Southern Water supplies water to Temple Waterfront. We have assessed the capacity of our existing assets to serve the level of development proposed. Off site water mains reinforcements will be required to provide adequate capacity to serve the proposed development. The development should be considered with the other proposed developments in the area, and a holistic strategy put forward which will serve all developments. The off site water mains should be requisitioned under the terms of the Water Industry Act.</p> <p>With regard to sewerage provision, adequate capacity exists at manhole TQ73684802 (located to the north of the site) to serve the proposed development. A pumping station may be required to serve the development. This should be constructed to adoptable standards and its inclusion should be considered at an early stage of developing the proposed site layout.</p> <p>We support the inclusion of water efficient facilities in the proposed buildings, and rainwater harvesting. However, grey water recycling would not be recommended. In our experience the current technology is unreliable and customers who find them unacceptable abandon the systems installed. This can present health hazards.</p> <p>Surface water will need to ultimately discharge to the River Medway. The use of SUDs solutions would be supported. The developer will need to consider how the facilities can be incorporated into the proposed layout at an early stage. Careful consideration will also need to be given to the responsibilities for future maintenance of facilities, since many SUDs solutions are not adoptable by Sewerage Undertakers.</p>	<p>Insert new text into Section 7 referring to utilities in general and off site water mains in particular.</p> <p>Noted</p> <p>Noted</p> <p>SUDs are referred to in para. 6.50</p>
17.	Rita Hunt, Vice Chair, Medway Access Forum	<p>There appears to be no recorded public footpaths on record within the development site. It is suggested however that the opportunity should be taken to link the existing footpaths RR24A and RR24 north of the railway by a new route south of the railway. This would provide a continuous link between Cuxton and Strood, Station Road to Knight Road and then via Morrisons and the B&Q site through to Strood town centre.</p> <p>This provision should be in addition to any river frontage route.</p>	<p>This site will provide a network of pedestrian routes that will link to existing routes. Dropped curbs will be installed when required (see para. 6.12)</p>
18.	Mrs J Fanner – Frindsbury & Wainscott Community Association	<p>In support of the Open Spaces Society. We strongly object to the number of dwellings proposed in the illustrative Master Plan for the Temple Marsh area, especially those shown encroaching onto the designated Public Open Space. This space is important and should remain protected under Policy L3 (Protection Of Open Space). Any development would best be confined to the former cement works near Roman Way, where methane would be less of a problem, also bearing in mind Government guidance on residential development near a land fill site, which the open space was. The Building Height Policy for Medway does NOT show Temple Marsh as a potential location for higher buildings. The SNCI and L3 open space</p>	<p>See response to the comments from the Environment Agency above</p> <p>Agreed – the Development Brief does not</p>

		<p>(valued in the building height policy also) should remain, and be maintained. If the area appears undervalued and underused, it is probably because maintenance has been badly neglected in recent times. Ranscombe Farm Park, wonderful as it is for nature walks, which appears to be its main amenity for the Public, is not a substitute for Temple Marsh. This side of the River Medway has a serious absence of Public Open Space for the amount of population. If or when the A228 is diverted, this will also have an impact on the Open Space and SNCI area. We expect and trust English Nature's model of Accessible Natural Greenspace Standard (ANGST) will be observed.</p>	<p>promote development in conflict with the Building Height Policy (see para. 6.10)</p> <p>See response to the comments form the Environment Agency above</p>
<p>19.</p>	<p>David Britchfield – KCC Archaeology</p>	<p>The [Strood Waterfront] Action Area is located on the west bank of the River Medway on the opposite bank from the medieval castle, the Bridge chapel and the cathedral at Rochester; the first two of which are Scheduled Monuments and the latter a Grade I listed building. The scheduled nineteenth century Fort Clarence lies on the opposite side of the river from Temple Marsh about 850m south of the castle. In addition, the scheduled and Grade 1 listed, Knights Templar Hall at Temple Manor, is located within the Action Area itself just to the east of Knight Road. It is of great importance that any proposed development at Temple Waterfront respects the historic sensitivity of the area, and is also designed to enhance the setting of the scheduled sites. It should also be noted that sensitive treatment of the historic environment can assist in the regeneration process by helping, among other things, to provide positive images of the area to be redeveloped.</p> <p>While the development brief provides an overview of the archaeological potential of the site, I feel that the document would benefit from additional attention to key elements of the historical and archaeological resource. Given the location of this development site adjacent to historic Rochester and the River Medway there are a number of archaeological and historical environment issues that should be included within the development brief. These include:</p> <ul style="list-style-type: none"> • The presence of a wide range of important buried archaeological remains including deposits of geoarchaeological and palaeo-environmental significance; • Buildings, structures and a general landscape of industrial archaeological and maritime interest present within the application site; • The relationship with the historic town of Rochester; <p><u>Archaeological potential</u></p> <p>The underlying geology at the Action Area site includes quite extensive areas of Alluvium and Head Brickearth, which may well contain buried and possibly waterlogged archaeological remains together with evidence of past environmental conditions. A dry valley is also shown leading into Temple Marsh, which may have made the area more favourable for occupation during the prehistoric period. The River Medway in the Rochester area is well known for the deposition of prehistoric metalwork, and it is possible that ritual and/or settlement sites will be located along the river. A number of metal finds including hoards are generally located to the Temple Marsh area.</p> <p>Numerous Roman remains are recorded in the area of the Action Area, including an</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

	<p>apparently extensive cemetery in the northern part of the site. Roman pottery was also found at the then Wickham cement works (now Lafarge) during the nineteenth century. Roman buildings have been recorded in the area south of the High Street. Anglo-Saxon burials have also been recorded in the northern part of the area. The scheduled and listed Temple Manor is located within the Action Area immediately adjacent to the northern end of the proposed development site. It was originally part of a royal manor and was given to the Knights Templar by Henry II in 1159. The surviving building comprises a 13th century hall over a vaulted undercroft, with 17th century additions. Medieval foundations and middens have been recorded in the area around the present hall, and may possibly extend into the Morgan's Timberyard site. It is likely that additional archaeological remains relating to the farm complex and use of the wider landholding will be present in the surrounding area, including possibly Temple Marsh. The medieval and early post-medieval bridge across the Medway was located about 80m to the south of the present bridge.</p> <p><u>Industrial archaeological and maritime interest</u></p> <p>The Action Area and its surrounds have been used for industrial purposes during the post-medieval period, including brickearth extraction, as a timber yard and as a cement works. A number of small wharves or landing stages can also be identified on historic maps and two groups of probably post-medieval barges are apparently located along the foreshore in the northern part of the site and adjacent to Morgan's Timberyard. The site has variable archaeological potential ranging from high to probably low, depending on the extent of destruction by post-medieval industrial activity. The post-medieval industrial remains will however, in some cases, be of archaeological interest in themselves. The site has not been subject to detailed or extensive archaeological excavations or research previously, and there is a need first of all to pull together existing historic environment records for the area.</p> <p><u>The historical setting of the site</u></p> <p>There will also be a need, as noted above, to ensure that the setting of the scheduled Temple Manor is not adversely affected and, if at all possible, is enhanced. In addition, the development proposals should maintain or enhance the quality of views to and from historic Rochester and in particular the key monuments of Rochester Cathedral, Rochester Castle and Fort Clarence. I note that the intention of the development proposals is to maintain key views of the cathedral and castle through the careful location of the tall buildings on the site. With this in mind, I would strongly recommend that you consult Peter Kendall, at English Heritage, with regards to the visual impact of such a large structure on the historical views of Rochester. I have copied Peter into this correspondence.</p> <p><u>Archaeological mitigation</u></p> <p>The archaeological/historic environment potential at Temple Waterfront can be considered in terms of three superimposed horizons. At the top is the above ground heritage (Horizon A); in the middle are the made ground deposits (Horizon B) which generally extend to approximately 3m depth and include archaeology of a wide range of periods; and at the bottom are</p>	<p>Noted</p> <p>Noted</p>
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		<p>considerable depths of alluvium (Horizon C). These lower stratified deposits are known to contain remains of former landsurfaces, marginal marshland activities, boats etc. It would be sensible as a first step for a desk-based archaeological assessment to be prepared for the whole Action Area. Following on from the desk-based assessment it is likely that there will be a need for geoarchaeological modelling of the deposits at the site, followed by further archaeological investigation as appropriate. Depending on the nature of the proposed development there is likely to be the need for archaeological field evaluation, probably in the form of trial trenching.</p> <p>I would be happy to discuss any of the above in more detail with yourself or the potential developer(s) and would be pleased to provide a specification for the archaeological work, together with names of archaeological contractors who have worked in the area previously, on request. As mentioned above, I would also suggest that you contact English Heritage regarding the impact on the settings of the castle, cathedral and particularly Temple Manor, which is also an English Heritage guardianship site.</p>	<p>Insert additional text “it is likely that there will be a need for geoarchaeological modeling of the deposits at the site, followed by further archaeological investigation as appropriate including field evaluation in the form of trial trenching” in para. 6.06</p>
20.	Dave Wyatt – Hon. Treasurer Medway Allotments Federation	<p>I attend the Medway Countryside Forum on behalf of the Medway Allotments Federation, being their Honorary Treasurer.</p> <p>Medway Council gave assurances to the Forum in 2004 that no development would take place on the public open space on Temple Marsh.</p> <p>This area has the potential of being a very important public open space; with better access and signing I am sure it would become a popular place to visit. Looking at the map you realise that this is an oasis amongst a highly developed area.</p> <p>It is for these reasons that I would like to lodge a strong objection against any development encroaching on the Temple Marsh public open space.</p>	<p>See response to the comments from the Environment Agency above</p>
21.	Richard Hutchfield, (<i>Vice Chair & Chair of Planning – Cuxton Parish Council</i>)	<p>1. We cannot rely upon Roman Way being the main entrance and exit from the site, an accident on the roundabout or somewhere around the motorway junction would render Roman Way impassable. This would force traffic to use the presently single way route under the railway arch. It is therefore imperative that a condition of the development be that the arch is made two way.</p> <p>2. It has been a long-term ambition of Cuxton Parish Council, RUMCC and subsequently Medway Council, to get a riverside walk and cycle route from Halling through to the Civic Centre. Presently this has been achieved at Medway Valley, and there is an outstanding 106 agreement with Port Medway Marina at Cuxton, to provide access over their land. This then leaves the Cuxton to Halling bit to be done, and Medway Valley through Temple Waterfront and on to the Civic Centre. Therefore please can you insure that the successful developer is fully aware, and is locked in to an unbreakable agreement, such that we get our long strived for riverside walk and cycle track.</p>	<p>This is referred to in para. 6.46</p> <p>The brief makes clear the importance of creating a riverside walk and cycle route through the development.</p>
22.	Morgans Timber	<p>Representatives of Morgans Timber were concerned that the brief was too prescriptive over</p>	<p>The following amendments have been agreed</p>

		<p>their future – indicating the site shown on the illustrative masterplan as the only option when they wanted to retain the opportunity to stay on the northern part of their current site and continue in a mixture of old and new buildings.</p>	<p>with Morgans Timber:</p> <p>Para 6.05 Add at end: <i>If the Morgan Timber operation continues in the northern part of the current site, it will be important to upgrade some of the buildings and landscaping to enhance the northern gateway entrance to the site.</i></p> <p>Para 6.16 Add at end: <i>If Morgan Timber remain on the northern part of their current site, improvements to some of the buildings will be required. This is to ensure that the northern entrance to Temple Waterfront and open space does not detract from the design quality of the rest of the development and access to the open space from Strood town centre is encouraged.</i></p> <p>Principle 5. (P. 84). Add at end of second bullet: <i>However, if Morgan Timber remain on the northern part of their current site, the primary route will run between their site and the river before turning west towards the railway line.</i></p> <p>Para 6.41 Inset after 1st sentence: <i>(unless Morgan Timber remain in the northern part of their current site when the primary route will run between their site and the river for the length of the Morgan site).</i></p> <p>Design Approach</p> <p>Para 6.59 Insert new 1st sentence: <i>In the northern area of the site there needs to be a flexible approach to development to allow for the possibility that Morgan Timber will remain in the northern part of their current site.</i> Delete: <i>The northern area.</i> Insert: <i>This part..</i></p> <p>Para 6.62 Add at end: <i>However, should Morgan Timber remain in the northern part of their current site the route from Walnut Tree Bridge would follow the river before running west to follow the railway line.</i></p> <p>Para 6.66 Add at end: <i>This also applies should</i></p>
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			<p><i>Morgan Timber remain and redevelop in the northern part of their current site.</i></p> <p>Page 98. Second bullet point. Add at end: <i>Should Morgan Timber choose to remain in the northern part of their site, the primary route would initially run adjacent to the river and then turn west along the southern boundary of the Morgan's site to link to the route shown in the illustrative masterplan. It will be important to ensure safe facilities for pedestrians and cyclists alongside the primary route where it fronts the Morgan's site.</i></p>
23.	Richard Thornby – Medway Ports	<p>The draft Development Brief has now been considered by Medway Ports and there are no issues to raise at this time. It should of course be borne in mind that if works are required to be carried out to the flood defences which affect the Mean High Water, for example new surface water outfalls, then River Works Licences will be required from Port of Sheerness Limited.</p>	Noted.
24.	J Lambert – Strood Yacht Club	<p>On behalf of the above club I would draw your attention to the problems likely to arise at the Walnut tree railway bridge.</p> <p>The narrow and low nature of this bridge is pointed out in the development brief but once the new housing area is occupied human nature being what it is there is bound to be a considerable flow of both vehicles and pedestrians taking this route to Strood town in general and Morrisons store in particular.</p> <p>The suggestion of traffic lights to introduce alternate direction movement will result in several problems ie.</p> <ol style="list-style-type: none"> 1. the existing road from Morgans Timber yard entrance to the bridge is not wide enough for two lanes of traffic (one moving and the other stationary) plus safe passage for pedestrians 2. Immediately adjacent to the river side of the bridge there will be (and is now) three converging traffic approaches; <ol style="list-style-type: none"> a) From Morgans area b) From Strood Yacht Club c) From Mollies car breaker yard <p>If the lights are placed well back from the bridge there will be no control of two of these three approaches.</p> <ol style="list-style-type: none"> 3. The Knight Road approach to the bridge is dangerous as the exit from the bridge roadway into Knight Road is very badly sighted for oncoming traffic. This will be made even worse with traffic lights causing stationary traffic in Knight Road. 	<p>Make reference in para. 6.46 to the need to allow access to the Strood Yacht Club, Molly's car Breakers and houseboats.</p> <p>Para. 6.46 stresses the need to deal with potential flooding at Walnut Tree Bridge.</p>

		<p>There is an existing problem of the road under the bridge flooding at spring tides and this will become worse when adjacent land on both sides of the river is raised to stop local flooding. If this problem is not addressed the movement of both vehicles and pedestrians will be curtailed for several hours each day during spring tides.</p> <p>It is considered that allowing pedestrians and vehicles to use the bridge simultaneously when the moving traffic has just been released by the traffic lights is asking for accidents and will be irresponsible to allow this to happen.</p> <p>It is considered essential that it should be mandatory for any development proposal to include firm consultation with Rail Track for rebuilding of the bridge to acceptable dimensions.</p>	<p>There will be a reduction in the number of HGVs using the road at Walnut Tree Bridge when existing businesses on Morgan's site relocate elsewhere.</p> <p>This will be investigated but may be technically impractical and not financially viable</p>
<p>25.</p>	<p>John Hill – City of Rochester Society</p>	<p>3.23 Alternative route to avoid Darnely Arch is referred to in Local Plan and also in a Cabinet report of 2004 (2.5.38) but here is nothing definite concerning this in the development brief.</p> <p>3.26 Policy L3 states no open space to be lost but development brief conflicts with this (6.27)</p> <p>4.59 Path referred to is at present completely blocked.</p> <p>4.16, 4.17, 4.18, 4.94, 4.97 Open space little used as never promoted by Council and works carried out by previous Council (i.e. paths, tree-planting and car park) never completed.</p> <p>6.10 Any 5 storey buildings must definitely be to rear of site, away from river, so as to avoid spoiling the views up river from Rochester.</p> <p>6.25, 6.29 Would it not, perhaps, be best for Council to retain ownership of the SNCI area itself and to maintain same?</p> <p>6.30 Good to read this.</p> <p>Policy S10 of local plan, as well as referring to an alternative avoiding Darnley Arch does refer to "an appropriate setting for Temple Manor". Surely, now is the time for both of these matters to be dealt with, whilst the Temple Waterfront scheme is carried out?</p> <p>NB, 1, Why, oh why, are 'foreign' or metric units used in the development brief?</p>	<p>Reference is made to this point in para. 6.47. The issue will also be a key issue in the Strood Action Area Plan that is in course of preparation.</p> <p>See response to Environment Agency comments above</p> <p>See response to Open Spaces Society comments above.</p> <p>Noted</p> <p>The need to maintain views of Rochester is mentioned in a number places in the brief. Para.6.10 makes clear that all development proposals will need to be justified by detailed visual assessment.</p> <p>The brief does not preclude this but does state (para. 6.29) that the developer will be expected to demonstrate how long term maintenance will be undertaken</p> <p>See response to Tourism comments above.</p> <p>Legal requirement</p>

		<p>2, Photo on page 2 of the booklet is very misleading as it shows almost none of the actual area covered by the brief.</p>	<p>See response to Open Spaces Society comments above</p>
<p>Other Consultees</p>			
<p>26.</p>	<p>Stephen and Odile Brice</p>	<p>We have just received the Temple Water front consultation leaflet and as residents of Hathaway Court and facing Temple Marsh directly across the river, we are very concerned with the development project.</p> <p>At this time of the year, we look across the Medway at high green trees. It looks like some of the parkland will be replaced with 'structured planting' - can you please give us more detail on what this means.</p> <p>Could you also tells us how long the construction work will last as we are under no illusion that the building of anything across the river will cause a lot of noise, on our side. At the moment, the building work going on further up the hill, in Strood, is causing a noise nuisance as they start work early, especially on Saturday morning.</p> <p>Will there be any regulations to protect us from the noise and possibly dust at the week end and in the evening? As you can tell, we are most upset at the thought of this development of what is a lovely green, clean, peaceful area.</p> <p>I understood that 'regeneration' was synonymous to brown belt re-development but, in this case, it would appear that green areas are going to be lost to the benefit of houses in commercial buildings! We are looking forward to your reply.</p>	<p>A letter responding to the points raised has been sent as follows:</p> <p>Some of the existing open space on the site is shown for development but the vast majority will be improved and generally more accessible to the public. Structured planting comprises new trees and shrubs that will provide the 'structure' for the new buildings.</p> <p>As no developer has been appointed to the scheme a time frame cannot be given but as a general rule sales of more than 100 units a year (plus any socially rented units) are unlikely on a site such as this, therefore we could expect the development to be built over 6-7 years.</p> <p>If planning permission is granted there will be conditions that the developer has to comply with and working times may be one of the conditions or it will be dealt with under the Control of Pollution Act procedures. Our environmental protection team will work with the developers to ensure that problems associated with dust and noise are resolved.</p> <p>Priority is given to developing brownfield sites and the majority of the site falls into this category. Encroachment onto the open space (a former refuse tip that was capped and laid out as open space) is being proposed, firstly, so that the amount of new housing is more likely to support facilities for what is currently an area remote from community facilities and, secondly, to fund improvements to and the management of the open space and nature conservation area.</p>
<p>27.</p>	<p>Matt Ainge</p>	<p>More homes along that stretch of road will cause a ridiculous amount of congestion every morning and evening, especially as Medway Gate is already being built along the A228 as</p>	<p>The principle of developing this site for mixed-use development has been established through the</p>

		<p>well. There is already very heavy traffic during the rush hours up Sundridge Hill and along Cuxton Road and unless the road network is somehow improved, if possible, then the impact on the already-swollen through-roads of Medway will drive people out of the area (pardon the pun). Then there is a knock-on effect on the environment and on the quality of living in the area. Medway is hardly capable of serving its residents as it is, how will it cope with hundreds more? Are there plans for this?</p> <p>A nature reserve would be a pleasant use of some of the area, particularly as it is along the riverfront.</p> <p>Here's an idea worth giving serious consideration: A better use of the land would be to build one or more further resource and respite centres for families who are in desperate need of more medical and social services and, pertinently, better availability of assistance. It seems everything medical and all disability assistance is focussed in Gillingham, such as the hospital, NHS-funded respite centre and the Parklands resource centre. Seeing as how there are families in need of such services in all parts of Medway, there is a great imbalance in how accessible these services are. I have seen this first-hand. Do not consider this thought in light of the initial costs to Medway Council; if Medway want more people to live in the area for council tax or whatever reason, you should consider that the lack of service availability is driving people out of the area.</p> <p>Children are being diagnosed with complicated disabilities more and more often. If Medway want to be an excellent council, they should match this increase with better availability and quality of service.</p>	<p>Local Plan. The brief (para.7.05) requires a transport assessment to be prepared as part of the outline planning application. This will identify the need for any off-site improvements.</p> <p>This is proposed in the brief by the enhancement of the SNCI</p> <p>The potential for any health-related facility on the site will be investigated with the health providers and users during the time that detailed proposals are being developed.</p> <p>Noted</p>
28.	Sarah Avila	Use some of the area for a residential marina.	Noted – there are currently 2 boatyards close to but outside the development brief area which will be unaffected by this development although improvements would be welcome. A new marina accessed from the site would compromise the nature conservation objectives for the site.
29.	Mrs J Osborne	Not in favour of houses etc being built on this land. It should be Countryside Parks etc. our heritage to be enjoyed.	See response to Open Spaces Society above. The principle of developing this site for mixed-use development has been established through the Local Plan.
30.	Mr B Kemsley	I would like to see a 9 hole golf course run by Council, also a play ground and somewhere you can get a sandwich plus a cup of tea and nearest one is Deangate – too far to go.	The area of land is too small to accommodate a 9 hole golf course and a reasonable quantum of development that will be viable and provide a sustainable community. It would limit use of the open space by the general public. It is hoped that refreshment facilities can be provided at the local centre or at any visitor centre linked to the open space.
31.	Janet Wilson	I am glad to see that much of Temple Marsh will be retained as an open space area.	Noted

		<p>We are very short of open spaces to enjoy this side of the river unless you drive a few miles i.e. Shorne, Ashenbank, Cobham.</p> <p>This area would I am sure have been used in the past if access had been more obvious and easier.</p> <p>Temple Manor is an under advertised and I suspect undervalued local historic building. Hopefully this will be addressed in the development.</p>	See response to Tourism comments above
32.	M Chanler	Very Good. About time. Looks disgusting as it is now.	Noted
33.	Jean Kitching	<p>As you will see from my address over I live opposite the proposed Temple Waterfront Development.</p> <p>I have no objections to the development, as it will probably improve my view across the river!! My house is flanking the walkway to Hathaway Court and my biggest concern is that in 10-15 years time, this 'new' development will suffer as we have regarding maintenance and repairs etc. to the walkways!!</p> <p>[The response goes on to refer to difficulties experienced by residents of Hathaway Court to maintenance of walkways]</p>	Developers will be expected to make arrangements for the management of all areas outside the ownership of residents and businesses (para.6.29)
34.	Mike Fleet	A caravan-touring park on the site run by Medway Council. See Bristol as an example of how this could work.	There is a need for such a facility in Medway and the potential of the site for this will be investigated
35.	Mrs Helen Colvin (form completed at exhibition)	<p>Keep anything above 3 floors to the back of the site.</p> <p>Do not put a string of lights on the path all the way round. All lighting should not increase the light pollution.</p>	See response to comments from City of Rochester Society above. Amend para. 6.42 to make clear that the riverside walkway should be unlit. Light pollution is addressed in Principle 6.
36.	Alan Brown	I have concerns that any development on a land fill site could cause problems in the future, such as those experienced in Sittingbourne.	See response to the comments from the Environment Agency above.
37.	Chrissie Murphy	Could you tell me initial programme of events. When do you plan this development to start, if all goes to plan, and how long will it take to complete.	Letter sent with details of the planned development programme
38.	Mr and Mrs F O'Collaghan	This seems a good project provided the waste ground is changed to parkland. The buildings are not too obstructive and seating areas plants and shrubs and possible walk bridge across river.	<p>A large part of the site will be retained and improved as open space but development is proposed on the remainder as proposed by the Local Plan and for the reasons given in the response to the Environment Agency comments above.</p> <p>A bridge across the river in a long-term aspiration for this part of Medway.</p>

39.	Mr M Stevens	<p>I have no objection to the Temple Waterfront development, however the gardens and walkways concern me. When the development is finished are the gardens and walkways going to be maintained, by yourselves.</p> <p>[The response goes on to refer to difficulties experienced by residents of Hathaway Court to maintenance of walkways]</p>	<p>The responsibility for future maintenance of public space has not yet been decided but will need to be addressed at outline application stage. Para. 6.29 makes this clear.</p> <p>[A response has been sent on the Hathaway Court issues]</p>
40.	David Thornewell	<ol style="list-style-type: none"> 1. As a non-resident I am concerned about the overall appearance of the development when completed as this is an important site and prominent in the Strood/Rochester landscape & riverside. 2. I am particularly concerned that access to the riverside is improved and there should be a continuous public footpath by the side of it. Not a “permissive” path. I have always supported a path along the west of the River Medway from the Halling/Cuxton and beyond into Rochester. This has been achieved in central London and largely exists on the east bank from The Esplanade to Wouldham. 3. From an appearance point of view the built development should be at the “back” of the site leaving the frontage undeveloped so the riverscape in an open space with due regard to nature issues. 4. I assume the issue of flooding also encourages protection of the open space with sea level rise/global warming effects. 5. Lighting should be subdued and not lighting up the sky. 	<p>Noted</p> <p>It is the intention in the brief that access to the riverside is available at all times.</p> <p>The brief seeks to ensure the protection of the riverside and SNCI.</p> <p>It is assumed that the comment refers to the use of open space as flood storage area. The former landfill area has been raised and capped so that it is above the flood level but parts of the SNCI are in the flood plain. See response to comments from Mrs Colvin above.</p>

41.	Mr Shane Waddle	<p>I am a Medway resident and live on one of the developments along the Esplanade.</p> <p>I was interested to learn about the proposals for Temple Marsh and will look forward to see how they progress. My only comment is to ask that the Council does as much as it can to ensure a good level of public transport is included into the proposals.</p> <p>The area where I live on the Esplanade is a former brownfield site and I think the development has been an excellent use of space. However, public transport is almost non-existent. Except for the bus service that operates at odd hours during the late morning and early afternoon there is no other public transport.</p> <p>I feel that to have allowed such a development to proceed (given the number of dwellings on the Esplanade) the Council was foolish not to insist or build in any realistic public transport. Please, don't repeat this mistake within the proposals for Temple Marsh.</p>	<p>Bus services are more likely to be viable with the amount of development proposed. Principle 5 requires the promotion of public transport as part of the development. Para. 7.06 states that section 106 contributions may be required to public transport.</p>
42.	Derek Munton	<p>This scheme needs doing.</p> <p>In fact it would be a good idea to include all marginal uses along the waterfront such as the derelict boats and Molly's Breakers etc.</p> <p>Access from Roman Way may not be enough it will need another access of all this development is going to work. Walnut Tree bridge is single track and is not enough to be used for access. Wickham Arch could be more useful but it ends up on Roman Way.</p> <p>Temple Marsh Open Space must remain open.</p> <p>We must include industrial uses to provide jobs and thus sustainability.</p> <p>The A228 will need major re-engineering.</p> <p>Cycle track from Medway Valley should extend to Walnut tree bridge and through into Strood.</p>	<p>These areas will be covered by the Strood Action Area Plan that is in preparation.</p> <p>This issue is addressed in para. 6.46 and in 7.05 where the need for a transport assessment to accompany an outline planning application is required.</p> <p>See the response to the comments made by the Environment Agency above.</p> <p>These are proposed in the brief.</p> <p>A transport assessment will identify the need for this and para. 7.08 states that section 106 contributions may be required for offsite transportation works.</p> <p>Agreed.</p>
43.	Phil (by e-mail)	<p>[A long e-mail, the main points relating to the development brief are summarised below]</p> <p>The design concept for the above appears reasonable although I do have some concerns about the impact on the views across the river for residents in St Margaret's Street, Borstal Street and along the Esplanade.</p>	<p>Noted.</p>

	<p>The late 1990's Esplanade development looks aesthetically pleasing from the other side of the river, i.e. the Temple Water Front side. However does not look good from St Margaret's Street Side and hope the same mistake will not be made at Temple Waterfront.</p> <p>Social [affordable] should not be concentrated in one area (as at The Esplanade and Strood Riverside, All Saints development) because of the lack of integration that occurs and other problems this causes. Suggests every 4th house should be affordable. This would reduce anti-social behaviour and improve community relations.</p> <p>With regard to the use of open space, I am very pleased that there are to be green open spaces and particularly welcome the extension of a walkway to link up with the existing short walkway on the Medway Valley estate. I would however appreciate an assurance that any open green spaces will have access points that are blocked to any form of motor vehicle, particularly motor cycles. Despite complaints of noise from motor-cycles on Temple Marsh, the council has done little about it.</p> <p>The siting of a new train platform adjacent to the development would be welcome. It would also provide a boost to businesses on the Medway Valley estate, particularly the cinema and sports club. Area is difficult to access without a car as bus service is very poor. This is an opportunity to increase the usage of the Medway Valley Line on. The costs could be divided between South Eastern, Network Rail, and the developers of Temple Marsh (perhaps through s106 agreements) thus ensuring no direct cost to the taxpayer!</p> <p>If genuinely serious about sustainability then might all new houses on the site and the business facilities, be built incorporating solar panels and possibly even having a wind turbine located on site? I also trust that all houses will not just be fitted with water meters as required by law but will also be fitted out with water saving devices such as low water usage toilets, recycled water for flushing and so on. I understand Southern Water have recently been involved in a pilot project on a new housing development in the south east and would appreciate council officers/councillors obtaining feedback from the company and incorporating any successful measures into the Temple Marsh development.</p>	<p>The development of Temple Waterfront will back on to the Maidstone railway line and industrial development. However the view from the railway line should be of the same high quality as elsewhere on the site.</p> <p>The intention will be to spread affordable housing through the site. This will be achieved by an Affordable Housing Plan.</p> <p>It is the intention that motor cycles should be prevented from using the open space.</p> <p>The Local Plan policy for Temple Waterfront states that the possibility of a station should be investigated. It also identified the site a having potential for a new sub-regional stadium. A station would have been a key piece of infrastructure if such a use had been pursued but. Gillingham FC dropped their interest in the site in 2004. No railway body has argued in favour of a station in this location and if it were to be supported it would almost certainly be at the expense of closing Cuxton station, which is very close.</p> <p>Sustainable construction and the incorporation of energy saving facilities as part of the development will be supported.</p> <p>The recycling of water is supported in the brief but the response from Southern Water above is sceptical about the reliability of the technology.</p>
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44.	Steven Armstrong	Is this project future proof given the body of evidence available that the River Medway will expand over the course of this century rather than decrease?	This issue is covered in paragraphs 4.53 – 4.57 of the brief and in the response to the comments from the Environment Agency above
45.	Nick Baines Peter Fairbrace	<p>Our main concern is the environmental position and how this will effect the birds and wildlife.</p> <p>Next is the height of the 600 dwellings to be built and how they will effect the landscape.</p> <p>Will all of the trees and bushes that are currently there be left in place. There is very little left in the medway towns that has areas for the wildlife as it is, without removing any more.</p> <p>Our last concern is how will the current services ie surgeries, waste refuse etc cope with the increase in people in that area.</p>	<p>Wildlife habitats will be safeguarded and any losses mitigated (Principle 1)</p> <p>See response to the comments from the City of Rochester Society above.</p> <p>Existing trees and shrubs that are in good condition will be retained as far as possible</p> <p>Principle 5 deals with community facilities and ensuring they are provided to meet the needs of the development.</p>
46.	Roger Emmerson	<p>Please ensure that the Planners take full advantage of being able to design housing areas WITHOUT the need for ALLEYWAYS.</p> <p>If a connection is required to adjoining parts of an area then WIDE pathways NOT alleyways should be employed.</p>	Amend para 6.38 to make reference to the need for pedestrian routes to be overlooked and fronted by development
47.	Michael John Huggett	<p>What will happen to Castle View Moorings and the people living there?</p> <p>As we are not even on the plan's we are just shown as two jetties and mud please could take a look as to why we are not shown on the plan's</p>	<p>There are no plans to alter the Castle View Moorings as part of this project or any other Medway Council initiative.</p> <p>The Castle View Moorings are not shown in any detail on the illustrative masterplan is that they are outside the development brief area: and the masterplan which shows a way in which the development area could look by following the design principles laid out in the development brief. As the Castle View Moorings are not part of the development area they have not been included in any great detail in the illustrative masterplan.</p>
48.	Dana Alder	<p>Temple Riverside is so called because the Knights Templar had a large House/tithe Barn there. As it is so close to the river, there is a good chance that the templars approached it by water, rather than by using Watling Street. As a result, there is an equally good chance that there will be medieval (12-14th century) trade items deep in the mud. There may even be a shipwreck or two (Medieval or Roman).</p> <p>Before any development takes place, there needs to be a full archaeological assessment carried out on the area and, I would also suggest, that the site is surveyed by Ground Penetrating Radar, which would show up any large structures below today's ground level.</p>	See response to KCC Archaeology comments above.

		It might slow development by a month or so, but the chance to find well preserved waterlogged artefacts is one that should not be missed.	
49.	Ms C. Y. DeSouza	<p>By intending to build 600 dwellings on the Temple Waterfront site, Medway Council are missing a great opportunity to provide a unique resource for all the residents of Medway by creating a riverside country park.</p> <p>The proposed riverside walks, nature walks and play areas along with picnic areas are all welcome provisions and should be for everyone to enjoy.</p> <p>I have no objection to housing being built on sites already occupied by buildings, but to encroach on one at the last remaining green spaces along the river, would be a travesty!</p> <p>This site could be a little jewel in Medway. Please do not allow Medway to become a concrete jungle – there must be other sites for the erection at so many homes, please leave the riverside alone!</p> <p>Perhaps no house buildings should be contemplated until the horrendous traffic problems from Rochester to Strood area addressed and hopefully improved.</p>	<p>A large part of the site will be retained and improved as open space but development is proposed on the remainder as proposed by the Local Plan and for the reasons given in the response to the Environment Agency's comments above..</p> <p>Para. 7.05 requires a transport assessment to accompany any outline planning application. This will identify if any off-site works are required this and para. 7.08 states that section 106 contributions may be required for these works</p>
50.	Helen Colvin (Letter)	<p>Great emphasis has been placed on the ecology and diversity of the marsh and the need to provide community open space and wild life habitat. However I do not see how this can be retained if the level is to be raised to 6.1 AOD. Mention is made of the existing erosion at the southern end and the need to stabilise the riverbank. Surely to raise it to 6.1 will then require a hard piled edge as seen at Strood Riverside, especially as this is a path and cycle track suggested. If the riverbank is left the erosion will continue to reveal more of the Victorian rubbish that forms the base of the original raising of the marsh.</p> <p>The importance of Temple Marsh as a view point to and from the motorway bridges, the old Rochester bridge and the Castle is strongly made in the Council's newly adopted building height strategy. Therefore any building on the marsh should not obstruct the views and have low 3 storey buildings graduating to 4 storeys at the back of the site. This would compliment the natural rise in the land from beyond the Strood Valley railway line.</p> <p>In a mixed development as suggested, the noise from the relocated Morgans Timber yard should be mitigated as much as possible. As it is currently, it can be quite clearly be heard from the other side of the river.</p> <p>As the proposed development is for mixed family housing, better provision should be made for primary education than just paying for extra classrooms at the schools in Strood. When you</p>	<p>Land will only be raised where development is proposed or if required for flood protection works.</p> <p>The need for improvements to the river bank is stated in para. 6.31</p> <p>See the response to the comments from the City of Rochester Society above.</p> <p>Insert new text stressing need to address noise exposure in land use layout and building design.</p> <p>The current advice from Children's Services is that no school is required on the site. However,</p>

		<p>consider the extra families that will live in Cuxton quarry the journey to school for these children will generate a lot of extra traffic. Walking to school for these children will not be an option with routes over 2 railway lines, an industrial estate and main roads.</p> <p>Also long term provision for the management of the open spaces and the landscaping must be established. Experience resulting from the lack of maintenance finance at the expensive Strood Waterfront Gardens makes it imperative that resources are set in place for the very long term.</p>	<p>this will be kept under review and addressed when an outline planning application is made.</p> <p>Agreed. Developers will be expected to make arrangements for the management of all areas outside the ownership of residents and businesses (para.6.29)</p>
51.	Mrs E Dray	<p>In accordance with the Medway Local Plan of 2003, I would support the Council in retaining Temple Marsh as a Public Open Space. This has been identified as a key green space and is also an important riverside open space and is the only green space between urban Strood and the M2 bridge. It can be seen prominently from the Medway Bridge and the Esplanade and other places such as Borstal Recreation ground. There is a superb view of Rochester Castle and Cathedral from Temple Marsh.</p> <p>Because of the remoteness of the marsh, it has become an important wildlife habitat. Such places are scarce in urban area and should be allowed to flourish.</p> <p>The site is a former rubbish tip which could cause problems with ground instability, gas mitigation and leaching into the soil.</p> <p>Access into the site is poor and could cause problems in Strood.</p> <p>With regard to the new Medway Council Building Height Policy, I strongly object to any development proposal for Temple Marsh.</p>	<p>See the response to the comments made by the Environment Agency above.</p> <p>The wildlife habitat (SNCI) will be retained and enhanced.</p> <p>See previous response to the comments from the Environment Agency above.</p> <p>Para. 7.05 requires a transport assessment to accompany any outline planning application. This will identify if any off-site works are required this and para. 7.08 states that section 106 contributions may be required for these works.</p> <p>The Building Heights Policy does not rule out development on Temple Waterfront but suggests that buildings over 5 storeys will not be acceptable.</p>
52.	Nigel Wilder	<p>1, the development brief cover is misleading as no course yachts can sail above Rochester Bridge.</p> <p>2, On page 2 – photo described as Temple Waterfront view from Rochester Castle is blatantly wrong showing only the northernmost tip Commercial site – Morgans timber yard).</p> <p>3, the site of Temple Waterfront has been a neglected area into open space park land and the whole is a useful area of green living in the overall plan and should not be used for any other purpose.</p> <p>4, The Council does not seem to understand that this is a flood plain area – even if sea walling is increased by a factor of 2meters – this will not be high enough to cope with the projected increase water levels within the foreseeable future (see climate change projections – minimum</p>	<p>A different type of craft will be used on the cover of the adopted brief.</p> <p>See the response to the comments from the Open Spaces Society above</p> <p>“</p> <p>The development will comply with the advice of the Environment Agency regarding flood defence.</p>

		<p>high levels was shown as three metres).</p> <p>5, No high rise buildings should be allowed anywhere as no way of producing sufficient water to supply this proposed commercial site and associated dwellings.</p> <p>6, not a nice place to live in, such close proximity to commercial developments.</p> <p>7, This is not a plan concerned with the idea of regeneration – it is another example of overdevelopment of the area to high a density and poor access to facilities of normal living needs – all services, school, doctor surgeries, hospital cannot cope – even now with the facilities presently available.</p> <p>This plan should be withdrawn – and left as an area of recreational facility and parkland only.</p>	<p>See response to the comments from the City of Rochester Society above.</p> <p>Waterfront developments command a premium. Although access will be partially through commercial areas, the housing will be separated from large-scale industrial uses by the railway line.</p> <p>The development densities proposed (see para. 6.19) comply with current and emerging government guidance for urban development sites. Principle 5 addresses the need for community facilities to be provided and where justified funded by the development.</p> <p>The principle of mixed-use development on this site has been established through the local plan.</p>
53.	Anon.	<p>Figure 22 on page 60 includes Castle View Boatyard in its site boundary but no other image does.</p> <p>Need to ensure we have copyright text for all images</p>	<p>Noted – this will be amended in the adopted version of the brief.</p> <p>This will be corrected in the adopted version of the brief.</p>