

# **LODGE HILL**

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Planning Policy Compliance Schedule

**Appendix 2 to Planning Statement**

October 2011

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## Appendix 2 to Planning Statement - Planning Policy Compliance Schedule

### Relevant Adopted Development Plan Policy Requirements and OPA Response

| POLICY DOCUMENT               | POLICY                                   | SUMMARY OF POLICY REQUIREMENT   | OPA RESPONSE   |
|-------------------------------|--|---|--|
| South East Plan (2009)        | SP1<br>Sub-Regions in the South East     | Sub-regions including the Kent Thames Gateway should be the focus for growth and regeneration.  | <p>The Site falls within the Thames Gateway, which is an area that was designated as a priority for development by the (then) Government in the mid-1990s. The programme of regenerating the Thames Gateway aims to maximise the potential to provide London with the space to grow. Despite continued investment over the last 20 to 30 years the Thames Gateway still lags behind the rest of the South East region in economic terms.</p> <p>The proposed development at Lodge Hill represents an opportunity to deliver on a large-scale, high quality homes and jobs which will not only help to demonstrate investor confidence in Medway, but also across the Thames Gateway area as a whole.</p> <p>See: Planning Statement and Planning Policy Summary (see Planning Statement Appendix 1).</p> |
|                               | SP2<br>Regional Hubs                     | Regional hubs (including the Medway Towns) should be supported and developed.   | <p>Lodge Hill will become a focus for the Hoo Peninsula and will complement the range of facilities currently available in the existing settlements near the site.</p> <p>The development at Lodge Hill is not intended to compete with the role of the Medway Towns which are collectively identified as a 'Regional Hub'. Indeed, Lodge Hill will become an exemplar development for Medway as a whole, contributing to improved investor confidence in, and perceptions of, the area. This in turn will encourage the continued regeneration of the Medway Towns and further enhance their role as a 'Regional Hub'.</p> <p>See: Planning Statement and Planning Policy Summary (see Planning Statement Appendix 1).</p>  |
|                               | SP3<br>Urban Focus and Urban Renaissance | LPAs should seek to achieve at least 60% of all new development as PDL; all developments in and around urban areas should be well-designed and consistent with the principles of urban renaissance and sustainable development. | <p>The majority of the Lodge Hill site falls within the description of Previously Developed Land (PDL). Approximately 67% of the footprint of the developable area of the site is PDL.</p> <p>See: Planning Statement.</p>   |
| <b>Cross-cutting policies</b> |  |   |  |
|                               | CC1<br>Sustainable Development           | Achieve and maintain sustainable development.   | <p>The proposed development comprises a full range of uses which are considered necessary to the creation of a new settlement, consistent with the Development Plan. The range of uses have been derived over a period of three years, during which time substantial testing has been undertaken, including through community consultation. The structure of the proposed development seeks to provide an element of flexibility over time to enable the new settlement to be responsive to changes in need and demand.</p> <p>See: Planning Statement and DAS</p>   |
|                               | CC2                                      | Respond to climate change through, inter alia,  | The majority of the proposed development site is Previously Developed Land (PDL) as defined by PPS3. Therefore, the need for future growth to  |

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|                 | Climate Change   | guiding strategic development to locations offering greater protection from impacts such as flooding. Reduce greenhouse gas emissions.  | <p>be accommodated on greenfield sites is reduced.</p> <p>The Lodge Hill site also benefits from being predominantly in Flood Zone 1 (approximately 99.53% is within Flood Zone 1), which has the lowest risk of flooding. All of the proposed built floorspace lies within Flood Zone 1. By meeting future growth needs at Lodge Hill, the number of higher flood risk sites that might otherwise have been required to come forward is reduced. A small parcel of the planning application site (1.53ha around the Four Elms Roundabout) falls within a Tidal Flood Area and it is recognised that floodplain compensation will be needed here for the highway improvements proposed.</p> <p>The mix and layout of proposed uses including homes, employment and community facilities have been carefully designed to ensure that the need to travel (particularly by private car) is minimised.</p> <p>The proposed development would be assessed against the BREEAM Communities toolkit (or as otherwise agreed) and would be required to achieve at least an overall standard of 'Excellent', assessed at appropriate times throughout the development period.</p> <p>See: Planning Statement, Sustainability Report, Flood Risk Assessment (see Environmental Statement Volume 3), and DAS.</p> |
|                 | CC4 Sustainable Design and Construction                      | Development should adopt and incorporate sustainable construction standards and techniques.   | <p>A sustainability framework has been prepared for the proposed development to ensure that the site optimises its sustainability potential. The framework considers the relevant legislation, policy and guidance at the national, regional and local level and also responses to early engagement with Medway Council and their external consultant – Bio-Regional – and the relevant statutory consultees.</p> <p>The proposed development would be assessed against the BREEAM Communities toolkit (or as otherwise agreed) and would be required to achieve at least an overall standard of 'Excellent', assessed at appropriate times throughout the development period.</p> <p>See: Planning Statement, Strategic Design Code, Sustainability Report, Construction Statement, and DAS.</p>   |
|                 | CC5 Supporting an Ageing Population                          | Support an ageing population through making provision in new housing development; provide reasonable access to services; provide leisure, recreational and community facilities for older people. | <p>The proposed development will deliver a range of residential accommodation including market homes, affordable homes and also homes specifically providing accommodation for the elderly, a nursing home and assisted living units. These specialist types of accommodation have been carefully planned to ensure a balance between achieving a tranquil environment with close proximity to services and facilities.</p> <p>See: Planning Statement, DAS and Social Infrastructure Report.</p>   |
|                 | CC6 Sustainable Communities and Character of the Environment | Respect (and where appropriate) enhance the character and distinctiveness of settlements. Use innovative design to create a high quality built environment which promotes a sense of place.       | <p>The proposed development has been designed to ensure that the built environment contributes to a strong sense of place at Lodge Hill, and to respect and respond to its context.</p> <p>In terms of site composition, the proposed development will slightly increase the proportion of open space in the developable area (from 33% to 36%), thus helping to maintain the existing character of the environment.</p> <p>Where possible, existing heritage assets have been retained and a number of beacon sites have been identified which will be the location of landmark buildings. These sites will also be subject to design competitions to encourage a range of designs to be considered. There will be two</p>   |

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|                 |  |  | <p>distinct neighbourhood centres and one larger main centre. These centres will provide local services and facilities and create a sense of place for each phase of development as it comes forward.</p> <p>See Planning Statement, DAS, Draft S106 Heads of Terms, and Heritage Statement.</p>   |
|                 | CC7<br>Infrastructure and Implementation | Scale and pace of development will depend on sufficient capacity being available in existing infrastructure to meet the needs of new development.  | <p>The proposed development will provide a range of community facilities e.g. schools and healthcare and other infrastructure e.g. roads to meet the needs of the resident population expected to be accommodated at the site.</p> <p>The Transport Assessment identifies the level of traffic generation that can be expected to arise as a result of the proposed development. This has allowed an assessment of the impacts of the proposed new settlement at Lodge Hill and testing of the suitability of the potential mitigation measures to serve the predicted traffic demand to 2026. A package of highways works are proposed to address the impact of the proposed development.</p> <p>The Energy Statement and Supporting Infrastructure Statement sets out the infrastructure required to meet the needs of the proposed development in terms of energy and utilities provision.</p> <p>See: Planning Statement, Social Infrastructure Report, Transport Assessment, Energy Statement and Supporting Infrastructure Report.</p> |
|                 | CC8<br>Green Infrastructure              | LAs and partners should work together to plan, provide and manage connected and substantial networks of accessible, multi-functional green space.  | <p>The green infrastructure provided as part of the proposed development is a core component of the vision for the site. The amount of land proposed for open space use (including formal open space, playing field provision and sports pitches (excluding Category A trees) comprises in the order of 93ha.</p> <p>The use of Public Rights of Way 'knits' the site into the wider green infrastructure network. This is of particular pertinence to the site given its military use, which has precluded public access through it.</p> <p>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>   |
|                 | CC9<br>Use of Public Land                | Government departments and public landowners are encouraged to undertake strategic views of their landholdings to identify development and land management opportunities. Particular attention needs to be paid to bring forward land for housing. | <p>Lodge Hill is owned by the Ministry of Defence and is largely in operational use by the Royal School of Military Engineering (RSME). The Ministry of Defence and the Royal School of Military Engineering (RSME) have a significant presence in Medway, although due to funding cutbacks and internal reorganisations, their role has been consolidated over recent years. Chattenden Barracks was vacated in 1995 (and subsequently demolished); there has been a historic expectation that the site will be declared surplus to needs and made available for redevelopment and the timescales for this are now known. Indeed, there are currently two tranches of demobilisation the second of which is expected to be completed during 2013.</p> <p>Therefore, the proposed development represents an opportunity to make effective and efficient use of public land including for the delivery of housing and employment.</p> <p>See: Planning Statement</p>  |

**Economy and economic development policies**

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|                         | RE3<br>Employment and Land Provision                               | Employment land should be provided in locations that are or will be accessible to the existing and proposed labour supply; make efficient use of existing and underused sites; promote the use of public transport.   | <p>The proposed development incorporates a total business floorspace of 44,100sqm (GEA). This is split between Use Class B1 (36,750sqm GEA) and Use Class B2 (7,350sqm GEA).</p> <p>Lodge Hill is expected to make a significant contribution to the achievement of sustainable economic development within the Borough, with an emphasis on the creation of high value business floorspace as part of a broader range of job opportunities on-site.</p> <p>This economic role is particularly relevant for Lodge Hill given its location close to the A228 and its proximity to existing villages on the Peninsula.</p> <p>The Transport Assessment confirms that a key component of the proposed transport strategy is the provision of a high quality, dedicated bus route and service.</p> <p>See: Planning Statement, Economic Strategy, and Transport Assessment.</p>  |
|                         | RE6<br>Competitiveness and Addressing Structural Economic Weakness | Sub-regions (including Kent Thames Gateway) should have priority given to, amongst other things, delivering economic development in allocating land; bring into use sites with economic development potential; and address transport constraints which impede growth. | <p>The Economic Strategy that accompanies the Lodge Hill OPA highlights that the Medway economy has been undergoing a long-term transition from being based on defence, manufacturing and utilities sectors to a more balanced service-based economy.</p> <p>Lodge Hill, therefore, represents an opportunity not only to create a new place but also to deliver a high quality economic offer that can bring something unique to Medway and the wider South-East, attracting new investors and businesses to the area.</p> <p>The OPA Transport Assessment identifies a range of transport improvements which would accommodate the travel demands of the proposed new settlement at Lodge Hill, would provide sustainable transport options for lodge Hill residents, workers and visitors and would deliver transport benefits for the wider surrounding community.</p> <p>See: Planning Statement, Economic Strategy and Transport Assessment.</p> |
| <b>Housing policies</b> |  |   |  |
|                         | H1<br>Regional Housing Provision 2006-2026                         | Sets a housing target of 16,300 dwellings for Medway over the period 2006-2026.   | <p>The proposed development will bring forward a significant number of residential units which will contribute to the housing targets set for the region in the South East Plan. Lodge Hill is recognised as having capacity to accommodate approximately 5,000 new homes. There is an expectation for approximately 4,275 homes to be delivered by the end of the Core Strategy Plan period (2028).</p> <p>See: Planning Statement and DAS.</p>   |
|                         | H3<br>Affordable Housing   | 25% of all new housing should be social rented, and 10% intermediate affordable housing, recognising viability, scale of need, and impact on overall levels of housing delivery.  | <p>For Lodge Hill to develop into a mixed, balanced and sustainable community, a range of housing tenures (including affordable tenures), sizes and types are proposed as part of the development. The Affordable Housing Strategy applies a 'bottom-up' place-making approach which identifies a need for 23% affordable housing to be provided on-site. The proposed development also makes provision for a commuted sum equivalent to 2% towards provision or improvements to existing stock off-site. The overall package, therefore, is equivalent to 25% affordable housing provision. This is considered by DIO and Land Securities to represent an appropriate balance in the context of the approach set out in</p>   |

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|                           |   |   | paragraphs 20 to 22 of PPS3 and the principle that viability is not the only matter to consider in defining the quantum of affordable housing.<br>See: Planning Statement and Affordable Housing Strategy.   |
|                           | H4<br>Type and Size of New Housing            | Identifies groups with particular housing needs as including, inter alia, older and disabled people; students; families with children.  | For Lodge Hill to develop into a mixed, balanced and sustainable community, a range of housing tenures, sizes and types are proposed which will offer a choice of accommodation to meet the needs of a variety of potential occupiers such as single households, retired households, households with families, young couples etc.<br><br>The residential mix at Lodge Hill has been informed by market advice (from Savills Plc) and reflects 'soft' market testing with the house-building industry. It is also predicated on advice from Level Ltd on the appropriate affordable housing mix and from PRP Architects on a range of issues including residential densities and the physical relationship of market and affordable requirements.<br><br>See: Planning Statement and DAS. |
|                           | H5<br>Housing Design and Density              | Encourages positive measures to raise the quality of new housing, reduce its environmental impact and enable it to adapt to change. Sets an overall regional density target of 40dph over the Plan period.                            | The quality of the residential units proposed on-site at Lodge Hill will be guided by relevant legislation to reduce environmental impact. Lodge Hill is expected to be an exemplar scheme and, therefore, a high quality built environment will be a central element to achieving that.<br><br>The density of residential uses across the site varies according to location e.g. dwellings within the neighbourhood centres and local centre will be provided at a higher density than those properties close to the buffer zone of the SSSI. Overall, the proposed development achieves a housing density of 48dph.<br><br>See: Planning Statement, DAS and Strategic Design Code.   |
|                           | H6<br>Making better use of the Existing Stock | LPAs should assess existing housing stock and implement measures to reduce the number of vacant, unfit and unsatisfactory dwellings.  | As set out above under the response to Policy H3: Affordable Housing, part of the affordable housing package offer from Lodge Hill would be a commuted sum that could be used to improve the existing stock of affordable housing (or potentially convert market housing to meet affordable housing standards).<br><br>See: Planning Statement, Affordable Housing Strategy and Draft S106 Heads of Terms.   |
| <b>Transport policies</b> |   |   |  |
|                           | T1<br>Manage and Invest                       | Re-balance the transport system in favour of sustainable modes as a means of access to services and facilities; promote an integrated network of public transport services; encourage development designed to reduce journey lengths. | In designing the proposed development, careful attention has been paid to arrive at an appropriate balance and distribution of uses across the site in order to minimise the need to use the private car and encourage the use of more sustainable forms of transport such as cycling and walking.<br><br>The provision of a high quality bus route linking into the wider bus network across the Hoo Peninsula is another key component of the proposed development.<br><br>See: Planning Statement and Transport Assessment.   |
|                           | T2  | Identifies measures for achieving a shift in the  | As above.  |

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|                               | Mobility Management                               | transport system in favour of sustainable modes, including improvements in the extent and quality of pedestrian and cycle routes.   |  |
|                               | T4 Parking  | Parking standards for B1 should be within the range 1:30sqm and 1:100sqm. Standards for other non-residential uses should be in line with PPG13.  | The proposed development is predicated on meeting those standards as the detailed design is progressed through Reserved Matter applications. Given the scale and longevity of delivering the proposed development, it is not possible to identify a precise level of provision at outline stage. See: Planning Statement, Transport Assessment, and DAS.   |
| <b>Environmental policies</b> |   |   |  |
|                               | NRM4 Sustainable Flood Risk Management            | The sequential approach to development in flood risk areas set out in PPS25 should be followed.   | Approximately 0.47% of the site falls within Flood Zones 2 or 3. This land is proposed accommodate amendments to the alignment of the existing Four Elms Roundabout associated with the delivery of a new settlement.<br>Conversely, the remainder of the site (99.53%) falls within Zone 1 i.e. the PPS25 sequentially preferable location for development. The Flood Risk Assessment which accompanies the OPA for Lodge Hill concludes that the site passes the Sequential Test on the basis that the overwhelming majority of the site and all of the proposed built floorspace is within Flood Zone 1.<br>See: Planning Statement, Environmental Statement, Flood Risk Assessment (see Environmental Statement Volume 3), and Sustainability Report |
|                               | NRM5 Conservation and Improvement of Biodiversity | Aims for no net loss of biodiversity and to achieve a net gain in biodiversity. Damage to nationally important SSSIs, county wildlife sites, locally important wildlife and geological sites should be avoided. | Notwithstanding the critical need for the proposed development in housing and employment terms, the proposed development seeks to minimise its impact on biodiversity, and to identify opportunities for enhancement. This has been fundamental in the evolution of the proposed development. Biodiversity in its broadest sense, together with specific sensitive locations (SSSI and ancient woodland) are key components of the vision and the environmental value of the new settlement.<br>See: Planning Statement, DAS, Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3), and Environmental Statement.   |
|                               | NRM7 Woodlands                                    | Seeks to ensure that the value and character of the region’s woodland are protected and enhanced.   | The proposed development has been informed by tree survey work, and seeks to minimise impact on existing trees – particularly those of highest ‘Category A’ quality. The Indicative Plan: Green Infrastructure presumes in favour (subject to judgments about the contribution of the trees) of retention of groups of Category A and B woodland.<br>See: Planning Statement, DAS, Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3), Environmental Statement, Indicative Plan: Green Infrastructure.   |
|                               | NRM9 Air Quality                                  | Aims to reduce air pollution, involving a reduction in the number of days of medium and high air pollution by 2026.   | The Environmental Statement submitted as part of the OPA documentation for the proposed development at Lodge Hill includes an assessment of the potential impacts of the proposed development on air quality during both its construction and operational phases. The assessment finds that the air quality impacts largely arise from dust and emissions from traffic movements and on-site energy production. During the operational phase, the impact of both of these is expected to be negligible to slightly adverse. During the construction stage the impacts are likely to be   |

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|                       |  |   | <p>limited to the immediate vicinity of the site and range from temporary adverse to negligible.</p> <p>Mitigation measures to minimise the air quality impacts are also set out in the Environmental Statement.</p> <p>See: Planning Statement and Environmental Statement</p>  |
|                       | NRM10<br>Noise   | Aims to reduce noise pollution.   | <p>As is the case for air quality, the Environmental Statement submitted as part of the OPA documentation for the proposed development at Lodge Hill includes an assessment of the noise and vibration impacts likely to arise during both the construction and operational phases of development. The assessment finds that there is no significant impact on off-site receptors, and also identifies the mitigation measures appropriate to address and/or minimise the impact on-site from traffic noise, operational plant noise and construction.</p> <p>See: Planning Statement and Environmental Statement.</p>   |
|                       | NRM11<br>Development Design for Energy Efficiency and Renewable Energy | Promotes greater use of decentralised and renewable or low-carbon energy for new development. Supports the incorporation of renewable energy sources. | <p>The proposed development has been designed to ensure that high levels of energy efficiency are achieved and that renewable energy sources are incorporated into the development and promoted.</p> <p>The Energy Statement submitted as part of the OPA sets out the broad strategy for addressing the energy needs of the proposed development. It is based on an energy model to assess the baseline energy demand, and has been prepared having regard to the relevant legislation, guidance and policy – which is constantly evolving to reflect changes in (inter alia) technology and viability. It is, therefore, a fluid framework within which to plan long-term development schemes. In response to this, and the scale of the proposed development, the Energy Statement sets out a framework to meet the energy demands which would be generated by the proposed development, which will intentionally retain flexibility to allow the scheme details to evolve over time to reflect best practice.</p> <p>See: Planning Statement, Energy Statement, Sustainability Report, and Supporting Infrastructure Report.</p> |
|                       | NRM12<br>Combined Heat and Power                                       | Supports the integration of CHP in all developments and district heating infrastructure in large scale development in mixed use.                      | <p>The Energy Statement submitted as part of the OPA reflects the energy hierarchy and is predicated on the principles of seeking to minimise energy demand through passive design, supplying energy efficiently through low-carbon technology, incorporating renewable energy, and through the use of ‘allowable’ solutions.</p> <p>In terms of renewable energy, the proposed development makes provision for a district heating system (which is capable of being connected in the future to off-site power stations) and a network of connected energy centres which will use gas-fired CHP, biomass boilers, top-up/back-up gas boilers and (amongst others) photovoltaic technology.</p> <p>See: Planning Statement, Energy Statement and Supporting Infrastructure Report.</p>  |
| <b>Waste policies</b> |  |   |  |
|                       | W1<br>Waste Reduction  | Sets a target to reduce growth of all waste to 1% per annum by 2010 and 0.5% per annum by 2020.   | An outline Site Waste Management Plan (SWMP) has been prepared and is appended to the Waste chapter of the Environmental Statement. The approach at Lodge Hill will be based on seeking to minimise waste generated in order to reduce the amount of waste sent to landfill. The SWMP  |

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|                                      |   |  | does not envisage that there would be significant environmental effects arising from operational waste.<br>See: Planning Statement and Environmental Statement.  |
|                                      | W2<br>Sustainable Design, Construction and Demolition | Promotes an approach to development design, construction and demolition which minimises waste production.  | The design of the proposed development has been carefully considered in order to achieve sustainable design and to reduce and minimise construction and demolition waste production. The Waste chapter of the Environmental Statement concludes that the construction phase of the proposed development will have a minor impact, whilst waste generated from excavation and demolition will have a negligible impact.<br>See: Planning Statement, DAS, Construction Statement, and Environmental Statement.   |
|                                      | W4 – W7<br>(Waste)                                    | Concerned with waste issues including the diversion of waste away from landfill; identifying targets for increasing levels of recycling; and ensuring sufficient capacity is planned for over the Plan period. | The proposed development at Lodge Hill has been designed to ensure that, in the first instance, the generation of waste is kept to a minimum. A number of elements of the scheme such as the inclusion of recycling points in conjunction with the building of each individual residential block will help to increase recycling rates on-site once the scheme is operational.<br>See: Planning Statement, DAS and Environmental Statement.  |
| <b>Construction policies</b>         |   |  |  |
|                                      | M1<br>Sustainable Construction                        | Encourages the development of sustainable construction practices.  | The construction phase of Lodge Hill will seek to employ sustainable construction practices wherever possible. These are set out in more detail in the Construction Statement.<br>See: Planning Statement, DAS, Construction Statement, and Environmental Statement  |
| <b>Open space policies</b>           |   |  |  |
|                                      | C6<br>Countryside Access and Rights of Way Management | Encourages access to the countryside.  | The use of Public Rights of Way will ensure the site is embedded into the wider green infrastructure network. This is of particular pertinence to the site given its military use, which has precluded public access through it.<br>See: Planning Statement and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).  |
| <b>Historic environment policies</b> |   |  |  |
|                                      | BE6<br>Management of the Historic Environment         | Encourages proposals which protect, conserve and where appropriate, enhance the historic environment. Encourages proposals that make sensitive use of historic assets through regeneration.                    | The site has a long military history. From the outset of designing the scheme, this was recognised as a key component of the vision, lending the site a unique and distinctive sense of place. Through a process of engagement a number of specific heritage structures have been identified for retention in the proposed scheme. The proposed development provides for both the confirmed and potential listed/scheduled buildings/ structures to be retained (except where they are in a poor state of repair).<br>See: Planning Statement, Heritage Statement and Environmental Statement. |
| <b>Tourism policies</b>              |   |  |  |

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|                                      | TSR4<br>Tourism Attractions          | Priority should be given to improving the quality of all existing attractions.  | At present, the Lodge Hill site is in military use. This use has precluded public access throughout the site and, therefore, the site cannot be considered as an 'existing attraction'. However, the proposed development at Lodge Hill makes provision for a number of uses that may be considered to be a tourism attraction. This includes the countryside park and other green infrastructure (including those linking the site with the wider Hoo Peninsula), the beacon projects, and the improved facilities at Deangate Sports Complex. In addition, links to the existing Deangate Golf Course, which is outside the boundary of the proposed development but in close proximity to it, will be improved and thus provide another accessible attraction within the vicinity of Lodge Hill.<br><br>See: Planning Statement, DAS, Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3), Commercial Market Statement, and Economic Strategy. |
|                                      | TSR5<br>Tourist Accommodation        | Consideration should be given to the need for hotel development in the proposed location.   | The proposed development incorporates two hotels, located within different parts of the site. The proposed hotel located within the Chattenden hub would comprise some 120 rooms with ancillary facilities, falling within the limited service to mid-market offer. Given the nature of the offer, which is likely to attract business occupiers, it is located adjacent to the proposed 'Knowledge Park', and in close proximity to the A228.<br>The proposed hotel located within the Lodge Hill centre hub would comprise some 75 rooms with ancillary facilities and it is anticipated that this will provide a leisure offer. Whilst this hotel may still attract business occupiers, it is likely to attract leisure occupiers and as such has been located close to the main Lodge Hill centre and adjacent to the existing Deangate Golf Course.<br><br>See: Planning Statement, Commercial Market Statement, DAS, and Economic Strategy.                                  |
|                                      | TSR7<br>Priority Areas for Tourism   | Thames Gateway should realise the potential for growth in business, sporting, environmental and attraction based tourism.                             | As well as creating a new settlement for Medway, the proposed development which is located within the Thames Gateway would also deliver a range of uses that would encourage and facilitate growth in business, sport, environmental and attraction-based tourism.<br><br>See: Planning Statement, Commercial Market Statement, DAS and Economic Strategy.   |
| <b>Community facilities policies</b> |                                      |   |  |
|                                      | S1<br>Supporting Healthy Communities | Highlights the role of the planning system in supporting healthy communities.   | The design of development can actively promote healthier lifestyles. This has been carefully considered in the evolution of the proposed development by locating a range of uses and services within close proximity to one another and by providing safe and attractive routes to encourage sustainable modes of transport including walking and cycling within the proposed development. The provision of sports facilities and play areas, green infrastructure throughout the proposed development and improving linkages to the wider green network on the Hoo Peninsula is also intended to encourage residents, workers and visitors of all ages to embrace a more active lifestyle.<br><br>See: Planning Statement, DAS, and Environmental Statement.  |
|                                      | S2<br>Promoting Sustainable Health   | Recognises the need to ensure the provision of additional and reconfigured health and social care facilities to meet the anticipated primary care and | The proposed development incorporates a healthcare centre of approximately 1,500sqm (GEA) which would be located within the Lodge Hill centre. The precise timing of provision will reflect the actual demand throughout the 'life' of the development period, and it is anticipated that temporary provision will be provided during the interim until the permanent facility has been delivered. The permanent facility will provide   |

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|                                     | Services                             | capacity needs of local communities.  | capability for more GP facilities to be added in due course, should the need arise.<br>The proposed development also comprises c.120 units divided equally between a nursing home and assisted living accommodation in order to meet the wide variety of needs as part of a new community.<br>See: Planning Statement, Social Infrastructure Report and Environmental Statement.  |
|                                     | S3<br>Education and Skills           | Recognises the need to ensure the adequate provision of pre-school, school and community learning facilities.   | The proposed development incorporates a total of up to 23,780sqm (GEA) of education floorspace allowing for the provision of a new secondary school and three new primary schools within Eastgate, Westgate, and Chattenden. In the case of the latter (the primary school at Chattenden), the application makes provision for this to be delivered off-site through an extension to the existing Chattenden Primary School. However, should this approach prove not to be the most appropriate and/or feasible, provision will be made for the school within the Chattenden hub.<br>Nursery provision would be provided as part of each primary school.<br>All of the proposed schools on-site would be available for community use.<br>See: Planning Statement, Social Infrastructure Report and Environmental Statement.   |
|                                     | S5<br>Cultural and Sporting Activity | Increased and sustainable participation in sport, recreation and cultural activity should be encouraged.  | The proposed development makes provision for a range of sports, recreational and cultural activities. These include: sports pitches, enhanced off-site sports provision at Deangate Sports Complex, the Countryside Park and the Beacon Project sites.<br>See: Planning Statement, DAS and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).  |
|                                     | S6<br>Community Infrastructure       | Increased investment in physical and social infrastructure will be encouraged.  | The Environmental Statement includes an assessment of the level of community facility provision required to meet the needs of the new resident and worker population expected to be brought to the site by the proposed development. This assessment has been undertaken on the basis of early and regular engagement with Medway Council and other partners.<br>The assessment has found it necessary for the site to mitigate its demands through provision on-site of: up to 8FE primary school education (if demand requires), up to 8FE secondary school provision plus sixth form (if demand requires), a healthcare facility, a library (possibly co-located with one of the schools), a community centre, and sport, leisure and recreational facilities.<br>As well as providing services and facilities to the on-site resident and worker population on-site, these facilities would also provide benefits beyond the site boundary – to people in the surrounding area.<br>See: Planning Statement, Social Infrastructure Report, DAS, and Environmental Statement. |
| <b>Kent Thames Gateway policies</b> |                                      |   |   |
|                                     | KTG1<br>Core Strategy                | Make full use of PDL before greenfield sites, except where there are clear planning advantages from the development of an urban extension that improves | The majority of the developable area of the Lodge Hill site is PDL (67%).<br>In terms of location, the site is well-positioned due to its proximity to the A228 and the existing settlements on the Peninsula. The proposed bus service, which would help to link Lodge Hill with the existing settlement network, will provide good accessibility to and from the site. Within the   |

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|                 |  | <p>the form, functioning and environment of existing settlements or a new community. Development should be located where there is good accessibility by a choice of transport. The benefits of new services and employment should be available to existing communities; the supply of new housing (particularly affordable) should be increased; and high standards should be set for the design and sustainability of new communities.</p>  | <p>site, the mix and location of different uses has been carefully considered to ensure residential and employment uses are within close proximity to the services and facilities they are likely to require. The range of jobs expected to be accommodated by the proposed development would offer employment opportunities to the new resident population and also the existing population in the surrounding area.</p> <p>The proposed development would bring forward a range of homes, including affordable housing and specialist accommodation.</p> <p>The design and sustainability of the proposed development will of high quality to ensure that the 'vision' for the site is fully articulated.</p> <p>See: Planning Statement, Transport Assessment, and DAS.</p>  |
|                 | <p>KTG2<br/>Economic Growth and Employment</p> | <p>Seeks provision for the expansion of the area's existing economic functions and for the introduction of new office, manufacturing and service functions on a large scale, with an emphasis on higher value activity including knowledge industries and R&amp;D. Major sites identified within Medway will be developed to their full potential, building on the existing high-tech aerospace and automotive sectors and attracting new high-value activity or accommodating the expansion of transport, energy, distribution and manufacturing.</p> | <p>The Economic Strategy that accompanies the Lodge Hill OPA highlights that the Medway economy has been undergoing a long-term transition from being based on defence, manufacturing and utilities industries to a more balanced service-based economy.</p> <p>Lodge Hill, therefore, represents an opportunity to make a significant contribution to the achievement of sustainable economic development within the Borough by bringing forward a high quality economic offer that can bring something unique to Medway and the wider South-East, attracting new investors and businesses to the area.</p> <p>The proposed development would deliver approximately 44,100sqm (GEA) of business floorspace – this will be split between B1 and B2 uses with a focus on higher-value economic activities.</p> <p>See: Planning Statement, DAS, and Economic Strategy.</p> |
|                 | <p>KTG3<br/>Employment Locations</p>           | <p>A range of readily available employment sites and premises should be provided. Medway is identified as a location where priority should be given to the completion of major employment sites. New employment locations should be provided at (inter alia) Medway, in conjunction with new housing land. Medway is also identified as a major location for the expansion of higher and further education.</p>  | <p>As well as providing a significant quantum of business floorspace, the proposed development at Lodge Hill would bring forward other employment-generating uses including schools, community facilities, leisure, retail and healthcare provision.</p> <p>The indicative masterplan distributes these employment-generated uses throughout the site ensuring that, where possible, employment uses sit alongside residential development.</p> <p>Higher and further education providers have been engaged with as part of the evolution of the proposed development and there is potential for the site to become the location for some HEI/FEI presence at Lodge Hill in the future.</p> <p>See: Statement of Community Involvement, and Economic Strategy.</p>  |
|                 | <p>KTG4</p>                                    | <p>Medway is expected to deliver 785 dwellings per</p>   | <p>Lodge Hill has the capacity to provide up to 5,000 homes which will contribute towards meeting Medway's housing targets. The affordable</p>  |

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|                          | Amount and Distribution of Housing Development | annum (or 15,700 over the Plan period). The policy sets an indicative affordable housing target of 30% of all new dwellings in the Kent Thames Gateway.  | housing provision at Lodge Hill will equate to 25% (comprising 23% on-site provision and 2% in the form of a commuted payment). This level of provision at Lodge Hill, has been derived from a 'bottom-up' approach which seeks to meet the anticipated need for affordable homes without importing 'need' into the area. This is considered by DIO and Land Securities to represent an appropriate balance in the context of the approach set out in paragraphs 20 to 22 of PPS3 and the principle that viability is not the only matter to consider in defining the quantum of affordable housing.<br><br>See: Planning Statement and Affordable Housing Strategy.  |
|                          | KTG6<br>Flood Risk                             | Co-ordinated measures for flood protection and surface water drainage with the River Thames, Medway and Swale should be implemented.   | Approximately 0.47% of the site falls within Flood Zones 2 or 3. This land is proposed to accommodate amendments to the alignment of the existing Four Elms Roundabout associated with the delivery of a new settlement.<br><br>The Flood Risk Assessment submitted as part of the Environmental Statement for the OPA sets out a number of recommendations which it advises should be taken into account when Reserved Matters stages are reached on various parts of the site. These recommendations include (inter alia): that the proposed amendments to the existing road network to connect to Lodge Hill will require testing using a hydraulic model or topographic assessment to ensure that suitable floodplain compensation can be provided if needed.<br><br>See: Planning Statement, Environmental Statement, Flood Risk Assessment (see Environmental Statement Volume 3), and Sustainability Report.   |
|                          | KTG7<br>Green Initiatives                      | Provision should be made for green grid networks, recreation and public access, and enhancement of landscapes, habitats, heritage and the environment. Countryside initiatives should complement the areas for growth and should define the important points of separation between settlements and the urban edges to be actively managed. | The proposed development at Lodge Hill incorporates a range of green infrastructure including green grids, areas of public open space, and the protection (and where possible enhancement) of landscapes, habitats and heritage assets.<br><br>The proposed green infrastructure responds to the pattern and character of the landscape. The existing SSSI and ancient woodland will be retained and buffer zones will be used to protect these sensitive areas. The 'Category A' woodland making substantial contribution and the 'Category B' woodland making significant contribution have been incorporated into the proposed green infrastructure, forming the base structure of the site's green grid. Two large district sized parks have been incorporated into the green infrastructure. These comprise a Countryside Park of 26.03ha and a District Park of 15.08ha.<br><br>Areas of the site that have been specifically designated as, for example, SSSI or ancient woodland, have been a key element in the shaping of the indicative masterplan. The buffers that have been incorporated into the design of the indicative masterplan act not only as a protective area but collectively they form a zone of separation between the built environment aspects of the proposed development and the surrounding countryside.<br><br>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3). |
| <b>Medway Local Plan</b> | S1<br>Development Strategy                     | Reinvestment in the urban fabric should be prioritised. This will include the redevelopment and recycling of under-used and derelict land within the   | The Lodge Hill site is predominantly PDL. The current military use of the site has been gradually scaled back over the past decade and expected to come to an end in the short-term. There are currently two tranches of demobilisation from the site which are due to be completed during 2013. Therefore, the proposed development represents an opportunity to recycle what would become an underused area of land which benefits  |

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| "Saved" Policies (2003) |                                  | urban area, with a focus on the Medway riverside areas and town centres.  | from close proximity to the A228 and existing settlements in the Hoo Peninsula. The proposed development is not intended to directly compete with the Medway riverside and other Medway towns, rather it is intended to be an exemplar scheme bringing benefits to the Hoo Peninsula whilst at the same time boosting investor confidence across Medway as a whole.<br><br>See: Planning Statement, Economic Strategy and DAS.   |
|                         | S2<br>Strategic Principles       | The Local Plan's strategic principles include maintaining environmental quality and design standards; a sustainable approach to the location and mix of new development; and the adoption of a sequential approach to the location of major people and traffic attracting forms of development.   | The achievement of high standards of environmental quality and design are inherent to the proposed development.<br><br>The proposed development would be assessed against the BREEAM Communities toolkit (or as otherwise agreed) and would be required to achieve at least an overall standard of 'Excellent', assessed at appropriate times throughout the development period.<br><br>The design of the proposed development ensures that the mix and range of uses allows for access via sustainable modes of transport especially walking and cycling. A bus service is also proposed to allow the new settlement at Lodge Hill to connect with existing settlements in the surrounding area and beyond to the Medway Towns.<br><br>See: Planning Statement, Transport Assessment, DAS, and Sustainability Report.   |
|                         | S4<br>Landscape and Urban Design | Seeks a high quality of built environment from new development, with landscape mitigation where appropriate. Development should respond appropriately to its context, reflecting a distinct local character.  | The built environment will be delivered to high standards of quality and design. This will be set in the context of carefully planned landscaping features to allow different parts of the site to develop a distinctive feel and sense of place whilst also being in-keeping with the surrounding area and the context within which the Lodge Hill development is located.<br><br>See: Planning Statement, DAS, and Sustainability Report.  |
|                         | S6<br>Planning Obligations       | Confirms LPA will use conditions or S106 to provide for new physical and social infrastructure and environmental mitigation/compensation. Provision will be sought in proportion to the size and nature of the development, and will take account of the existing pattern of provision and capacity in the locality. On-site provision is sought where this can be reasonably achieved. Where this is not possible, contributions will be sought for the provision of facilities and ecological features elsewhere, provided their location can adequately serve the development site or are appropriately related to it. | Given the scale and nature of the proposed development, there is a requirement to provide planning obligations. On-site provision of facilities and services is provided where possible. Where this is not possible, a contribution to off-site provision is likely to be provided.<br><br>The Environmental Statement identifies mitigation measures required to offset any negative impacts assessed to be likely to arise as a result of the proposed development.<br><br>DIO has engaged on a 'without prejudice' basis with Medway Council to produce draft s106 Heads of Terms (HoTs) which are provided with the OPA submission. The draft HoTs are also supplemented by planning conditions which DIO consider to be appropriate to deliver the planning obligations which are considered necessary.<br><br>See: Planning Statement and Draft s106 Heads of Terms. |

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|   | S14<br>Ministry of Defence Estate, Chattenden        | Piecemeal redevelopment of Chattenden Barracks and military training areas will not be permitted during the Plan period. The site has long-term development potential for business, educational and/or education uses and this will be considered in the next Local Plan review.  | The proposed development envisages a full-scale comprehensive redevelopment of the Ministry of Defence Estate at Chattenden, in line with the site's designation as a Strategic Allocation for a new settlement within the emerging Medway Core Strategy. A piece-meal redevelopment of the Estate is not proposed, not least because it would not make the most effective and efficient use of the land available.<br><br>The proposed development will bring forward a new settlement on the Hoo Peninsula comprising a range of uses including: residential, business floorspace, healthcare facilities, education facilities, community facilities, utilities infrastructure, green infrastructure (including public open space), and sport, leisure and recreational provision.<br><br>See: Planning Statement. |
| <b>Built and Natural Environment policies</b> |  |   |  |
|   | BNE1<br>General Principles for the Built Environment | Design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment by, inter alia, being satisfactory in terms of use, scale, mass, proportion, details, materials, layout and siting.   | The design of the development has sought to maximise the opportunities presented by natural assets of the site's location, and the visual impact of the site from the surrounding area has been carefully considered in order to minimise any impact. The massing, scale, layout, siting and proportions set out in the indicative masterplan for the site seek to reflect the natural attributes of the site and its surroundings.<br><br>See: DAS, Parameter Plan, Indicative Plans, and Strategic Design Code.  |
|   | BNE2<br>Amenity Protection                           | Amenity of nearby properties and of future occupiers should be protected. Design should have regard to matters including privacy, daylight and sunlight, and noise.   | As set out above, the design of the indicative masterplan for Lodge Hill has been carefully considered in order to maximise the potential of the site whilst also limiting the impact on those sensitive receptors within and close to the site including properties and designated areas/buildings for protection.<br><br>The detailed design of the proposed development will not be known until the Reserved Matter stage. However, the highest standards with respect to privacy, daylight and sunlight, and noise will be sought.<br><br>See: DAS and Strategic Design Code.  |
|   | BNE3<br>Noise Standards                              | Applies noise exposure categories (NECs) in considering the impact of noise from transport related sources on new residential development. Noise sensitive development should be designed to minimise the impact of existing noise sources. Planning applications should demonstrate that the proposed development will not be exposed to unacceptable levels of noise relative to the proposed | The proposed development has been designed to minimise the impacts of noise and vibration as reflected in the indicative masterplan land-use layout. The noise and vibration assessment undertaken as part of the Environmental Statement which forms part of the OPA concludes that the proposed development will have no significant impact on off-site receptors. The assessment also identifies mitigation measures appropriate to address and/or minimise the impact on-site from traffic noise, operational plant noise and construction.<br><br>See: Planning Statement and Environmental Statement.  |

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|                 |                                      | use.  |  |
|                 | BNE4<br>Energy Efficiency            | Seeks energy efficiency measures within development proposals, providing there is no detrimental impact on amenity.   | <p>The proposed development has been designed to ensure that high levels of energy efficiency are achieved whilst also ensuring that this does not compromise the amenity of the residents, workers and visitors expected to be brought to the site as the various phases of the proposed development become operational.</p> <p>The proposed development would be assessed against the BREEAM Communities toolkit (or as otherwise agreed) and would be required to achieve at least an overall standard of 'Excellent', assessed at appropriate times throughout the development period.</p> <p>See: DAS, Strategic Design Code and Sustainability Report.</p> |
|                 | BNE5<br>Lighting                     | External lighting schemes should demonstrate they are the minimum necessary for security, safety or working purposes. Seek to minimise loss of amenity from light glare and spillage, particularly that affecting residential areas, areas of nature conservation interest, and the landscape qualities of countryside areas. | <p>The details of lighting at the proposed development are expected to be set out at the Reserved Matter stage. However, it is anticipated that any development coming forward at that stage would comply with the requirements of Policy BNE5, not least to ensure the vision, quality and character of the site is maintained and achieved.</p> <p>See: DAS and Strategic Design Code.</p>   |
|                 | BNE6<br>Landscape Design             | Major developments should include a structural landscaping scheme to enhance the character of the locality. A detailed landscaping scheme should be submitted before development commences which should have regard to factors including planting and hard landscaping.   | <p>The proposed development would provide high quality landscaping throughout. This has been carefully considered throughout the design evolution as a fundamental element of the 'green infrastructure' which is a key component of the vision for Lodge Hill.</p> <p>A Landscape, Open Space and Recreation Strategy has been prepared as part of the OPA documentation.</p> <p>Further details would be provided at the Reserved Matter stage.</p> <p>See: Planning Statement, Environmental Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>  |
|                 | BNE7<br>Access for All               | Development should be designed to provide access for all (to buildings and external circulation areas).   | <p>The proposed development has been designed in order to ensure that all people have good access to the services and facilities they need. The details of access to individual buildings etc will not be known until the Reserved Matters stage. However, the guiding principle for the design of all buildings and external circulation areas will be to achieve high levels of accessibility for all.</p> <p>See: DAS, Strategic Design Code, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>   |
|                 | BNE8<br>Security and Personal Safety | The design and layout of development should seek to maximise personal safety and the security of property.  | <p>The design principles which will shape the Reserved Matters stage of development at Lodge Hill seek to achieve high levels of security and personal safety. The built environment and the landscape within which buildings sit have an important role to play in reducing opportunities for crime. Design principles can include: natural surveillance from buildings, promoting a mix of uses in an area to ensure activity at various times of the day and incorporating sufficient lighting into the design of schemes.</p>  |

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|                 |                                    |  | See: DAS, and Strategic Design Code.   |
|                 | BNE16-19<br>(Listed Buildings)     | Protect listed buildings and ensure that any development respects their setting and original features.   | Due to its long military history, there are a number of listed buildings/structures located within the site boundary. These buildings/structures will be retained as part of the proposed development. The heritage features of the site have been recognised from the outset as lending the site a unique and distinctive sense of place.<br><br>See: Planning Statement, Heritage Statement, and Environmental Statement.  |
|                 | BNE21<br>Archaeological Sites      | Development affecting potentially important archaeological sites will not be permitted unless the developer (after consultation with the archaeological officer) has arranged for an archaeological field evaluation to be carried out prior to the determination of the planning application; and it would not lead to the damage/destruction of important archaeological remains. Preference for the preservation of important archaeological remains in situ. | The Environmental Statement submitted as part of this OPA provides an assessment of the likely significant effects of the proposed development on archaeological remains and built heritage features.<br><br>The assessment finds that the site has limited archaeological potential, with a small number of foci of archaeological remains of purely local importance. It concludes that the overall archaeological effect of the proposed development is negligible, and that impact can be mitigated through appropriately worded planning conditions for a programme of archaeological investigation and recording, or preservation in situ, where appropriate.<br><br>See: Planning Statement and Environmental Statement.  |
|                 | BNE22<br>Environmental Enhancement | Permits development leading to the protection and improvement of the appearance and environment of existing and proposed areas of development, transport corridors, open space and areas next to the River Medway.   | The proposed development has been carefully considered in terms of balancing the need for development whilst also seeking to minimise the impact of the development in terms of biodiversity, and to identify opportunities for enhancement.<br><br>The principle of development at Lodge Hill will enhance the environment on-site and in the surrounding area through re-development of previously developed land (some of which is in a poor state of repair), the provision of accessible open space for the proposed development and nearby communities, and making provision for upgrades to transport corridors in the vicinity such as the A228.<br><br>See: Planning Statement, Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3), and Transport Assessment. |
|                 | BNE23<br>Contaminated Land         | Development of land known or likely to be contaminated must be accompanied by the findings of a detailed site examination to identify contaminants and the risks that these might present.   | The proposed development site is known to have areas of contaminated land within it. As such an Outline Remediation Strategy has been prepared to be submitted as part of the OPA which addresses the contamination issues throughout the development and seeks to ensure that at the end of the remediation works, the site should be suitable for its intended use(s).<br><br>Further details would be provided at the Reserved Matter stage.<br><br>See: Planning Statement, Environmental Statement and Outline Remediation Strategy (see Combined Geo-Technical and Contaminated Land Site Investigative Interpretative Report Volumes 1-4).  |
|                 | BNE24                              | Development likely to result in airborne emissions   | The Environmental Statement submitted as part of the OPA documentation for the proposed development at Lodge Hill, includes an assessment  |

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|                 | Air Quality   | should provide a full and detailed assessment of the likely impact of these emissions. Development will not be permitted when it is considered that unacceptable effects will be imposed on the health, amenity or natural environment of the surrounding area, taking into account cumulative effects.  | of the potential impacts of the proposed development on air quality during both its construction and operational phases. This assessment has been undertaken in accordance with the relevant legislation, guidance and policy. The assessment finds that the air quality impacts largely arise from dust and emissions from traffic movements and on-site energy production. The Environmental Statement concludes that during the operational phase, the impact of both of these was expected to be negligible to slightly adverse. During the construction stage the impacts are likely to be limited to the immediate vicinity of the site and range from temporary adverse to negligible.<br><br>Mitigation measures are also identified by the assessment to minimise air quality impacts.<br><br>See: Planning Statement and Environmental Statement. |
|                 | BNE25<br>Development in the Countryside                       | Permits development in the countryside (as defined on the Proposals Map) only if the site is allocated for that use or if it involves the re-use or redevelopment of the existing built-up area of a redundant institutional complex or other developed land in lawful use.  | The Lodge Hill development falls within the countryside definition provided in Medway’s Local Plan as it is ‘land outside the urban and rural settlement boundaries’. However, the proposed development represents an acceptable development scenario for the countryside given it is identified as a long-term potential development site (Local Plan Policy S14); the proposed development would maintain, and where possible enhance, the character, amenity and functioning of the countryside; and it would involve the redevelopment of not only developed land in lawful use, but also what will become a ‘redundant institutional complex’.<br><br>See: Planning Statement.   |
|                 | BNE34<br>Areas of Local Landscape Importance                  | Within Areas of Local Landscape Importance (ALLIs) development will only be permitted if it does not materially harm the landscape character and function of the area; or the economic and social benefits are so important that they outweigh the local priority to conserve the area’s landscape. Development within ALLIs should be sited, designed and landscaped to minimise harm to the area’s landscape character and function. | The economic and social benefits of the scheme are identified and discussed in various documents submitted as part of the OPA and are considered to be so important as to outweigh the local priority to conserve the area’s landscape. Local Plan Policy BNE34 provides for a balanced judgment of this nature to be taken.<br><br>Furthermore, landscape and character have been carefully considered in the evolution of the indicative masterplan to ensure that no unmitigated material harm arises from the proposed development.<br><br>See: Planning Statement, Environmental Statement, Economic Strategy and Social Infrastructure Report.  |
|                 | BNE35<br>International and National Nature Conservation Sites | International and National Nature Conservation Sites (including any new areas subsequently proposed or confirmed for these designations) will be given long term protection. Development that would materially harm (directly or indirectly) the scientific or wildlife interest of these sites will not be  | SSSI and ancient woodland locations within the site boundary will be predominantly retained. The SSSI areas are protected by a buffer zone which separates the SSSI areas from the built environment at Lodge Hill. The indicative masterplan makes provision for 22.10ha of SSSI land and 31.18ha of ancient woodland.<br><br>There are also on and off-site habitat creation and enhancement proposals. This has been the subject of discussions with Natural England.<br><br>See: Planning Statement, and Environmental Statement.   |

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|                 |  | permitted unless the development is connected with, or necessary to, the management of the site's wildlife interest.  |   |
|                 | BNE36<br>Strategic and Local Nature Conservation Sites | Development that would materially harm directly or indirectly) the scientific or wildlife interest of Sites of Nature Conservation Interest or designated/proposed Local Nature Reserves will not be permitted unless the development is connected with, or necessary to, the site's wildlife interest. If there is an overriding need development will exceptionally be permitted. | In addition to the proposals associated with BNE35 above, the proposed development would also provide a financial contribution to off-set recreational pressure on SPAs as a consequence of the scheme in accordance with Natural England's requirements.<br>See: Planning Statement, and Environmental Statement.  |
|                 | BNE37<br>Wildlife Habitats                             | A loss of important habitats/features not protected by BNE35 and BNE36 will not be permitted unless there is an overriding need; and no reasonable alternative site is available if ancient woodland, inter-tidal habitats and chalk grassland would be lost; and if the loss is minimised/compensation is provided.  | Significant areas of important habitat environments e.g. SSSI and Ancient Woodlands are being retained (and where possible enhanced) by the proposed development.<br>The proposed development makes provision for both on and off-site habitat creation and enhancement proposals.<br>Several ecological surveys have been prepared to ensure that important habitats are retained or replaced by others.<br>A Woodland Management Plan will be produced (as per the s106 agreement associated with the OPA) to ensure the woodlands and their habitats are protected and enhanced where possible.<br>See: Planning Statement, and Environmental Statement.   |
|                 | BNE38<br>Wildlife Corridors and Stepping Stones        | Development should make provision for wildlife habitats where practical, as part of a network of wildlife corridors/stepping stones.  | The green infrastructure provision which is inherent in the proposed development at Lodge Hill will make provision for wildlife habitats where practical. The green infrastructure will help to link the various areas of green space provided and/or retained throughout the site as part of a site-wide green infrastructure network.<br>See: Planning Statement, DAS, Environmental Statement and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).  |
|                 | BNE39<br>Protected Species                             | Development will not be permitted if statutorily protected species and/or their habitat will be harmed.   | The Environmental Statement which forms part of the OPA documentation, includes an ecological assessment which sets out the baseline conditions currently existing at the site and the impacts expected to arise from the proposed development. The assessment provides an overarching summary of the ecology strategy forming part of the proposed development. The approach is predicated on a Mitigation Strategy, a series of Ecological Masterplans for each of the key species, and an Ecological Management and Maintenance Plan to ensure the protection of protected and UKBAP species and their management/maintenance in perpetuity. The assessment considers each of the species (terrestrial invertebrates, amphibians, reptiles, breeding birds, bats and badgers) separately in terms of impact. Except for the impact on breeding birds |

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|                 |  |   | <p>during construction, and the operational impact on badgers, the assessment concludes that there are no significant negative impacts which need to be considered further. With regard to breeding birds during construction, if the Construction Statement mitigation measures are implemented, the impact is likely to be negligible. The same assessment conclusion (negligible) is also drawn in respect of the operational impact on badgers, subject to the implementation of appropriate mitigation measures.</p> <p>See: Planning Statement, Construction Statement and Environmental Statement.</p>   |
|                 | <p>BNE41<br/>Tree Preservation Orders (TPOs)</p> | <p>TPOs will be used to protect trees, groups of trees and woodlands of important public amenity value. Regard will be had to, inter alia, future health/appearance; replacement planting when considering applications for works to protected trees.</p> | <p>The proposed development has been informed by tree survey work and seeks to minimise impact on existing trees — particularly those of highest ‘Category A’ quality.</p> <p>The ‘Category A and B’ trees within Lodge Hill are generally located around the SSSI, ancient woodland and towards the site perimeter. These are a priority for retention. There are a few areas of ‘Category A and B’ trees within the Lodge Hill training area. These are the Woodland belts on the southern slopes of Chattenden Ridge and around one of the ammunition stores. The vast majority of the existing trees, groups and woodlands within Lodge Hill are ‘Category C’.</p> <p>The proposed green infrastructure responds to the pattern and character of the landscape. The existing SSSI and ancient woodland will be retained and buffer zones will be used to protect the sensitive areas of the site. The ‘Category A’ woodland making substantial contribution and the ‘Category B’ woodland making significant contribution have been incorporated into the proposed green infrastructure, forming the base structure of the site’s green grid.</p> <p>In addition, extensive new planting will be integrated into the landscape layout.</p> <p>See: Planning Statement, Environmental Statement, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p> |
|                 | <p>BNE42<br/>Hedgerow Retention</p>              | <p>Important hedgerows will be retained and protected.</p>  | <p>Thompson Ecology has confirmed that there are no hedgerows that fall under the Hedgerow Regulations 1997 as identified in Policy BNE42. Hedgerows do form part of the current character of the site. The green infrastructure proposed as part of the proposed development will seek to retain these where possible.</p> <p>See: Environmental Statement, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>  |
|                 | <p>BNE43<br/>Trees on Development Sites</p>      | <p>Seek to retain trees, woodlands, hedgerows and other landscape features that provide a valuable contribution to local character.</p>   | <p>The proposed development makes substantial provision for green infrastructure which has been designed to respond to the pattern and character of the landscape. Where possible, trees, woodlands, hedgerows and other landscape features that provide a valuable contribution to local character will be incorporated into the green grid across the site.</p> <p>See: Environmental Statement, DAS, Strategic Design Code, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>  |
|                 | <p>BNE47</p>                                     | <p>Development served by, and/or affecting, rural lanes</p>   | <p>The eastern edge of the site is subject to a ‘Rural Lane’ designation. As a result of the proposed development, enhancement works may be</p>   |

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| POLICY DOCUMENT                      | POLICY                           | SUMMARY OF POLICY REQUIREMENT  | OPA RESPONSE   |
|--------------------------------------|----------------------------------|--|--|
|                                      | Rural Lanes                      | (identified on the Proposals Map) will only be permitted where there is no adverse effect on the value of the lane in terms of landscape, amenity, nature conservation, historic or archaeological importance.   | required to this road to facilitate a point of access to the site from the east. However, overall the proposed development would retain the rural character of the location.<br><br>The overarching need for the proposed development in terms of housing and employment, and appropriateness of this previously developed location, are considered to outweigh the local and Rural Lane designation within the Local Plan.<br><br>See: Planning Statement, DAS, Strategic Design Code, and Transport Assessment.  |
|                                      | BNE48<br>Agricultural Land       | Development that would cause a loss of the best and most versatile agricultural land (Grades 1, 2, 3a) will not be permitted. Exceptions are where there is an overriding need; and there is a lack of suitable development opportunities on PDL and within existing developed areas; and where Grade 1, 2, 3a land needs to be developed and there is a choice between sites in different grades the development is proposed on land of the lowest grade. | The Lodge Hill site is located on the Hoo Peninsula which is largely designated as Grade 1 to Grade 3 agricultural land. The emerging MCS policy and the need for the development are considered to outweigh the approach to development on Grade 1 to Grade 3 agricultural land as set out in the Local Plan. Indeed, Local Plan Policy BNE48 provides for a balanced judgment to be taken where there is an overriding need for the development.<br><br>See: Planning Statement.   |
|                                      | BNE51<br>Equestrian Developments | Equestrian development will only be permitted when a number of criteria are met. These relate to (amongst other things) a high standard of design; not harming residential amenity; and adequately assessing any effects on local flora and fauna.   | Given the longevity of the proposed development, the exact mix of uses on site and their final location is not yet fixed. These details would be provided at the Reserved Matter stage. An area of land has been allocated within the indicative masterplan as being potentially appropriate for equestrian use. Any such use would be the subject of a Reserved Matters application which would be required to demonstrate compliance with the criteria in BNE51 if necessary.<br><br>See: DAS.   |
| <b>Economic Development policies</b> |                                  |  |  |
|                                      | ED5<br>Proposed Employment Areas | Identifies proposed employment areas (does not include Lodge Hill).  | Lodge Hill is expected to be a new, sustainable settlement on the Hoo Peninsula. As such, it will deliver a range of uses including not only residential but also business, retail and other complementary uses (some of which may also be employment-generating). Although Lodge Hill is not intended to be an employment-led development, its scale and location means it represents a significant opportunity to contribute to the achievement of economic development across the Borough as a whole, particularly due to its proposed emphasis on providing accommodation for higher value businesses. As such, Lodge Hill also supports the requirement of Policy ED5 of the need to maintain a range of employment sites to cater for the expansion of existing companies and provide attractive opportunities for new business investors.<br><br>See: Planning Statement and Economic Strategy. |
|                                      | ED10                             | Permits working from home provided that there  | Working from home is a type of working which, with the continuing improvements in Information and Communication Technology, is one which   |

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|                         | Working From Home                 | would be no detrimental effect on residential amenity, road safety, and the residential character of the area.  | <p>is likely to grow over the coming decades. In recognising this trend, the proposed development at Lodge Hill makes provision for: high quality ICT links to be built into homes; office units clustered into the village hub, which may provide managed workspace, incubation space or small business units acting as a hub for local services and also the potential for home based businesses to grow; and workshops integrated throughout the residential phases including flex-tech units, single 2 storey workshop/office type units located closer to residential areas.</p> <p>The Economic Strategy submitted as part of the OPA estimates that approximately 750 people brought to the site by the proposed development would work from home.</p> <p>It is not considered that these people would generate a detrimental effect on residential amenity, road safety and the residential character of the area.</p> <p>See: Economic Strategy.</p>  |
|                         | ED12<br>New Tourist Facilities    | The development of new tourist attractions and facilities will be permitted, particularly at a number of defined sites.   | <p>There is potential, within the proposed development, for facilities to be provided that would attract visitors from the wider area. One example of this might be the countryside park proposed for the site. This would provide a significant recreational facility for people to enjoy walking, hiking, and cycling and would be of benefit to the Hoo Peninsula and beyond.</p> <p>See: Planning Statement, and Economic Strategy.</p>  |
|                         | ED13<br>Hotels                    | The development of hotels and associated facilities will be permitted (inter alia) where they would positively contribute to the regeneration and renewal of a larger site or area within the defined urban boundary. | <p>The proposed development incorporates two hotels, located within different parts of the site. The proposed hotel located within the Chattenden hub would comprise some 120 rooms with ancillary facilities, falling within the limited service to mid-market offer. Given the nature of the offer, which is likely to attract business occupiers, it is located adjacent to the proposed 'Knowledge Park', and in close proximity to the A228.</p> <p>The proposed hotel located within the Lodge Hill centre hub would comprise some 75 rooms with ancillary facilities and it is anticipated that this will provide a leisure offer. Whilst this hotel may still attract business occupiers, it is likely to attract leisure occupiers and as such has been located close to the main Lodge Hill centre and adjacent to the existing Deangate Golf Course.</p> <p>It is considered that both hotels proposed will make a positive contribution to the redevelopment of the site.</p> <p>See: Planning Statement, Commercial Market Statement, DAS, and Economic Strategy.</p> |
| <b>Housing policies</b> |                                   |   |  |
|                         | H1<br>New Residential Development | Residential development will be permitted on sites as identified/defined on the Proposals Map subject to certain requirements (e.g. open space, dwelling mix).  | <p>The Lodge Hill site is not included in the sites identified/defined by the Local Plan Proposals Map. However, the RS recognises the Lodge Hill site as a source of housing land supply and as the RS post-dates the adopted Local Plan it take precedence until such time as it is formally revoked.</p> <p>Furthermore, the site is designated as a Strategic Allocation for a new settlement within Medway's emerging Core Strategy.</p> <p>The OPA seeks permission for (inter alia) up to 5,000 dwellings.</p> <p>See: Planning Statement.</p>  |

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|                 | H3<br>Affordable Housing       | Where there is an identified need, affordable housing will be sought as a proportion of residential development of a 'substantial' scale (where 'substantial' is 15+ dwellings or site area of 0.5ha+ in settlements in rural areas with a population of 3,000 or fewer; or 25+ dwellings or a site area of 1ha+ within the urban area). Agreements to permanently retain the affordable housing in this tenure will be sought. A number of matters should be taken into account when negotiating affordable housing, including suitability; economics of provision; proximity of local services; and the realisation of other planning objectives as priorities on a site. | The Affordable Housing Strategy states that for Lodge Hill to develop into a mixed, balanced and sustainable community, a range of housing tenures (including affordable tenures), sizes and types are proposed as part of the development. A 'bottom-up' place-making approach identifies a need for 23% affordable housing to be provided on-site. The proposed development also makes provision for a commuted sum equivalent to 2% towards provision or improvements to existing stock off-site. The overall package, therefore, is equivalent to 25% provision. This is considered by DIO and Land Securities to represent an appropriate balance in the context of the approach set out in paragraphs 20 to 22 of PPS3 and the principle that viability is not the only matter to consider in defining the quantum of affordable housing.<br><br>The provision of all housing on-site has been considered in the context of access to facilities and services. This has been the key influence in the provision of the neighbourhood hubs and local centre.<br><br>See: Planning Statement, DAS, and Affordable Housing Strategy. |
|                 | H5<br>High Density Housing     | Housing at low densities will not be permitted in or close to town centres; or with good public transport accessibility.  | The housing within the proposed development will be built at an average density of 48dph. The density at which housing is delivered across the site will vary according to location so dwellings within the local centre for example will be provided at a higher density to ensure a distinctive 'hub' character through 'place-making' whilst those dwellings located further away from the centres towards the SSSI buffer zone will be provided at lower densities.<br><br>See: Planning Statement, Parameter Plan, Indicative Plans, Strategic Design Codes and DAS.   |
|                 | H8<br>Residential Institutions | Residential institutions and hostels will be permitted subject to criteria including not adversely affecting residential amenity; being within reasonable walking distance of facilities; and providing adequate amenity space and parking.   | The proposed development includes provision of a nursing home and assisted living units. These will be delivered within the residential areas as set out in the indicative masterplan and thus ensure proximity to services and facilities, a good standard of amenity and parking.<br><br>See: Planning Statement, and DAS.  |
|                 | H10<br>Housing Mix             | Seeks a range and mix of housing types and sizes on sites larger than 1ha.  | Lodge Hill will deliver a mix of housing types, tenures and sizes. The residential mix has been informed by market advice (from Savills Plc) and reflects 'soft' market testing with the house-building industry. It is also predicated on advice from Lewvel Ltd in the Affordable Housing Strategy on the appropriate affordable housing mix and from PRP Architects on a range of issues including residential densities and the physical relationship of market and affordable requirements.  |

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|                 |  |  | See: DAS, Parameter Plan, Indicative Plans, Affordable Housing Strategy, and Planning Statement.   |
|                 | R9<br>Retail provision in New Residential Developments | Identifies locations where retail provision will be made in new residential developments.  | <p>Lodge Hill is not identified specifically in Policy R9.</p> <p>The proposed development makes provision for approximately 3,251sqm (GEA) of food retail floorspace and 2,070sqm (GEA) of non-food retail floorspace.</p> <p>Although the site has not been specifically identified as a location where retail provision will be made alongside new residential development, the need for and the principle of development at Lodge Hill overrides this policy consideration.</p> <p>In order for the site to be a new and sustainable settlement an element of retail provision to meet the needs of the resident, working and visitor population is proposed to be on-site.</p> <p>See: Planning Statement and Retail Statement.</p>   |
|                 | R11<br>Town Centre Uses and the Sequential Approach    | Sets out the sequential approach to the location of town centre uses (i.e. 'town centres first').  | <p>A Retail Statement has been submitted as part of the OPA documentation which assesses the retail component of the proposed development in the context of the relevant national, regional and local planning policies and in the context of the latest Borough-wide retail evidence base. The Retail Statement identifies that convenience floorspace proposed at Lodge Hill would account for c.4% of the available capacity identified in the Council's retail evidence base. Comparison floorspace would account for c.3.5% of available expenditure. In both cases (convenience and comparison), the proposed quantum is quantitatively supported by the Council's evidence base even making no allowance for the additional expenditure which would be expected to arise from the proposed development itself.</p> <p>See: Planning Statement and Retail Statement.</p> |
|                 | R13<br>Retail uses and the Sequential Approach         | Retail development will be assessed in accordance with criteria including the extent to which the vitality and viability of existing centres would be affected; whether the location is accessible by a choice of transport; and the overall impact on travel. | <p>The Retail Statement considers that any impact caused by the retail floorspace proposed would effectively be mitigated given the scale of available capacity and existing overtrading in the surrounding area.</p> <p>Ultimately, Lodge Hill is not intended to provide a retail destination for the Hoo Peninsula or Medway, thus will not be directly competing with the established retail areas in the Medway Towns. Instead, retail provision at Lodge Hill is intended to meet the needs of the on-site population and possibly some demand from the existing settlements in close proximity to the Lodge Hill site.</p> <p>See: Planning Statement and Retail Statement.</p>   |
|                 | R16<br>Restrictions on Goods for Sale                  | Conditions may be imposed to limit the range of goods sold from any foodstores or retail warehouses outside an existing retail centre.   | <p>The proposed development makes provision for approximately 3,251sqm (GEA) of food retail floorspace and 2,070sqm (GEA) of non-food retail floorspace. Any conditions seeking to limit the range of goods sold should be agreed by the applicant.</p> <p>See: Planning Statement and Retail Statement</p>  |
|                 | R18<br>Take Away Hot Food                              | Permits take-aways, restaurants, cafes, bars and pubs outside the defined retail core areas subject to   | The proposed development incorporates 2,070sqm (GEA) for a range of A Use Classes (A1-A5). The details of how this floorspace will be divided between the uses will be provided at the Reserved Matter stage and will be required to comply with Policy R18 (if it continues to form part of the   |

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|                         | Shops, Restaurants, Cafes, Bars and Public Houses | criteria including no significant detrimental impact on neighbouring land uses/residential amenity; the presence of similar uses in the locality and their combined effect; acceptable hours of opening; and suitable refuse storage and disposal.   | Development Plan for Lodge Hill at that time).  |
| <b>Leisure policies</b> |   |  |   |
|                         | L1 Existing Leisure Facilities                    | Seeks to maintain existing levels of leisure provision. Loss will not be permitted unless similar/better replacement is made elsewhere within the same catchment; or there is no longer a need for the facility and it is unsuitable for conversion to an alternative leisure use; or the site is allocated for other development in the Local Plan. | At present, the Lodge Hill site itself does not include any leisure provision. The site’s current use as a military facility has precluded any public access to the site.<br><br>There are existing leisure facilities which are in close proximity to the site boundary including Deangate Golf Course and Deangate Sports Complex. It is expected that both of these leisure facilities will be enhanced as a result of the proposed development as a result of the provisions made in the s106 Agreement. Deangate Sports Complex will receive investment to increase and improve the current sports facilities provided there. This will help to provide sports facilities to meet the demand of the resident population at Lodge Hill as well as serving the wider population on the Hoo Peninsula. The hotel proposed to be located close to the Deangate Golf Course can be expected to increase usage of the golf course.<br><br>See: Planning Statement, Environmental Statement, Economic Strategy and Draft S106 Heads of Terms. |
|                         | L2 New Leisure Facilities                         | New leisure facilities falling within Use Classes D1 and D2 and other theatre, arts and cultural leisure uses are encouraged to locate within or on the edge of town centres. Proposals elsewhere will be permitted subject to certain criteria being met.   | The proposed development makes provision for approximately 26,080sqm (GEA) of D1 floorspace. Approximately 23,780sqm (GEA) of this figure is accounted for by the education provision required to meet the needs of the on-site resident population. It should be noted that the educational facilities on-site will provide more than an educational function. They will also be home to recreational and cultural facilities such as sports halls that can be accessed by the wider community.<br><br>The D1 floorspace is, by its nature, located in or close to the neighbourhood hubs/local centre. This will increase the level of accessibility to the uses contained within that floorspace.<br><br>See: Planning Statement, Environmental Statement, DAS, and Social Infrastructure Report.  |
|                         | L3 Protection of Open Space                       | Development involving the loss of existing formal open space, informal open space, allotments or amenity land will not be permitted unless sport and recreation facilities can best be implemented/retained/enhanced through redevelopment of a small part of the site; or   | Whilst the adopted Local Plan includes Protection of Open Space designations within the site, it also contains a strategic policy (S14) affording it protection for future development. This therefore signals the principle of development in this location, irrespective of its particular landscape designations. The proposed development is also predicated on a high quality green infrastructure strategy across the whole site, which would deliver quantitative improvements not least in terms of re-connecting the site to the wider area and making it available for use by the public (the site’s current use as a military facility has precluded any public access to the site).<br><br>See: Planning Statement and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).  |

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|                 |   | <p>alternative open space provision can be made in the same catchment; or there is an excess of outdoor sports and children’s play provision; or the development is required for education and adequate areas for outdoor sport can be retained or provided elsewhere; or the site is allocated for other development in the Local Plan.</p>   |   |
|                 | <p>L4<br/>Provision of Open Space in new Residential Developments</p> | <p>Where there is a proven deficiency, residential development likely to be occupied by 100+ people shall include well-located open space for formal recreation on-site at the standard equivalent to 1.7ha per 1,000 population; open space for children’s play on-site at the standard equivalent to 0.7ha per 1,000 population. Off-site provision will be permitted where the Council is satisfied this would be a better alternative. Standards for LEAPS and NEAPS are included within the policy.</p> | <p>The proposed development makes provision for significant amounts of green infrastructure which will create a network throughout the site as well as being linked to the wider area through public rights of way. Different types of green infrastructure such as outdoor equipped play areas, informal open space and formal open space have been included within the proposed development in line with Medway Council’s requirements and standards.</p> <p>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>  |
|                 | <p>L5<br/>Open Space in Employment Areas</p>                          | <p>Areas of landscaped amenity open space should be provided as part of major employment developments within or adjacent to the development.</p>   | <p>The green infrastructure and landscaping which form a vital component of the proposed development will be present in different forms throughout the site and will be accessible not only from residential units but also from the business floorspace, D1 uses etc.</p> <p>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).</p>   |
|                 | <p>L8<br/>Dual Use of Recreational Facilities</p>                     | <p>Encourages dual use of private and education sports facilities.</p>   | <p>The proposed development makes provision for both primary and secondary school facilities on-site. It is envisaged that these schools will provide a community function as well as their conventional educational function.</p> <p>As part of mitigation of the proposed development in terms of formal sports provision the potential to enhance the existing facility at Deangate Sports Complex has been explored in detail. There is an opportunity to make a financial contribution to increase the range of facilities there which would serve the on-site population at Lodge Hill as well as the wider population on the Hoo Peninsula.</p> <p>See: Planning Statement and Social Infrastructure Report.</p> |
|                 | <p>L9</p>   | <p>Sets out locations where new country parks will be</p>  | <p>Lodge Hill is not specifically identified in Policy L9.</p>  |

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|                           | Country Parks                      | designated/existing country parks will be maintained.   | The proposed development makes provision for a range of public open space including two district parks comprising a countryside park of 26.03ha and another open space area of 15.08ha.<br>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).   |
|                           | L10<br>Public Rights of Way        | Development that would prejudice the amenity or result in the diversion or closure of existing public rights of way will not be permitted, unless an acceptable alternative route with comparable or improved amenity can be provided.  | The use of Public Rights of Way will ensure the site is embedded into the wider green infrastructure network. This is of particular pertinence to the site given its military use, which has precluded public access through it.<br>See: Planning Statement, DAS, and Landscape, Open Space and Recreation Strategy (see Environmental Statement Volume 3).  |
| <b>Transport policies</b> |                                    |   |  |
|                           | T1<br>Impact of<br>Development     | In assessing highways impact, proposals will be permitted provided that the highway network has adequate capacity; and that the development will not significantly add to the risk of accidents, generate significant HGV traffic on residential roads and cause loss of amenity. | An assessment has been undertaken to identify the level of traffic generation that can be expected to arise as a result of the proposed development. This has allowed an assessment of the impacts of the proposed new settlement at Lodge Hill and testing of the suitability of the potential mitigation measures to serve the predicted traffic demand to 2026. These measures also seek to reduce the severity of accidents by promoting lower speed limits and greater traffic control where appropriate.<br>A package of highways works are proposed to address the impact of the proposed development.<br>See: Transport Assessment and Planning Statement.   |
|                           | T2<br>Access to the<br>Highway     | A new access/intensification of an existing access will be permitted where this is not detrimental to safety or can be improved to an acceptable standard.  | As part of the package of measures to ensure the proposed development at Lodge Hill mitigates the demands expected to be generated in terms of traffic, access routes to and from the site have been carefully planned to ensure the proposed development can be reached safely and without causing any detriment to existing routes.<br><br>See: Transport Assessment and Planning Statement.   |
|                           | T3<br>Provision for<br>Pedestrians | Developments should provide attractive and safe pedestrian access, maintaining/improving pedestrian routes related to the site. New routes should closely follow pedestrians' preferred routes and provide an attractive and safe environment, accessible to all.                 | The proposed development has been designed to ensure that sustainable modes of movement/transport including transport by foot can be utilised by people both within the site and coming to and from the site.<br>A new pedestrian footbridge is proposed over Four Elms Roundabout and over the A228 at Dux Court Road.<br>Speed limits within the Lodge Hill settlement as well as along Dux Court Road and the section of the A228 between the existing settlement of Chattenden and the Four Elms Roundabout will have speed limits reduced to 40mph. Speed reductions will be provided at the same time as the major works. Dux Court Road speed reductions to take place when this road is upgraded. The A228 is to implement speed reductions when the Four Elms Roundabout is signalised will also contribute to the safety of pedestrian routes. |

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|                 |  |  | <p>In addition, it is proposed that Lodge Hill should have a community website which will feature travel planning information such as real-time bus information, rail information, walking and cycling routes and will promote transport initiatives.</p> <p>See: Transport Assessment and Planning Statement.</p>  |
|                 | T4<br>Cycle Facilities                           | <p>Major trip attracting proposals should make provision for cycle facilities in accordance with the Council’s adopted cycle parking facilities. Provision should be made at public transport interchanges, buildings open to the public and in district and local centres.</p>                                  | <p>The proposed development has been designed to ensure that sustainable modes of movement/transport including by bicycle can be utilised by people both within the site and coming to and from the site.</p> <p>Provision will be made for cycle facilities in accordance with the Council’s adopted cycle parking facilities.</p> <p>In addition, it is proposed that Lodge Hill should have a community website which will feature travel planning information such as real-time bus information, rail information, walking and cycling routes and will promote transport initiatives.</p> <p>See: Transport Assessment and Planning Statement.</p>  |
|                 | T6<br>Provision for Public Transport             | <p>Expects that new developments should make provision for access by public transport. The provision of facilities (e.g. information systems) related to the scale of development will be sought.</p>  | <p>The provision of a high quality bus route linking the site into the wider bus network across the Hoo Peninsula is a key component of the proposed development. In addition, it is proposed that Lodge Hill should have a community website which will feature travel planning information such as real-time bus information, rail information, walking and cycling routes and will promote transport initiatives.</p> <p>See: Transport Assessment and Planning Statement.</p>   |
|                 | T11<br>Development Funded Transport Improvements | <p>Seeks to secure off-site improvements to transport infrastructure and/or public transport services (the need for which arises from the development) via legal agreements with developers.</p>   | <p>Medway Council is currently developing a ‘Major Scheme’ of works to address the wider Medway transport issues. The proposed development at Lodge Hill will make a financial contribution towards those works based on the s106 tests once a detailed scheme of works has been prepared.</p> <p>See: Transport Assessment and Planning Statement.</p>   |
|                 | T12<br>Traffic Management                        | <p>In localities/on routes where traffic volumes or dangers significantly interfere with pedestrian or cycle movements the Council will consider the need for traffic management/calming measures. Road layout within new development will need to be designed with appropriate traffic management measures.</p> | <p>Traffic calming measures will be inherent in the plans for traffic movement around the proposed development and within the proposed package of works identified as being required to mitigate the impact of the site in terms of its traffic generation. The section of the A228 between the existing settlement of Chattenden and the Four Elms Roundabout, and potentially Dux Court Road, will have speed limits reduced to 40mph. Speed reductions will be provided at the same time as the major works. Dux Court Road speed reductions could take place if this road is upgraded. The A228 is to implement speed reductions when the Four Elms Roundabout is signalised.</p> <p>The details of traffic calming measures will be set out at the Reserved Matter stage of each phase.</p> <p>See: Transport Assessment, Strategic Design Code, and Planning Statement.</p> |
|                 | T13<br>Vehicle Parking Standards                 | <p>Vehicle parking provision should be made in accordance with the adopted standards.</p>  | <p>The proposed development is predicated on meeting these standards as the detailed design is progressed through Reserved Matter applications. Given the scale and longevity of the development it is not possible to identify a precise level of provision at this time.</p> <p>See: Planning Statement, DAS and Transport Assessment.</p>  |

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|-----------------|---|--|--|
|                 | T14<br>Travel Plans                           | Travel Plans will be required for all developments which require a Transport Assessment, or as otherwise required by the Council’s vehicle parking standards.  | In accordance with Policy T14, the OPA for the proposed development includes a Transport Assessment as well as a Travel Plan.<br>See: Transport Assessment and Planning Statement.   |
|                 | T15<br>Parking Strategy                       | Policy T15 relates predominantly to parking arrangements for the Chatham, Gillingham, Rochester, Strood, Rainham and Star Hill/Sunpier Transport Policy Areas (defined on the Local Plan Proposals Map). Lodge Hill does not fall within any of these areas. In areas that fall outside the TPA (such as Lodge Hill) the policy seeks to secure improved accessibility sites by all transport modes generated by development.<br><br>Amongst other things, commuted sums will be sought (where appropriate) to secure improved accessibility to sites by all transport modes generated by development. | A package of transport measures to mitigate the impact of the proposed development is proposed (as set out in the Transport Assessment and Draft S106 Heads of Terms). A Parking Study and Parking Strategy are set out in the Transport Assessment which is submitted as part of the OPA.<br><br>See: Transport Assessment and Draft S106 Heads of Terms. |
|                 | T18<br>New Transport Infrastructure           | Proposals for major transport infrastructure will be assessed against considerations including the provision of facilities for integrated transport; the economic impact of the infrastructure investment; and the demonstrable need for the infrastructure.   | The proposed development is not a major transport infrastructure scheme. However, some new and/or improved infrastructure works are proposed to mitigate/off-set the impacts created by the proposed development.<br>See: Transport Assessment, Planning Statement and Draft S106 Heads of Terms.  |
|                 | T19<br>Road Schemes                           | Safeguards a number of road schemes against prejudicial development.   | The proposed development does not have a prejudicial impact on the road schemes identified in Policy T19 – in particular the Medway Council scheme – ‘A228 Main Road to Ropers Lane dualling’.<br>See: Transport Assessment.   |
|                 | T22<br>Provision for People with Disabilities | Development will need to demonstrate that the needs of people with disabilities have been fully taken into account. The car parking provision  | The proposed development will be designed to ensure that the needs of people with disabilities have been fully taken into account. Full details of such provision will be set out at the Reserved Matter stage of each phase.<br>See: Transport Assessment, Strategic Design Code, and DAS.  |

## Appendix 2 to Planning Statement - Planning Policy Compliance Schedule

### Relevant Adopted Development Plan Policy Requirements and OPA Response

| POLICY DOCUMENT                      | POLICY  | SUMMARY OF POLICY REQUIREMENT   | OPA RESPONSE  |
|--------------------------------------|---|---|---|
|                                      |   | generated by the needs of the development shall not be commuted in respect of provision for people with disabilities.   |   |
| <b>Community facilities policies</b> |   |   |   |
|                                      | CF2<br>New Community Facilities   | New community facilities will be permitted subject to being of an appropriate size and scale for the site; having no detrimental impact on the countryside, residential amenity, landscape or ecology; and being accessible to the local population by a variety of means of transport. | A Social Infrastructure Report has been prepared in order to identify the level of community facility provision required to meet the needs of the on-site population at Lodge Hill once it becomes operational. As such, any community facility provision is: of an appropriate size and scale for the site and is accessible to the local population by a variety of means of transport. As part of the built environment, community facility provision will follow the same guiding principles in terms of impact on countryside, residential amenity, landscape or ecology as have influenced the design of the site for other uses.<br><br>See: DAS, Planning Statement, and Social Infrastructure Report.  |
|                                      | CF4<br>Primary Healthcare Facilities                                    | New or improved healthcare facilities will be permitted in areas where there is a deficiency in the quality of existing provision, subject to no undue loss of amenity to neighbouring residents. On-site parking should be provided unless a reduction is justified.                   | The proposed development incorporates up to 1,500sqm (GEA) of health facilities floorspace, which will provide for a healthcare centre located within the Lodge Hill centre. The need for this level of primary healthcare provision was identified through the Social Infrastructure Report which has been informed by standard guidance, legislation and early engagement with (inter alia) Medway Council and Medway PCT. The Social Infrastructure Strategy identified that existing provision in the Hoo Peninsula was operating at near full capacity and, therefore, facilities to meet the needs of the residential population brought to Lodge Hill by the proposed development should be planned for.<br><br>See: Planning Statement, Environmental Statement and Social Infrastructure Report. |
|                                      | CF5<br>Nursing and Special Care   | Accommodation providing nursing or special care to meet needs arising in local neighbourhoods will be permitted, subject to no undue loss of amenity to neighbouring residents.   | The proposed development will deliver a range of residential accommodation including market homes, affordable homes and homes specifically providing accommodation for the elderly, a nursing home and assisted living units. These specialist types of accommodation will be delivered within the residential areas as set out in the indicative masterplan and thus ensure proximity to services and facilities, amenity space and parking.<br><br>See: Planning Statement, DAS and Social Infrastructure Report.   |
|                                      | CF6 and CF7<br>Primary Schools; and Further, Higher and Adult Education | Identify specific sites where new and/or expanded educational facilities should be provided. Lodge Hill is not specifically identified.   | The scale of the proposed development at Lodge Hill means that in order to be a sustainable new settlement, the site must make provision for educational facilities.<br><br>Therefore, the proposed development incorporates a total of up to 23,780sqm (GEA) of education floorspace allowing for the provision of a new secondary school and three new primary schools within Eastgate, Westgate, and Chattenden. In the case of the latter (the primary school at Chattenden), the application makes provision for this to be delivered off-site through an extension to the existing Chattenden Primary School. However, should this approach prove not to be the most appropriate and/or feasible, provision will be made for the school within the Chattenden hub.                                  |

## Appendix 2 to Planning Statement - Planning Policy Compliance Schedule

### Relevant Adopted Development Plan Policy Requirements and OPA Response

| POLICY DOCUMENT | POLICY                        | SUMMARY OF POLICY REQUIREMENT  | OPA RESPONSE   |
|-----------------|-------------------------------|--|--|
|                 |                               |  | Higher and further education providers have been engaged with as part of the evolution of the proposed development and there is potential for the site to become the location for some HEI/FEI presence at Lodge Hill in the future.<br>See: Planning Statement, and Social Infrastructure Report.   |
|                 | CF10<br>Overhead Supply Lines | Subterranean provision of low voltage electricity power lines and the removal of redundant overhead equipment will be sought. Only in exceptional circumstances will the Council seek the undergrounding of high voltage overhead lines.   | Hyder Consulting has confirmed that there are currently a number of overhead supply lines that cross the Lodge Hill site. These supply lines are local distribution cables serving the site and not district distribution lines. It is anticipated that these overhead supply lines will be removed and new underground distribution networks installed as part of the proposed development. No new overhead lines will be installed as part of the proposed development.  |
|                 | CF11<br>Renewable Energy      | Permits renewable energy schemes for the generation and consumption of electricity when the location, scale and design of the apparatus and associated infrastructure are not detrimental to nature conservation/landscape concerns/amenity.   | The Energy Statement submitted as part of the OPA, reflects the energy hierarchy and is predicated on the principles of seeking to minimise energy demand through passive design, supplying energy efficiently through low-carbon technology, incorporating renewable energy, and through the use of 'allowable' solutions.<br>In terms of renewable energy, the proposed development makes provision for a district heating system (which is capable of being connected in the future to off-site power stations) and a network of connected energy centres which will use gas-fired CHP, biomass boilers, top-up/back-up gas boilers and (amongst others) photovoltaic technology. The energy strategy has been developed based on consultation with EDF and with their external sustainability consultants Bio-Regional.<br>See: Planning Statement, Energy Statement and Supporting Infrastructure Report.   |
|                 | CF12<br>Water Supply          | Development will not be permitted in certain circumstances where it would have a detrimental effect on the quality or yield of water supply.   | The proposed Water Management Strategy is targeted to meet BREEAM 'Excellent' standards for potable water. The Strategy is predicated on minimising water usage (e.g. through rainwater harvesting), minimising water impact (e.g. through SUDs) and enhancing water quality (e.g. through swales).<br>See: Supporting Infrastructure Report and Planning Statement.   |
|                 | CF13<br>Tidal Flood Areas     | Development will not be permitted within a tidal flood risk area if it harms the integrity of the flood defences; or fails to provide a means of escape; or introduces residential living/sleeping accommodation below the estimated flood level; or introduces mobile homes/caravans/holiday accommodation. | Approximately 0.47% of the site falls within Flood Zones 2 or 3. This land is proposed to accommodate amendments to the alignment of the existing Four Elms Roundabout associated with the delivery of a new settlement.<br>The Flood Risk Assessment submitted as part of the Environmental Statement for the OPA sets out a number of recommendations which it advises should be taken into account when Reserved Matters stages are reached on various parts of the site. These recommendations include (inter alia): that the proposed amendments to the existing road network to connect to Lodge Hill will require testing using a hydraulic model or topographic assessment to ensure that suitable floodplain compensation can be provided if needed.<br>None of the proposed built floorspace at Lodge Hill will be sited within the 0.47% of the site that lies within Flood Zones 2 or 3.<br>See: Planning Statement, Environmental Statement, Flood Risk Assessment (see Environmental Statement Volume 3) and Sustainability Report |

