



Medway Core Strategy Examination 2012

Background Paper

Scope of Land Allocations DPD



1. Introduction

- 1.1 This is one of a short series of background papers prepared by Medway Council to inform the independent examination into the Medway Core Strategy 2012.
- 1.2 The papers simply draw together elements of the 'evidence base' so that information about a topic can be seen in one place. They do not contain any new information but it is hoped that they will assist all participants during the examination. Where appropriate, links are provided to source documents.
- 1.3 The series of papers cover the following topics:
- Conformity
 - Cross Boundary Issues
 - The Thames Gateway
 - Spatial Strategy
 - The Plan Preparation Process
 - The Basis for Housing and Employment Growth Targets
 - Deliverability
 - Land Allocations and Development Management DPD.
- 1.4 This paper outlines the likely content of a Land Allocations and Development Management Policies DPD (Development Plan Document) that it is intended will be prepared as soon as the Core Strategy is adopted. The basis for the DPD is set out in the Local Development Scheme but is expanded on in this paper.
- 1.5 The reason for doing so is that some parties who have made representations on the Core Strategy raise quite detailed issues or seek site allocations. These are not necessarily matters for the Core Strategy and by outlining the contents of the further document it is hoped that they can see how their issues will be dealt with at the next stage.

2. Background

- 2.1 The Local Development Scheme describes the proposed allocations document as follows:
- "The Land Allocations and Development Management Development Management document will:*
- *Deal with all relevant issues to carry forward the overarching policies for the area set out in the Core Strategy*
 - *Allocate land for a variety of land uses*
 - *Set out a limited range of policies to govern the effective use of land and guide detailed development management decisions*

- *Replace all currently ‘saved’ Medway Local Plan policies not already superseded by the Core Strategy*
- *Be accompanied by a comprehensive Proposals Map to replace that originally produced for the Medway Local Plan.”¹*

2.2 It also sets out a provisional programme for the preparation of the document, as follows:

<i>Timetable</i>	<i>Pre-Production Survey</i>	<i>From July 2012</i>
	<i>Formal start of continuous engagement</i>	<i>Sept 2012</i>
	<i>SEA/SA scoping consultation</i>	<i>June 2013</i>
	<i>Publication of Draft DPD</i>	<i>October 2013</i>
	<i>Submission to Secretary of State</i>	<i>May 2014</i>
	<i>Hearing sessions</i>	<i>September 2014</i>
	<i>Inspector’s report</i>	<i>December 2014</i>
	<i>Adoption</i>	<i>January 2015</i>

Note: The indicated programme extends beyond the three year programme covered in this revision of the LDS. Dates are therefore indicative and provided for information only

2.3 It is stressed that this is a provisional programme. The effective start date will be dependent on progress with the Core Strategy Examination. Subject to circumstances at the time, it is hoped that the timetable can be compressed with a draft document being published relatively early in 2013. A firm programme will be established in a future revision of the Local Development Scheme (LDS).

3. Likely Scope

3.1 As indicated in the LDS and reproduced above, there will be a number of strands to the new DPD. First and foremost it will need to be consistent with the Core Strategy but will be able to deal with certain issues in more detail than is possible in the Core Strategy.

3.2 It will review all current land allocations in the Medway Local Plan 2003 and consider what new ones should be introduced. These are likely to cover all major land uses including: housing (including gypsies and travellers), employment, retail, community facilities (including leisure and culture), minerals and open space.

3.3 It will redefine significant constraints to development, such as sites of nature conservation value and ensure that these are up to date. It will also review a number of boundaries, including:

- Urban and rural settlement boundaries
- Town centre and core retail area boundaries
- Neighbourhood centres

¹ <http://www.medway.gov.uk/pdf/Local%20Development%20Scheme%20August%202011.pdf>

- Established employment areas.
- 3.4 Development management policies will also be included so that applications for development and appeals may be determined in accordance with the principles of sustainable development and national planning policy and guidance.
- 3.5 A comprehensive proposals map will accompany the main document. It will cover the whole of the plan area and will replace the 2003 Local Plan proposals map currently in force.
- 3.6 The document will, once adopted, run parallel to the Core Strategy to 2028.
- 3.7 Addressing some commonly asked questions, the DPD is likely to include:
- A review of all existing 'established employment areas'. This will assess their physical capacity, current role and potential. Where possible this will be done in conjunction with current occupiers and site owners
 - How strategies could be applied to the main town centres to ensure their future vitality and viability. Primary and secondary retail areas and overall town centre boundaries will be defined
 - Mini development strategies for each of the neighbourhood centres identified in the Core Strategy
 - The review of urban and rural settlement boundaries will include all those currently identified on the 2003 proposals map. These include boundaries to smaller hamlets as well as the larger villages and main urban area
 - A review of open space and associated sport and recreation requirements will be informed by an up to date 'PPG17' audit and new sites will be put forward as land allocations as necessary
 - Development management policies will provide a basis for determining applications for housing 'windfall' sites and for protecting residential amenity
 - Sites for hotel development, particularly in Chatham
 - The delineation of safeguarded areas for the extraction of sands and gravels and associated policies dealing with the restoration of minerals sites and environmental protection
 - Policies to deal with waste proposals and, subject to confirmation of need, the allocation of sites for collection, treatment, re-use and disposal
 - Consideration as to whether land needs to be safeguarded for future transport improvements.
- 3.8 It must be stressed that the information given above is not comprehensive but is simply intended to explain the general scope of the DPD and respond to queries that have been raised about it.