



Consultation response

for

Medway Local Plan 2012 – 2035 – Development Options Consultation

in connection with

Land at Port Victoria / Chapel Road

Isle of Grain

April 2017

01892 831600 | www.bloomfieldsltd.co.uk
77 Commercial Road | Paddock Wood | Kent TN12 6DS

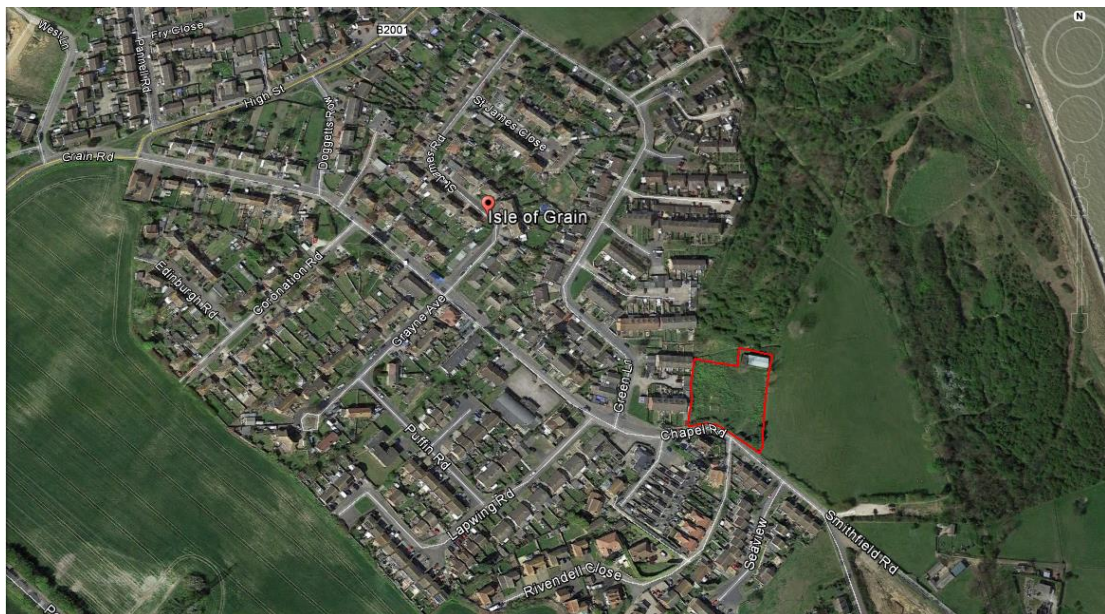
IN ASSOCIATION WITH

**Lambert
& Foster**



1. Introduction

- 1.1. We are writing on behalf of our client Mr and Mrs G Murison and following the representations made in respect of the Medway Strategic Land Availability Assessment 2017 (SLAA) submission and to comment upon the current Local Plan consultation.
- 1.2. Our client has land at Port Victoria / Chapel Road on the Isle of Grain (ME3 0EN), the extent of which is outlined below on the Google Earth extract. This site is available and deliverable. There is a redundant army cadet hut on the site, making the site brownfield land on the edge of village immediately adjacent to the limits of built development.



Extract from Google Earth showing extent of our client's land which is also within the Council's "Incremental Expansion area"

- 1.3. This statement will provide a summary on the four Development Options currently proposed by Medway Council. Each of the four options support the growth of an area within which our client's site is located. Therefore, the potential for development of the site should be considered acceptable in principle.
- 1.4. Medway Council is producing a new Local Plan, to replace its current saved Policies in the 2003 Local Plan and the Kent Waste and Minerals Local Plans. The new Local Plan will have a time horizon up to 2035. The role of the Medway Local Plan is to plan positively for the development and infrastructure that the area needs, whilst protecting and enhancing the natural, built and historic environment.

- 1.5. Following the 'Issues and Options' consultation in 2016, the Planning Service has prepared a 'Development Options' document as the basis for a further stage of consultation.
- 1.6. Having reviewed the document we wish to respond to the following:-
- Vision and Strategic Objectives
 - Delivering Sustainable Development
 - The four scenarios and options
 - Housing Policy Approaches
- 1.7. Set out below is a representation response to each in turn.

2. Development Options Consultation

- 2.1. The executive summary highlights that *'Alternative approaches could involve development on green field sites in suburban and rural areas, redevelopment of employment sites for mixed use schemes, building at higher densities.'* These approaches are discussed in more detail within the Development options consultation.
- 2.2. At Paragraph 1.14 it is confirmed that the consultation *'provides an assessment of the current context for Medway's economic, social and environmental conditions and the key issues that need to be addressed in planning positively for the areas future over the lifetime of Local Plan.'*(Our emphasis) Paragraph 1.15 goes on to consider *'The document provides a draft vision for Medway in 2035 and the strategic objectives that should underpin the approaches taken to the areas balanced growth'*

Comment – In broad terms our client supports the scope and vision for required growth and development outlined within the Local Plan consultation.

Vision and Strategic objectives

- 2.3. The consultation document sets out a draft vision for the new Local Plan: By 2035 Medway will be a leading waterfront University city of 330,000 people, noted for its revitalised urban centres, and its stunning natural and historic assets, and countryside.

2.4. Government policy requires Local Plans to plan positively to meet the development and infrastructure needs of the area. The Council, jointly with Gravesham Borough Council, commissioned a Strategic Housing and Economic Needs Assessment. This identified a need over the plan period for:

- 29,463 homes;
- 49,943m² of B1 office space, 155,748m² of B2 industrial land, and 164,263m² of B8 warehousing land; and
- 34,900m² of comparison retail space and 10,500m² of convenience (groceries etc.) retail space up to 2031.

2.5. The role of the Medway Local Plan is to plan positively for the development and infrastructure that the area needs, whilst protecting and enhancing the natural, built and historic environment.

2.6. The Strategic objectives for the plan are:-

2.7. A place that works well:

- To boost the performance of the local economy through supporting local businesses to grow and attracting inward investment through the provision of good quality employment land that meets the needs of businesses, and to secure and extend higher value employment opportunities;
- To significantly improve the skills of the local workforce;
- To establish Medway's recognition as a University city to realise economic and place making opportunities associated with the learning cluster of higher and further education providers in Medway;
- To deliver the infrastructure needed for business growth, to provide accessible employment locations, and excellent high speed broadband services; and
- To strengthen the transport network providing safe and effective choices for travel, including management of the highways network, enhanced public transport systems, and improved opportunities for walking and cycling.

2.8. A riverside city connected to its natural surroundings:

- To secure a strong green infrastructure network that protects the assets of the natural and historic environments in urban and rural Medway, and informs the design and sustainability of new development.
- To address the challenges of climate change, seeking opportunities to promote carbon reduction and mitigation measures, and reduce the risk of flooding; and
- To ensure the effective management of natural resources, including the sustainable supply of minerals and appropriate management of waste.

2.9. Medway recognised for its quality of life:

- To reduce inequalities in health through promoting opportunities for increasing physical activity, through walking, cycling, parks and other recreation facilities, and improving access to healthy food choices; and reduce social isolation in supporting retention and development of local services and dementia friendly environments;
- To provide for the housing needs of Medway's communities, that meets the range of mix, type and affordability the area needs; and
- To strengthen the role of Medway's town, neighbourhood and village centres, securing a range of accessible services and facilities for local communities, and opportunities for homes and jobs.

2.10. Ambitious in attracting investment and successful in place making:

- To deliver sustainable development, meeting the needs of Medway's communities, respecting the natural and historic environment, and directing growth to the most suitable locations that can enhance Medway's economic, social and environmental characteristics;

- To secure the ongoing benefits of Medway's regeneration, making the best use of brownfield land, and bringing forward the transformation of the waterfront and town centre sites for quality mixed use development, a focus for cultural activities;
- To establish quality design in all new development, respecting the character of the local environment and seeking opportunities to boost quality and improve the accessibility and design of the public realm; and
- To ensure that development is supported by the timely provision of good quality effective infrastructure, so that the needs of Medway's growing and changing communities are well served.

3. Delivering Sustainable Development

- 3.1. The consultation seeks to provide comprehensive options for how Medway could accommodate this growth within the Local Plan.

Options for Sustainable Development

- 3.2. **Comment - Sustainability is at the heart of the National Planning Policy Framework (NPPF) and all planning policy has to contribute to the achievement of sustainable development by securing economic, social and environmental benefits to Medway. Because these benefits are mutually dependant, they should not be considered in isolation.**

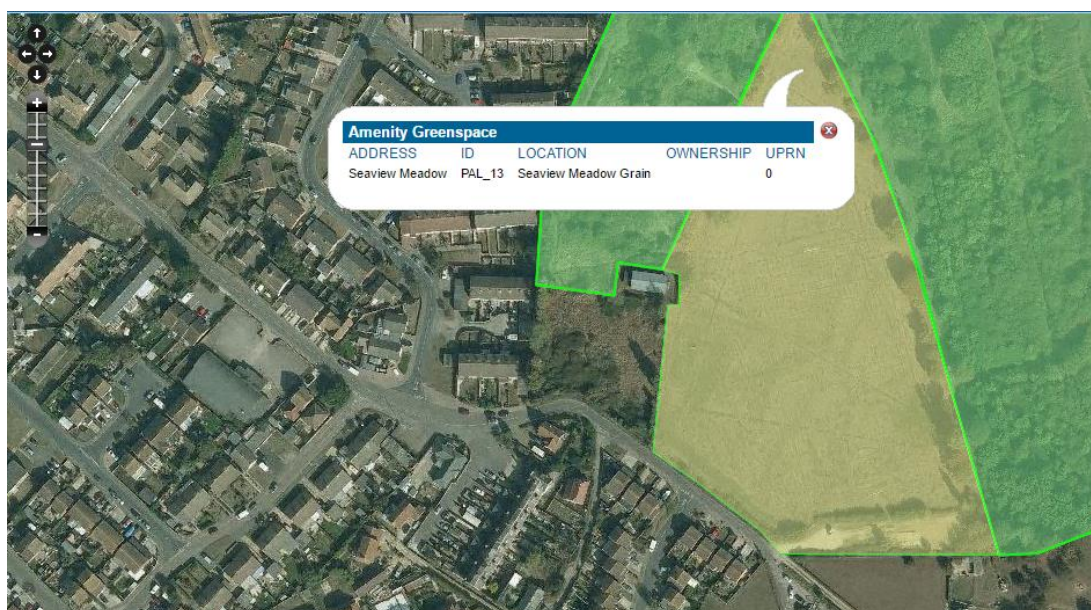
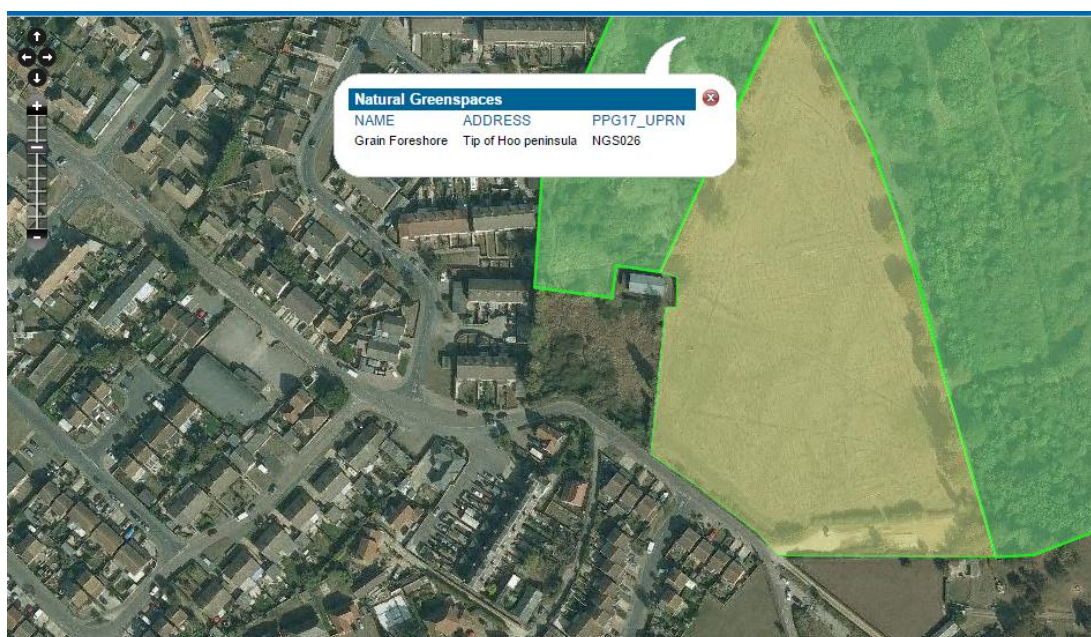
- 3.3. We agree with paragraph 3.9 that *'It is unlikely that the full range of development needs could be met solely in the identified regeneration areas on brownfield land'*

Comment - It is acknowledged that redevelopment of brownfield land (or previously developed land) will make a valuable contribution towards meeting Medway's development requirements and so the Council's options of allowing the redevelopment of brownfield land and sites with infrastructure on subject to certain criteria are supported. Our client's sits is a brownfield site.

Equally, as it is recognised that the needs of Medway cannot be met through brownfield land alone development on green fields land will be necessary.

- 3.4. The council's approach seeks to 'make use of greenfield land that is free from environmental constraints, of lesser value for landscape and agricultural purposes, and well related to services and infrastructure'.

Comment - The promotion of additional sites and growth areas throughout Medway is welcomed by our client whose site is located outside an area of Natural Greenspace and Amenity Greenspace as per the Council's own mapping facility and shown below. Our client's site is clearly too small and inappropriate to be considered as better suited to agricultural land.



Extracts taken from Medway's mapping service

- 3.5. On behalf of our client, we take note of the scenarios for development options within Medway and take each option in turn.

Scenario 1 (Appendix 1B) – Maximising the Potential of Urban Regeneration

- 3.6. This approach seeks to provide significant housing and employment development near to the existing urban centres and seeks to use land more intensively, re-address densities on existing allocated sites and land and identify new ones.
- 3.7. Under paragraph 3.25 this option also considers that *‘there would still need to be consideration of suburban and rural areas as potential locations for new development, in order to meet a balanced development strategy’*.

Comment – This identification of a need for housing and other development within rural areas is supported. Restricting or constraining development has significant implications on the vitality, social and economic well-being of communities and in the current circumstances where housing numbers are required to increase annually, it is necessary for all settlements to contribute to the delivery of dwellings, offering choice and variation to the market to provide the balanced growth required within the plan.

- 3.8. This option highlights suburban and rural growth *‘including options for locations on the Hoo Peninsula would provide for the balance of development needs, up to 7000 homes, supported by transport investment, services and open spaces, employment and retail land.’*
- 3.9. **Comment – Our client supports the consideration of locations on the Hoo Peninsula for provision of balanced development needs. Consideration to exact locations will need to be finely balanced going forward and our client’s site is ideally located immediately next to existing built development to be able to contribute to this.**
- 3.10. The map at Appendix 1B highlights areas of incremental expansion proposed. Of particular relevance are the area identified around Grain.

Comment – Our client agrees and considers the identified areas of incremental development around Grain should be supported. The sensible expansion of villages adjacent to the limits to existing built development (especially on Brown field land) should be supported.

Scenario 2 (Appendix 1C) – Suburban expansion

- 3.11. This scenario provides greater consideration of the potential of the suburban areas to meet the shortfall between development needs and the pipeline of sites.

Comment – Our client considers that limiting development to those villages/suburban areas that already have facilities does not aid those existing settlements which lack essential facilities. Modest development which includes the provision of key services could help rejuvenate village and rural life. Whilst increasing levels of population in villages / suburban areas can support existing services and infrastructure better.

- 3.12. *‘It is recognised that the suburban areas would be placed under significant pressure to meet Medway’s development needs, and some growth would also need to be considered in rural areas, particularly on the Hoo Peninsula.’*

Comment – Our client supports the consideration of locations on the Hoo Peninsula for provision of balanced development needs.

- 3.13. The map at Appendix C shows that around the Grain area incremental expansion is proposed.

Comment – This is fully supported by our client who owns land at Grain on the immediate periphery of the village and which already has infrastructure on.

Scenario 3 (Appendix 1D) – Rural Focus/Hoo Peninsula focus

- 3.14. In this scenario, the regeneration of urban and waterfront sites is again promoted, but consideration is given to the potential of the rural area in contributing to the development strategy and meeting development needs. *‘In this scenario, the Hoo Peninsula is considered as a potential location for growth.’* The scenario highlights that further development on the Hoo Peninsula could deliver: 2600 homes, primary schools, parks, health and community facilities through *‘the expansion of a number of villages that are considered to have a range of services and facilities that could support an increased population.’*

Comment – Our client agrees that this approach would seek to identify sites within the Hoo Peninsula. Our client’s site, which is located in Flood Risk Zone 1, and therefore has a low probability of flooding, is well located to the waterfront. The allocation of our client’s site therefore aligns the Council’s vision of promoting site’s close to waterfronts.

- 3.15. This scenario would seek to provide *‘enhanced services and infrastructure to meet the needs of a growing population’*.

Comment – Our client agrees and supports this element of the approach. There is the ability to improve the infrastructure on their site to meet the needs of a growing population.

- 3.16. The map attached at Appendix 1D identifies a number of existing villages to be expanded.

Comment – The land identified around Grain for expansion, is supported by our client.

Scenario 4 (Appendix 1E) – Urban Regeneration and a Rural Town.

- 3.17. This scenario brings together elements of the previous three approaches. Of particular note is that *‘aspects of the rural focus scenario are supported, for their potential to deliver planned development that could enhance the provision of services and jobs on the Hoo Peninsula,’*

Comment – Our client supports the consideration of locations on the Hoo Peninsula for provision of balanced development needs.

- 3.18. Paragraph 3.42 highlights that *‘The Green Belt land to the west of Strood is not released, with preference given to using land in other locations.’*

Comment – Our client supports this, with their site being one such example of land not in the Green Belt.

- 3.19. At paragraph 3.43 the report highlights that *‘there are opportunities to enhance the setting of Hoo with planned green infrastructure and increased public open space, together with improved services and a mix of high quality housing to address the growing needs of residents and improve their health and wellbeing.’*

Comment – This is a theme running through all of the attached plans within the Hoo Peninsula and as with the previous scenarios our client supports the incremental expansion of rural villages particularly Grain and its immediately surrounding area. Our client’s site is well located next to an amenity area which would service any new development on their site well.

- 3.20. To summarise the council has identified potential options for development locations to meet the housing needs identified for Medway over the plan period. Of particular relevance to our client’s site is the area around Grain which is identified as being in need of rural expansion in all 4 scenarios.

4. Housing

Policy Approach – Housing Delivery

- 4.1. The Strategic Housing and Economic Needs Assessment concluded that Medway needs to provide for 29,463 new homes over the plan period.
- 4.2. *‘The Strategic Housing Market Assessment also considered the range, type and mix housing needed in Medway. This included the need for ‘affordable housing’, the size and mix of homes, and those with particular needs, such as older people, people with disabilities, younger person households, minority ethnic groups, and rural households.’*
- 4.3. The assessment also identifies a high level of demand for affordable housing at 17,112 over the plan period.

Comment - The approach taken by the Council in identifying the full objectively assessed housing need is recognised and supported by our client. This approach appears to be broadly in accordance with guidance set out within the NPPF and PPG, however it is not clear whether this report makes allowance for the unmet need from London or surrounding Councils.

Policy Approach - Housing Mix

- 4.4. *‘The National Planning Policy Framework requires local planning authorities to make provision for a wide choice of high quality homes in mixed, sustainable communities. A key element of this is matching supply of accommodation to need, striking the right balance for a changing population with changing needs over time. Medway’s communities require a variety of housing, including in terms of tenure, to provide appropriate housing options for different households including families with children, couples, single person households and older people.’*
- 4.5. *‘Findings of the Housing Need Survey under the Strategic Housing Needs Assessment 2015 revealed that:*
- Respondents’ properties being too small was the most common reason for those describing their accommodation as not meeting their needs.*
 - Two thirds of those who wanted to move stated that a two bedroom property was their preferred choice*
 - Over half of emerging households stated that a two bed property would suit their needs.’*
- 4.6. The Council seeks to ensure that a sufficient range of sustainable housing options are provided to adequately meet the needs of the wide ranging needs of a growing and changing population.

Comment - In order to deliver new housing of an appropriate tenure it is recognised that new affordable housing would need to be delivered as part of most new development as outlined in the Strategic Housing Needs Assessment 2015. Whilst this approach is admirable, affordable housing should be provided only where it is viable to do so, whilst a lack of affordable provision should not prevent development being considered acceptable where it may contribute to delivering housing. We also note that two bed properties were the preferred choice for those residents surveyed. Shrinking household sizes mean it is important we create new housing in villages to maintain populations and land in our client’s ownership can help deliver this whilst being sustainably located on the edge of a village.

Policy Approach – Affordable Housing and Starter Homes

- 4.7. As noted above, the Strategic Housing and Economic Needs Assessment identified a need for 17,112 affordable dwellings over the plan period. The Plan identifies that a percentage of 25% affordable housing could be achieved on developments over 15 units alongside Starter Homes. *‘Some areas could support a higher proportion of affordable housing. Further work is required to test the viability of the Local Plan and policies, informed by upcoming advice on Starter Homes, and an understanding of the locations, scale and mix of development that will be identified as housing allocations in the new plan.’*

Comment – Our client welcomes the Council’s acknowledgement that there is a requirement for a variety of housing types which, can in certain circumstances, include affordable housing provision. As is the impending introduction of starter homes meaning that the form of affordable housing is likely to change prior to adoption of the Local Plan. At the very least this position needs to be recognised within the emerging policy and having regard to that set out above.

- 4.8. Overall our client welcomes the Council’s approach towards housing provision throughout Medway, especially in rural areas and on brownfield sites immediately adjacent to existing settlements.

5. Employment

- 5.1. The consultation confirms that a core ambition of the Local Plan is to strengthen the performance of Medway’s economy, securing quality jobs in the local area, capitalising on the further and higher education offer, and realising the area’s potential as the largest city in Kent, enjoying a strategic location in the Thames Gateway. The Council supports opportunities to strengthen the local economy through encouraging development of businesses in successful growth sectors, and diversifying the employment base.

Policy Approach – Economic Development

5.2. The Council seeks to boost Medway's economic performance through making provision of employment land as identified in the Employment Land Needs assessment 2015.

5.3. The Council will support actions to:

- *Consolidate economic benefits from the regeneration programme in Medway, specifically seeking to strengthen the role of the town centres in providing wider job opportunities;*
- *Raise skills levels and provide apprenticeship and local labour opportunities;*
- *Realise opportunities for raising higher value employment through supporting the development of the Universities at Medway and the wider learning quarter, and linking to growth in the wider economy;*
- *Seek to accrue benefits for Medway's economy from strategic developments of infrastructure, housing and employment sites outside of the borough;*
- *Explore the extension of the successful Medway Innovation Centre model to provide additional serviced employment space for businesses;*
- *Seek the installation and upgrade of high speed broadband services in employment sites;*
- *Promote the diversification of Medway's economic base;*
- *Secure sustainable employment uses for the strategic sites at Grain and Kingsnorth, achieving value from the specific location offer and the access to water and rail for freight movements.*

Comment – Our client agrees with the Council's aim to boost Medway's economic performance and support the actions to ensure adequate employment provision. However, this comes from the ability to provide a range of well-designed, quality housing to support the intended workforce provision. Within the Hoo Peninsula and more specifically around Grain it is important the level of proposed employment growth is proportional to the anticipated residential development across this area to maintain the vitality of the area. We consider the proposed expansion of Grain to be sustainable. The area is a successful employment location for a range of businesses and has scope for expansion in a sustainable and sensitive manner.

Policy Approach – Rural Economy

- 5.4. The policy preamble points out that *'Medway's rural area offers opportunities to develop further employment based in the tourism and leisure sectors, responding to the special characteristics of the countryside. Medway's villages provide a range of services and facilities for residents, such as shops and pubs. These small businesses are critical to the sustainability of rural community life.'*
- 5.5. The policy points out that the *'council will support the growth of rural businesses in well-designed development in appropriate locations that respect the character of the countryside. Sustainable rural tourism and leisure activities that are in keeping with their rural setting will be supported. The council will seek the retention of key rural services and facilities to promote sustainable villages, providing for the needs of rural residents'.*

Comment – Our client agrees that there should be more emphasis on the provision of jobs in rural areas. There should be more support for small businesses and start-up businesses in order to provide more opportunities for employment in villages. This can come in the form of providing additional housing in an area and our client's site will help retain key rural services and facilities to promote the sustainable village of Grain.

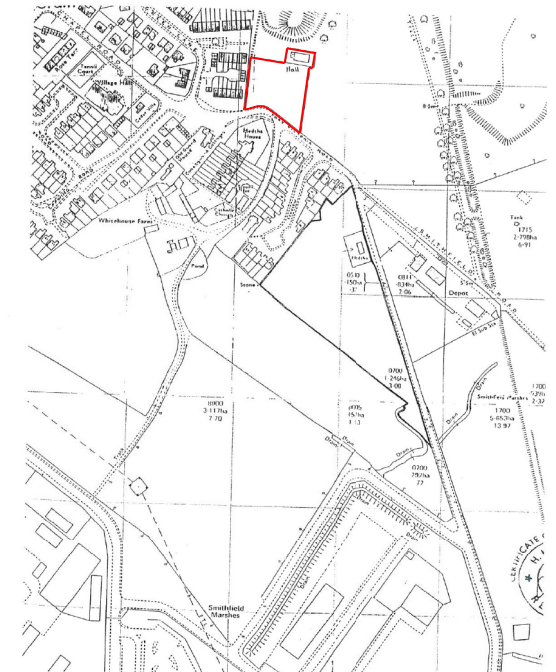
Our client's site in Grain could also offer the provision of residential units to support economic growth. This could be provided in a sensitive manner providing a considerable benefit to the sustainability of the settlement and housing supply for Medway.

6. Summary

- 6.1. It is clearly apparent from each of the four scenarios presently forming part of the consultation that they are all supportive of growth at Grain, a location in which our client's site is located. Therefore, by default we can conclude that the Council recognises growth within this area is required and allocation should therefore be made accordingly for our client's site.
- 6.2. Given that our client's site is a brownfield site that is available and deliverable it is well placed for allocation.
- 6.3. The above concludes my client's submissions in respect of this stage of the Local Plan Process.

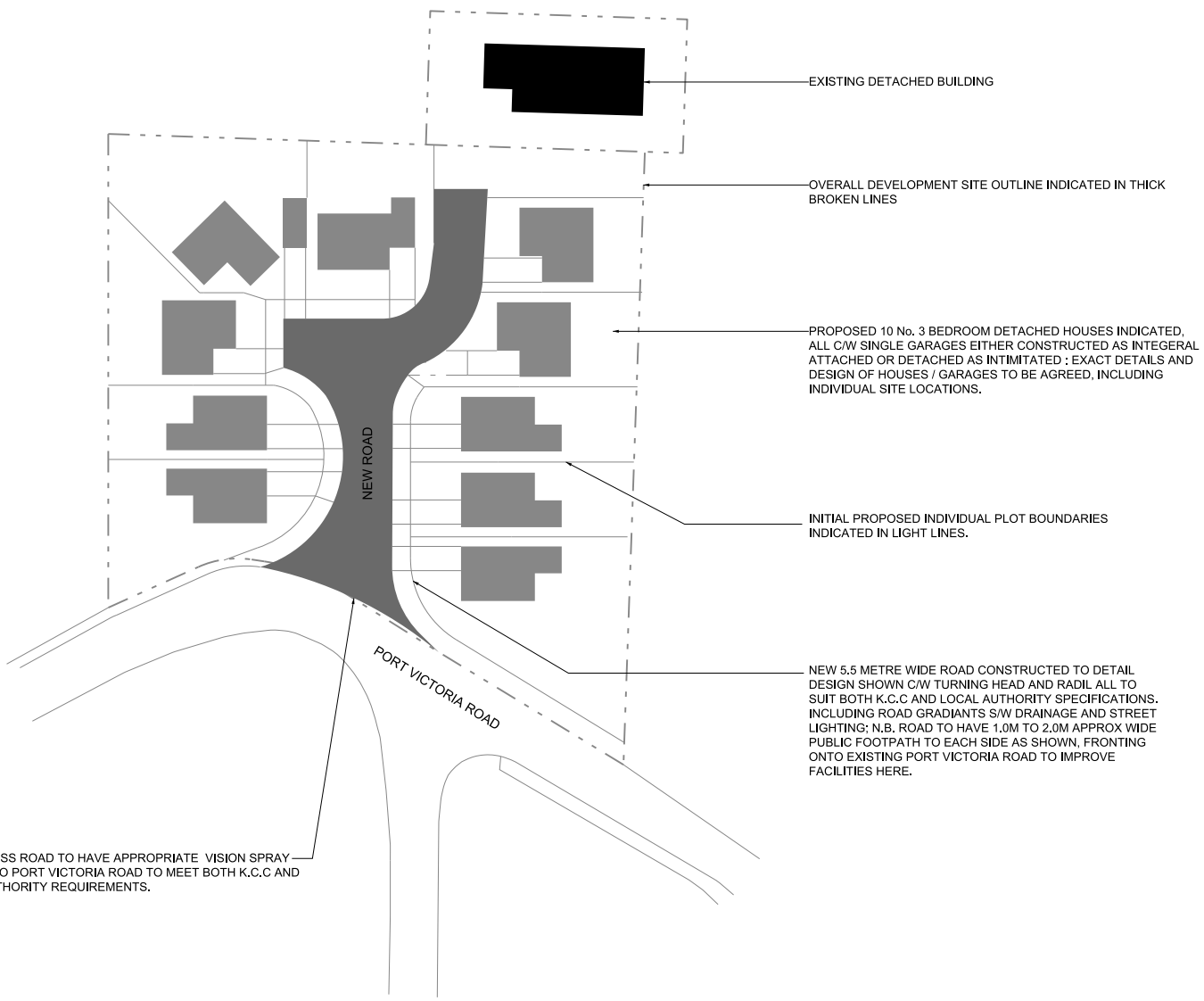
ISSUE/REVISION	DRAFT COPY REVIEWED BY	DATE DRAFT COPY HAS BEEN REVIEWED	FINAL COPY CHECKED BY	DATE FINAL COPY HAS BEEN CHECKED
7 April 2017	TWO	7 April 2017	TWO	7 April 2017

ORDNANCE SURVEY PLAN REFERENCE	TQ 8875	TQ 8876	TQ 8975	TQ 8976	Scale 1:250
COUNTY	KENT	DISTRICT	ROCHSTER UPON MEDWAY		© Crown cop



LOCATION PLAN

A	26/10/14	First Issue	JPM	GM
Rev.	Date	Description of Revisions	Drawn	CK'd
Status FOR INFORMATION ONLY				
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Contractor		Grain Design LTD		
Client		Mr. Murtison		
Project Title				
Proposed Residential Development Land Fronting Port Victoria Road, Grain				
Drawing Title				
PROPOSED NEW DEVELOPMENT LAYOUT				
Drawn By	Name	JPM	Sig.	Date
Checked By	Name	GM	Sig.	Date
Scale		1:125		
Map Grid		EUR		
Drawing Number	Grain-002			Rev
				A



PROPOSED RESIDETIAL SITE DEVELOPMENT



77, Commercial Road, Paddock Wood, Kent, TN12 6DS [REDACTED]

[REDACTED] www.bloomfieldsltd.co.uk

Planning Policy Regeneration, Community and Culture
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

Our Reference: P.13.039.1592/TWO

7 April 2017

Dear Sir / Madam

Medway Local Plan – Development Options Consultation

Land at Port Victoria Road, Isle of Grain, Kent, ME3 0EN

We are writing on behalf of our client, Mr and Mrs G Murison in respect of the above. We enclose for your consideration a copy of consultation response documents prepared on their behalf.

We also enclose for your consideration a "Call for Sites" pro forma and two plans (Dwg Ref Grain001 and Grain002) showing concepts for the type of scheme that could be accommodated on this site, which is located within all four Development Scenario Options plans as an "Incremental Expansion" area.

We hope you may be able to take this site forward for allocation in your forthcoming draft local plan as the site is available and deliverable.

Please do not hesitate to contact my office if you have any queries.

With best wishes

Yours sincerely

[REDACTED]

Thomas Ogden BSc (Hons) MRICS MBIAC AssocRTPI
Director



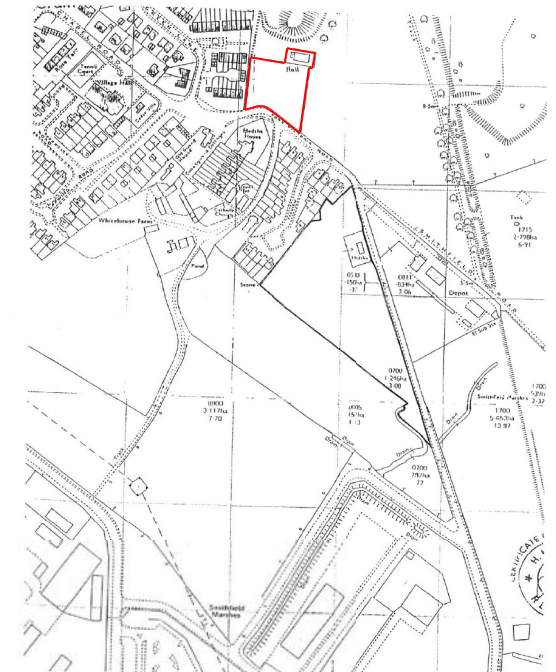
PROPOSED RESIDETIAL SITE LOCATION PERSPECTIVE VIEW

EXISTING DETACHED BUILDING

OVERALL DEVELOPMENT SITE OUTLINE
INDICATED IN THICK BROKEN LINES

PROPOSED 10 No. 3 BEDROOM DETACHED HOUSES
INDICATED, ALL C/W SINGLE GARAGES EITHER
CONSTRUCTED AS INTEGRAL ATTACHED OR DETACHED
AS INTIMATED : EXACT DETAILS AND DESIGN OF
HOUSES / GARAGES TO BE AGREED, INCLUDING
INDIVIDUAL SITE LOCATIONS.

ORDNANCE SURVEY PLAN REFERENCE	TQ 8875	TQ 8876	TQ 8975	TQ 8976	Scale 1:1250
COUNTY	KENT	DISTRICT	ROCHSTER UPON MEDWAY		© Crown cop



LOCATION PLAN



PROPOSED RESIDETIAL SITE DEVELOPMENT

EXISTING DETACHED BUILDING



PROPOSED RESIDETIAL SITE LOCATION PLAN VIEW

A	26/10/14	First Issue	JPM	GM
Rev.	Date	Description of Revisions	Drawn	CK'd
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Contractor		Grain Design LTD		
Client		Mr Murlison		
Project Title		Proposed Residential Development Land Fronting Port Victoria Road, Grain		
Drawing Title		PROPOSED NEW DEVELOPMENT VISUAL LAYOUT		
Drawn By	Name	JPM	Sig.	Date
Checked By	Name	GM	Sig.	Date
Scale	NTS	Sheet	of	
Map Grid	EUR	10m		
Drawing Number	Grain-001			Rev A

Medway Strategic Land Availability Assessment

Guidance Notes for completing the 'Call for Sites' Pro forma

It is a requirement of Government policy for local authorities to produce a Strategic Housing Land Availability Assessment (SLAA) for their housing market area, to ensure that planning policies are based on reliable evidence to assist delivery. This update will build on the current SLAA, which was originally produced 5 years ago following a 'call for sites' and updated annually with data from planning applications and surveys carried out for the Authority Monitoring Reports.

The Council has widened the Strategic Land Availability Assessment beyond just identifying potential housing sites, to also include sites for gypsy, travellers and travelling showpeople's accommodation, employment, retail, tourism, leisure, waste, minerals or a mix of these uses. The study will identify potential sites, possible development capacity and any constraints that may exist. It will also identify any actions that may be needed to realistically overcome the identified constraints in order to make sites available, suitable and viable for development. If land is identified as having potential, this does **not** imply that it will be allocated for development.

How to submit a site

Please use the attached 'call for sites' pro forma to suggest sites that you think Medway Council should consider for development up to 2035. This should also include sites with current planning permission.

In completing your form, please:

- Submit sites that could accommodate 5 or more dwellings, or measure 0.15 hectares or greater in size
- Include sites with planning permission that are either under construction, or not started;
- **Use a separate form for each site** (additional forms may be downloaded from <http://www.medway.gov.uk/sl原因>). Only information supplied on a form can be considered;

- ☐ Submit sites that are likely to become available for development or redevelopment before 2035, and identify an anticipated timeframe;
- ☐ Attach a map (with a 1:1250 scale) outlining the precise boundaries of the whole site and the area suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.
- ☐ Complete the form as comprehensively as possible.

Interactive Map

An Interactive Map which will enable you to print out a map for identifying your site can be found at:

<http://maps.medway.gov.uk/webmaplayersext/map.aspx>

Instructions on how to use the interactive map are also available via this link.

If you have any queries regarding your site or the Assessment itself please contact Council officers (**Tel: 01634 331629**).

Please return this form, together with a 1:1250 scale map that clearly identifies the site boundaries, and the area that might be suitable for development to:

**Planning Policy,
Medway Council,
Gun Wharf,
Dock Road,
Chatham,
Kent ME4 4TR**

Email: planning.policy@medway.gov.uk

Please note that the information submitted using this SLAA pro forma will form part of the Local Plan evidence base, and will therefore be publicly available (page one showing the name, address and signature will be kept confidential)

Medway Strategic Land Availability Assessment 'Call for Sites' Pro forma

For official use only:

Reference _____
Received _____
Acknowledged _____

- ☐ This form should only be completed for sites that could accommodate 5 or more dwellings or are 0.15 hectares or greater in size.
- ☐ Please include sites with planning permission that are either under construction, or not started.
- ☐ Please complete the form clearly and legibly.
- ☐ You must give your name and address for your comments to be considered.
- ☐ You must attach a 1:1250 scale map showing the precise boundaries of the whole site and the area suitable for development
- ☐ This form should be sent to the Planning Policy Team at Medway Council

DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000

The information collected in this response form will be used by Medway Council to inform the Strategic Land Availability Assessment and subsequent components of the Local Plan, for example, land allocations. This first page of the pro forma will be kept confidential but the information given on the remaining pages will be made available to the public in a report published on the website. By signing and dating below you are accepting this statement and giving permission for Medway Council to hold your details on our database. Please address any questions or requests regarding our data processing practices to planning.policy@medway.gov.uk. Please note that forms that are not signed and dated will not be accepted.

1. Your details	
Title and name	
I am a:	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Applicant <input type="checkbox"/> Developer <input type="checkbox"/> Landlord <input type="checkbox"/> Occupier <input type="checkbox"/> Tenant <input type="checkbox"/> Full Landowner <input type="checkbox"/> Partial Landowner <input type="checkbox"/> Other (please specify)
Company/Organisation	Bloomfields
Contact address	c/o Agent
Contact telephone number	██████████
E-mail address	████████████████████
Representing (if applicable)	Mr & Mrs G Murison
Signed:	
Dated:	

2. Site details

Site address			
Site postcode (Insert Grid ref if not available)		Easting	Northing
What is the estimated area of site? (hectares)	0.32		
Are you the Sole owner?	Yes	√	
	No – please list all land owners		
Does your site have any previous planning history?	Yes	√	
	No		
If yes, what is/are the planning reference number(s)?	ME/91/0147 ME/88/0333		
Has development started on site yet?	Yes		
	No	√	
Please attach a map (at 1:1250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.			

3. Market Interest: Please choose the most appropriate category below to indicate what level of market interest there is in the site.

Site is owned by a developer		<u>Comments:</u>
Site under option to a developer		
Enquiries received	√	
Site is being marketed		
None		
Not known		

CURRENT AND POTENTIAL USE

4. What is the current use of the site?

Please tick all that apply:

- ☐ Housing ☐ Employment ☐ Retail ☐ Tourism ☐ Leisure
- ☒ Vacant or derelict (please state historic use)Army Cadet building / changing room
- ☐ Greenfield% of site coverage
- ☐ Waste or minerals site
- ☐ Other (please state).....

5. Do you think the site would be viable for the following types of development?

Please tick all that apply:

- ☒ Housing
 ☐ Employment
 ☐ Retail
 ☐ Tourism
 ☐ Leisure
☐ Waste or minerals
 ☐ Other (please state).....

6a. For proposed residential uses:

How many dwellings do you think could be realistically provided on this site? (taking full account of site constraints and surrounding uses and character?)

.....5 – 10 (please see enclosed) dwellings

What type of dwellings?

(for gypsy, travellers and travelling showpeople, please see below)

- ☐ Houses
 ☐ Flats
 ☐ Bungalows
☐ Houseboats
 ☐ Residential Park Homes
☒ Mixed, please give details: To be discussed with LPA

Would the site provide affordable housing?

☐ Yes
 ☐ No
 Potentially

If Yes, what percentage? %

Gypsy, travellers and travelling showpeople – please state number of pitches if the site is proposed for this use

.....pitches

Specialist residential uses – please give details if the site is proposed for any other type of residential use, eg. specialist accommodation for the elderly, self build, live/work units

6b. For proposed employment uses:

How many business units could be provided on the site?

What floor space could be accommodated in total (sq m)?

What type of employment could be accommodated?

Office

General industrial

Storage / distribution

6c. For proposed retail, leisure, tourism, community facilities or other uses:

Please give further details if the proposed use is to contain any of these components. Please include details of floorspace.

6d. For proposed waste facilities or minerals:

Please give further details if the proposed use is to contain any of these components.

Please note, we will follow up with a request for further details for any proposed waste or minerals sites.

PHASING**7. Please indicate below how many dwellings or how much floorspace you estimate will be completed within each timeframe:**

		Housing (no of units)	Employment (sq. metres)	Retail (sq. metres)	Tourism (sq. metres)	Leisure (sq. metres)	Other (please state)
Within the following 5 years	April 16 to Mar 2017						
	April 17 to Mar 2018						
	April 18 to Mar 2019	10					
	April 19 to Mar 2020						
	Mar 20 to April 2021						
6-10 years (April 2021 to March 2026)							
11-15 years (April 2026 to March 2031)							
16-20 years (April 2031 to March 2036)							
20 years + April 2036 onwards							

POSSIBLE CONSTRAINTS

8. To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details, including whether any technical studies have been undertaken to inform your understanding:		
	Please tick:	Do you believe the constraints on site can be overcome? If so, please explain how and by when:
Access		
Contamination		
Detrimental impact on Air Quality Management Area		
Detrimental impact on Historic Park		
Detrimental impact on Landscape		
Detrimental impact on Townscape		
Cables, pylons, electricity lines, oil pipelines and gas		
Flood Zone		
Hazards		
Highway		
Impact on Residential Amenity		
Sewerage / Drainage		
Topography / Adverse Ground		
Water		
Ownership Issues		
Legal Issues		
Infrastructure/utility requirements		
Market viability		
Other considerations		A SSSI is understood to be located to the north of the site, but a technical assessment can be undertaken to demonstrate the site's suitability. Given that there is other residential development already adjoining the SSSI, it is not unreasonable to assume further sensitive development could be accommodated.

9. Utilities

Are any of the following utilities available to the site?

Mains water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Mains sewerage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Electricity	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Gas	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Telephone Lines	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>
Broadband	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unsure <input type="checkbox"/>

Have you consulted any infrastructure providers regarding provision of utilities to the site?

Yes ☐ No ☒ If yes, please provide further details below:

SURVEY AND OTHER ISSUES

10. In identifying such a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?

To gain access to the site, the officer will need to contact the applicant's agent

11. If yes, please provide contact details of the person who should be contacted to arrange a site visit.

[REDACTED]

12. Do you know of any other relevant issues that we should be aware of?

* Please return this form, together with a **map** (at 1:1250 scale) that clearly identifies the site's location and boundaries to:

Planning Policy,
Medway Council,
Gun Wharf,
Dock Road,
Chatham,
Kent ME4 4TR

Email: planning.policy@medway.gov.uk



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