

From: Ivan Kingsley Smith [mailto:ivan@ks-surveyors.co.uk]
Sent: 25 May 2012 15:47
To: ldfprogrammeofficer
Cc: Nicholas Kingsley-Smith
Subject: Medway Core Strategy

For the attention of the Medway Core Strategy Program Officer

Dear Madam

Please find attached the following submissions:

- 1 Bakersfield, Station Road, Rainham (housing) together with an attachment letter from House Builders Federation dated 24th May 2012
- 2 Rochester Bridgewood, Maidstone Road, Rochester (employment)
- 3 Mill Hill, Gillingham to be read in conjunction with the representation being filed to you directly by John Collins of DHA Planning (Gillingham Football Club)

As advised by you to Nicholas Kingsley Smith, it is acceptable to post three paper copies of each and this is hand.

Kindly acknowledge safe receipt.

Regards

Ivan Kingsley Smith, MRICS

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Promotion of land at Mill Hill, Gillingham

Further submissions for Examination in Public of the Medway Core Strategy

1. Submissions have previously been made in respect of this 28 Ha site in Gillingham in terms of its potential to provide a new home for Gillingham Football Club.
2. Policy CS10 of the Core Strategy expressly recognises the need for the Council to work with Gillingham FC to identify opportunities for a new stadium. Paragraph 4.122 explains the need for relocation. Those principles are firmly endorsed.
3. Since making the previous submission, and since the drafting of the CS, matters have moved on considerably. It is plain that policy CS10 needs to be updated in several respects (for example, reflecting the fact that by the time of adoption the London 2012 Olympics will have passed). The policy and supporting text also needs to be updated to reflect the present position in respect of Gillingham Football Club. In its current terms the policy and supporting text are simply out of date.
4. Firstly, Mill Hill has been identified as Gillingham FC's preferred site. That is unsurprising since it is the closest available site to Priestfield, and adjacent to the club's existing training facilities. In the words of CS10, the opportunity has been identified.
5. Secondly, the alternative sites no longer have the potential to provide for Gillingham FC's needs. Temple Marsh is no longer a viable opportunity. Chatham Docks, at one stage the preferred option, is the subject of an application for a mixed use development. Whilst land may still be available for a stadium, no provision will be made for the release of other land to fund its viable development. Accordingly Gillingham FC no longer pursues those options.
6. The Mill Hill site offers the potential to develop a new stadium and associated development in a sustainable way, with easy access to the road and rail

networks. There is capacity to allow for economic development around the stadium, which would provide for both further economic development of Gillingham and release funds to ensure the stadium project is viable. A stadium would have the potential to contribute to the cultural development of Gillingham and the wider area by providing a venue for music concerts and so on when the stadium was not in sporting use.

7. It is recognised that in this iteration of the CS the strategic allocation of Mill Hill for a new stadium would be major change which would require SA. If the EiP results in major changes being made, it is submitted that the allocation of Mill Hill for these purposes should be made. Assuming, however, that no further major changes are to be made, it is submitted that the following minor changes should be made:

- a. Paragraph 4.122 should be amended to omit the final two sentences and replace with the words: “The club has identified land at Mill Hill, Gillingham, as a suitable location for a new stadium with the potential to release sufficient funding to allow the development to proceed. The Council will work closely with the club as it brings forward its plans for a new stadium”;
- b. Policy CS10 should be amended to delete the second bullet point and replace with the words: “Continue to work with Gillingham Football Club to support their aspiration for a new stadium and developing its community role within the local area”;

In addition:

- c. Policies CS1, CS11 and CS17 should, as previously submitted, reflect the acceptance by the Council that Gillingham FC needs a new stadium;
- d. Policy CS29 should, as previously submitted, reflect the potential of the Mill Hill site for sports and other facilities.

8. The CS should expressly reflect the contribution of Gillingham FC to the local economy. In the context of a strategy for economic growth which is highly dependent upon a particular type of employment use coming forward at Kingsnorth and Grain, the role of the club in retaining jobs and economic activity in the Medway Towns is of critical importance to the economic viability of the CS.