



High Halstow NDP: Meeting with Medway Council

Date: 29th July 2019

Location: Medway Council

Attendance

Catherine Smith (MC)

Tim Stephens (MC)

Lily Mahoney (TPD)

1. Emerging Medway Local Plan

- The Local Development Scheme has been updated and has been published in a Cabinet Report this past week (w/c 29th July).
 - *Details of this report are in Section 4 (Follow up from meeting) of this paper.*
- Timetable for the local plan has been pushed back as it is dependent on the outcome of the Housing Infrastructure Fund (HIF) Bid (see item 2 below).
- Allocations are dependent on the HIF bid; as the funding is required to unlock land for development, particularly on the Hoo Peninsula.

2. Housing Infrastructure Fund (HIF) Bid

- The Council submitted a bid for £170 million through the Housing Infrastructure Fund (HIF) to "unlock the potential" of the Hoo Peninsula.
- The bid seeks to improve road and rail connections to the Peninsula by upgrading the existing freight railway line for use by passengers and potentially a new relief road to reduce pressure on the A228 and Four Elms roundabout.
- Part of the bid is for strategic environmental funding to provide a robust management plan for the environmental sensitivities on the Hoo Peninsula (allocated funding from the bid for this is £7million).
- Natural England has advised that a strategic growth approach is preferable if the Hoo Peninsula is developed rather than mitigation of particular sites due to highly protected landscapes.
- It was anticipated that the decision of the HIF bid process would be announced in May 2019, however this was not the case. There has been no update from Homes England and/or Ministry of Housing, Communities & Local Government



(MHCLG) on when the decision will be released. This impacts upon the timing of the Local Plan.

3. Community Infrastructure Levy (CIL)

- Medway Council no longer intend to implement CIL due to the recently updated CIL regulations and that the current system in place, S106 and pooling, which the Council consider is working well in Medway.
- Discussion around introducing a bespoke S106 agreement/IDP for the Hoo Peninsula if the HIF bid was to be granted.
- A bespoke S106 agreement/IDP would help understand local infrastructure needs for the Hoo Peninsula. The Council will look to work with Parish Councils to help advise on local needs.

4. Follow up from meeting

- **Cabinet Report: Planning Policy Update 6 August 2019**
 - The Local Development Scheme (LDS) for the emerging Local Plan has been revised which programmes the publication of the draft Plan for late 2019; submission of the draft Plan in autumn 2020 with an examination following later that year; and adoption in 2021 (see Table 1). This revised LDS delays the emerging Local Plan by approximately 9 months, compared to the previous LDS.

Stage	Date
Regulation 18 – Issues and Options consultation	Jan-Feb 2016
Regulation 18 – Development Options consultation	Jan-May 2017
Regulation 18 – Development Strategy consultation	March-June 2018
Regulation 19 – Publication of draft plan	By December 2019
Submission of plan for Examination	Autumn 2020
Adoption (determined on outcome of Examination)	2021

Table 1. Revised Local Development Scheme (LDS) for emerging Medway Local Plan



- A 'Neighbourhood planning update' in the report details that High Halstow has undertaken community consultations, formed objectives and have appointed consultants.
- Medway Council mention in **Appendix A** of this report that the detailed programme for High Halstow Neighbourhood Plan has not yet been agreed by the neighbourhood planning group, and anticipates receiving the draft neighbourhood plan in 2020, or early 2021.
 - In the meeting it was discussed that the programme of the Neighbourhood Plan is currently set for 10 months until submission (May 2020) to the Council, however, the delay in the LDS of the emerging Local Plan may push this back slightly. The current programme aligns with the Council's expectations.

