

Examination into the Medway Core Strategy DPD

Matters and Issues

Representors should note that the starting point for the Examination is the Submission Draft Plan (February 2012). At the time of drafting these notes, the Regional Strategy (RS) remains part of the development plan, and the requirement for the DPD to be in general conformity with the RS remains. However, that position may change during the course of the examination. Further information will be published on the Examination website www.medway.gov.uk/ldf

1) Legal process and requirements

- a) Has the Council complied with the duty imposed on them by section 33A of the 2004 Act (the duty to co-operate).
- b) Has the Core Strategy been prepared in accordance with the Local Development Scheme?
- c) Has the CS been prepared in compliance with the Statement of Community Involvement?
- d) Has the CS had regard to the Sustainable Community Strategy?
- e) Is the CS in compliance with the Regional Spatial Strategy (RSS).
- f) Has the CS been subject to adequate Sustainability Appraisal?
- g) Has the CS been prepared in accordance with the Habitat Directive?
- h) Have all the procedural requirements for publicity been met?

2) Spatial vision

- a) Does the CS present a clear spatial vision for the Borough. Has it been positively prepared and will it deliver sustainable development in accordance with national and regional policy or identified needs?
- b) Is the Plan founded on a robust and credible evidence base? Is it flexible and able to be monitored? What are the trigger points/actions to be taken if monitoring indicates that targets are not being met.

3) Housing supply and location

- a) Will the strategy deliver the number of new homes required to meet the RS requirements/ identified needs?
- b) Are the locations identified for the supply of new housing the most appropriate when considered against all reasonable alternatives?
- c) Is there a reasonable prospect that the identified sites are deliverable/developable during the plan period, particularly those sites that have been carried forward from the local plan?
- d) Will the needs of gypsy and traveller communities and travelling showpeople be met by Policy CS16? Does the Policy comply with

the National Planning Policy for Traveller sites (March 2012), including the requirement to set pitch and plot targets and to identify a five year supply of deliverable sites and developable sites or broad locations for the later years of the plan period?

4) *Employment and retail development*

- a) Is the overall job requirement figure realistic and achievable? Is it founded on a robust and credible evidence base?
- b) Are the proposed locations for employment development the most sustainable?
- c) Will there be an unacceptable impact on sites of nature conservation importance
- d) Is the strategy for meeting retail needs realistic and deliverable, particularly the reliance on development in Chatham town centre.

5) *Lodge Hill Strategic Allocation*

- a) Will the proposed development at Lodge Hill contribute to sustainable development having regard to:
 - i) Accessibility issues;
 - ii) Impact on Chattenden Woods SSSI;
 - iii) Impact on agricultural land;
 - iv) Impact on existing communities.
- b) Is there a realistic prospect that the goal of a free-standing settlement can be achieved, particularly bearing in mind uncertainties relating to employment provision?
- c) Is the timetable for development realistic and achievable, particularly the necessary infrastructure provision and its impact on viability?
- d) Relationship to development brief

6) *Infrastructure*

- a) Are the key infrastructure requirements, including transport and water-related (mains and sewerage) capacity, identified in the plan, and is there a reasonable prospect that necessary infrastructure will be provided?
- b) Does the CS comply with national policy in relation to development in areas at risk of flooding?
- c) Does the CS provide clear guidance on the circumstances in which developer contributions will be required, and has the impact on viability been quantified?

7) *Minerals and Waste*

- a) Is the CS consistent with national policy particularly in relation to safeguarding of mineral resources?
- b) Does the CS set out a planning strategy for sustainable waste management that enables sufficient opportunities for the provision of waste management facilities in appropriate locations, including waste recovery, recycling and disposal, focussing on delivering the

key planning objectives in PPS10, including the movement of waste up the waste hierarchy?

- c) Does it set out the key elements of the waste planning framework for the area, and is it clear about how strategic objectives for the area and the key planning objectives in PPS10 will be delivered?

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