

MEDWAY LOCAL DEVELOPMENT FRAMEWORK

MEDWAY ANNUAL MONITORING REPORT 2005

Volume 1 – Main Report

www.medway.gov.uk



Contents

- 1. Foreword.....3
- 2. Summary4
- 3. Introduction and Key Contextual Characteristics,.....6
 - Contextual data6
 - Population of Medway6
 - Medway Opinion Poll 20048
 - Housing9
 - Environment9
 - Built Environment10
 - Issues10
- 4. Local Development Scheme Implementation11
- 5. Key Elements of the Local Development Framework and the Relationships Between Them.....12
- 6. Indicators14
 - 6a. Significant Effects Indicators.....15
 - 6b. Core Output Indicators.....15
 - Business Development16
 - Housing23
 - Transport.....35
 - Local services37
 - Minerals.....40
 - Waste40
 - Flood protection and water quality41
 - Biodiversity and countryside41
 - Renewable Energy41
 - 6c. Local Output Indicators42
- 7. Challenges, Issues, Opportunities and Outcomes (Assessing Implementation)45

1. Foreword

Section 35 of the Planning and Compulsory Purchase Act 2004¹ requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme (LDS) and the extent to which the policies set out in local development documents are being achieved.

This report needs to look at statistical survey periods for monitoring and which are tied to the financial year. This report therefore covers the period 1 April 2004 to 31 March 2005; it is not considered feasible to disaggregate the monitoring data to cover the period from September 2004, i.e. the date of enactment of the Planning and Compulsory Purchase Act, to March 2005.

This is Medway's first Annual Monitoring Report under the new developments plans system although Medway has been monitoring land-use statistics since its creation in 1998. The role of the report is to determine the successes or limitations of the Medway Local Plan 2003 (MLP) and to inform future policymaking. It represents the first stage in the development of a comprehensive system for monitoring the current and emerging development plans in Medway as the Medway Local Plan is successively replaced by Local Development Documents (LDDs) within the portfolio known as the Local Development Framework (LDF).

The monitoring of the MLP/emerging LDF is an evolving process. The main focus of this year's report has therefore been to provide baseline data for a range of datasets relevant to MLP/LDF. A further role of this year's report has been to identify policies or topics for which there is either no data or the data collection system is not currently sufficiently robust for monitoring purposes. It is envisaged that these data gaps will be addressed in future monitoring.

The successful monitoring of MLP/LDF will depend on drawing trends and conclusions from data spanning a number of years and developing mechanisms to address adverse trends. While conclusions have been drawn from the data contained in this first Annual Monitoring Report, it is not yet possible to draw meaningful conclusions in each case. This is because data for a number of years will be required for meaningful analysis and it will take time for many policies to take effect.

It is the long-term aim to collect four types of indicators for every Annual Monitoring Report - Core Output Indicators defined by central government, Local Output Indicators defined by the Council, contextual indicators and significant effect indicators.

This report is produced in two volumes. Volume 1 is the main report whilst volume 2 contains the detailed land availability tables.

¹ Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

2. Summary

Key findings of the report

- Government legislation requires the Council to produce an Annual Monitoring Report (AMR) on the progress of the Local Development Scheme (LDS) for every financial year. The LDS sets out the timetable for the production of the Local Development Framework (LDF). The AMR needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved.
- The second Medway Community Plan (Community Plan 2004-2007) sets out Medway Local Strategic Partnership's commitment to transforming Medway. This vision of Medway is based on sustainability principles. Sustainability is concerned with a better quality of life for everyone now and for future generations and requires the integration of social, economic and environmental targets. The Local Development Framework shares a similar vision.
- These are exciting times in Medway – now recognised as the City for the Thames Gateway – where urban renaissance is happening because of the priceless combination of location, heritage and real potential. It has been described as a 'jewel in the South East's crown'. The time is ripe for the development of Medway to become an integral part of the gateway to continental Europe. Delivery has been a problem in the past but the creation of Medway Renaissance in August 2004 and the healthy progression of projects such as Chatham Maritime and Rochester Riverside in collaboration with SEEDA and the ODPM, mean that change is occurring. Bringing new and existing communities 'on board' will be a challenge but the Statement of Community Involvement provides a framework to encourage citizen and stakeholder participation in development decisions.
- **LDS** - This AMR relates to the period from the 1st of April 2004 until 30th of March 2005 (financial year 2004/05). At the end of the financial year 2004/05, the Local Development Scheme (LDS) was on target and all milestones had been achieved.
- **LDS** - It is expected that in future years, the AMR will have a greater involvement in the formulation of the LDS and the timetabling of future local development documents. Policy areas which have breached thresholds are likely to have a higher priority for review compared to those policy areas which have remained more static over time. Changes in central government policy will also have a fundamental impact on the LDS as will the Regional Spatial Strategy and its review.
- **Business Development** - There were some substantial losses in employment land this year (use classes B1-B8). Office and other B1 buildings were lost in Chatham Maritime by change of use to University faculties (D1). These changes, combined with other developments like the new police headquarters, add to new development and employment but do not show in the results because they do not fall within the use classes monitored in this report. However, some 34,000 sq.m. of new B1-B8 floorspace is currently under construction.
- **Housing** – For the period there were 646 completions against an annual requirement of 700 from the deposit Kent & Medway Structure Plan 2003. This compares to 733 completions for the previous survey year. Shortfalls in the period 2006-2016 will be addressed through the new Local Development Framework process as the Medway Local Plan 2003 only runs to 2006. Planning permissions for small site development remain buoyant, with 221 dwellings (170 applications) approved this year, an increase on last year's value of 227 dwellings (138 applications). Over the medium term completion

rates are expected to accelerate due to the number of large sites receiving planning permission and the pre-application discussions which are well advanced.

- **Housing** - In 2004/2005, 92% of new permissions were PDL, compared with 91% for the previous year. Permissions for residential development on previously developed land continue to exceed both national and local targets. Some reduction can be expected over the next few years due to recent planning consents on Greenfield sites allocated in the Medway Local Plan 2003.
- **Transport** - Interim monitoring has taken place. The controlling factor in this indicator would seem to be the fact that Medway has only one hospital. Most other facilities within the indicator are relatively widely available within the borough except major areas of employment within the rural areas of the borough. It is a feature of most rural areas that concentrations of employment greater than 500 are unlikely. 10% of the new dwellings constructed this year did not meet the 30 minute public transport travel time to all the facilities in this indicator. This was mainly due to access to a hospital. Of this 10% (65 units), 58 (only 9% of the total constructed) did not meet the travel time to a major employment area, though these units, located in the more remote villages, assisted the sustainability of their settlements. Medway's Rural Initiative for Transport (MERIT) was launched in November 2004 and has a number of successes with its aim to improve public transport in the countryside
- **Local Services** - Long-term trends in retail development cannot be commented on, as full monitoring of A1 to A3 planning consents has only been rigorously undertaken in the last 3 years following a pilot exercise. The large growth in retail floorspace this year is as a result of the inclusion of the Dockside Outlet Centre as finally fully-completed. A substantial leisure development at Chatham Maritime, submitted by Dickens World, received reserved matters consent. There has been little movement in town centre developments this year. However, all town centres have low vacancy rates and so scope is restricted for rapid major changes. The Chatham Centre and Waterfront proposals are moving forward. A development brief has been jointly commissioned to take the Pentagon Centre expansion forward. In respect to open space, consultants started work on the Medway Countryside and Open Space Strategy whilst the project to develop Hillyfields in North Gillingham is getting increased momentum.
- **Minerals** - Data for 31/12/03 to 31/12/04 for aggregate returns as administered by SEERAWP for ODPM monitoring gave 61,827 tonnes extracted for this period. This is slightly down on the last period that recorded 62,257 tonnes extracted. A major application was submitted in March 2005 for the extraction and processing of sand and gravel at Hoo St Werburgh.
- **Waste** - No new facilities have been developed during this period. For 2004/05, a total of 133,654 tonnes of municipal waste has arisen in the Medway area of which 16% was recycled, 11% composted and 73% landfilled.
- **Biodiversity** - Landscape architects were commissioned to prepare a Landscape Design Handbook for the whole of the Kent Downs AONB. The popularity of the North Kent Marshes and the RSPB reserve at Northward Hill is increasing whilst the development of the RSPB reserve at Cliffe Pools is continuing with the clearance and decontamination of the site.
- **Renewable Energy** - No renewable energy capacity currently installed, though applications for renewable energy are being considered at this time for wind power, solar water heating and sewage sludge fuelled combined heat and power generation.

3. Introduction and Key Contextual Characteristics,

CONTEXTUAL DATA

- **History** - Situated on the Thames Estuary 30 miles/48 kms east of London, Medway Council was created in 1998 from the former councils of Rochester, Gillingham and Kent County Council. The Borough comprises the five historically separate settlements of Rochester, Chatham, Gillingham, Strood and Rainham and part of Strood Rural. These have now coalesced into a major conurbation. The River Medway, which links the towns, gives the Borough its name.
- **Employment & Economy** - Unemployment in Medway is low, at about 2.5%. Economic activity levels are higher than the national average with proportionally fewer residents who are retired, permanently sick /disabled, looking after home / family or classed as economically inactive students. Despite this, people in employment in Medway are more likely to be in lower paid and lower skilled jobs than in other parts of the southeast. Key sectors of the Medway economy include construction and high-tech manufacturing (pharmaceuticals, electrical and mechanical engineering) both of which account for a significant share of employment. Other service orientated key sectors are financial and business services (including computer related services), the education sector and transport and communications. These sectors currently employ about half of Medway's workforce and are expected to expand. The close proximity of London attracts a significant proportion of the workforce through commuting by road and rail.
- **Transport** - Medway has transport links direct to the continent by road, rail and sea and to London by road and rail. Ashford International Terminal is 25miles/40 kms south-east of Medway while the proposed Ebbsfleet Terminal will be 12 miles/19 kms west. Within the Borough the main roads are A2 for east-west travel and A228/A229 for north-south. The A289 Medway Towns Northern Relief Road provides a new through route bypassing the town centres and the M2 motorway is immediately to the south.

POPULATION OF MEDWAY

- A population in excess of a quarter of a million at 2001 makes Medway the largest unitary authority in the south-east outside of London.
- Medway also has a larger population than the majority of the London Boroughs.
- However, Medway is a "young" borough when compared to the UK with the main pattern being that Medway has more young people (0-14) and less elderly (65+) (see Figure 1). The ONS have calculated the mean and median age of population in the area. Medway has a mean age of 36.5 and this is 7th youngest in the region. This compares to mean ages of 39.1 regionally and 38.7 nationally. A similar picture is seen for median age.
- Compared to England and Wales, Medway has a lower proportion of residents who have limiting long-term illness or whose general health is 'not good'. The Medway figure is similar to that for the region, although slightly higher.
- While the proportion of people with no qualifications in Medway is consistent with the national average, only 8.6% of people are educated to degree level or higher, compared with 14.4% nationally. Ethnic groups make up 5.4% of the population, which is lower than the national average. However, they are diverse and include several groups whose first language is not English.
- Medway's density at 13 people per hectare is considerably higher than the regional average of 4.2 and national average of 3.5 (figure 2).

Figure 1 – Medway’s population profile compared to the UK average

Source: ONS 2001 Census © Crown Copyright

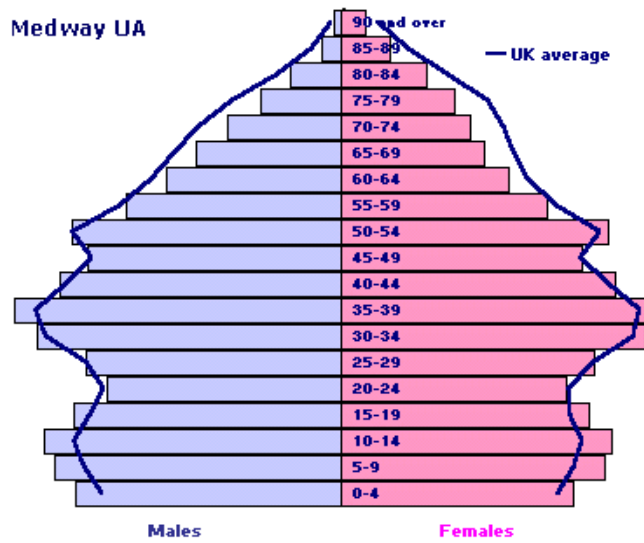
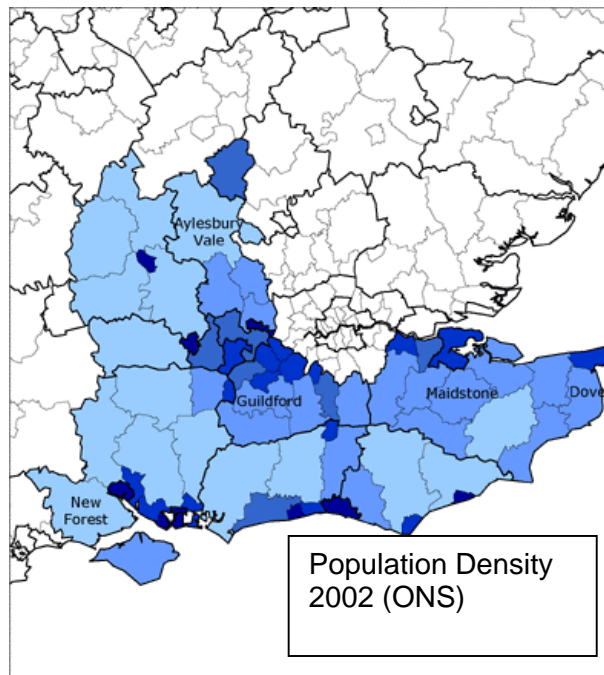


Figure 2 – Population density by Local Authority in South-East (highest density – dark blue, lowest density – light blue)

Source: ONS 2001 Census © Crown Copyright



MEDWAY OPINION POLL 2004

- A total 1297 residents were surveyed in face-to-face interviews.
- The findings showed that 71% of residents were satisfied with Medway as a place to live. People living in rural Medway (86%) were most satisfied with where they live. People living in Rainham, Strood, Chatham and Rochester with 79% satisfaction closely followed this. The low satisfaction levels in Gillingham have caused concern.
- Services which are considered to be most important to people were refuse collection; street cleaning; facilities for young people and parks and open spaces
- Top of the highly rated list was refuse collection (75% net satisfaction), followed closely by Trading Standards (74%). Libraries and Primary Schools came joint third (69%). Bottom of the satisfaction list was facilities for young people. The reasons given are lack of facilities and under-funding
- A new question put to residents was whether they felt involved by the council. The response varied with 44% of people in Rochester feeling involved and only 17% in Strood.
- Satisfaction with environmental health and planning services has increased significantly since 2002
- Satisfaction with parks and open spaces has increased considerably from +35 to +52. This is possibly due to play areas being rated separately from parks and open spaces for the first time as play areas are viewed least positively
- Satisfaction with education services in Medway is high but satisfaction with adult education has decreased since 2002
- Support for old people - Net satisfaction has increased since 2002 from +19 to +48
- Net satisfaction of the council housing services is +48 points and remains roughly the same as 2002 and 2001
- 81% of residents said they felt safe during the day but fear of crime after dark had gone up by 9% to 46%.
- Residents were asked to identify improvements that they felt would improve their quality of life. The results were: -
 - 21% wanted to attract new business
 - 15% wanted to develop basic skills for adults
 - 61% wanted more police on the beat and quicker response times
 - 18% wanted more GPs who were more accountable
 - 17% wanted improvements to bus services
 - 14% wanted improved green spaces
 - 12% wanted more community activities and amenities
 - 23% wanted existing housing improved
 - 23% wanted more facilities for young people
 - 41% wanted more reasonably priced facilities for children and young people.

HOUSING

	Jan-Mar 04	Jan-March 05	% Difference
Medway	£144,455	£153,365	+%6.17
Kent	£183,231	£198,807	+%8.50
South East	£204,307	£221,055	+%8.20
England & Wales	£166,404	£183,486	+%10.27

Source: Land Registry

- House prices in Medway had been increasing at a greater rate than that of other areas, however the last year had seen a marked slow down. Although despite this, between March 2002 to March 2005 Medway still shows the greater percentage price rise.
- Overall the average cost of property in Medway is still cheaper than that of Kent, the South East and England and Wales.
- Medway has a greater proportion of terraced housing at 42.1% than that regionally (23.1%) or nationally 26.0%. It also has a higher proportion of household spaces in caravan or other mobile or temporary structures than the regional or national averages.
- At 2.48 Medway has a larger household size than the region or England and Wales overall.
- Medway housing is not typical of the South East. The highest proportion of Medway's housing is owner occupied at 79% and significantly higher than the national average at 68%. The private rented sector makes up 7%, according to the HIP returns, with housing association 11% and council rented 3%. The council rented sector is small as Rochester Council transferred its housing stock in 1990 to mhs homes, and this is included in the Housing Association stock. The existing Council stock came from Gillingham Borough Council. The percentage of social rented stock is low in comparison to our Audit Commission Family of similar authorities. This makes it more difficult for us to place homeless families and address the needs of families on the housing register.

ENVIRONMENT

Landscape Designation	Area in Medway (ha)
RAMSAR	346ha
Sites of Special Scientific Interest (SSSI)	7487ha
Sites of Nature Conservation Interest (SNCI)	390ha
Local Nature Reserve (LNR)	56ha

- Beyond the urban area lies part of the Metropolitan Green Belt, and the North Downs Area of Outstanding Natural Beauty to the south and west and the internationally recognised Thames and Medway Estuary Special Protection Areas and Ramsar sites to the north. These have helped Medway to retain its own identity and to prevent coalescence with the nearby towns of Sittingbourne, Gravesend and Maidstone.
- Based on the English Nature survey of the Condition of SSSIs (3rd Oct 2005), 83% of SSSIs in the Medway Towns are in Favourable Condition, compared to only 54% in Kent.

BUILT ENVIRONMENT

Type	Total
Listed Buildings	780
Buildings of Grade I and Grade II* at risk of decay	3 Grade I, 3 Grade II*
Conservation Areas	26
Scheduled Ancient Monuments	72
Historic Parks & Gardens	1

The numbers of buildings at risk in the South East has remained relatively stable over the past 5 years with as many new cases coming forward as are removed.

ISSUES

Key issues for Medway have been identified through consideration of issues already known to the Authority, or those raised by stakeholders. For simplicity, these are set out under the most relevant SEA/SA topic. This summarised version of the key issues is updated from that included within the SEA scoping report which was consulted on early in 2005 and takes into account the comments made at that consultation stage.

Topic	Issue
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Ensuring the conservation and enhancement of both the landscape and biodiversity of Medway. • Ensuring adequate provision of green spaces in relation to development. • Preventing the loss and fragmentation of wildlife habitats in association with development • Addressing the impacts of flooding and coastal squeeze.
Population and Human Health	<ul style="list-style-type: none"> • Meeting the challenges of a growing and ageing population. • Providing medical facilities. • Providing a network of managed open space
Water & Soil	<ul style="list-style-type: none"> • Increasing demand for water resources due to an increasing population. • Climate change and flooding • Contamination of previously developed land. • Aquifer protection and water quality
Air	<ul style="list-style-type: none"> • Pollution as a result of industrial practices and transport.
Climatic Factors	<ul style="list-style-type: none"> • Sea Level rise and flooding. • Use of renewable energy technologies as part of a carbon management strategy.
Material Assets	<ul style="list-style-type: none"> • The need for further waste recycling, recovery and disposal facilities with a shift from landfill. • Access to sand and gravel deposits and the impacts on the environment as a result of extraction. • Sustainable construction.
Cultural Heritage and Landscape	<ul style="list-style-type: none"> • The conservation, protection and preservation of Medway’s heritage assets. • Continuing pressure for development on greenfield sites with resultant landscape implications.
Social Inclusiveness	<ul style="list-style-type: none"> • Accommodating the needs of an ethnically diverse population.

	<ul style="list-style-type: none"> • Increasing access to further and higher education. • Rural accessibility. • House prices and housing types.
Regeneration & Economic Development	<ul style="list-style-type: none"> • Promoting Medway as a City with Chatham as the heart • Increasing the range of employment opportunities – extending progression and upward mobility in the labour market. • Commuting levels

Significant events in the period

Planning

- Medway Waterfront Renaissance Strategy adopted
- Chatham Centre and Waterfront Framework adopted as SPG
- Chatham to receive £10m government funding for improvements to town centre
- Chatham Pentagon Shopping Centre development brief initiated
- Cash injection for Gillingham High Street announced amounting to £830,000

Commercial

- Cuxton Pit No. 3 announced to be the location of a new village
- B&Q gain consent on appeal for a DIY warehouse store on Civil Service Sports Ground employment site
- Government confirms that it will be spending £15m on the Medway Universities at Chatham Maritime
- Medway School of Pharmacy opened. It is the only regional School of Pharmacy in the UK and is a unique collaboration between the University of Greenwich and the University of Kent. The first cohort of eighty students started their pharmacy degree in September 2004.
- Akzo Nobel chemical works gains outline planning consent for 808 dwellings, A1, A3, C1 uses and student accommodation. Consent subject to S106.
- Decision taken to close the Dickens Centre in Rochester High Street

4. Local Development Scheme Implementation

Under the new development plans system, it is the intention of the council to prepare a series of Local Development Documents to eventually replace the Medway Local Plan, the Kent Waste Local Plan, the Kent Minerals Local Plan and where relevant, the Kent Structure Plan. The original intention was to completely replace the existing development plan. A draft Local Development Scheme was sent to GOSE on an informal basis before the Planning and Compulsory Purchase Act came into force on 28 September 2004 and a four page letter was received in response which explained that GOSE felt Medway's plan to produce a comprehensive LDF was over ambitious and could not be completed in time to meet the Government 3 year deadline for adoption of the LDF. The LDS was therefore revised and taken to cabinet on the 14th December 2004 showing that Medway is concentrating on the production of a core strategy and a housing local development document

Technical work for the Kent & Medway Structure Plan and the revision of the Medway Community Plan meant that there was a lot of information to feed into the LDF process and the production of the LDS. The on-going involvement of the LSP Sustainable Development Partnership and the establishment of the Local Development Framework Advisory Group which consists of five Council members and four members of the Local Strategic Partnership, also ensures that there are clear linkages between the LDF process and the community outside of formal consultation periods.

The LDS is required to be submitted to the Government for approval. It is a public document and is required to be monitored and annually reported to the Government on achievement of targets. This the first annual report covering the period of April 2004 to March 2005. This progress report details the relevant stage that every document should have reached (by March 2005), the timeframe for its completion, and whether or not the established targets were met.

Therefore the current version of the Medway Local Development Scheme published in March 2005 relates only to the production of core strategy and housing & mixed-use development plan documents. It is currently envisaged that the Medway Local Development Scheme will be revisited prior to March 2006 in collaboration with the Local Development Framework Advisory Group, members and key stakeholders.

LDD	Stage to be reached by March 2005	Actual	On target
Medway Statement of Community Involvement	Consultation on Issues & Options	Consultation undertaken from 29/03/05 to 12/05/05	Yes
Medway Core Strategy	Consultation on Issues & Options	Consultation undertaken from 29/03/05 to 12/05/05	Yes
Medway Housing & Mixed Use Policies and Proposals	Consultation on Issues & Options	Consultation undertaken from 29/03/05 to 12/05/05	Yes
Sustainability Design Guide	No work programmed for this period	N / A	Yes
Strategic Flood Risk Assessment Guide	Background technical work to be produced	Technical work being undertaken by consultants	Yes
Planning Contributions Guide	Background technical work to be produced	Technical work being undertaken by consultants	Yes
Pentagon Development Brief	Background technical work to be produced	Technical work being undertaken by consultants	Yes
Strood Riverside Development Brief	Background technical work to be produced	Technical work being undertaken by consultants	Yes

5. Key Elements of the Local Development Framework and the Relationships Between Them

2004 / 2005 has been a busy year for development plan consultation and it is often difficult for stakeholders to understand how the different plans slot together. For example, the Public consultation on the initial draft of the SE Plan took place from January to April 2005 while the Kent & Medway Structure Plan Examination in Public took place between 7 and 30 September 2004 with the panel report being published in February 2005. Figure 3 shows how the Medway local development framework sits within its planning context. Figure 4 shows the components of the Medway LDF which are currently under production and those which are anticipated later in the process.

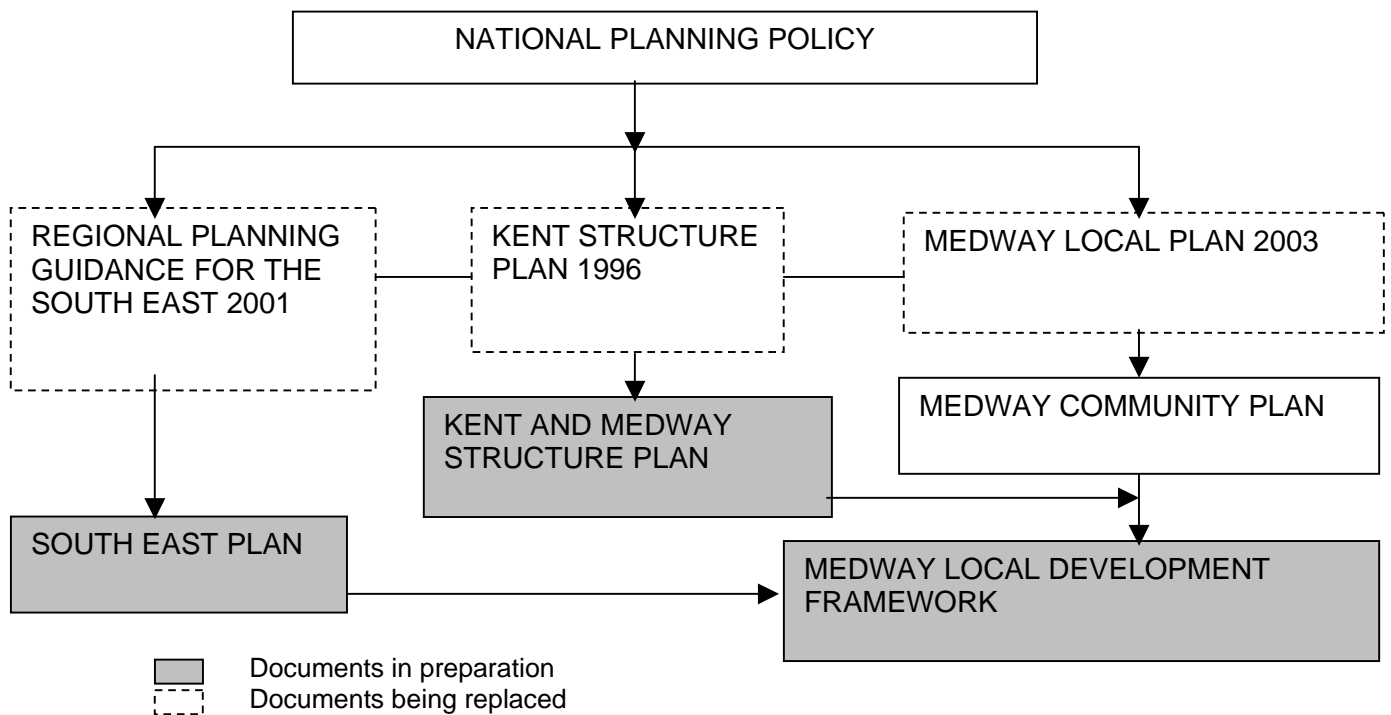
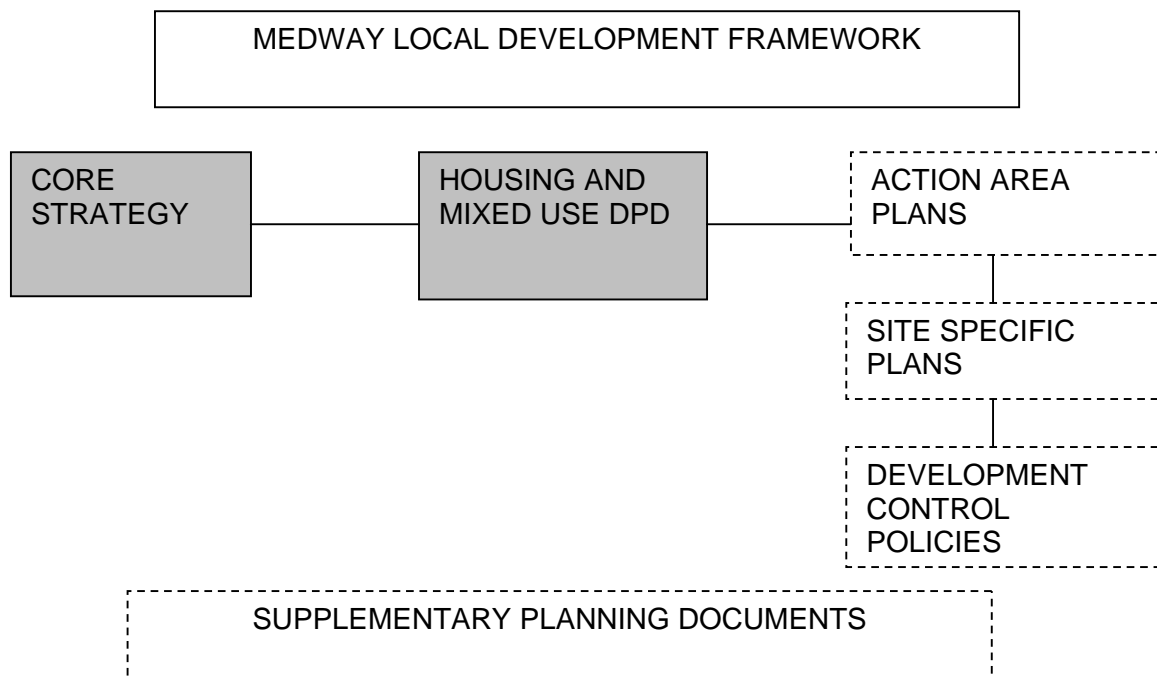


Figure 3 – Relationship of the Medway LDF to other policy documents

Figure 4 - The different components of the Medway LDF



6. Indicators

This AMR considers 4 types of indicators – Core Output Indicators defined by central government, Local Output Indicators defined by the Council, contextual indicators and significant effect indicators.

1. **Local Development Framework Core Output Indicators.** These are set by government and cover a broad range of land use and environmental subjects.
2. **Local Development Framework Local Output Indicators.** These will help collect evidence that are locally important, but not covered by the above. The identification of these will be part of the ongoing LDF process.
3. **Significant Effects Indicators.** These are the likely significant effects of policies and are primarily identified as part of the ongoing Sustainability Appraisal process.
4. **Contextual Indicators.** These will help explain how things happening on a broader scale are affecting the Borough, e.g. wider economical changes. Sometimes the frequency of the data sets mean that this contextual data will remain unchanged for some time e.g. Census, and therefore proxy or anecdotal data may be required in subsequent years.

Currently the Council tends to monitor thematically. This thematic analysis requires a range of Core Output Indicators, plus additional contextual, significant effect and local indicators to enable a pattern to be determined. Generally the key indicators that the Council has monitored for some time to advise its development planning function are those which are now listed as Core Output Indicators. Up to now this thematic monitoring has been reported in the Council's annual Housing Land Supply reports and related documents for Employment and Retail. However as there is a statutory requirement to produce this AMR, it is intended that the production of the AMR will replace the thematic reports.

The Medway Local Plan 2003 saved policies contain a significant number of indicators, for which the key indicators have monitoring processes in place. A number of the other indicators are rather dated and / or are similar to indicators which have been defined through the recent Sustainability Appraisal process which is explained in more detail below.

Through the Sustainability Appraisal process, a set of draft objectives and indicators were drawn up under the topics detailed in Annex 1(f) of the SEA Directive. This list was then expanded to include social and economic topics to meet the requirements of the SA draft Guidance.

To make the process more manageable the number of objectives were limited to a maximum of 20. The objectives were identified through reviewing relevant policy documents at EU, national, regional, county and local level and those put forward in the SA Guidance. The draft objectives were refined through consultation with the Statutory SEA Consultees and other key stakeholders. For each objective, one or more indicators were selected to allow the baseline status of the objective to be determined and to provide a structure for future monitoring purposes. They have been adapted from those presented in the SA Guidance, the IRF, Regional Economic Strategy, A Better Quality of Life in the South East, SEA Pilot studies, Medway Community Plan (2004-2007), Local Transport Plan Annual Progress Report (2004) and the Medway Performance Plan (2004/2005). A number of these indicators have been included in part 6c of this report as local output indicators.

6a. Significant Effects Indicators

Background work for the Core Strategy DPD has resulted in 2 types of draft plan objectives. Currently there are both sustainability and spatial objectives which are being translated into policy. The SA objectives were defined early in the process to have a close relationship to the EU Directive and hierarchically superior plans. They have been refined, as the SA work has been progressed. The process of defining the SA objectives is explained in more detail in section 6 above.

At this stage, work on significant effect indicators has predominantly occurred through the Sustainability Appraisal process. The concept of 'significant effects' is enshrined in the SEA Directive as one of its guiding principles so that the potential significant effects on the environment can be taken into account during the plan's preparation and before its adoption.

In respect to the LDF, as policies are being developed, the potential significant effects of implementing policies in local development documents are being identified. It is intended that over time the actual effects of implementing the policies will be determined and whether they are as intended. Mitigation is a key component in that as a policy is being formulated, the potential impact on the environment and more widely should be identified and more sustainable alternatives considered. If more sustainable alternatives are not feasible, then the policy needs to have suitable mitigation measures included and clear criteria to indicate when a breach would occur or threshold exceeded thereby resulting in a significant effect.

The review of significant effects indicators is most likely to occur whenever a sustainability appraisal is conducted for a local development document.

6b. Core Output Indicators

Central Government has defined a set of core output indicators which local authorities are required to address in their Annual Monitoring Report (AMR) under the themes:

- Business Development (1a, 1b, 1c, 1d, 1e, 1f)
- Housing (2a, 2b, 2c, 2d)
- Transport (3a, 3b)
- Local Services (4a, 4b,4c)
- Minerals (5a, 5b)
- Waste (6a, 6b)
- Flood protection and water quality (7)
- Biodiversity (8i, 8ii)
- Renewable Energy (9)

BUSINESS DEVELOPMENT

It is not possible to differentiate reliably between B1a and other B1 uses as suggested in the ODPM LDF good practice guide. This is due to the number of planning applications where B1 use is not broken down beyond general B1 use.

Progress on major sites at 31 March 2005

- Chatham Maritime development is progressing. New commercial offices are under construction, as are the new police headquarters and substantial extensions to the University presence.
- Rochester Riverside development is expected to provide up to 2000 homes, offices, hotels/conference centre, primary school, local leisure/shopping, riverside walk, public open spaces, community facilities and health provision. Treasury and ODPM have approved a £42.8 million grant.
- Gillingham Business Park. Land at Civil Service Sports Council site lost to employment following appeal decision to allow retail warehousing.
- Beechings Way redevelopment continuing. Some units are now completed and occupied. The recently completed leisure centre building has received consent for change of use to a health clinic/day surgery.

Land developed for employment 1 April 2004 – 31 March 2005

Table E01. Employment summary statistics; planning consents valid 1 April 2004 to 31 March 2005 (sq.m.)

	<i>A2-B1</i>	<i>B2</i>	<i>B8</i>	<i>Total</i>
Completions				
Development completed in survey period	11773	15440	20664	69359
Lost due to redevelopment/reconstruction	-14767	-33496	-10524	-62224
	-2994	-18056	10140	7135
Commitments				
Not started	27953	87777	56994	212456
Under construction	20434	10581	3686	47513
Completed but vacant	0	0	0	0
	(48387)	(98358)	(60680)	(259969)
Potential losses	-25000	-64325	-55061	-146754
	23387	34033	5619	113215
Exclusions				
Expired	756	2640	4804	8300
Other exclusions	31559	23669	1551	57126
	32315	26309	6355	65426

- There were some substantial losses this year. Office and other B1 buildings were lost in Chatham Maritime by change of use to University facilities (D1). These changes, combined with other developments like the new police headquarters, add to new development and employment but do not show in the results because they do not fall within the use classes monitored in this report. See also comments in relation to Table E04
- Figs E01, E02 and E03 shows completions – net and gross - since 1992. Due to the volatile nature of annual completions a 5-year average line is also shown on Figs E01 and E03 as this is more effective in providing an indication of trend.
- The trends of the 5-year averages, gross and net, indicate a reducing completion rate. This is in line with a general decline in economic activity in Medway and nationally, see Fig E04 and Tables E02 and E03, as measured by employees and VAT registrations.
- However, some 34,000 sq.m. of new B1-B8 floorspace is currently under construction.

Fig E01 Gross completions 1992 – 2005 (sq.m.) with 5-year average

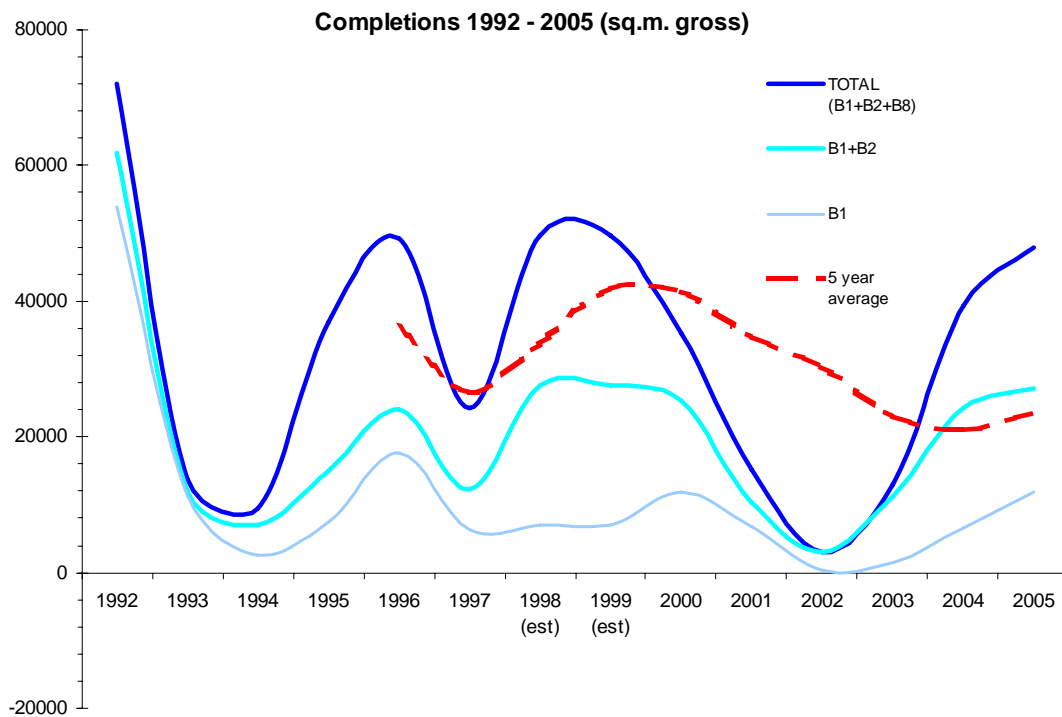


Fig E02 Net completions 1992 – 2005 (sq.m.)

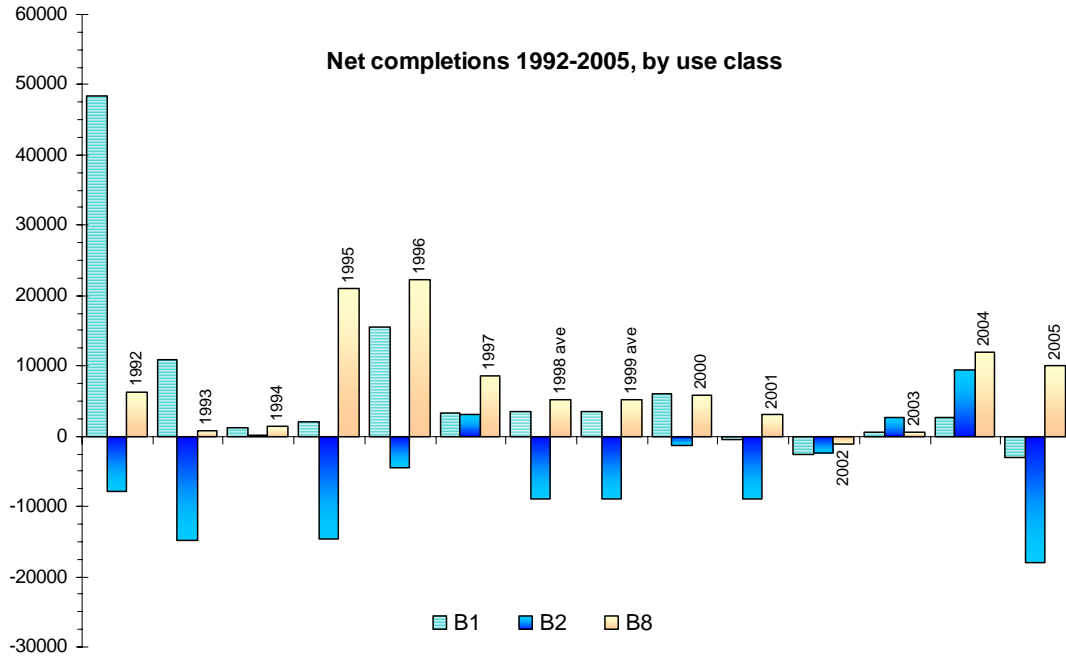


Fig E03 Net completions 1992 – 2005 (sq.m.) with 5-year average

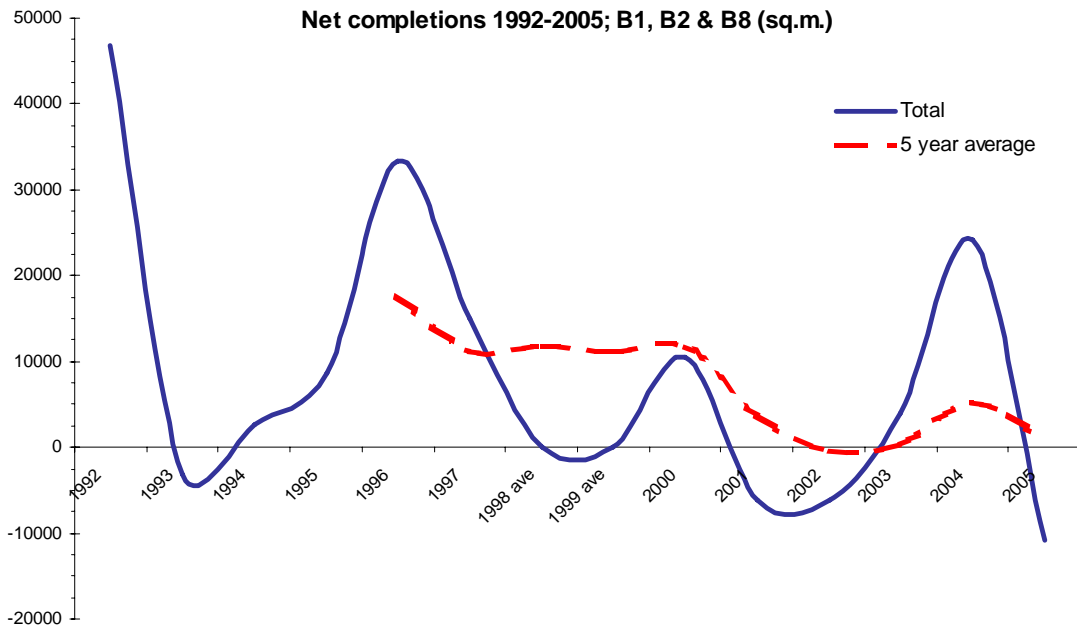
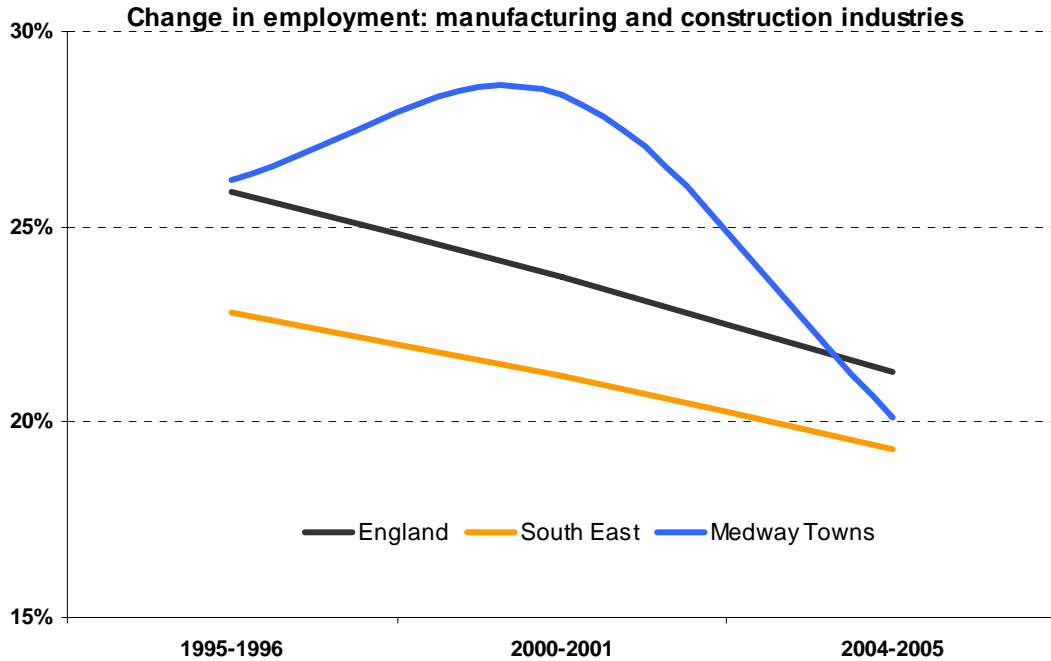


Fig E04 Labour Force Survey; change in employment.



Source: Labour Force Survey
 ONS Crown Copyright Reserved from Nomis

- Fig E04 identifies the decline in employment in the construction and manufacturing industries. The decline in Medway is more dramatic as there was an increase to 2001 followed by a decline of 28% since then, see Table E02.

Table E02. Decline in labour force in Medway: manufacturing and construction industries

	Decline		
	England	South East	Medway Towns
1996 to 2005	17.76%	15.35%	23.28%
2001 to 2005	10.13%	8.96%	29.23%

Source: Labour Force Survey
 ONS Crown Copyright Reserved from Nomis

- VAT registration data shows that the stock of VAT registered companies at the end of 2004 was 5,465, see Table E03. This is down from the 5,480 at the end of 2003.
- Despite these losses the unemployment rate in Medway remained relatively constant from April 2004 (2.5%) to April 2005 (2.4%). This would indicate that the displaced workforce has found other jobs. Whether these are within Medway or not cannot be measured at present, as no data is available at yearly intervals. It may also be that some workers are now employed in industries which are not currently considered to contribute to the generally recognised 'employment' measures (A2/B1 to B8).

Table E03. Medway VAT stock by industry, 2004

Industry	stock at end of year	
	number	%
Agriculture; fishing	65	1.2
Mining; energy/water	0	0.0
Manufacturing	495	9.0
Construction	1,075	19.6
Wholesale & retail	1,185	21.6
Hotels & restaurants	425	7.8
Transport & comms	315	5.8
Finance	40	0.7
Real Estate	1,410	25.8
Public admin; other	375	6.8
Education; health	80	1.5
Total	5,465	

ONS Crown Copyright Reserved from Nomis

- It is a feature of monitoring in Medway that losses are counted at the time they occur, not at the time of completion of the entire development. This results in net losses of floorspace in some years.
- Net losses of employment land for B1 and B2 uses resulted in lost floorspace on previously developed land. Gains were seen in B8 with almost 90% on previously developed land, see Table E04.

Table E04. Employment land completed by previously developed land

	B1 net	B2 net	B8 net
Non PDL	410	879	1546
PDL	<i>See note</i>	<i>See note</i>	11059

Note. Development took place on PDL land for B1 and B2 use but the net result was a loss of floorspace for these 2 use classes.

- Some 20,400 sq.m. of B1 floorspace is currently under construction, of this 17,100 sq.m. (84%) is on previously developed land.

Employment land supply

- Table E05 below shows the provision of land against the Kent Structure Plan 1996 targets

Table E05. Floorspace supply and Structure Plan requirements

	A2-B1	B2-B8	Total
Kent Structure Plan 1996 guidelines 1991 - 2006	285000	285000	570000
Completed floorspace 1991 - 2005	90436	19780	110216
Floorspace with planning permission as at 31/3/2005	23387	39652	63039
Local Plan allocations	67858	212882	280740
Total supply	181681	272314	453995
Difference Structure Plan to supply	-103319	-12686	-116005

NB. The draft Kent and Medway Structure Plan has neither floorspace completion targets nor overall floorspace targets

- There were significant losses to the future capacity of employment land in Medway:
 - The loss of the Civil Service Sports Ground site to retail warehousing on appeal removed 22,000 sq.m. of capacity held on outline consent in perpetuity
 - The reduction of land available at Rochester Airfield removed 54,200 sq.m. of potential capacity.
- Table E06 shows the current situation on land allocated for employment in the Medway Local Plan 2003.

Land lost from employment

- 2.9 Ha of employment land was lost to residential development see Table E07 below.
- All land lost to residential use was previously developed land

Table E07. Land lost to residential development

Use Class	Area (Ha)
B1 (B1a, B1b, B1c)	0
B2	1.9
B8	0
Mixed B1-B8	1.0
Total	2.9

- Table E07 covers planning consents granted between 1 April 2004 and 31 March 2005.

Table E06. Current capacity of employment sites allocated in the Medway Local Plan 2003

Proposed Local Plan Allocations and Existing Sites	Site area (Hectares)	% of site	Site Areas used for calculation of floorspace	Proposed % splits			Capacity m ² (using Kent Structure Plan 1996 conversion figures)				
				B1	B2	B8	B1	B2	B8	B2-B8	Total
Gillingham Business Park	1.75	50	0.875	80	0	20	2777	0	618	618	3395
Ex-Health Authority Land (Gillingham Business Park)	2.88	0	0	100	0	0	0	0	0	0	0
Civil Service Sports Council land (Gillingham Business Park)	4.32	0	0	70	0	30	0	0	0	0	0
Gads Hill/Danes Hill, Gillingham	0.29	100	0.29	0	100	0	0	835	0	835	835
Former Depot, Otterham Quay Lane	1.29	0	0	100	0	0	0	0	0	0	0
Chatham Maritime	12.80	25	3.2	100	0	0	12694	0	0	0	12694
Kingsnorth	66.00	100	66	10	50	40	26182	95007	93166	188173	214355
Isle of Grain	192.00	0	0	0	0	0	0	0	0	0	0
Frindsbury Peninsula	9.60	60	5.76	10	40	50	2285	6633	10164	16797	19082
Formby Road, Halling	9.50	100	9.5	0	50	50	0	13675	16763	30438	30438
Fort Bridgewood	2.10	0	0	20	30	50	0	0	0	0	0
Medway Valley Park/Morgans Timber Works	11.05	100	11.05	20	40	40	8767	12725	15598	28323	37090
Rochester Airfield	10.00	100	10	50	20	30	19835	5758	10587	16345	36180
Total	323.58		106.675				72540	134633	146896	281529	354069
Losses			28.69				4682	27306	41341	68647	73329
Total Net			77.99				67858	107327	105555	212882	280740

50% (0.85ha) of the allocated land at Gillingham Business Park is now developed

0% of Ex-Health Authority land has been used, as an outline planning consent exists on this land. (MC20010184)

0% of Civil Service Sports Council land has been used, now lost to retail warehouse

0% of Former Depot, Otterham Quay Lane has been used, as a planning consent exists on this land and construction has commenced. (MC20001413)

75% of allocated area at Chatham Maritime now has consent or has been developed

0% of Isle of Grain has been used as this land does not count towards Structure Plan totals.

39% (3.8ha) of allocated land at Frindsbury Peninsula is now developed

100% of the allocated land at Fort Bridgewood is now developed

Losses include all current floorspace at Rochester Riverside and Formby Road.

No plan period limitations all sites assumed viable

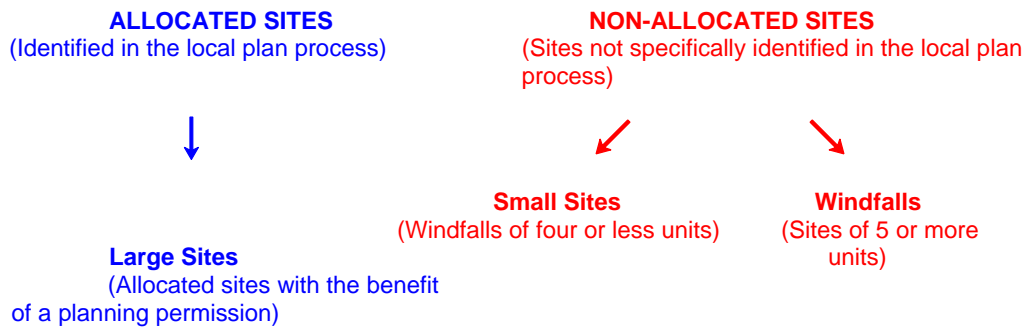
HOUSING

This report covers the period 1st April 2004 to 31st March 2005. The survey was undertaken in April 2005, enabling the assessment of performance of key indicators over a twelve months period.

The Medway Local Plan, adopted in 2003, commits the council to monitoring the supply of housing land against Structure Plan requirements, and providing a continuous five year supply of land for housing.

The diagram shown below (Fig. 1) is provided in order to clarify the treatment of allocated and unallocated sites. Windfalls may include greenfield sites when recording completions, but only brownfield sites are used to calculate future yield in this category of land supply.

Fig. 1



Land supply information comprises details of the individual site assessments of “large” sites (sites with an original capacity of 5 or more dwellings net). Estimates are provided for the contribution of “small” unidentified sites (with an original capacity of less than 5 dwellings) and “windfalls” (large unidentified sites with a capacity of 5 or more dwellings).

Progress on major sites at 31 March 2005

Rochester Riverside

- Two applications have been submitted – covering infrastructure and flood defence works and the masterplan.
- The development is expected to provide up to 2000 homes, offices, hotels/conference centre, primary school, local leisure/shopping, riverside walk, community facilities and health provision.
- Demolition of existing buildings in progress.
- Treasury and ODPM approved a £42.8 million grant.

Strood Riverside

- The site has capacity for around 500 apartments and housing, many of which will be available for rent or low-cost ownership.
- The development will also provide a bus only connection to Medway City Estate, a more attractive environment for Strood Station and a riverside walk.
- Progress to March 2005 includes the funding Agreement signed with the ODPM, and the appointment of consultants to prepare a development brief and master plan.

Chatham Maritime

- Chatham Quays scheme, sites J5 and J6, was granted planning permission. The residential accommodation includes a 19-storey tower block for 108 apartments and a 15-storey block providing 84 apartments plus a 5 storey building with 75 apartments and 36 key worker apartments.
- The site will also include bars, restaurants and cafes.

St Mary's Island

- Just over 900 homes have now been built on St Mary's Island with almost 1,000 to follow.

Pier Road, Gillingham

- Berkeley Homes have purchased the former Akzo Nobel industrial site.

Land Supply Position

- New Regional Planning Guidance for the South - East was released by DETR in March 2001 (RPG9). This guidance requires Kent and Medway to provide 5,700 dwellings annually.
- Table 1 below shows the net dwelling requirements of the Kent Structure Plan (adopted in 1996) compared with net completions.

Table 1

Kent Structure Plan 1996 Policy H1 provision and residual dwelling requirements (31/03/05)

1996 Kent Structure Plan Provision				Net Completions	Residual Dwelling Requirement		
1991-2001	2001-2006	2006-2011	1991-2011	1991-2005	Next 5 Yrs	to 2006	to 2011
9000	4000	3000	16000	9442	5958	3558	6558

- There is a continuing shortfall of completions against the Kent Structure Plan (Adopted 1996) targets; the residual requirement from 1991 to 2006 is 3,558 dwellings.

Table 2

Land supply and Kent Structure Plan 1996 Requirements (31/03/05)

Land Supply and Kent Structure Plan Requirements (31/03/05)				
Phase	2005-2006	2005-2010	2006-2011	2005-2011
1996 Kent Structure Plan Requirement	3558	5958	3000	6558
Large	610	4610	4562	5172
Small Sites (@ 74 p.a.)	74	370	370	444
Windfalls (@ 127 p.a.)	127	635	635	762
Total Land	811	5615	5567	6378
Balance	-2747	-343	2567	-180

- The land supply figures in Table 2 are based upon the adopted Kent Structure Plan targets. As the Medway Local Plan only runs to 2006 a full land supply is not available.
- The Kent and Medway Structure Plan: Deposit Plan 2003 was placed on deposit on 15 September 2003. The Examination in Public (EIP) took place in September 2004, and the Inspector's Report was published in February 2005.
- The EIP Panel endorsed the housing quantities published in the deposit plan.
- Shortfalls in the period 2006-2016 will be addressed through the new Local Development Framework process.
- As part of the Structure Plan EIP, a number of previously developed sites have been provisionally identified for additional housing. These have the potential to address the land supply requirement in the period 2006-2016 and will be included in the LDF process.
- The housing figures for Medway (Tables 1 & 2) have been rebased to 2001, and the implications for housing land supply can be seen in Tables 3 & 4 overleaf.
- Using the deposit Structure Plan figures, Table 4 overleaf shows that Medway has a minimal shortfall of 3.69% for the period up to 2006 compared with the requirement, based upon the anticipated phasing of the current housing sites.

Table 3

Kent and Medway Structure Plan Policy HP1 provision and residual dwelling requirements (31/03/05)

Kent and Medway Structure Plan 2003 Policy HP1 Provision						Net Completions	Residual Dwelling Requirement					
2001-2006	2006-2011	2011-2016	2001-2016	2016-2021	2001-2021	2001-2005	2001-2006	Next 5 Yrs	to 2006	to 2011	to 2016	to 2021
3500	3900	4100	11500	3600	15100	2658	842	3962	842	4742	8842	12442

Table 4

Land Supply and Kent and Medway Structure Plan Requirements (31/3/05)

Land Supply and Kent and Medway Structure Plan 2003 Requirements (31/03/05)						
Phase	2005-2006	2005-2010	2006-2011	2011-2016	2005-2016	2016-2021
Kent & Medway Structure Plan Residual Requirement	842	3962	3900	4100	8842	3600
Large Sites	610	4610	4562	1517	6689	0
Small Sites (@ 74 p.a.)	74	370	370	370	814	370
Windfalls (@ 127 p.a.)	127	635	635	635	1397	635
Total Land Supply	811	5615	5567	2522	8900	1005
Balance	-31	1653	1667	-1578	58	-2595

Residual requirements for 2006-11, 2011-2016 and 2016-21 do not take account of any shortfall prior to these periods.

Small Sites

- Small sites are expected to contribute 370 dwellings over the next five years, which equates to 6.6% of the total five years land supply.
- Planning permissions for small site development remain buoyant, with 221 dwellings (170 applications) approved this year, an increase on last year's value of 227 dwellings (138 applications).

Table 5

Small Site Completion rates over the last 5 years

Year	2000/01	2001/02	2002/03	2003/04	2004/05
Local Plan allowance p.a.	88	88	88	88	88
Actual completion rates	61	61	61	76	113
Surplus(+)/Deficit(-)	-27	-27	-27	-12	+25

Average contribution in period 00/01-04/05 is: 74

Table 6

Breakdown of Permissions by type

Permission	2000/01	2001/02	2002/03	2003/04	2004/05
Outline	24	23	37	14	28
Full/Reserved Matters	90	57	107	212	193
Total	114	80	144	226	221

No. of Sites 107 76 140 138 170

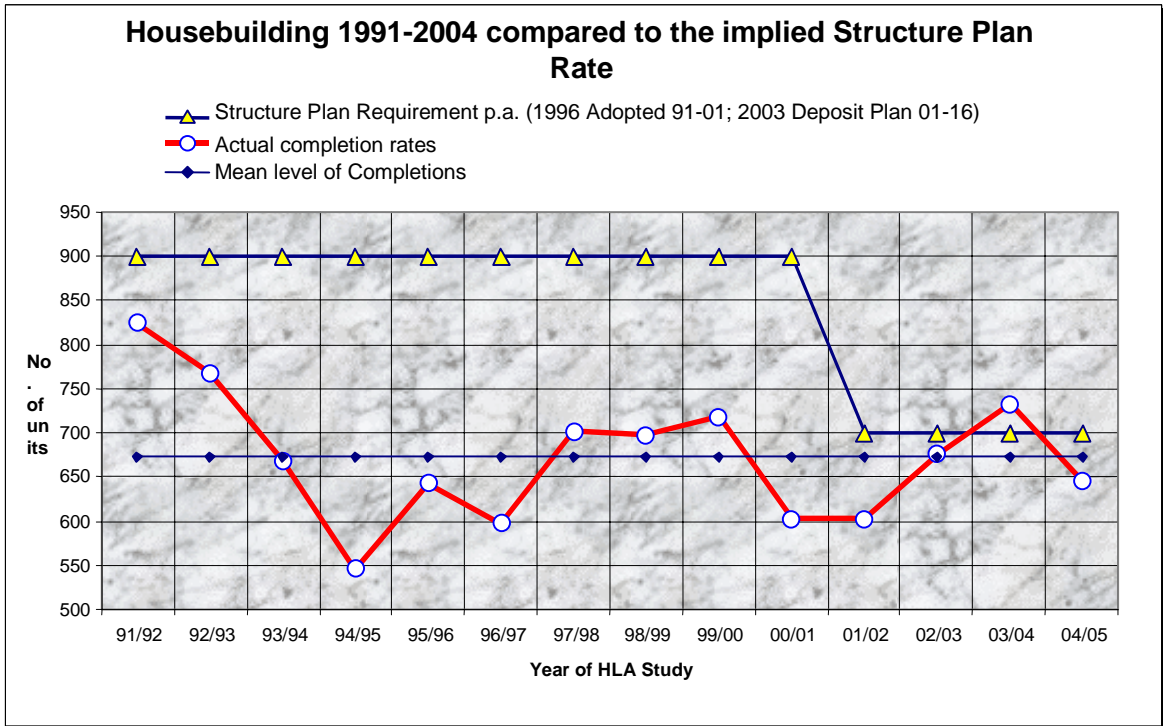
Large Sites

- The five year land supply of large sites has remained at the same level as in 2004 (4610 compared with 4603 in 2004). The shortfall of land identified in the post-plan period (when assessing land supply against the adopted structure plan) is to be addressed through a combination of technical work and public consultation will help to identify new housing sites for the LDF.
- The current level of large site land supply for the five year period represents 82.1% of total land supply.
- Post 2006 supply will be determined through the new Kent and Medway Structure Plan (KMSP) and the work on the new LDF.

Construction Activity

- The monitoring of completion rates against the adopted Kent Structure Plan targets shows an encouraging general upward trend in the last few years, which has reduced the shortfall in completions (see fig.2). It is expected that completions will be increasingly ‘blocky’ as the number of flats constructed in Medway increase.
- In Figure 2, the Kent and Medway Structure Plan Deposit Plan annual completion targets are shown from 2001.

Figure 2



- The housing trajectory for the next 5 years is shown in Figure 3.
- Due to the limited life of the Local Plan it is not possible to create a meaningful trajectory beyond the 5-year period.
- As part of the consultation on the LDF, Housing and Mixed Use DPD, during October and November 2005, it is intended to approach developers to determine commercial estimates of housing delivery on individual allocations. These will feed into the phasing for the 2006 monitoring report and may alter the trajectory shown.

Figure 3

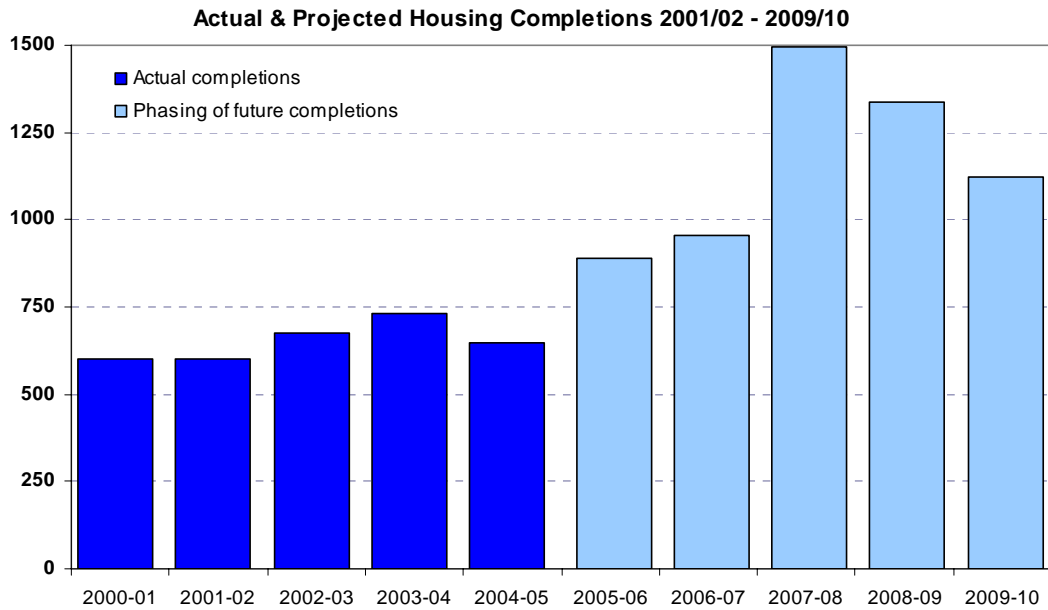


Table 7 Housing Trajectory 2001 to 2010

	2000 - 2001	2001 - 20/02	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010
Actual completions	603	603	676	733	646					
Phasing of future completions						892	954	1497	1337	1125

- Currently there are 612 units under construction on large and small sites.

Table 8

Annual Completion Rates 1992-2005

Year	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Structure Plan Requirement p.a. (1996 Adopted Plan; Kent & Medway Deposit) Plan	900	900	900	900	900	900	900	900	900	900	700	700	700	700
Actual completion rates	825	769	669	546	644	598	702	698	719	603	603	676	733	646

Table 9

Windfall Completion Rates 1999-2005

Year	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Net windfall completions	28	23	43	43	149	228	200
						18	7 g/f
						210	193 Subtracted

Average rate of completions 127

N.B. Greenfield windfalls cannot be counted when calculating yields & are therefore subtracted prior to the calculation of the 7 year average. Greenfield windfalls only recorded since 2004.

Large Unidentified Sites (“Windfalls”)

- Windfall permissions continue to be difficult to predict, and rather volatile. Last year’s level of 100 dwellings granted planning permission has been comfortably exceeded by the 2004/05 value of 562.
- There is a projected yield of 635 dwellings from this source over the next five years (to 2010). This equates to 11.3% of the total five years land supply. Table 9 above shows the average completion rates.

Affordable Housing

- 281 affordable dwellings were granted a valid permission during the year. This has increased substantially from last year’s value of 104. An additional 244 affordable dwellings had a resolution to grant permission subject to completion of a S.106 Obligation.
- The rate of completions in this policy area has greatly improved, with 145 recorded in 2004/05 compared with 89 last year.
- Major housing sites such as Rochester Riverside (ME 293), Bells Lane - Hoo St Werburgh (ME 390), Grange Farm (GL 178) and the remaining Wainscott Sites (ME 392 and ME 393) are all expected to deliver substantial affordable dwellings.

Previously Developed Land

- In line with national policy, Medway Council has set itself a target of providing 60% of new dwellings on previously developed land (PDL). Fig. 4 below shows how permissions for new housing development on PDL sites have increased since PPG3 was published in March 2000 (see also Table 10 overleaf).

Figure 4

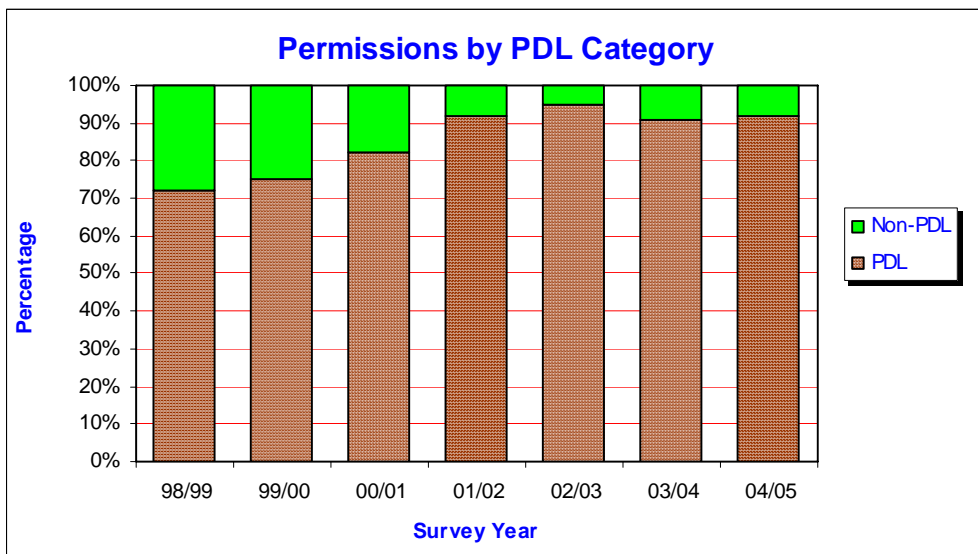


Table 10

Permissions by PDL Category

Year	% PDL	% Non-PDL	PDL	Non-PDL
98/99	72	28	641	255
99/00	75	25	942	320
00/01	82	18	791	172
01/02	92	8	891	82
02/03	95	5	1087	61
03/04	91	9	918	88
04/05	92	8	1266	114

- In 2004/2005, 92% of new permissions were PDL, compared with 91% for the previous year (see Table 10 above). Permissions for residential development on previously developed land continue to exceed both national and local targets.
- Analysis of phased land supply over the next two years (see fig. 5) shows rates above the target provision (88.4% in 2005/06, and 79.4% in 2006/07).
- The reduction over time in the percentage of previously developed land is explained by the emergence of large “greenfield” sites such as Hoo, and the remaining Wainscott sites, following completion of major “brownfield” sites in Medway (such as The Esplanade, and part completion of St Mary’s Island). These are expected to overrun the local plan period and feature in the periods 2007-2010 in Table 11. However this situation relates to the current known land supply which is likely to change through the emerging LDF process.
- With 94.3% of completions being on PDL Medway has far exceeded the 60% target (see Table 11).

Figure 5

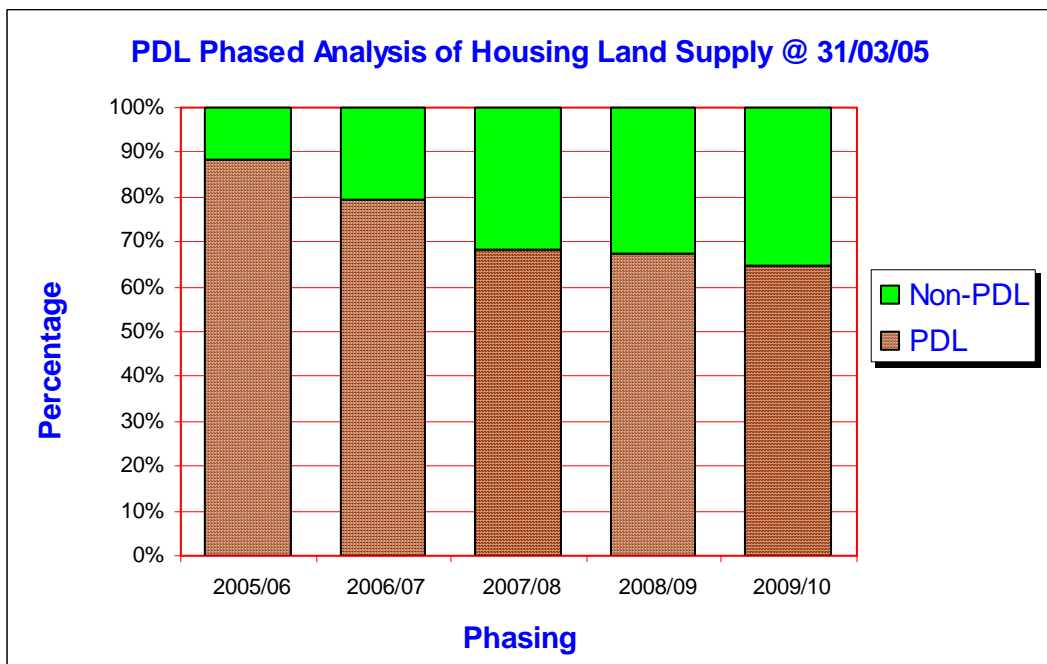


Table 11

PDL Analysis of the Housing Land Supply at 31/03/05

	PDL	%	Non-PDL	%	Total	%
Sum Of Not Started	3786	73.7	1349	26.3	5135	100.0
Sum Of Under Construction	515	86.4	81	13.6	596	100.0
Sum Of Completed	1988	95.3	99	4.7	2087	100.0
Sum Of Total Dwellings	6289	80.4	1529	19.6	7818	100.0
Sum Of Annual Completions	609	94.3	37	5.7	646	100.0
2005/06	676	88.4	89	11.6	765	100.0
2006/07	657	79.4	170	20.6	827	100.0
2007/08	922	68.5	424	31.5	1346	100.0
2008/09	750	67.3	365	32.7	1115	100.0
2009/10	601	64.8	326	35.2	927	100.0

- Rates beyond 2006/07 are not comparable due to the shortage of sites identified for the post-plan period.
- It is expected that the continuing emergence of windfall sites within the urban area will help to boost the overall PDL percentage in future years, together with the new sites identified in the LDF.
- Table 12 below looks at use classes for all PDL live decisions (small sites, large sites and windfalls with an extant planning permission) on the database.

Table 12

Permitted housing (all sites) showing existing land use

Description	Permitted Net Dwellings	%
Shops	158	3.49
Other Retail	50	1.10
Offices	279	6.16
Industrial/Warehousing	368	8.13
Residential	378	8.35
Non-residential Institutions	294	6.49
Leisure	157	3.47
Defence	1766	39.01
Mixed Use	125	2.76
Sui Generis	29	0.64
Transport-Surface Car Parks	173	3.82
Vacant land previously developed	140	3.09
Other	610	13.47

Density

- PPG3 encourages higher density for new developments, in excess of 30 dwellings per hectare (d.p.h.). Analysis of full permissions for large sites (including windfalls) post PPG3 (i.e. after 31/03/00) shows an average net density of 47 dwellings per hectare. New permissions granted in this survey year yield an even higher density of 51 d.p.h. (see Table A in Appendix A).

New-Build Dwellings

- Analysis of new-build dwellings excludes conversions/changes of use to residential.
- Flats and houses have potentially different markets therefore the analysis by size on the type of dwelling has been done separately.

Figure 6

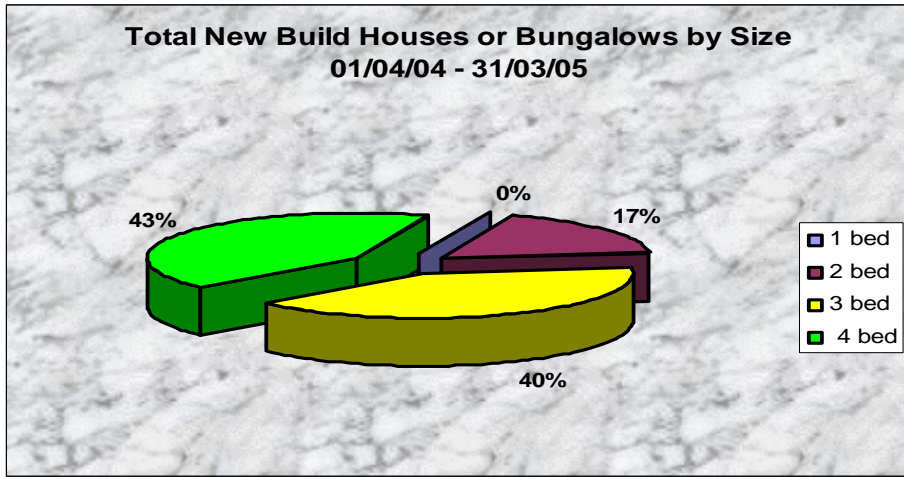


Table 13

New Build Houses or Bungalows by Size

Development Type	1 bed	2 bed	3 bed	4 bed	Total
Total New Build Houses or Bungalows	0	43	99	104	246
%	0.0	17.5	40.2	42.3	100.0

- The 4 bedroom houses total will also include a small number of larger dwellings.
- It can be seen that the majority of houses and bungalows are 3 bed or larger.
- The vast majority of new build flats in Medway are 2 bedroom flats (62% of the total), with five flats of four or more bedrooms.

- Analysis of locality for new build flats shows that 38.9 % were completed on town centre sites, 43.9% on urban sites and 17.2% on urban periphery sites. The distinction between urban and town centre is rather tenuous in this instance, due to the very tight boundaries drawn around the town centres of Chatham, Rochester, Strood, Gillingham and Rainham (reflecting local plan core retail areas).
- No new build flats were completed in rural areas.

Figure 7

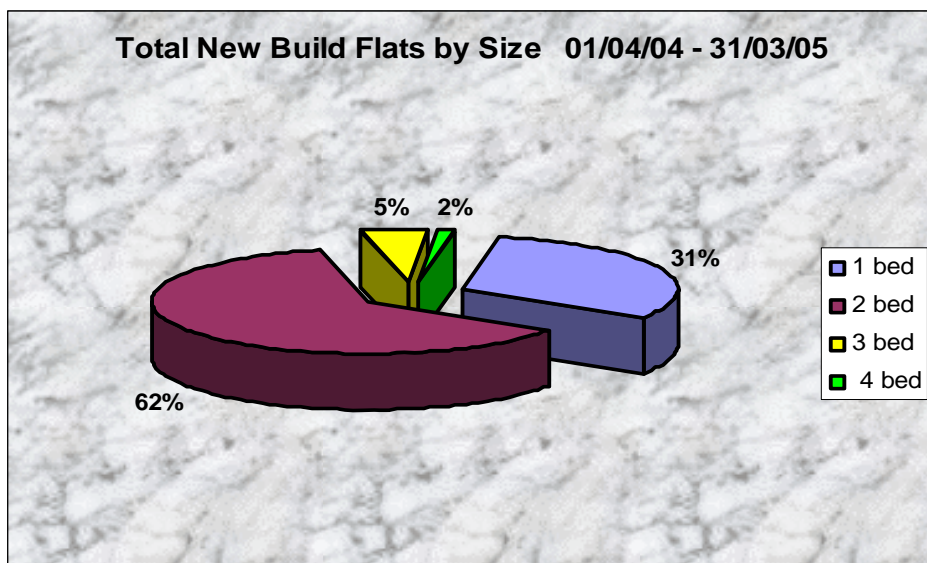


Table 14

New Build Flats by Size

Development Type	1 bed	2 bed	3 bed	4 bed	Total
Total New Build Flats	104	206	16	5	331
%	31.4	62.2	4.8	1.5	100.0

TRANSPORT

Significant events in the period

- Medway's Rural Initiative for Transport (MERIT) was launched in November 2004 and has a number of successes with its aim to improve public transport in the countryside.

Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

Medway Council does not currently monitor non-residential car parking although the Integrated Transport Team of the Council does comment on major applications which have transport implications at the application stage. Instead the draft Local Transport Plan 2005 proposes a residential target as one of its provisional LTP targets "3.3 - To ensure that no more than 10% of all major planning applications for residential

development granted by Medway Council exceed Medway's adopted parking standards". Monitoring completions rather than applications with planning permission is a problem as this requires site surveys.

As the car parking requirement is set out in the Local Plan, the majority of planning applications are submitted with car parking provision that does not exceed the maximum levels set in the Local Plan. Therefore this indicator is not considered to be an area where significant non-compliance with standards exists.

Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

Accurate and detailed monitoring of this aspect of development will involve considerable resource implications to create the necessary GIS procedures to yield the necessary analysis. Medway's current GIS system will not write back to other tables so data will have to be extracted manually.

However, for this year some interim monitoring has taken place, the results of which are:

- The controlling factor in this indicator would seem to be the fact that Medway has only one hospital. This hospital also serves adjoining local authority areas.
- Most other facilities within the indicator are relatively widely available within the borough except major areas of employment within the rural areas of the borough. It is a feature of most rural areas that concentrations of employment greater than 500 are unlikely.
- 65 new dwellings out of 646 constructed this year (10%) did not meet the 30 minute public transport travel time to all the facilities in this indicator. This was mainly due to access to a hospital.
- Of the 65 units referred to above 58 (only 9% of the total constructed) did not meet the travel time to a major employment area, though these units, located in the more remote villages, assisted the sustainability of their settlements.

The Council has a new software model called "Accession" to inform its accessibility planning responsibilities. It is hoped that this model can be used to monitor this indicator in the future although it will have resource implications to populate the model with the required origins (new residential development as polygons or grid references) and destinations. Also the model was not developed for this process rather it is intended to inform decision-making rather than to monitor decisions that have already been made. For example, the Council does undertake accessibility appraisals for major applications at the planning application stage and this informs the subsequent decision and required mitigation / conditions.

LOCAL SERVICES

There is a requirement in the ODPM LDF monitoring good practice guide that office development is monitored under this heading. However, it is not possible to disaggregate the B1 data into its B1a, b or c components. This is due to many planning applications not specifying use to a lower level than B1.

Progress on major sites at 31 March 2005

Chatham

- Development brief for the Pentagon Centre initiated.
- Debenhams take over Alders department store.
- A Retail and Commercial Leisure study for Medway has been commissioned.

St Mary's Island

- Community centre and doctors surgery constructed, improving the infrastructure

Chatham Maritime

- Chatham Quays scheme on sites J5 and J6 granted planning consent.
 1. The residential accommodation includes a 19-storey a 15-storey blocks and a 5-storey building.
 2. The site will also include bars, restaurants and cafes.
- Dockside Outlet Centre fully open

Floorspace completed for retail, office and leisure development 1 April 2004 – 31 March 2005.

Due to not being able to monitor B1a separately from other B1 uses, results for B1 are contained within the business development section.

Table L01. Retail summary statistics; planning consents valid 1 April 2004 to 31 March 2005 (sq.m.)

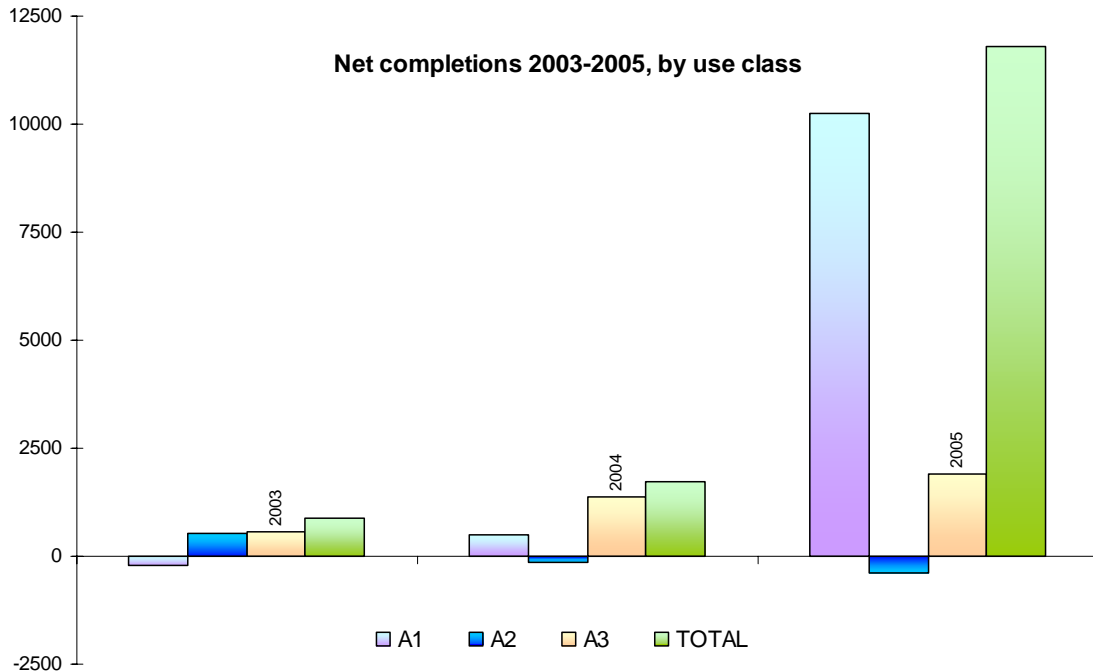
	<i>A1</i>	<i>A2</i>	<i>A3</i>	<i>Total</i>
Completions				
Development completed in survey period	16246	425	2446	21390
Lost due to redevelopment/reconstruction	-5990	-796	-545	-11667
	10256	-371	1901	9723
Commitments				
Not started	36175	513	8298	54461
Under construction	9410	0	45	9489
Completed but vacant	0	0	0	0
	(45585)	(513)	(8343)	(63950)
Potential losses	-5904	-2615	-804	-33457
	39681	-2102	7539	30493
Exclusions				
Expired	-585	-56	618	219
Other exclusions	13747	260	378	15637
	13162	204	996	15856

Table L02. Leisure summary statistics: planning consents valid 1 April 2004 to 31 March 2005 (sq.m.)

	D2
Completions	
Development completed in survey period	1774
Lost due to redevelopment/reconstruction	-5816
	-4042
Commitments	
Not started	14010
Under construction	3081
Completed but vacant	0
	(17091)
Potential losses	-3045
	14046
Exclusions	
Expired	0
Other exclusions	830
	830

- Long-term trends in retail development cannot be commented on, as full monitoring of A1 to A3 planning consents has only been rigorously undertaken in the last 3 years following a pilot exercise.
- D2 monitoring has only been undertaken as a separate category for the past 2 years. Hence long term trends cannot be commented on.

Fig. L01. Net completions A1 to A3



- The large growth in retail floorspace this year is as a result of the inclusion of the Dockside Outlet Centre as completed.
- There have been some significant movements in the development of the Universities at Medway and this would have generated new opportunities. However, this expansion has resulted in buildings intended for B1 use changing to D1. More expansion is planned and there is also an emerging proposal to co-locate Mid Kent College with the Universities at Chatham Maritime. The D1 use class is currently not required to be monitored as a measurement of facilities and employment but Medway is piloting monitoring this aspect
- A recently built, but not occupied leisure centre, has received consent for change of use to a health clinic and day surgery and works in connection with this consent are underway.
- A substantial leisure development at Chatham Maritime, submitted by Dickens World, has received consent. This is sited between the Dockside Outlet Centre and the Historic Dockyard (site J4) and will significantly improve the attraction at this locality. It will include a multiplex cinema. Also at Chatham Maritime there is consent for the Chatham Quays development, on sites J5 and J6, which includes residential and bars and restaurants.

Town centre development

- There has been little movement in town centre developments this year. However, all town centres have low vacancy rates and so scope is restricted for rapid major changes.
- The Chatham Centre and Waterfront proposals are moving forward. A development brief has been jointly commissioned to take the Pentagon Centre expansion forward. It is anticipated that the brief will be completed in the 2005-2006 monitoring year and significant planning applications are expected as a result in this period.
- The rankings of Chatham, Gillingham and Rainham have shown rises in their retail rankings since 1999. Chatham is currently ranked 159 in the country. Per Management Horizons 'Shopping Centre Index'

Table L03. Completions in town centre 1 April 2004 to 31 March 2005

Use	% of completion in town centres
A1	0%
A2	0%
A3	0%
D2	10%

Based on net completion data

Table L04 Town centre activity; D2

Development in town centres	
D2 losses	D2 gains
2430	174

- No B1 floorspace was completed in any town centre this year
- Redevelopment of the former cinema site in Chatham, an edge of centre site, is under construction. This has resulted in the loss of the cinema in Chatham but D2/retail floorspace is being provided at ground level with residential accommodation above.

Open spaces managed to green flag award standard.

- None. The Medway Countryside and Open Space Strategy will be promoting a programme of sites and works to deliver 4 green flag sites over the next 5 years.
- In respect to open space, consultants started work on the Medway Countryside and Open Space Strategy in late 2004. The project to develop Hillyfields in North Gillingham is getting increased momentum.

MINERALS

Significant events in the period

- March 2005 – Major application submitted for the extraction and processing of sand and gravel, and establishment of ready-mix concrete plant with restoration to agriculture and water based conservation at land to the south of Stoke Road, Hoo St Werburgh, Rochester, Kent (MC2005/0589).

Production of primary land won aggregates.

- Data for 31/12/03 to 31/12/04 for aggregate returns as administered by SEERAWP for ODPM monitoring gave 61,827 tonnes extracted for this period.
- This is slightly down on the last period that recorded 62,257 tonnes extracted.

Production of secondary/recycled aggregates.

- Data for 31/12/03 to 31/12/04 for aggregate returns as administered by SEERAWP for ODPM monitoring 142,603 tonnes.
- This is slightly down on the last period that recorded 115,812 tonnes produced.

WASTE

Capacity of new waste management facilities by type.

- No new facilities have been developed during this period.

Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

- For 2004/05 a total of 133,654 tonnes of municipal waste has arisen in the Medway area.
- Total recycling 21,437 tonnes 16%
- Total composted 15,020 tonnes 11%
- Total landfilled 97,197 tonnes 73%
- In 2003-04 of the 126,363 tonnes of municipal waste generated only 12% was recycled and 6.2% composted with 102,590 tonnes landfilled so an improvement in performance has occurred.

FLOOD PROTECTION AND WATER QUALITY

Significant events in the period

- Application approved for upgrading the wastewater treatment works at Grain Wastewater Treatment Works, Smithfield Road, Isle of Grain.
- Consultants commissioned to undertake a Strategic Flood Risk Assessment (SFRA) for Medway Council and Swale Borough Council.

7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

- Four.

BIODIVERSITY AND COUNTRYSIDE

Significant events in the period

- April 2004 - landscape architects Chris Blandford Associates commissioned to prepare a Landscape Design Handbook for the whole of the Kent Downs AONB
- The North Kent Marshes Wildlife and Country Fairs at Bromhey Farm, Northward Hill, in September 2004 attracted 2,500 visitors, some 500 up on last year.
- Work to remove burnt out cars, rubbish and decontaminate the site at the RSPB reserve at Cliffe Pools, which was acquired in 2001, was completed in late 2004.
- Cliffe Pools was one of the key venues the BBC chose to illustrate the theme of Britain's industrial past in the major 'British Isles: A Natural History' series.

Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and**
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.**

- These biodiversity indicators cannot be monitored for this year's AMR. To ensure that future monitoring can occur the Council will discuss with internal and external stakeholders to determine the most cost-effective mechanism for collecting the data. It is likely that data such as that held by the Kent & Medway Biological Records Centre will be required to assist in the monitoring of these indicators.

RENEWABLE ENERGY

Renewable energy capacity installed by type.

- No renewable energy capacity currently installed, though applications for renewable energy are being considered at this time for wind power, solar water heating and sewage sludge fuelled combined heat and power generation.

6c. Local Output Indicators

The following table contains a number of local output indicators which are proposed². As previously explained, these indicators have primarily been determined through the SA process. These local output indicators are intended to inform local policy development beyond the Core Output indicators and as such will develop over time. They will also be informed by central government performance monitoring such as BVPIs, PSA, CPA etc to maximise the value of monitoring already taking place within the Council.

SEA/SA Objectives & Indicators	Quantified Data (for Medway Council unless stated otherwise)	Comparators	Targets / Problems / Sources
To protect and enhance diversity and abundance of species.			
Loss of area of regionally and strategically designated sites (SSSIs, SNCIs & LNRs) as a result of development with planning permissions.	Data unavailable	Data unavailable	Data unavailable
Condition of Sites of Special Scientific Interest (SSSIs)	There are 43 SSSIs in Medway. 70% of these are in Favourable condition, 12% are in Unfavourable Recovering condition, 9% are in Unfavourable No Change condition, 9% are in Unfavourable Declining condition, and 0% is in Part Destroyed & Destroyed condition.	There are 102 SSSIs in Kent. 54.74% of these are in Favourable condition, 11.27% are in Unfavourable Recovering condition, 12.27% are in Unfavourable No Change condition, 21.71 are in Unfavourable Declining condition, 0% are in Part Destroyed & Destroyed condition. (April 2005)	Information collected on a six-year cycle.
To improve health and well being of the population and reduce inequalities			
Number of people killed or seriously injured from road accidents in Medway (all ages.)	2002-03 - 130 killed or seriously injured. (Medway Local Transport Plan Annual Progress Report 2003.)	Data unavailable	SEA of Local Transport Plan
Life expectancy	75.4 yrs (Male), 80.0 yrs (Female) 2001-2003	South East: 77.4yrs (Male), 81.6 yrs (Female) 2001-2003, England: 76.2 yrs (Male), 80.7 yrs (Female) 2001-2003	Data from ONS on an annual basis.
To reduce crime and the fear of crime.			
Results of Fear of Crime surveys.	Those feeling safe (2004); Outside daytime – 88% Outside night time – 43%	South East: % worried about Burglary - 9% (m) 14% (f), Mugging - 8% (m) 15% (f), Rape - 5% (m) 21% (f).	Medway Council Poll
Recorded crime rates	Number of incidents 2003-2004 Violence Against a Person: 3641 Sexual Offences: 268 Robbery Offences: 233 Burglary offences: 1316 Theft of a motor vehicle: 1488 Theft from a vehicle: 2285	National average: Violence Against a Person: 2541 Sexual Offences: 138 Robbery Offences: 269 Burglary Offences: 1070 Theft of a motor vehicle: 773 Theft from a vehicle: 1591	Crime and Disorder Reduction Partnership
To maintain and enhance the quality of ground and surface waters.			
New development with sustainable drainage installed	Data unavailable	Data unavailable	Data unavailable

² Some of which have been included in the thematic analysis in section 6b

SEA/SA Objectives & Indicators	Quantified Data (for Medway Council unless stated otherwise)	Comparators	Targets / Problems / Sources
To reduce road traffic and congestion through reducing the need to travel by car and improving travel choice.			
Proportion of travel by mode	The modal share for all trips undertaken in Medway are as follows: Car (71%), Walk (16%), Bus (5%), Rail (3%), Bicycle (1%), Coach (0.5%) (Colin Buchanan and Partners, Existing Travel Patterns, 2a, 2004.)	Data unavailable	DfT target: By 2010, increase the use of public transport (bus and light rail) by more than 12% compared with 2000 levels. SEA of Local Transport Plan
Days when air pollution is moderate or high (PM10).	Chatham Roadside – 5 days Luton Background – 1 day Stoke Rural – 1 day (April 2005)	Kent: 78 rural, 49 urban (Average number of days 2003)	Air Quality Progress Report April 2005 (Medway Council) Kent & Medway Air Quality Partnership 2004 – Kent Environment Strategy Progress Report
To minimise pollution levels.			
Energy efficiency - the average SAP rating of local authority owned dwellings.	66.6 (2003/04)	National Average: 57.0 (2002/03)	
Renewable energy capacity installed by type.	No installations at present.	Data unavailable	
To reduce the vulnerability of homes to flooding.			
Number of properties at risk of flooding.	4051 properties situated within the low-medium risk Environment Agency flood risk area.	235,602 properties are 'at risk' from flooding in the South East (2003)	Medway Council / IRF
To improve the accessibility of key services and facilities to local communities.			
Proportion of population who live in rural area and whose home is within 15 minutes, or in an urban area and within 10 minutes, of a public access point.	59% (2003/04)	Data unavailable	Medway Council Performance Plan.
To maximise land use efficiency.			
Average housing density.	52/ha 01/04/03-31/03/04) Full permissions on large and windfall sites.	Data unavailable	Target = Minimum of 30 dwellings per hectare (PPG3) Source: Housing Land Supply in Medway 2004.
To promote the sustainable use of natural resources.			
Land won sharp sand and gravel tonnage,	62,300 tonnes (2003)		Problems: Private companies are reluctant to provide detailed information in light of confidentiality issues surrounding the Freedom of Information Act. Medway Council SERAWP Return
Percentage of household waste that has been recycled; composted; used to recover heat, power and other energy solutions; and land filled.	Total recycling 21,437 tonnes 16% Total composted 15,020 tonnes 11% Total landfilled 97,197 tonnes 73%	National Average: Recycled: 7.78%, Composted:2.40%, Used to recover heat, power, other energy solutions: 23.06%, Land Filled: 67.02% (2002/03)	Medway Council Performance Plan.
To maintain and enhance the character of the townscape and landscape; and to protect and enhance the quality of the landscape.			
Percentage of residents satisfied with the local authority's parks and open space.	72% (2003/2004)	Data unavailable	Medway Council Performance Plan. BV119
To preserve historic buildings, archaeological sites and other culturally important features.			
Number of Buildings of Grade I and II* at risk of decay	3 Grade I, 3 Grade II*	South East has 213 Grade I and Grade II* buildings at risk.	
% of conservation areas which have been subject	7 out of 26 (27%) 2004	Data unavailable	Medway Council

SEA/SA Objectives & Indicators	Quantified Data (for Medway Council unless stated otherwise)	Comparators	Targets / Problems / Sources
to a character appraisals within the last 5 years.			
To provide the opportunity for people to meet their housing needs.			
Number of permissions for affordable housing.	243 units (1/4/2004 – 31/3/2005)	Data unavailable	Medway Council
% of unfit private sector dwellings made fit or demolished as a result of LA action	2003-04 – 1.9%	Unitary average is 4.1%, Regional average is 3.1%	BV62
To reduce poverty and social exclusion and redress inequalities.			
Percentage of population of working age who are claiming key benefits.	Job Seekers Allowance: 2.2% (Oct 2004), Income Support: 4.5% (May 2004), Incapacity Benefit: 7300 (Nov 2003), Severe Disablement Allowance: 1300 (Nov 2003), Disability Living Allowance: 8600 (May 2004)	Data for Great Britain: Income Support: 4.7% (May 2004), Incapacity Benefit: 2,399,100 (Nov 2003), Severe Disablement Allowance: 310,700 (Nov 2003), Disability Living Allowance: 2,606,700 (May 2004).	Medway Council
To improve access to skills and knowledge.			
Percentage of young people going into higher education.	8.9% (2003/04)	Data unavailable	Medway Council Performance plan.
Percentage of population of working age qualified with NVQ level 3+.	36.5% (September 2003-August 2004.)	Data unavailable	ONS LFS
To regenerate and increase the vitality of town centres.			
Vitality of town centres (PPS6 indicators*) (Chatham, Gillingham, Rochester, Rainham, Stood, Hempstead Valley.)	Prime retail Rent for Chatham= £800 (July 2004). Yields: Chatham= 7.5% (July 2004, Gillingham= 9.5% (July 2004), Hempstead= 8.0% (July 2004), Vacancy Rates: Chatham=9%, Gillingham= 9%, Hempstead Valley= 2%, Rochester= 11%, Rainham= 7%, Strood= 6% (2002)	National average vacancy rate (based on number units) was 10% in 2003 (Experian)	Medway Council (Valuation Office, LUPIN)
To support employment and economic competitiveness.			
Proportion of people of working age in employment	75.9% (September 2003-August 2004)	South East: 78.9% (2004)	SEA of Local Transport Plan Regional Monitoring Report 2004 (SEERA)

7. Challenges, Issues, Opportunities and Outcomes (Assessing Implementation)

The second Medway Community Plan (Community Plan 2004-2007) sets out Medway Local Strategic Partnership's commitment to transforming Medway. The LSP commits to help develop Medway into a fine and welcoming city: a city where people want to achieve in all aspects of their life, through work, leisure and learning. Medway will be a healthy, safe and exciting place with a good environment and major cultural attractions, yet its communities will be recognised for their care, fairness and vibrancy: where people work together to realise their needs and ambitions. The vision of Medway is based on sustainability principles. Sustainability is concerned with a better quality of life for everyone now and for future generations and requires the integration of social, economic and environmental targets. The Local Development Framework shares a similar vision.

These are exciting times in Medway – now recognised as the City for the Thames Gateway – where urban renaissance is happening because of the priceless combination of location, heritage and real potential. It has been described as a 'jewel in the South East's crown'. The time is ripe for the development of Medway to become an integral part of the gateway to continental Europe. Delivery has been a problem in the past but the creation of Medway Renaissance in August 2004 and the healthy progression of projects such as Chatham Maritime and Rochester Riverside in collaboration with SEEDA and the ODPM, mean that change is occurring. Bringing new and existing communities 'on board' will be a challenge but the Statement of Community Involvement provides a framework to encourage citizen and stakeholder participation in development decisions.

Section 3 on this report sets out the context within which development planning in Medway is occurring. Many of Medway's challenges and opportunities are well known and have changed little over the last couple of years. In other aspects Medway is experiencing unprecedented change as policies such as PPG3 and its local expression in the Medway Local Plan, are seeing significant numbers and proportions of developments on Previously Developed Land (PDL) and at higher densities to maximise land efficiency. The windfall completions have continued to be a significant proportion of the overall annual completions at 31%.

Medway's annualised housing requirement from the Kent & Medway Structure Plan 2003 has not been met this year (646 compared to a requirement of 700). There are a number of reasons for this. Firstly the Medway Local Plan only runs to 2006 and therefore a full land supply is not available. Even if the new LDF system had not been introduced, the housing allocation would have required revision to identify at least a 5-year supply. Secondly, the type of units under construction has a greater proportion of flats which means that the supply is likely to be more blocky e.g. the whole block is either completed or not. Thirdly a number of the key regeneration sites have taken longer to develop than envisaged. However as shown in figure 3 in section 6b of this report, the housing trajectory illustrates that housing completions beyond the housing requirement should be achievable in future years.

Subsequent to the time period of this report, Medway has published its Housing and Mixed-Use Development Plan Document (DPD) for consultation. This document includes potential allocations and addresses the potential shortfall in capacity.

Section 6b of this report contains more analysis on the themes and their long-term trends.

It is expected that in future years, the AMR will have a greater involvement in informing the formulation of the LDS. Policy areas which have breached thresholds are likely to have a higher priority for review compared to those policy areas which have remained more static over time. Changes in central government policy will also have the potential to fundamentally impact on the LDS in respect to the Local Development Documents to be produced and their timing.

The emerging local development documents are building on the new technical studies that have been produced³, the land-use monitoring information contained within this AMR and previous land-use monitoring reports. This will enable these documents to take forward new initiatives and regeneration aims and be more responsive to the Council's delivery agenda including the work of Medway Renaissance. Given the short life of the Medway Local Plan, this AMR represents only a first step towards the new spatial plan for Medway.

³ A number since April 2005 such as the Medway Housing Market Assessment and the technical work for the SE Plan, particularly the sub-regional studies

This document has been produced by:

Development Plans and Research
Regeneration and Development
Medway Council
Compass Centre
Chatham Maritime
Chatham, Kent
ME4 4YH

Telephone: 01634 306000

For further information or similar enquiries contact:

Development Plans and Research
Regeneration and Development
Medway Council
Compass Centre
Chatham Maritime
Chatham, Kent
ME4 4YH

Telephone: 01634 331629
E-mail: <mailto:developmentplans&research@medway.gov.uk>
Fax: 01634 331125