Examination in Public – Phase 2 - Matter 13 - MLD's Responses to the Planning Inspectors Questions

Below are Medway Liberal Democrats' (MLD) responses and/or opinions to the questions raised by the planning inspectors in regard to Matter 13 in the Phase 2 Hearings (MLP/ED35).

Number	Additional Points and/or additional questions raised
	Matter 13
	Site Allocation SA1-SA14
	Issues
13.0.1	Why has the council pushed for Land West of Strood for reasons laid out our Regulation 19 response, instead of increasing urban development as per our suggested replacement sites?
13.0.2	Why has council not addressed inssue relating to infrastructure, environmental mitigation, transport and floor risk as laid out in our Regulation 19 responses?
	SA 1 - Chatham Town Centre and Surround
13.17	Why has the council not addressed how the sites such as CCB49 are to be redeveloped and existing infrastructure to be transferred?
	SA 2 – Heritage Led Sites
13.22	With regards to archaeological works, what is the council going to put in place for site FP11 to ensure a proper study is undertaken before construction work can proceed?
	SA 3 – Gillingham District Centre
13.28	Plot GS19 is of concern within SA3, because the densification appears too great for the surrounding area. Will the homes being proposed provide minimal or adequate areas for domestic living?
	SA 4 – River Waterfront
13.35	SMI6 - Access to the north side of Basin 3 is currently via a narrow bridge. What shall the council be specifying as adequate means of access to this area that has outline planning permission for housing and mixed economy use?
13.42	Within the boundary of GN6 are two historic industrial structural features, i.e. the former gas holders. In other towns and cities, such industrial heritage features have been incorporated into the new development (e.g. gas holder frames at Kings Cross, & Granton Gas Holder, Edinburgh). What is the council going to impose upon any developer to ensure such industrial heritage is kept and made use of in future design proposals?
13.45	The largest portion of GN15 is Gillingham Marina – how is the council going to ensure that this area has adequate flood defences in a future development?
	SA 5 – Strood Town Centre and Surround
13.56	There is reference to a Masterplan, and then to sub-masterplans, but nothing seems to be definite – why doesn't the council propose three sub-masterplans for Strood that are then ensure that those parties responsible for each sub-masterplan communicate with each other? It is noted that SNF9, SNF15 & SNF17 are located in a distinct area.

	And SNF34 & SNF35 again form a distinct area. Whereas SNF41 is sufficiently large to have its own sub-masterplan.
	SA 6 – Land West of Strood
13.59 (a)	Why did the council opt to choose an area of land that has high-quality agricultural land?
13.59 (b)	Why is MC contravening its own policy regarding only allocating Grade 1 agricultural land only after other considering other lower grade agricultural land?
13.59 (c)	Why is the council risking coalescence with Higham by removing the Greenbelt west of Strood?
	SA 7 – Capstone Valley
13.83 (a)	Why has the council pursued development in Capstone Vally without adequate road infrastructure?
13.83 (b)	Why has the council not supported junction improvement at Junction 4 on the M2 to assist transportation to Lidsing and the other sites allocated within Capstone Valley?
	SA 8 – Hoo St Werburgh and Chattenden
13.96	The current traffic problems experienced at the Four Elms roundabout shall only be further exasperated with more housing being built in Hoo. What is the council's preferred means of highway improvement at Four Elms roundabout? And how is the council going to ensure that such infrastructure is put in place nearer the front end, rather than the latter part of the Local Plan period?
	SA 9 – High Halstow
13.113	Why has the council perused high levels of development in a rural area without adequate infrastructure?
	SA 10 – Lower Rainham
13.121	Why does the council pursue high number of properties in Lower Rainham when
13.126	Has the council addressed the areological issues of the site?
13.130	Are the infrastructure and community assets required? Are the additional assets in the right location?
13.131	Have the council addressed the long-term flood risk identified in the national policy?
	SA 11 – Rural Settlements
13.133	Why is council proposing CHR14 and SR7? Our objections to these two policies were laid out in our response to Reg 19
	SA12 – Other Sites
13.153	Why is the council perusing HW6 without addressing the encroachment int, rather than the protection of the woodland?
13.151	Why has Acorn Wharf (RWB25) not been incorporated into the general Rochester Peninsula? Instead of being given its own site, as though apart and alien to its adjacent environment>
	SA13 - FPOA
13.168	With regards to form, scale and mixed development, how is the council going to ensure some form of organic growth from the existing areas, rather than providing/facilitating potential ghettoisation?

13.180	Why does the council not seek to provide more connectivity with existing nodal areas? A good example would be they provision of a cycle way and footbridge spanning the River Medway from Chatham Town centre to the southern tip of the FPOA
	SA14 – Employment Sites
13.188	Why has the council opted to overly expand Kingsnorth Industrial Estate such that it shall be expending into fields north of the existing - Kingsnorth Expansion Area (HHH35)? Why is there no policies description for Gillingham Business Park and the Innovation Park? Why is there no detailed description for SMI6, Basin 3 in SA14?