

# MEDWAY LOCAL DEVELOPMENT FRAMEWORK

# MEDWAY ANNUAL MONITORING REPORT 2006

## Volume 1 – Main Report

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## 1. Foreword

Section 35 of the Planning and Compulsory Purchase Act 2004<sup>1</sup> 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 2005 to 31 March 2006**.

This is Medway's second Annual Monitoring Report under the new developments plans system. 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 is a key component 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. This AMR also reports on the progress that has been made in filling in the gaps in the evidence base that were identified in the AMR for 2004/5.

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.

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<sup>1</sup> 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 Council scores well on the majority of the indicators, or suitable proxy indicators, as listed in the draft Planning Delivery Grant allocations criteria paper and the Core Output Indicators.
- **LDS** - At the end of the financial year 2005/06, the Local Development Scheme (LDS) was on target and all milestones had been achieved. The self-assessment shows the Council feels that it deserves the highest score for plan-making as it met all its targets in the LDS by the end of the monitoring period.
- 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. Within this context, alterations to the overall programme for the production of Local Development Documents (LDDs) need to be made via a revision to the Council's Local Development Scheme (LDS) for agreement by the Government Office on behalf of the Secretary of State. Permission to revise the Local Development Scheme was given by Cabinet in May 2006 and therefore no changes to the LDS are recommended in the 2006 AMR.
- **Business Development** - In respect to business development, there were substantial losses this year: Some B1 and B2 uses, but the majority being B8 floorspace lost at Rochester Riverside. This is a key site for regeneration. The demolition of a quantity of old B2 space at Rochester Airfield has enabled the development of the site for new units currently under construction. 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 particularly when a site is being comprehensively re-developed.
- **Housing** - For the period there were 562 completions against an annual requirement of 700 from the deposit Kent & Medway Structure Plan 2003. The Deposit plan is used as the Kent & Medway Structure Plan was only adopted in July 2006, after the end of the survey period.
- With 82% of completions on Previously-Developed land (PDL), Medway has far exceeded the 80% target in the deposit Kent & Medway Structure Plan. The average net density of full permissions is 59 dph.
- **Transport** - For compliance with car parking standards, a proxy indicator is being used. For the vast majority of completed housing sites, key services are available within 30 minutes "travelling time". Only two sites on the Grain peninsula fail the accessibility analysis in all situations. However this only represents 0.9% of new sites completed in 2005/06.

- **Retail and Leisure** - 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.
- There have been a number of significant developments at Chatham Maritime. The University buildings have either been completed or nearing completion on the Universities at Medway's Chatham Maritime Campus. Nearby, the Dickensworld and Odeon cinema leisure attractions are under construction.
- **Minerals** – For the year to December 2005 Medway produced 37,670 tonnes of land won sand and gravel from the site at Grain, significantly less than the production during 2004 which totalled 61,827 tonnes.
- **Waste** – Several applications for new facilities were received and approved. For 2005/06, a total of 130,107 tonnes of household waste have arisen in Medway of which 19.11% was recycled and 12.64% composted. At 31.75% of waste recycled or composted, the Council is on track to meet the combined recycling and composting percentage target in the emerging South East Plan. The target is 40% by 2010.
- **EA advice** - No planning applications were granted permission contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
- **Biodiversity** - There are 8 SSSIs fully or partly in Medway (Cobham Wood, Halling to Trottscliffe Escarpment, Chattenden Woods, Dalham Farm, Medway Estuary & Marshes, Northward Hill, South Thames Estuary & Marshes and Tower Hill to Cockham Wood) and there have been no changes to the SSSI boundaries or their areas since October 2005, but some changes have been made to the definitions of units within SSSIs. SSSIs are split up into areas, called units, based on the type of habitat or special interest that areas within the SSSI hold. There are 42 units in Medway.
- A condition survey was undertaken by English Nature in January 2006. Of the 42 SSSI units in Medway: 74 % of these are in Favourable condition, 7% are in Unfavourable Recovering condition, 7% are in Unfavourable No Change condition, 12 % are in Unfavourable Declining condition, and 0% is in a Part Destroyed & Destroyed condition.
- **Renewable Energy** – 3 applications for wind powered generators and 1 application for solar panels were approved between 01/04/2005 - 31/03/2006. In addition a further two applications for wind turbine towers and 1 CHP facility are also being considered.

**2a. LDS, PDG and COI Indicator Summary Tables**

LDD	Stage to be reached from April 2005 - March 2006	Time Achieved	Score
Medway Statement of Community Involvement (SCI)	Consultation on Issues & Options to start in March 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
Medway SCI	Consultation on Preferred Options to start in June 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
Medway SCI	Post-submission consultation to start in September 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
Medway SCI	Examination February 2006	Examination not undertaken by March 2006	N/A
Medway Core Strategy DPD	Consultation on Issues & Options to start in March 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
<b>Medway Core Strategy DPD</b>	<b>Consultation on Preferred Options to start in October 2005</b>	<b>Consultation undertaken from 26/10/05 to 06/12/05</b>	<b>4</b>
Medway Housing & Mixed Use DPD	Consultation on Issues & Options to start in March 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
<b>Medway Housing &amp; Mixed Use DPD</b>	<b>Consultation on Preferred Options to start in October 2005</b>	<b>Consultation undertaken from 26/10/05 to 06/12/05</b>	<b>4</b>
Strategic Flood Risk Assessment Guide	Background technical work to be produced	Technical work being undertaken by consultants	N/A
Planning Contributions Guide	Adopted September 2005	Technical work being undertaken by consultants	N/A
Pentagon Development Brief	Adopted June 2005	Technical work being undertaken by consultants	N/A
Strood Riverside Development Brief	Adopted October 2005	Technical work being undertaken by consultants	N/A
<b>Total</b>			<b>8</b>
<b>Mean (score divided by no. of DPDs e.g. 2)</b>			<b>4</b>

	Indicators	Core output indicator collected?	Target	What is performance in 05-06	Relate the performance to the target	Overall Score for this attribute (PDG only)
<b>PDG Sustainable Development Score (out of 60)</b>						<b>58</b>
<b>BUSINESS DEVELOPMENT</b>	1a Amount of floorspace developed for employment by type.	Yes	285,000 sq m A2/B1 285,000 sq m B2/B8 All net and by 2006	A2 = -598 m2, B1 = -1,139 m2, B2 = -6,866 m2, B8 = -35,242m2		
	1b Amount of floorspace developed for employment by type, in employment or regeneration areas.	Yes	n/a			

	<b>Indicators</b>	<b>Core output indicator collected?</b>	<b>Target</b>	<b>What is performance in 05-06</b>	<b>Relate the performance to the target</b>	<b>Overall Score for this attribute (PDG only)</b>
	1c Amount of floorspace by employment type, which is on previously developed land.	Yes	n/a	Net on PDL is 125 for B2 and 1072 for B8		
	1d Employment land available by type.	Yes	as 1a	MLP 2003 (net m2) - B1 = 64,240, B2 = 107,196, B8 = 140,185		
	1e Losses of employment land in (i) employment / regeneration areas and (ii) local authority area.	Yes	n/a	ii) Losses A2 = -1670 m2, B1 = -7,134 m2, B2 = -10,806 m2, B8 = -40,217m2		
	1f Amount of employment land lost to residential development.	Yes	n/a	All of losses to residential are from PDL (in hectares), B2 = 0.4, B8 = 0.55. Total is 0.95 hectares.		
<b>HOUSING</b>	2a Housing trajectory showing:					
	(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;	Yes	3500	3220	92% of target (3220 / 3500)	
	(ii) net additional dwellings for the current year;	Yes	700 per yr	562	80.3% of target (562 / 700)	
	(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;	Yes	16,000 (1991-2011 for KSP 1996)	10,004 current completions, 5,020 completions anticipated	93.9% (15024 / 16000)	
	(iv) the annual net additional dwelling requirement; and	Yes	as 2a (ii)			
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	Yes	836			
	<b>2b Percentage of new and converted dwellings on previously developed land (also PDG)</b>	Yes	80%	82%	102.5% of target (82 / 80)	<b>10</b>
	2c Percentage of new dwellings completed at:					
	(i) less than 30 dwellings per hectare;	Yes	0%	12%		
	(ii) between 30 and 50 dwellings per hectare; and	Yes	100%	17%	88% of target (88 / 100)	

	Indicators	Core output indicator collected?	Target	What is performance in 05-06	Relate the performance to the target	Overall Score for this attribute (PDG only)
	(iii) above 50 dwellings per hectare.	Yes		72%		
	<b>2d Affordable housing completions (also PDG).</b>	Yes	150	197	131% of target (197 / 150)	<b>10</b>
<b>TRANSPORT</b>	<b>3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework (PDG is "Proportion of non residential development complying.....") Proxy indicator = Proportion of planning applications, referred to the Integrated Transport team for advice from April 05 to March 06, complying with car-parking standards set out in the local plan</b>	Yes (PROXY)	100%	100%	100% of target (100 / 100)	<b>10</b>
	<b>3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</b>	Yes	100% (excl. hospital accessibility)	99.1% (excluding hospital accessibility), 83.6% (all services)	99.1% of target (99.1 / 100)	
<b>LOCAL SERVICES</b>	<b>4a Amount of completed retail, office and leisure development.</b>	Yes	n/a	Net completions are A1 = 7,499 m2, A2 = -598 m2, A3 = 656 m2, A4 = 0m2, A5 = 206m2, C1 = 0 beds, C2 = -33 beds, D1 = 9,681 m2, D2 = -76m2, Sui Generis = 160m2		
	<b>4b Amount of completed retail, office and leisure development in town centres.</b>	Yes	n/a	Net completions in town centres are A1 = 5,619 m2, A2 = -671 m2, A3 = 441 m2, A4 = 0m2, A5 = 132m2, D1 = 3 m2, D2 = 0m2,		



	Indicators	Core output indicator collected?	Target	What is performance in 05-06	Relate the performance to the target	Overall Score for this attribute (PDG only)
	4c Amount of eligible open spaces managed to Green Flag Award standard (PDG is "Proportion of open space ..") <u>Proxy indicator = Delivery of PSA2 target by 2009</u>	Yes (PROXY)	2 sites by 2009	On target to deliver sites by 2009	On target to deliver sites by 2009	10
MINERALS	5a Production of primary land won aggregates.	Yes (BGS return)	n / a	For the year to Dec 2005, 37,670 tonnes of land won sand and gravel		
	5b Production of secondary/recycled aggregates.	Yes (DCLG return)	n / a	Unknown (see explanation in Minerals section)		
WASTE	6a Capacity of new waste management facilities by type.	Yes (Waste Strategy Team)	Currently unavailable (Kent & Medway figure only)			
	6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	Yes (Waste Strategy Team)	Target for recycling and composting = 40%, See explanation about landfill targets	31.75% recycling and composting. Reduced waste generation (MSW) compared to 2004/05	On track to meet the combined recycling and composting target in the emerging SE Plan. Landfill performance is in line with the Landfill Directive landfill diversion targets	
FLOOD & WATER	7 Number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality.	Yes (Development Control)	None	None		
BIODIVERSITY	8 Change in areas and populations of biodiversity importance, incl:					
	(i) change in priority habitats and species (by type); and		100% protection except for overriding public interest			

	<b>Indicators</b>	<b>Core output indicator collected?</b>	<b>Target</b>	<b>What is performance in 05-06</b>	<b>Relate the performance to the target</b>	<b>Overall Score for this attribute (PDG only)</b>
	(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Yes - in part (English Nature)	100% protection except for overriding public interest			
	<b>PDG - Proportion of nationally important wildlife sites which are in favourable condition</b>	Yes (English Nature survey)	95%	42 SSSIs in Medway - 74 % of these are in Favourable condition (Jan 2006 survey)	77.9% of target (74/95)	<b>8</b>
<b>RENEWABLE ENERGY</b>	9 Renewable energy capacity installed by type.	Yes (not 100% coverage (see explanation in vol.2))		(see Renewable Energy section for list of applications)		
	<b>PDG - Proportion of energy used in new development which comes from on site renewables. <u>Proxy indicator</u> = Development of policy in LDD in line with PPS22 requirement</b>	Yes (PROXY)	To submit a PPS22 compliant policy as soon as practicable	Core Strategy policy under development by March 2006	On track to submit Core Strategy policy which incorporates PPS22 requirement	<b>10</b>

n/a = no local or national target

### 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** - The unemployment rate in Medway has risen from April 2005 (2.4%) to April 2006 (3.0%). According to the 2001 Census, 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. The close proximity of London attracts a significant proportion of the workforce through out-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 is 25miles/40 kms southeast of Medway while the proposed Ebbsfleet Terminal will be 12 miles/19 kms west. Within the Borough the main roads are the A2 for east-west travel and A228/A229 for north-south. The A289 Medway Towns Northern Relief Road provides a through route bypassing the town centres and the M2 motorway is immediately to the south.

#### POPULATION OF MEDWAY

##### **2001 Census**

- 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 7<sup>th</sup> 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).

##### **More recent demographic data**

- Since the last AMR for 2004/5 new population estimates for the authority have been produced by central government. In summary the population has remained static, as the estimate for 2005 is the same as for 2004 and 2003 at 251,100.

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

Source: ONS 2001 Census © Crown Copyright

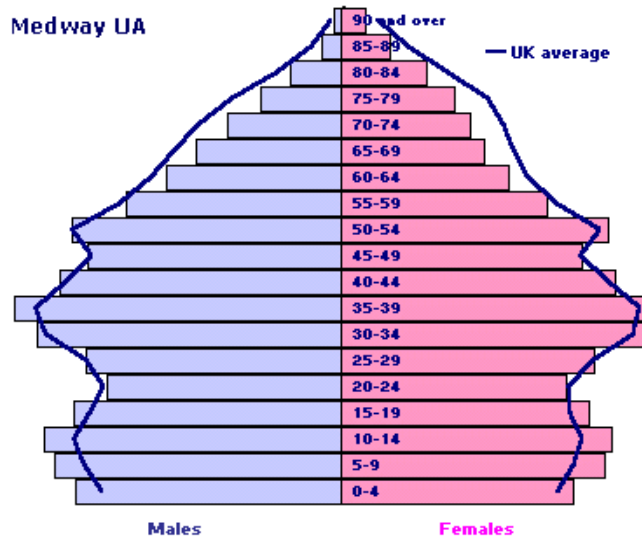
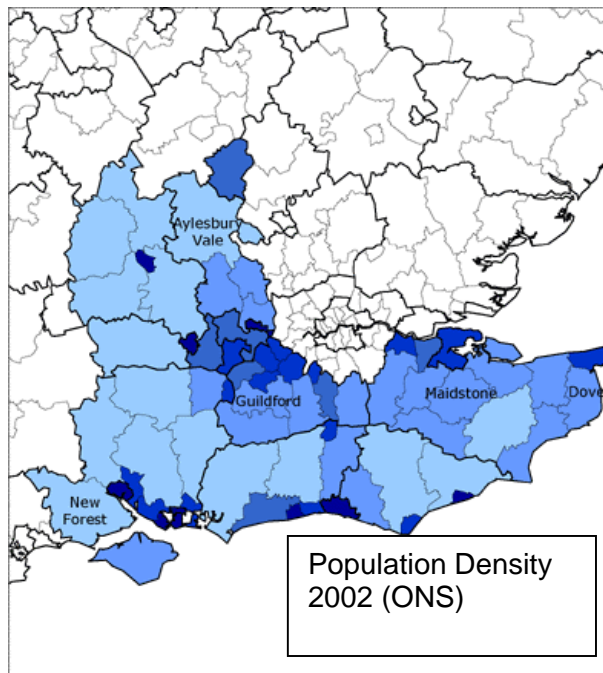


Figure 2 – Population density by Local Authority in South-East (highest density – dark blue, lowest density – light blue)

Source: ONS 2001 Census © Crown Copyright



### **MEDWAY OPINION POLL 2005**

In 2005, 1,317 people from across Medway responded and more people than ever are satisfied with the way Medway Council provides services and looks after residents.

According to the annual residents' opinion poll 65 per cent of residents are satisfied with the way the council runs things. It's an eight per cent improvement on last year and the highest ever rating for Medway Council.

Satisfaction with Medway as a place to live has also increased by two per cent. It's now at 73 per cent. Specifically, satisfaction rates for Gillingham as a place to live have increased by 28 per cent, now standing at 73 per cent, which matches the Medway average.

Other headlines in this year's poll are:

- More than half – 57 per cent – of residents think the council gives value for money, which is a six per cent improvement on last year
- People feel well informed – 63 per cent said the council keeps them well informed, which is up nine per cent from 2005 and higher than other comparative councils
- There is also increased satisfaction with the way the council handles complaints – satisfaction has increased from 33 per cent in 2005 to 42 per cent this year. This is the highest level of satisfaction among all councils for where there is comparative information
- 2006 has seen a significant increase – 17 per cent increase - in the number of young people who are satisfied, but the council realises there is still some way to go when it comes to keeping young people happy
- Services with the highest satisfaction ratings are primary schools, nursery education, rubbish collection and libraries

Services showing the greatest improvement over the past year are parks and open spaces, sports facilities, play areas, services for young people, primary and secondary schools and nursery education.

### **MEDWAY OPINION POLL 2004**

- *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.*
- *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*
- *Satisfaction with environmental health and planning services and parks and open spaces has increased significantly*
- *Satisfaction with education services in Medway is high but satisfaction with adult education has decreased since 2002*
- *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**

### **House price sales**

	<b>Jan-Mar 04</b>	<b>Jan-March 05</b>	<b>Jan-March 06</b>	<b>04-05 % Difference</b>	<b>05-06 % Difference</b>
<b>Medway</b>	£144,455	£153,365	£154,231	+%6.17	+0.56%
<b>Kent</b>	£183,231	£198,807	£206,628	+%8.50	+3.93%
<b>South East</b>	£204,307	£221,055	£228,762	+%8.20	+3.49%
<b>England &amp; Wales</b>	£166,404	£183,486	£192,745	+%10.27	+5.05%

Source: Land Registry

- Last year's AMR showed that following significant house price increases in the early part of the decade, 2005 was showing a marked slow down. The 2006 data shows that house prices in Medway during the last year have slowed right down with virtually no increase in the last year.
- However the overall percentage change from March 02 to March 06 is still greater than that for Kent and the South East, but on a par with the England and Wales figure.
- House prices are still a lot cheaper in Medway than that of Kent, the South East and England and Wales.
- According to the 2001 Census, 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. This makes it more difficult for us to place homeless families and address the needs of families on the housing register.

## **ENVIRONMENT**

<b>Landscape Designation</b>	<b>Area in Medway (ha)</b>
RAMSAR	346ha
Sites of Special Scientific Interest (SSSI)	7487ha <sup>2</sup>
Sites of Nature Conservation Interest (SNCI)	390ha
Local Nature Reserve (LNR)	56ha

<sup>2</sup> Includes RAMSAR sites

- 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 (Jan 06), there are 8 SSSI's in Medway comprised of 42 units. 74% of these are in 'Favourable' condition with 14% in an unfavourable 'recovering' or 'no change' condition. 12% are in 'Unfavourable Declining' condition, whilst 0% is in a 'Part Destroyed & Destroyed' condition.

### 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.

Our Design and Conservation team have advised us that the data remains the same as for 2005.

### 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"> <li>• Ensuring the conservation and enhancement of both the landscape and biodiversity of Medway.</li> <li>• Ensuring adequate provision of green spaces in relation to development.</li> <li>• Preventing the loss and fragmentation of wildlife habitats in association with development</li> <li>• Addressing the impacts of flooding and coastal squeeze.</li> <li>• Ensuring the biodiversity interest of previously developed land is properly recognised.</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Meeting the challenges of a growing and ageing population.</li> <li>• Providing medical facilities.</li> <li>• Providing a network of managed open space</li> </ul>
Water & Soil	<ul style="list-style-type: none"> <li>• Increasing demand for water resources due to an increasing population.</li> <li>• Climate change and flooding</li> <li>• Contamination of previously developed land.</li> <li>• Aquifer protection and water quality</li> </ul>
Air	<ul style="list-style-type: none"> <li>• Pollution as a result of industrial practices and transport.</li> </ul>

Climatic Factors	<ul style="list-style-type: none"> <li>• Sea Level rise and flooding.</li> <li>• Use of renewable energy technologies as part of a carbon management strategy.</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• The need for further waste recycling, recovery and disposal facilities with a shift from landfill.</li> <li>• Access to sand and gravel deposits and the impacts on the environment as a result of extraction.</li> <li>• Sustainable construction.</li> </ul>
Cultural Heritage and Landscape	<ul style="list-style-type: none"> <li>• The conservation, protection and preservation of Medway's heritage assets.</li> <li>• Continuing pressure for development on greenfield sites with resultant landscape implications.</li> </ul>
Social Inclusiveness	<ul style="list-style-type: none"> <li>• Accommodating the needs of an ethnically diverse population.</li> <li>• Increasing access to further and higher education.</li> <li>• Rural accessibility.</li> <li>• House prices and housing types.</li> <li>• Reducing crime and the fear of crime</li> </ul>
Regeneration & Economic Development	<ul style="list-style-type: none"> <li>• Promoting Medway as a City with Chatham as the heart and determining the roles of the other centres.</li> <li>• Increasing the range of employment opportunities – extending progression and upward mobility in the labour market.</li> <li>• Commuting levels</li> </ul>

#### **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. As explained in last year's AMR, Medway is concentrating on the production of a core strategy and a housing and mixed-use development plan documents (DPDs)

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 involvement of the Local Development Framework Advisory Group, also ensures that there are clear linkages between the LDF process and the community outside of formal consultation periods. The Council and LSP has been producing a new community plan and drafting a Local Area Agreement, and work on both of these documents has been integrated into the emerging LDF.

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 AMR considers the milestones that should have been reached during the period of April 2005 to March 2006. This progress report details the relevant stage that every document should have reached (by March 2006), the timeframe for its completion, and whether or not the established targets were met. Key stages in the 2005 AMR are shown in italics.

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 envisaged that a revised Medway Local Development Scheme will be submitted to the Secretary of State early in 2007 following an illustrative timetable being agreed by members in May 2006.



“Planning Delivery Grant 2007/08: Proposed Allocations Criteria Consultation Paper” advises in paragraph 15 that “PDG will be awarded for an authority’s self assessment of its plan making performance and sustainable development on the ground within its area based on its Annual Monitoring Report of the year April 2005 to March 2006. The self-assessment should accompany the submitted AMR.

In respect to plan-making, paragraph 17 advises that the timing of key plan milestones (Reg 26 Preferred Options and Reg 28 Submission) should follow the original Local Development Scheme submitted to government in March 2005. Only Development Plan Documents should be included in the self-assessment, therefore not SPDs or SCIs. Paragraph 18 then goes on to explain that the performance of each DPD should be calculated by comparing the timing of the LAST milestone for the DPD which should be passed within the year April 05 – March 06 with the time it was originally intended to have been passed and each DPD should be given a score as follows:

On time or early	4
3 months late or less	3
More than 3 but less than 6 months late	2
Over 6 months late	1

<b>LDD</b>	<b>Stage to be reached from April 2005 - March 2006</b>	<b>Time Achieved</b>	<b>Score</b>
<i>Medway Statement of Community Involvement (SCI)</i>	<i>Consultation on Issues &amp; Options to start in March 2005</i>	<i>Consultation undertaken from 29/03/05 to 12/05/05</i>	N/A
Medway SCI	Consultation on Preferred Options to start in June 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
Medway SCI	Post-submission consultation to start in September 2005	Consultation undertaken from 29/03/05 to 12/05/05	N/A
Medway SCI	Examination February 2006	Examination not undertaken by March 2006	N/A
<i>Medway Core Strategy DPD</i>	<i>Consultation on Issues &amp; Options to start in March 2005</i>	<i>Consultation undertaken from 29/03/05 to 12/05/05</i>	N//A
<b>Medway Core Strategy DPD</b>	<b>Consultation on Preferred Options to start in October 2005</b>	<b>Consultation undertaken from 26/10/05 to 06/12/05</b>	<b>4</b>
<i>Medway Housing &amp; Mixed Use DPD</i>	<i>Consultation on Issues &amp; Options to start in March 2005</i>	<i>Consultation undertaken from 29/03/05 to 12/05/05</i>	N//A
<b>Medway Housing &amp; Mixed Use DPD</b>	<b>Consultation on Preferred Options to start in October 2005</b>	<b>Consultation undertaken from 26/10/05 to 06/12/05</b>	<b>4</b>
Strategic Flood Risk Assessment Guide	Background technical work to be produced	Technical work being undertaken by consultants	N/A
Planning Contributions Guide	Adopted September 2005	Technical work being undertaken by consultants	N/A
Pentagon Development Brief	Adopted June 2005	Technical work being undertaken by consultants	N/A
Strood Riverside Development Brief	Adopted October 2005	Technical work being undertaken by consultants	N/A
<b>Total</b>			<b>8</b>
<b>Mean (score divided by no. of DPDs e.g. 2)</b>			<b>4</b>

## **SAVED POLICIES**

In August 2006, central government released a ‘Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period’.

Under the Planning and Compulsory Purchase Act 2004, unless expressly replaced by a ‘new’ policy, ‘old’ policies (adopted local plan, unitary development plan and structure plan policies) are saved for 3 years from the commencement of the Planning & Compulsory Purchase Act 2004 or the date the plan was adopted or approved if that date is later. If Local Planning Authorities (LPAs) wish to retain specified policies beyond the expiry of the 3-year period, they are required to seek the Secretary of State’s (SoS) agreement to issue a direction to save them.

Broadly the protocol explains that LPAs will need to demonstrate that the policies they wish to be saved:

1. reflect the principles of local development frameworks;
2. are consistent with current national policy; and
3. it is not feasible or desirable to replace them by 27 September 2007.

The various components of the Medway Council’s current development plan are as follows:

<b><i>Plan</i></b>	<b><i>Issues and saving implications</i></b>
RPG9 (2001)	Has the status of a full development plan document by virtue of the 2004 Act. RPG9 covers the period up to 2016. Chapters 9, 10, 11, 12 and 14 have been replaced since its original adoption. SEERA will be asking the Secretary of State to save these policies beyond September 2007 as the South East Plan is not expected to be adopted until early in 2008.
Kent & Medway Structure Plan 2006	This was only adopted in July 2006 and therefore will remain in place until 2009 or its replacement by the South East Plan
Medway Local Plan 2003	The Council will be asking the SoS to save <b>MOST</b> of the policies within this document beyond September 2007 to await replacement by policies within the Council’s LDF
Kent Waste Local Plan 1998	Adopted in March 1998 and covers the period to 2011.  The Council will be asking the SoS to save <b>MOST</b> of the policies within these documents beyond September 2007 to await replacement by policies that are being developed as part of the Council’s LDF
Kent Minerals Plans	The Council will be asking the SoS to save <b>MOST</b> of the policies within these documents beyond September 2007 to await replacement by policies that are being developed as part of the Council’s LDF

The protocol advises that as LPAs must monitor the performance of policies that are still in use together with progress made so far on replacing them, the submission of the list can be made either with the AMR submitted before the end of December 2006 or separately before or after the AMR, provided it is by 1 April 2007. At the same time, PPS12 para 5.5 speaks of the extension of saved policies in the context of review of LDS. Therefore it has been decided that the a draft version of the “saved policy” list will be included in volume 2 the 2006 AMR and imminent LDS version, but the Council reserves the right to submit a later version after the AMR but before the end of March 2007.

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

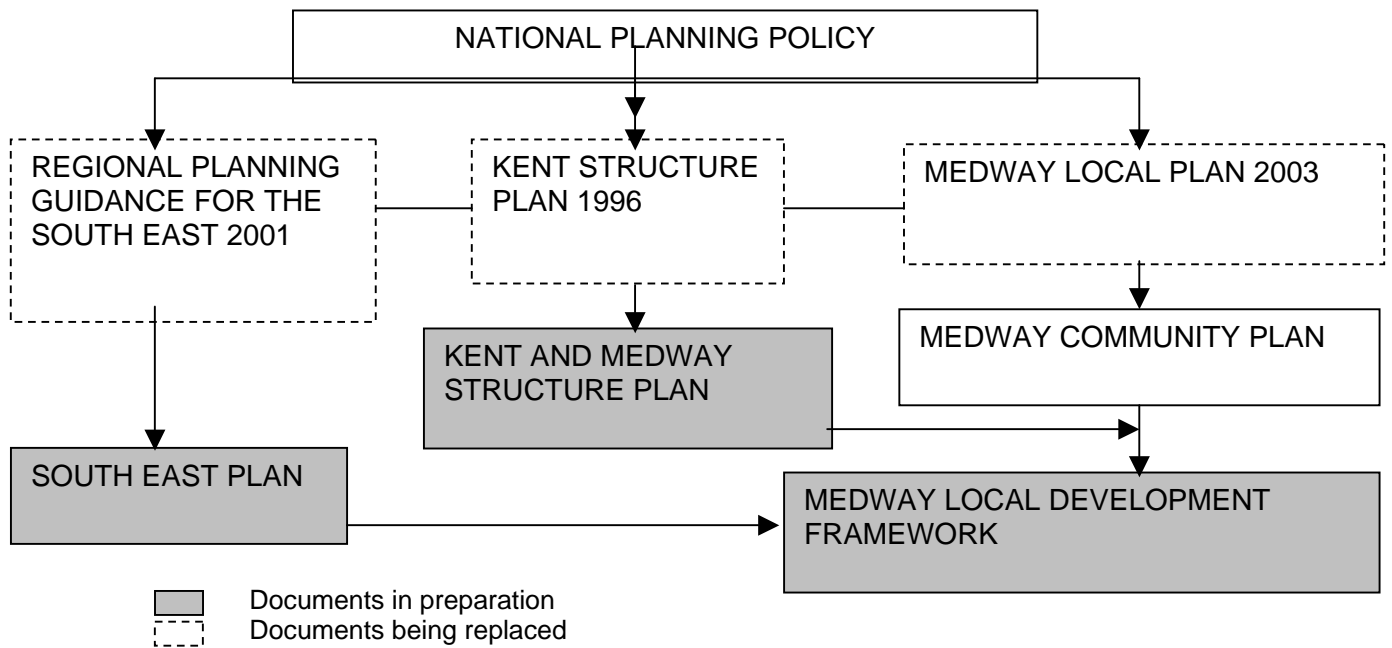
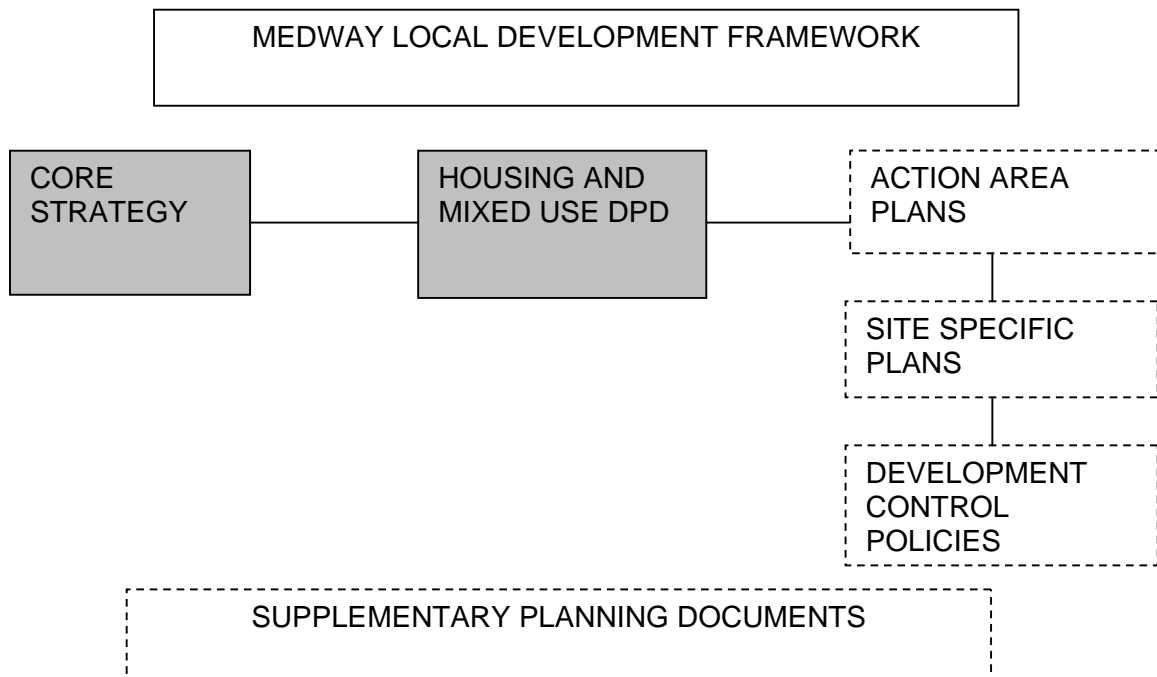


Figure 3 – Relationship of the Medway LDF to other policy documents

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.

As explained in last year's AMR, the Council tends to monitor thematically using a range of indicators. This has comprised Core Output Indicators, plus additional contextual, significant effect and local indicators to enable a pattern to be determined. Prior to the statutory need for an AMR to be produced, this thematic monitoring has been reported via the Council's annual Housing Land Supply reports and related documents for Employment and Retail.

The government revised the Core Output Indicators in October 2005 in comparison to those in its LDF monitoring guide. In July 2006, DCLG published a "Planning Delivery Grant 2007/08: Proposed Allocations Criteria Consultation Paper". Included within this document were six attributes of sustainable development and the paper advises that all attributes should have data collected in order to complete the core output indicators. However the attributes listed are not necessarily the same as those in the "Local Development Framework Core Output Indicators Update 1/2005" and therefore these additional indicators are also included as a Core Output Indicator put with the prefix 'PDG' so its derivation is clear.

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. 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. A number of these indicators have been included in part 6c of this report as local output indicators. More information on the Council's

approach to SA is available in last year's AMR or the Council's Sustainability Appraisal Scoping Report.

### **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)

The numbers in brackets above are the Core Output Indicators listed under each theme. The Core Output Indicator data is located within the following thematic sections and has been pulled together in the summary table in section 2a of this report.

## **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<sup>st</sup> March 2006**

- **Chatham Maritime** development is progressing well. One office site is now complete and two others should be finished later in the year along with the new police headquarters. Some university buildings are ready for occupation with another under construction due to be completed after the summer break.
- **Rochester Riverside** work has started on site, the old industrial buildings have been demolished and the site is ready for decontamination and work to improve the flood defences.
- **Beechings Way** the last of the sites with planning consent are now finished; some of the new premises are now occupied.
- **Rochester Airfield/Maidstone Road** there have been some significant changes to this area with two new developments well underway. These industrial units are now being marketed.
- **Employment Land Review** – this study will be commissioned in the next few months and should be completed by the end of 2006.

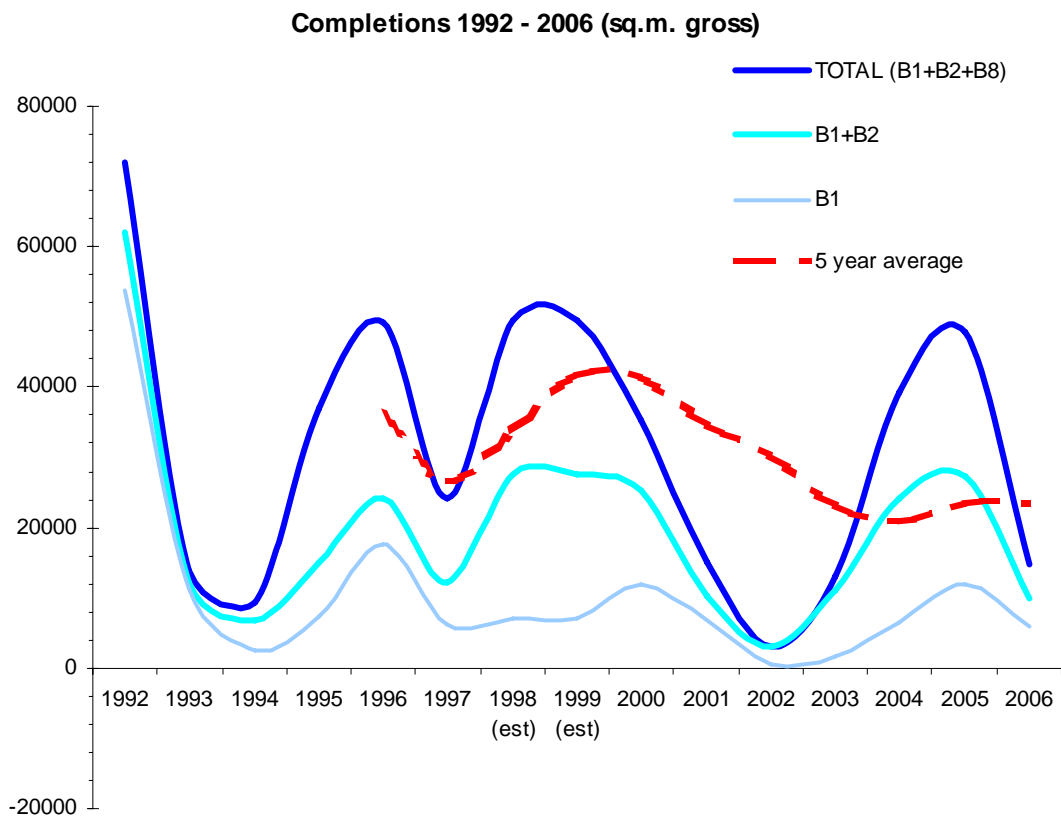
### **Land developed for employment 1 April 2005 – 31 March 2006**

**Table E01. Employment summary statistics; planning consents valid 1 April 2005 to 31 March 2006 (sq.m.)**

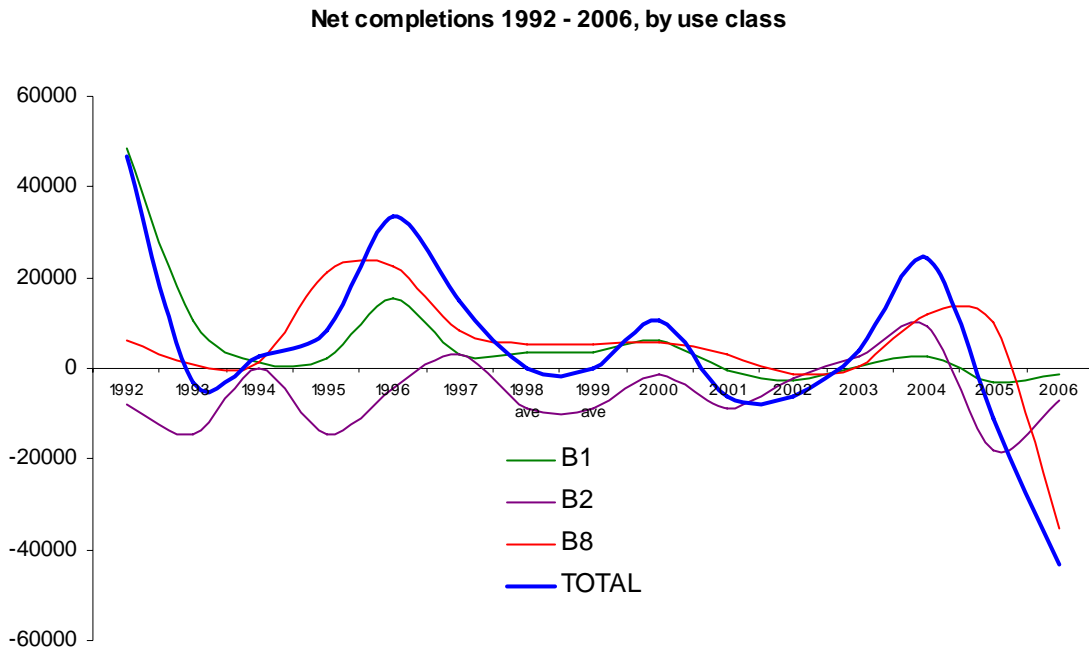
	<b>A2</b>	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Mixed B</b>
<b>Completions</b>					
Development completed in survey period	1072	5995	3940	4975	0
Lost due to redevelopment/reconstruction	-1670	-7134	-10806	-40217	0
	<b>-598</b>	<b>-1139</b>	<b>-6866</b>	<b>-35242</b>	0
<b>Commitments</b>					
Not started	2411	35056	88726	48885	200
Under construction	247	23904	12657	12433	0
Completed but vacant	0	0	0	0	0
	<b>(2658)</b>	<b>(58960)</b>	<b>(101383)</b>	<b>(61318)</b>	<b>(200)</b>
Potential losses	-2677	-21541	-71812	-45132	0
	<b>-19</b>	<b>37419</b>	<b>29571</b>	<b>16186</b>	<b>200</b>
<b>Exclusions</b>					
Expired	0	240	100	5794	0
Other exclusions	-704	22546	23257	-17945	0
	<b>-704</b>	<b>22786</b>	<b>23357</b>	<b>-12151</b>	<b>0</b>

- There were substantial losses this year. Some B1 and B2 uses, but the majority being B8 floorspace lost at Rochester Riverside. This is a key site for regeneration. The demolition of a quantity of old B2 space at Rochester Airfield has enabled the development of the site for new units currently under construction.
- Figs EO1, EO2 and EO3 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 EO1 and EO3 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.
- However, almost 50,000sq.m. of new B1-B8 floorspace is currently under construction.

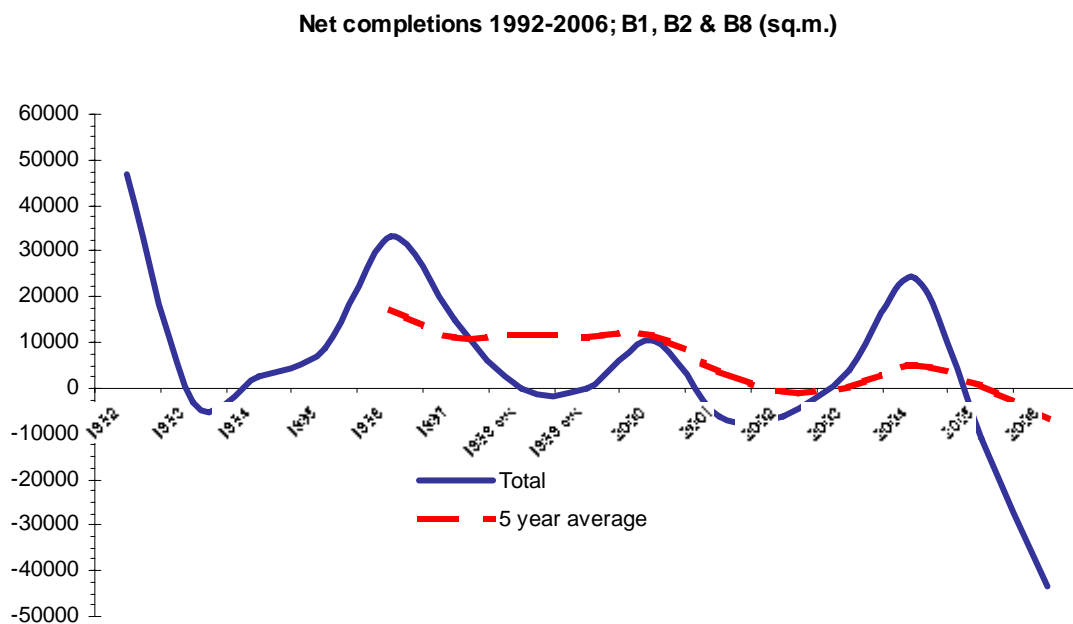
**Fig EO1 Updated gross completions graph (1992-2006)**



**Fig EO2 Updated net completions graph (1992-2006)**



**Fig EO3 Updated net completions graph (1992-2006) with 5 year average**



- The unemployment rate in Medway has risen from April 2005 (2.4%) to April 2006 (3.0%)
- 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.



**Table EO2. Employment land completed by previously developed land (completed planning permissions)**

	B1 net	B2 net	B8 net
Non PDL	3719	1083	1250
PDL	See Note	125	1072

Note. Development took place on PDL land for B1 use but the net result was a loss of floorspace for this use class.

### 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 - 2006	88699	-22328	66371
Floorspace with planning permission as at 31/3/2006	37400	45957	83357
Local Plan allocations	64240	247381	311621
<b>Total supply</b>	<b>190339</b>	<b>271010</b>	<b>461349</b>
Difference Structure Plan to supply	-94661	-13990	-108651

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 due to the demolition of industrial buildings at Rochester Riverside.
- Table E06 shows the current situation on land allocated for employment in the Medway Local Plan 2003.

### Land lost from employment

**Table EO7. Land lost to residential development (Hectares)**

Use Class	District total	District total PDL
B1a	0	0
B1b	0	0
B1c	0	0
B1 (B1a, B1b, B1c)	0	0
B2	0.4	0.4
B8	0.55	0.55
Mixed B1-B8	0	0
Total	0.95	0.95

**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 m2 (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	70	7	50	20	30	13885	4031	7411	11442	25327
<b>Total</b>	<b>323.58</b>		<b>103.675</b>				<b>66590</b>	<b>132906</b>	<b>143720</b>	<b>276626</b>	<b>343216</b>
<b>Losses</b>			<b>9.5</b>				<b>2350</b>	<b>25710</b>	<b>3535</b>	<b>29245</b>	<b>31595</b>
<b>Total Net</b>			<b>94.18</b>				<b>64240</b>	<b>107196</b>	<b>140185</b>	<b>247381</b>	<b>311621</b>

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

30% of the allocated land at Rochester Airfield is now developed.

Losses include all current floorspace at Formby Road only as Rochester Riverside now has planning consent.

**No plan period limitations all sites assumed viable**

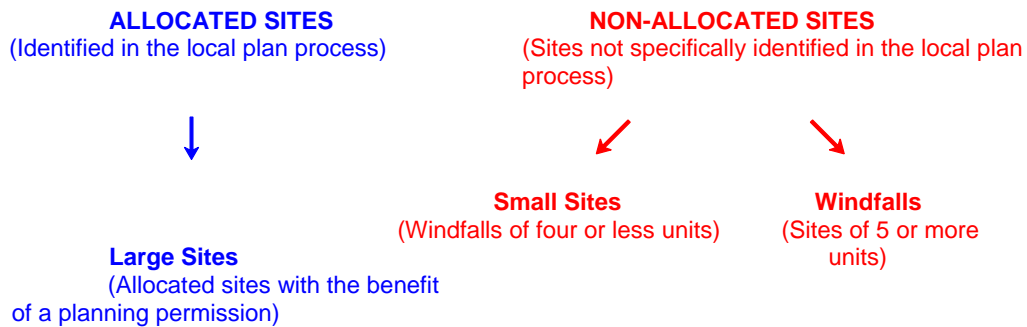
## **HOUSING**

This report covers the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. The survey was undertaken in April – May 2006, 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).

## **HOUSING**

### Progress on major sites at 31<sup>st</sup> March 2006

#### Rochester Riverside

- Demolitions now complete, and work can start on the construction of new river walls.
- Awaiting the section 106 agreement to be signed.

#### Strood Riverside

- Work is progressing on the development brief for Strood Riverside and the site will be marketed later this year.
- The DCLG has committed resources towards land acquisition and a new river wall.

#### Temple Waterfront

- The site is designated for a mixed-use development with potential for around 600 homes, together with business development, open space and a local centre.
- A development brief is being prepared, planning applications to follow.

St Mary’s Island

- The Redrow development of flats at Restharrow Way is now complete.
- Work is just starting on the Axis development, by Countryside Maritime. The first houses should be completed in the summer 2006.

Mid Kent College

- Two outline applications have been approved subject to section 106 agreements, at the Horsted and City Way sites. Together they make provision for a total of 628 dwellings.

Chattenden

- The land at Elm Avenue is known as ‘The Willows’, phase 1 is almost complete. The remainder of the site has planning permission.

**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. As the Kent & Medway Structure Plan was only adopted in July 2006, the adopted Structure Plan for the survey period was the Kent Structure Plan 1996.

Table 1

**Kent Structure Plan 1996 Policy H1 provision and residual dwelling requirements (31/03/06)**

1996 Kent Structure Plan Provision				Net Completions	Residual Dwelling Requirement		
1991-2001	2001-2006	2006-2011	1991-2011	1991-2006	Next 5 Yrs	to 2006	to 2011
9000	4000	3000	16000	10004	5996	2996	5996

- There is a continuing shortfall of completions against the Kent Structure Plan (Adopted 1996) targets; the residual requirement from 1991 to 2006 is 2,996 dwellings.
- 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.
- The Medway Local Plan was originally only due to run until 2006 and a full land supply is not available. Shortfalls in the period 2006-2016 will be addressed through the new Local Development Framework process. The Preferred Options stage Housing and Mixed-use DPD contained a list of preferred housing sites sufficient to meet the draft SE Plan housing requirement.

Table 3 Kent and Medway Structure Plan Policy HP1 provision and residual dwelling requirements (31/03/06)

Deposit Kent and Medway Structure Plan Policy HP1 Provision					Net completions	Residual Dwelling Requirement				
2001-2006	2006 - 2011	2011-2016	2016 - 2021	2001 - 2021	2001-2006	Next 5 yrs	to 2006	to 2011	to 2016	to 2021
2,500	3,900	4,100	3,600	15,100	3,220	4,180	280	4,180	8,280	11,880

**Small Sites**

- Small sites are expected to contribute 435 dwellings over the next five years, as the small site 5 –year average has increased slightly because of increased completions recently (see fig.2).
- Planning permissions for small site development have shown a slight decrease in comparison to 2004/05 with 134 applications approved this year. However, as shown in table 6, the number of dwellings permitted over the last 3 years has been fairly consistent.

Table 5

**Small Site Completion rates over the last 5 years**

Year	01/02	02/03	03/04	04/05	05/06
Local Plan allowance p.a.	88	88	88	88	88
Actual completion rates	61	61	76	113	127
Surplus(+) / Deficit(-)	-27	-27	-12	25	39

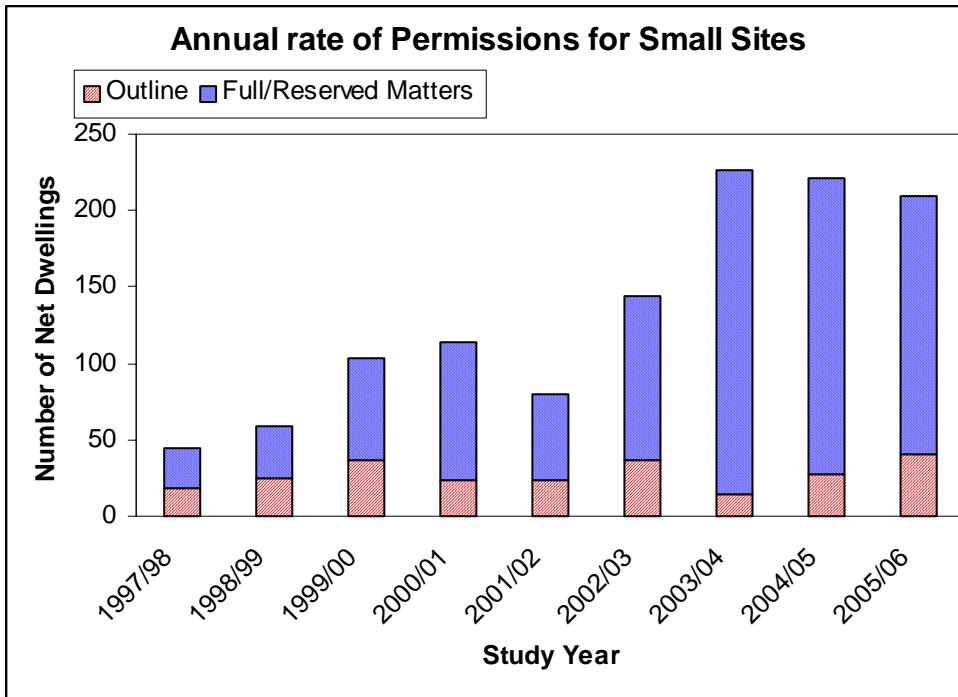
Average contribution in period 01/02-05/06 is: 87

Table 6

**Breakdown of Permissions by type**

Permission	2001/02	2002/03	2003/04	2004/05	2005/06	5-year Total
Outline	23	37	14	28	41	143
Full/Reserved Matters	57	107	212	193	169	738
<b>Total</b>	<b>80</b>	<b>144</b>	<b>226</b>	<b>221</b>	<b>210</b>	<b>881</b>
No. of Sites	76	140	138	170	134	658

Fig. 2



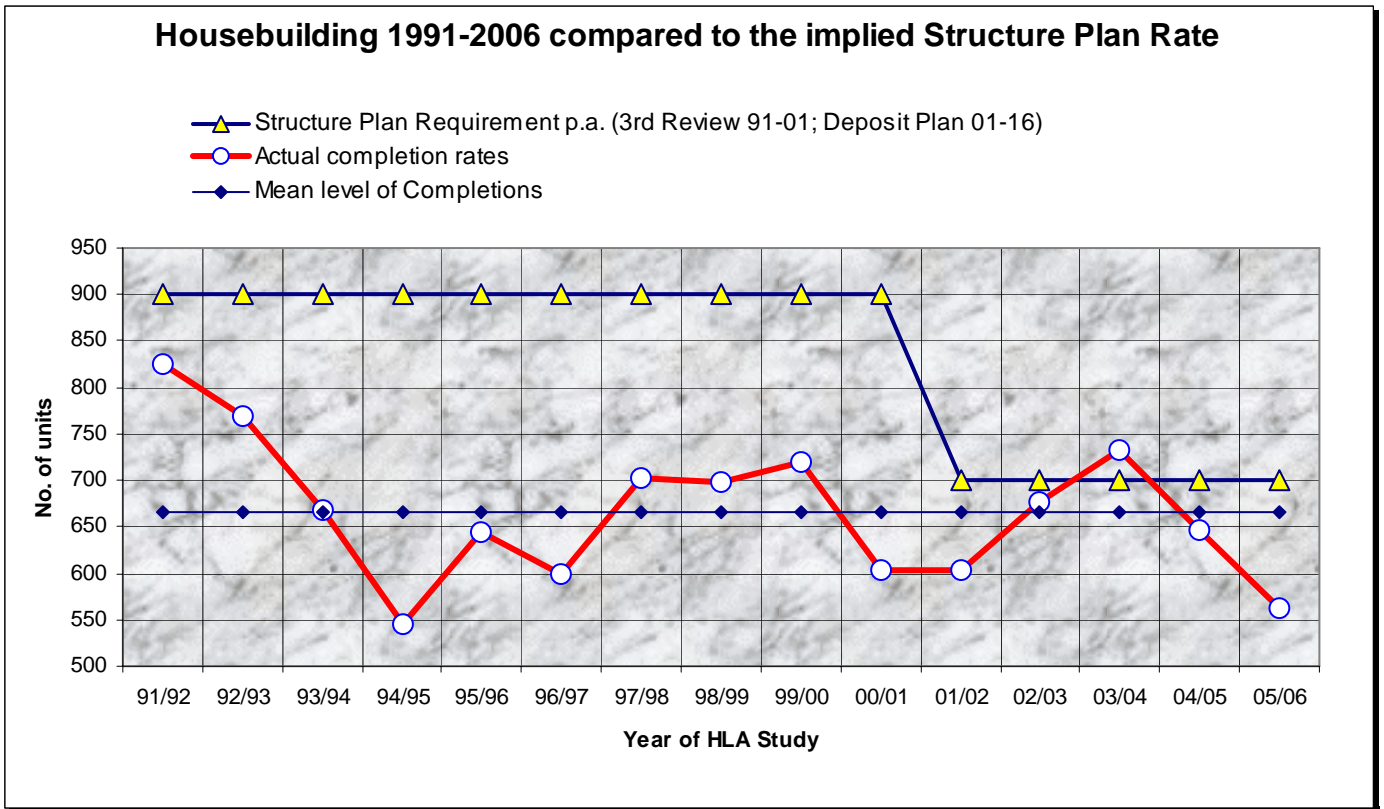
### Large Sites

- 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 is shown in Figure 3. It is expected that completions will be increasingly 'blocky' as the number of flats constructed in Medway increase.
- In Figure 3, the Kent and Medway Structure Plan Deposit Plan annual completion targets are shown from 2001.

**Fig. 3 – House building rate**



- The housing trajectory for the next 5 years is shown in table 7.
- Due to the limited life of the Local Plan it is not possible to create a meaningful trajectory beyond the 5-year period. Information on supply post-2006 will be provided by the Housing and Mixed-use DPD currently under production.

Table 7 Housing Trajectory 2001 to 2011

Year		00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11
Actual completions		603	603	676	733	646	562					
Phasing of future completions	Large site applications							483	663	1168	744	601
	Small site applications							147	188	91	0	3
	MLP 2003 allocations							0	65	189	412	266
	<b>TOTAL</b>							<b>630</b>	<b>916</b>	<b>1448</b>	<b>1156</b>	<b>870</b>

Table 8 Annual Completion Rates 1992-2006

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	05/06
<b>Structure Plan Requirement p.a. (3rd Review 91-01; Deposit Plan 01-16)</b>	900	900	900	900	900	900	900	900	900	900	700	700	700	700	700
<b>Actual completion rates</b>	825	769	669	546	644	598	702	698	719	603	603	676	733	646	562

Table 9 Windfall Completion Rates 1999-2006

Year	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06
<b>Net windfall completions</b>	28	23	43	43	149	228	200	287
g/f						18	7	49
pdl						<b>210</b>	<b>193</b>	<b>238</b>

**Average rate of completions 125**

N.B. Greenfield windfalls cannot be counted when calculating yields.  
Greenfield windfalls only recorded since 2004.



### Large Unidentified Sites (“Windfalls”)

- There is a projected yield of 830 dwellings from this source over the next five years (to 2011). Table 9 above shows the average completion rates used to estimate this anticipated supply.

### Affordable Housing

- 197 affordable dwellings were granted a valid permission during the year. An additional 251 affordable dwellings had a resolution to grant permission subject to completion of a S.106 Obligation.
- The rate of completions in this policy area remains steady at 151 compared with 145 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 shows how permissions for new housing development on PDL sites have increased since PPG3 was published in March 2000 (see also Table 10).

Fig. 4

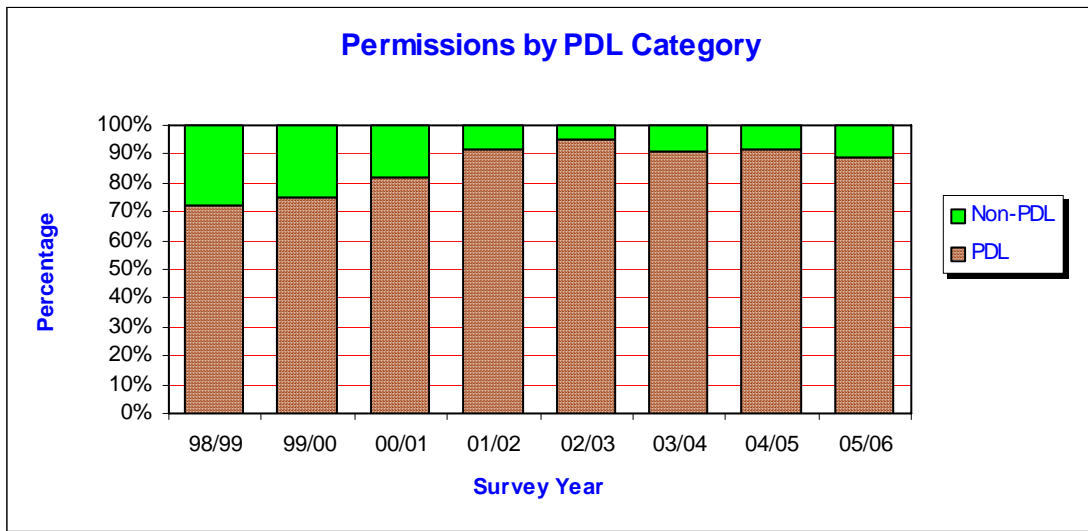
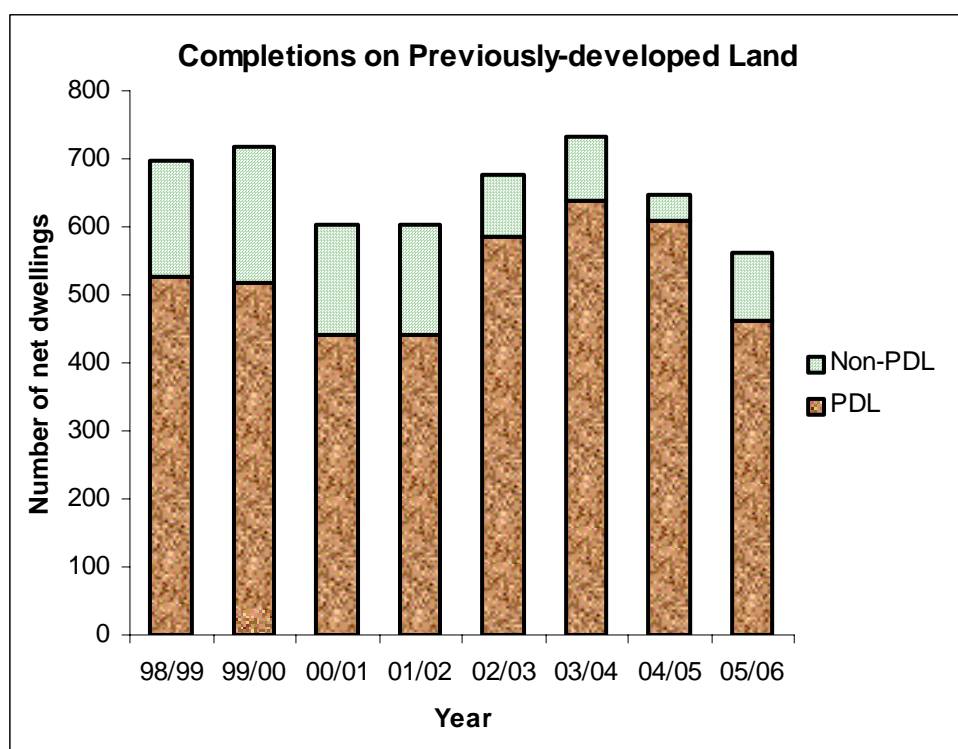


Table 10 Permissions by PDL category

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
05/06	89	11	2956	354

- In 2005/2006, 89% of new permissions were PDL, compared with 92% for the previous year (see Table 10). Permissions for residential development on previously developed land continue to exceed both national and local targets.
- With 82% of completions being on PDL Medway has far exceeded the 60% target.

Fig. 5 Completions on PDL land



- 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 11 PDL Analysis of the Housing Land Supply at 31/03/2006

	PDL	%	Non-PDL	%	Total	%
Sum Of Not Started	3732	69.6	1633	30.4	5365	100.0
Sum Of Under Construction	459	97.0	14	3.0	473	100.0
Sum Of Completed	1588	93.0	119	7.0	1707	100.0
Sum Of Total Dwellings	5779	76.6	1766	23.4	7545	100.0
Sum Of Annual Completions	462	82.2	100	17.8	562	100.0
2006/07	746	84.8	134	15.2	880	100.0
2007/08	888	72.5	336	27.5	1224	100.0
2008/09	817	69.2	364	30.8	1181	100.0
2009/10	537	56.8	409	43.2	946	100.0
2010/11	290	67.3	141	32.7	431	100.0

### Density

- PPG3 encourages higher density for new developments, in excess of 30 dwellings per hectare (d.p.h.).
- For 2005 – 2006, the percentage of new dwellings completed at:
  - (i) less than 30 dwellings per hectare = 12%;
  - (ii) between 30 and 50 dwellings per hectare = 17%
  - (iii) above 50 dwellings per hectare = 72%.
- The average net density of full permissions is 59 dph.

## TRANSPORT

### Significant events in the period

- In February 2006, Medway Council approved Medway's second Local Transport Plan 2006 – 2011 (LTP). This has been submitted to the Department for Transport, and is now valid until the end of March 2011.

### COI 3a. Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

**Proxy indicator** = Proportion of planning applications, referred to the Integrated Transport team for advice from April 05 to March 06, complying with car-parking standards set out in the local plan.

- 100% complying with car parking standards

As explained in last year's AMR, monitoring completions rather than applications with planning permission is a problem as this requires site surveys. Therefore it has been decided to use a proxy indicator as set out above.

The car-parking requirements are set out in the Medway Local Plan 2003. These are maximum car parking standards which have been in place for some time and developers are aware of this requirement. Therefore a significant number of planning applications are submitted that propose car-parking levels in accordance with the Local Plan.

As shown by the planning application list in volume 2 of the AMR, some applicants, particularly for residential development, are proposing car parking provision which the Council is concerned are too low and would have a negative impact on public amenity and raise highways safety issues because, despite the site accessibility, occupiers will still expect to have a private car.

COI 3b. 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.

Analysis of this Core Output Indicator has only been possible thanks to skills and knowledge of the Council's Integrated Transport Team who use the Accession software provided free to all local authorities. Accession enables assessments to be made of accessibility for different areas and population groups. It covers a range of transport modes, including public transport, car, walking, and cycling. More information on the model, the assumptions made as well as the detailed analysis, which is summarised below, is provided in volume 2 of the 2006 AMR.

Accession uses either frequency based or full timetable based services data, time or cost and also takes into account the time period during which services are available. Accession's time and cost contour maps can pinpoint potential barriers to accessibility, and facilitate the development of alternative solutions. The software has a fully multi-modal data model taking account of interchanges, walked stages, public transport timetables, costs, and the attractiveness and opening and closing times of facilities at destinations.

- The analysis shows that, for the vast majority of completed housing sites, key services are available within 30 minutes "travelling time". Only two sites on the Hoo peninsula (SMC0409, SMC0001) fail the accessibility analysis in all situations. However this represents 5 units out of 562 so only represents 0.9% of new sites completed in 2005/06.
- The one key service that is largely inaccessible from 16% of completed house units is Medway Maritime Hospital. The Hoo peninsula sites are inaccessible and also completed units in the Medway Valley and enclaves within Strood. However this analysis does not include the effect that other hospitals may have, i.e. some residents may use hospital services outside of Medway, for example Maidstone Hospital or Gravesend. This analysis does not allow for the inclusion of new health centres (LIFT sites) that will improve accessibility to medical provision in certain areas for example Rochester/Stood.
- There are some limitations to the analysis that has been undertaken:
  - The analysis for the Employment Super Output Areas (SOAs) are based on the centre point of each zone, and
  - The software outputs do not include the effect of trains, only bus routes, so in a few instances, accessibility may be slightly improved.
- Overall, the accessibility of new sites to key services in Medway is within 30 minutes for the vast majority of sites and services.

The more detailed analysis of the indicator is provided in volume 2 of the 2006 AMR.

Table 3b:1 Accession data: Sites beyond 30mins accessibility

Major Infrastructure	No. of sites	No. of units	Percentage.
GP Surgeries	2	5	0.9

Medway Maritime Hospital	20	91	16.02
Primary Schools	2	5	0.9
Secondary Schools	2	5	0.9
Retail Centres	2	5	0.9
Areas of Employment	2	5	0.9

## **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 2006

#### General

- Three of the LIFT sites are under construction these will provide new healthcare facilities at Rainham, Lordswood and Delce Road, Rochester.

#### Chatham

- Plans for the road system in Chatham Town Centre to become two way, works to be completed by September 2006.
- The Retail and Commercial Leisure study for Medway now completed.

#### Chatham Maritime

- Work has started on Dickens World and the Cinema on site J4.
- The University buildings have either been completed or nearing completion, in readiness for the increase in students later in the year.

#### Strood

- New Morrisons supermarket opens.
- A comprehensive development framework is planned for the town centre called an Area Action Plan (AAP). It will look at transport issues and put forward proposals for key development sites and environmental improvements. Qualitative improvements to retailing will be supported.

### Floorspace completed for retail, office and leisure development 1 April 2005 – 31 March 2006.

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

On the 21<sup>st</sup> April 2005 an amendment to the Use Classes came into force. It subdivided the old A3 class into 3 parts.

- A3 - restaurants and cafes
- A4 – drinking establishments
- A5 – hot food takeaways

**Table LO1. Retail summary statistics**

**A1 - A5 summary statistics; planning consents valid 1 April 2005 to 31 March 2006**

	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
<b>Completions</b>					
Development completed in survey period	11096	1072	656	0	206
Lost due to redevelopment / reconstruction	-3597	-1670	0	0	0
<b>Net Completions</b>	<b>7499</b>	<b>-598</b>	<b>656</b>	<b>0</b>	<b>206</b>
<b>Commitments</b>					
Not started	26164	2411	7323	1612	1760
Under construction	16409	247	2326	0	0
Completed but vacant	0	0	0	0	0
	<b>-42573</b>	<b>-2658</b>	<b>-9649</b>	<b>-1612</b>	<b>-1760</b>
Potential losses	-6978	-2677	-804	-294	0
<b>Net Commitments</b>	<b>35595</b>	<b>-19</b>	<b>8845</b>	<b>1318</b>	<b>1760</b>
<b>Exclusions</b>					
Expired	0	0	0	0	0
Other exclusions	15024	-704	503	0	0
	<b>15024</b>	<b>-704</b>	<b>503</b>	<b>0</b>	<b>0</b>

Notes. Permissions prior to 1 April 2005 will not include the categories A4 or A5.

Positive figures in the Exclusions section indicate an intended loss of floorspace which is now clawed back due to the consent being excluded.

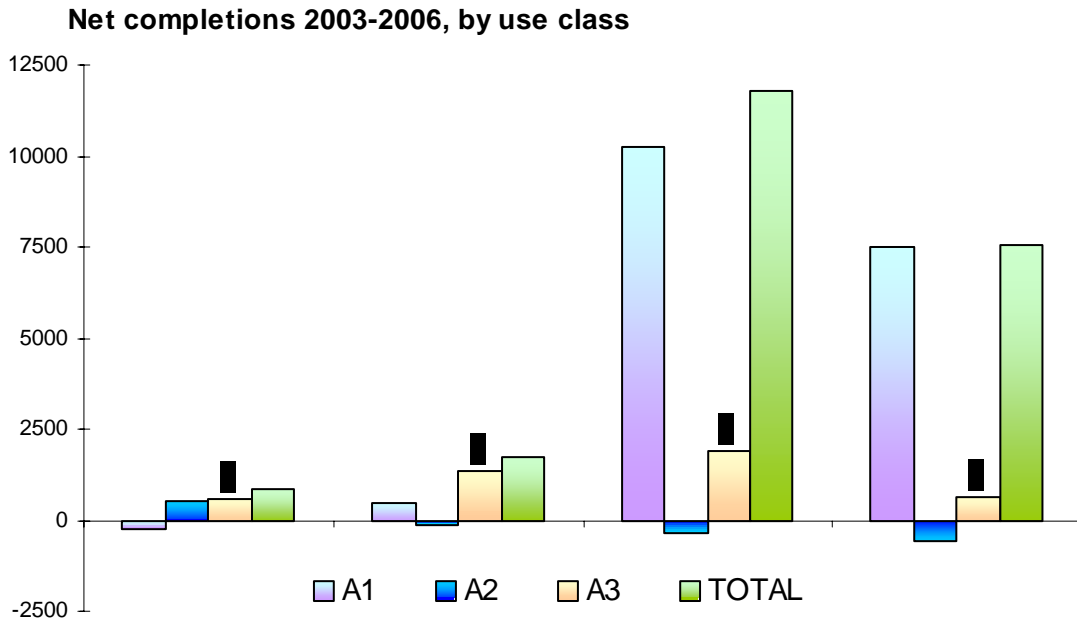
**Table LO2. Commercial and Leisure summary tables**

**Other commercial and leisure summary statistics; planning consents valid 1 April 2005 to 31 March 2006**

	C1 (beds)	C2 (beds)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)
<b>Completions</b>					
Development completed in survey period	0	0	10753	113	160
Lost due to redevelopment/reconstruction	0	-33	-1072	-189	0
<b>Net Completions</b>	<b>0</b>	<b>-33</b>	<b>9681</b>	<b>-76</b>	<b>160</b>
<b>Commitments</b>					
Not started	400	36	42156	3770	5662
Under construction	26	0	15730	13208	0
Completed but vacant	0	0	0	0	0
	<b>-426</b>	<b>-36</b>	<b>-57886</b>	<b>-16978</b>	<b>-5662</b>
Potential losses	-43	0	-39241	-3466	-188
<b>Net Commitments</b>	<b>383</b>	<b>36</b>	<b>18645</b>	<b>13512</b>	<b>5474</b>
<b>Exclusions</b>					
Expired	0	0	0	0	0
Other exclusions	14	0	1893	130	0
	<b>14</b>	<b>0</b>	<b>1893</b>	<b>130</b>	<b>0</b>

- Long-term trends in retail development cannot be commented on, as full monitoring of A1 to A3 planning consents had only been rigorously undertaken for 3 years following a pilot exercise. This has been further complicated by the introduction of the new use classes A3 to A5 this year.
- D2 monitoring has only been undertaken as a separate category for the past 3 years. Hence long-term trends cannot be commented on.

**Fig L01: Net completions A1 to A3**



- The D1 use class currently does not require to be monitored as a measurement of facilities and employment but Medway is piloting monitoring this aspect.
- There have been some significant movements in the development of the Universities at Medway. There is an emerging proposal to co-locate Mid Kent College with the Universities at Chatham Maritime.
- A substantial leisure development at Chatham Maritime, submitted by Dickens World, is under construction (site J4). This is sited between the Dockside Outlet Centre and the Historic Dockyard and will significantly improve the attraction at this locality. It will include a multiplex cinema and restaurants. Also at Chatham Maritime there is consent for the Chatham Quays development, on sites J5 and J6, which includes residential and also 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.
  - The first phase is to turn the one-way road system into two way.
  - A development brief has been prepared to take the Pentagon Centre expansion forward, it will include new fashion stores, leisure facilities

and residential accommodation and significant planning applications are expected soon.

- Consultants were appointed in February 2006 to produce a conceptual framework to identify sustainable future roles for Gillingham Town Centre over the next 10-15 years,

**Table L03. Gross completions in town centres 1 April 2005 to 31 March 2006**

Use	% of completions in town centres
A1	68%
A2	71%
A3	67%
A4	0
A5	64%
D1	4%
D2	0

*Based on gross completion data*

**Table LO4. Town Centre Activity**

Use	Losses	Gains	Net
A1	1907	7526	5619
A2	1432	761	-671
A3	0	441	441
A4	0	0	0
A5	0	132	132
D1	438	441	3
D2	0	0	0

- Apart from A2, other uses have had more gains than losses.
- The majority of lost floorspace from A2 has been to residential on upper floors.
- There have been greater losses of A2 floorspace in the town centres than outside.

### Open space

The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. It was also seen as a way of encouraging others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green areas.

The draft Medway Local Area Agreement (LAA) under “Improving the local street scene” states that:

“there is sufficient open space in Medway; however the majority is in larger spaces, which are generally found at the urban fringe or away from the urban settlements. The smaller sites in the urban areas are generally poorer quality. It is a priority to increase and improve the open spaces available in Medway because access to open spaces significantly improves the lives of local people and the local environment. In the 2005 Residents Opinion Poll whilst the highest level of user satisfaction was registered for refuse collection and the majority of users were satisfied with recycling facilities, less than half of all



users were satisfied with parks and open spaces and road maintenance in Medway. Medway also does not have any green flag awarded parks”.

The final targets for the Council's Public Service Agreement 2 (PSA2) are due to be settled in June 2006, members agreed. Achievement of the green flag target will involve a number of discrete tasks and require pump-priming monies to be allocated to move the project forward.

#### **Significant events in the period**

- July 2005 –. Funding for the project consisted of £265,000 from the ODPM as part of the Thames Gateway project, and £400,000 contribution from Berkeley Homes towards better community facilities related to its new Gillingham Pier housing development. Hillyfields Open Day on Saturday 23 July 2005
- In August 2005, work began on the £500,000 revamp of Gillingham Park.

#### **COI 4c Amount of eligible open spaces managed to Green Flag Award standard.**

Proxy indicator = Delivery of PSA2 target by 2009

- The baseline of 2005-06 is no open spaces to Green Flag Award Standard.
- The targets are 1 Green Flag space by 2007/08 and 2 spaces by 2008/09. Without the LPSA the unstretched target is 0.
- The Council is on target to deliver 2 sites by 2009

#### **MINERALS**

The Department of Communities and Local Government (DCLG) have commissioned the British Geological Survey (BGS) to collate the results of aggregate mineral extraction for the period from January 2005-December 2005. This is a departure from the normal aggregate monitoring arrangements. Previously monitoring was undertaken by SEERAWP and this has taken place on a 4-year frequency since 1973.

The BGS survey forms did not include a question on the “tonnages derived from secondary sources” and therefore the contribution of secondary sources to the overall supply has not been investigated. BGS, when queried, explained that this is because another survey (of alternatives) is being undertaken by Capita Symonds on behalf of DCLG. At the point of writing this AMR, the data are unavailable.

#### **Significant events in the period**

- Submission in March 2005 by Lafarge Aggregates Ltd of a planning application (MC2005/0589) for the extraction and processing of sand and gravel (1.2 million tonnes at 120,000 tonnes pa), establishment of ready-mix concrete plant, restoration to agriculture and water based conservation at land South of Stoke Road, Hoo St.Werburgh, Rochester.

#### **Production of primary land won aggregates.**

- For the year to December 2005 Medway produced 37,670 tonnes of land won sand and gravel from the site at Grain, significantly less than the production during 2004 which totalled 61,827 tonnes. The March 2005 application for

1.2 million tonne reserve of sand and gravel at Hoo St. Werburgh was not permitted until April 2006, and remains currently unimplemented.

Production of secondary/recycled aggregates.

- No data currently available (see above).

Additional Information: Importation of minerals through the wharves in Medway for 05-06

- Marine Dredged Sand and Gravel = 1,326,314 tonnes
- Crushed Rock = 1,142,728 tonnes

**WASTE**

**Significant events in the period**

- August 2005 – Application to vary condition 1 to extend the temporary consent for a further 2 years and removal of condition 2 to allow all types of waste to be handled of planning permission MC2003/2705 (change of use of land to waste transfer station). Unit 14 Morgans Timber Yard, Knight Road, Strood (MC2005/1186).
- September 2005 – Application was submitted for a temporary change of use of land to waste transfer station at Unit 15 Knight Road, Strood (MC2005/1255).
- September 2005 – Application to vary condition 6 of planning consent GL/96/629/63/0099 to allow operational use between the hours of 07.00-17.00 Monday to Friday and 08.00-12.00 Saturday and Sunday. Medway Maritime Hospital, Windmill Road, Gillingham (MC2005/1812)

COI 6b. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

- For 2005/06 a total of 130,107.54 tonnes of household waste has arisen in the Medway area.
  - Total recycling (including composting and dry recycling) amounted to 41,311.45 tonnes, 31.75%.
  - Total dry recycling amounted to 24,857.83 tonnes, 19.11%
  - Total composted 16,453.62 tonnes, 12.64%.
  - Total landfilled 88,796.08 tonnes, 68.24%.
- In comparison with 2004-05, there has been a minor reduction (3,546 tonnes) in household waste generation.
- The recycling rate has increased to 19.11% in comparison to 16% in 2004/05. The composting rate has increased slightly with a percentage increasing from 11% to 12.64%.
- The combined recycling and composting percentage target in the emerging South East Plan for household waste is ramped up at 5 yearly steps from 2005 until 2025. At 31.74% recycled or composted, Medway is moving towards the target of 40% by 2010.

- The total landfilled has correspondingly fallen as a result of reduced waste generation and the improved recycling and composting performance of the area. The total is 88,796.08 tonnes (68.24%) as compared to 97,197 tonnes in 2004-05, which represented 73% of the total household waste. This performance is in line with the Landfill Directive landfill diversion targets. The first being by 2010 reducing the biodegradable waste from the municipal waste stream landfilled to 75% of what was produced in 1995.

## **FLOOD PROTECTION AND WATER QUALITY**

### **Significant events in the period**

- Initial results from the Medway and Swale Strategic Flood Risk Assessment (SFRA) received in early 2006.

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

- None.

## **BIODIVERSITY AND COUNTRYSIDE**

### **Significant events in the period**

- September 2005 - Professor David Bellamy opened Ranscombe Farm Reserve in Cuxton

### **COI 8 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.**

- In 2004/05 43 SSSIs were listed, however in January 2006 this appears to have fallen to 42, a seeming loss of 1 site and then risen again to 57 in October 2006. Through discussions with Natural England to understand these changes, it was identified that all SSSIs are split up into areas, called units, based on the type of habitat or special interest that areas within the SSSI hold. The 42, 43 and 57 refer to SSSI units and not single SSSIs.
- There are 8 SSSIs fully or partly in Medway (Cobham Wood, Halling to Trottscliffe Escarpment, Chattenden Woods, Dalham Farm, Medway Estuary & Marshes, Northward Hill, South Thames Estuary & Marshes and Tower Hill to Cockham Wood) and there have been no changes to the SSSI boundaries or their areas since October 2005, but some changes have been made to the definitions of units within SSSIs. SSSIs are split up into areas, called units, based on the type of habitat or special interest that areas within the SSSI hold. There are 42 units in Medway.
- Natural England assesses the condition of each unit of each SSSI on a 6-year monitoring cycle. Mostly this has been done to match up units more closely with habitats on the ground. Also some corrections have been made where information was wrongly recorded. In the 2004/05 data two units were found

to be duplicates (Unit 21 Neutral Grassland Lowland and 100 Littoral in Medway Estuary and Marshes). This has now been corrected. In addition, the Tower Hill to Cockham Wood SSSI Unit 5 (Earth Heritage) no longer exists. The units in this SSSI have been re-defined so the Earth Heritage interest is included elsewhere and not covered by a specific unit. The October 2006 data reflects this.

- Natural England is in the process of re-defining the inter-tidal units within the Medway Estuary and Marshes SSSI. This has led to a number of units being generated that have no area (102-118 Littoral Sediment). Natural England have advised that Unit 100 Littoral sediment with an area of 2167 hectares in an 'Unfavourable declining' condition is a key unit of concern and that the other units with no area in this SSSI should be ignored.

PDG - Proportion of nationally important wildlife sites which are in favourable condition

- There are 6 SSSIs in Medway. 74 % of these are in Favourable condition, 7% are in Unfavourable Recovering condition, 7% are in Unfavourable No Change condition, 12 % are in Unfavourable Declining condition, and 0% is in Part Destroyed & Destroyed condition. (January 06)

## **RENEWABLE ENERGY**

Renewable energy capacity installed by type.

Status	Application Number	Renewable energy type	Summary	Decision
Validated	MC2005/1480	Installation of combined heat and power together with 15m. high exhaust flue and separate sludge disintegration enclosure.	CHP	N/A
Validated	MC2005/1895	Application for construction of wind turbine tower, 9m to hub height and turbine rotor diameter	Wind	N/A
Validated	MC2005/2252	Wind turbine development, incorporating ten 126.5 metres high wind turbines (each turbine to have hub height of 80 metres) & ancillary development comprising a 70 metres high meteorological mast, switchroom & associated works	Wind	N/A
Approved	MC2005/1500	Installation of 17.87m high wind generator to the rear of the property	Wind	Approval with conditions 9/11/05
Approved	MC2006/0059	Installation of 17.7m high wind powered generator to rear of property (resubmission of MC2005/1500)	Wind	Approval with conditions 15/03/06
Approved	MC2005/2040	Installation of 12.44m high wind powered generator.	Wind	Approval with conditions

				15/12/05
Approved	MC2005/1652	Listed building consent for internal demolition, re-ordering and refurbishment works including changes to glazing of external windows; insertion of solar panels on south facing roof; external electrical works.	Solar	Approval with conditions 13/01/2006

PDG - Proportion of energy used in new development which comes from on site renewables.

Proxy indicator = Development of policy in LDD in line with PPS22 requirement

Paragraph 8 of PPS22 on Renewable Energy advises that local planning authorities may include policies in local development documents (LDDs) that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments. This proposed PDG indicator relates to this paragraph.

Therefore this aim, and related indicator, will be implemented via policies in LDDs. The Council's emerging Core Strategy DPD contains policy CS03 which includes a requirement that all significant developments will be expected to provide at least 10% of predicted energy requirements on site via the use of renewable technologies. Policy EN1 in the draft South East Plan is equivalent. However neither of these policies are as yet adopted hence the use of a proxy indicator.

### **6c. Local Output Indicators**

Appendix 5 of volume 2 of the AMR 2006 contains information on a number of local output indicators which are proposed<sup>3</sup>. Table SA-1 is Medway with appropriate comparators whilst Table SA-2 provides trend data by including the data in last years AMR. 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.

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<sup>3</sup> Some of which have been included in the thematic analysis in section 6b

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