



**Medway Core Strategy additional comments on behalf of the  
Church Commissioners for England (11)  
25<sup>th</sup> May 2012**

**Thursday 14<sup>th</sup> June  
10am – Matter 5 – Lodge Hill Strategic Allocation**

**Inspector's Questions**

***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.***

The Church Commissioners have previously expressed reservations as to whether the level of development proposed at Lodge Hill is adequate to deliver a truly sustainable new community. There are also concerns as to whether, even with a more extensive land area, the level of development anticipated in this area will actually be delivered. It is considered likely that further additional land will be required in order to achieve the target growth levels and that the Plan should be flexible to respond to this eventuality.

It is considered therefore that the overall sustainability of development at Lodge Hill needs to be fully tested and that it is inappropriate to fix the level and nature of growth in this area until this assessment has been undertaken. This should include consideration of the impact on the Chattenden Woods SSSI, existing agricultural land and existing communities and where this is not found to be suitable, consideration should be given to additional land, which might be capable of assisting in the delivery of these development aspirations in a more sustainable manner.

***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?***

It is considered unlikely that the Lodge Hill area will deliver the levels and extent of growth identified by this Plan. Previous representations have also expressed concerns as to whether the area of land available will be capable of delivering adequate levels of community facilities and associated development required to deliver a truly sustainable community.

It is, however, considered that there is adequate land in the area (around Lodge Hill and potentially at Hoo St Werburgh) to deliver the anticipated growth rates and that with flexibility, this level of growth could be achieved in a sustainable manner, subject to the consideration of alternative (additional) areas of land which could contribute to these overall growth targets.

***c) Is the timetable for development realistic and achievable, particularly the necessary infrastructure provision and its impact on viability?***

***d) Relationship to development brief***

No comment.

**Hearing Participants  
Medway Council**



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Land Securities (CBRE) (40)  
Church Commissioners (DTZ) (11)  
Frindsbury & Wainscott Community Association (24)  
Kent Wildlife Trust (37)  
Rochester Bridge Trust (Smiths Gore) (61)  
RSPB (65)  
Jones, Ballard and Satwell (Page and Wells) (33)