MEDWAY LOCAL DEVELOPMENT FRAMEWORK

MEDWAY ANNUAL MONITORING REPORT 2007

Volume 1 – Main Report

December 2007

www.medway.gov.uk

Medway Council

Serving You

Contents

1. Introduction

Section 35 of the Planning and Compulsory Purchase Act 2004[1] requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme (LDS) and the extent to which the policies set out in local development documents are being achieved.

The report needs to look at statistical survey periods for monitoring and which are tied to the financial year. This report therefore covers the period **1 April 2006 to 31 March 2007**.

This is Medway's third Annual Monitoring Report AMR) under the new developments plans system. Its role is to report on the implementation of the Development Plan for Medway, including the Medway Local Plan 2003 (MLP) and to inform future policymaking.

This report is produced in two volumes. Volume 1 is the main report whilst volume 2 contains detailed land availability tables. These are now produced to a standardised format.

To give a wider context to the Annual Monitoring report, in previous AMRs reference was made to the Council's residents' opinion poll. The poll was first carried out in 1999 and equivalent questions are asked each year so that changes in residents' attitudes can be assessed over time. However an opinion poll was not undertaken in 2007 as fieldwork normally takes place in April/May and that was when local government elections were taking place.

[1] Further details of this requirement are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

2. Summary

Key findings of the report

- **Local Development Scheme (LDS) -** Government legislation requires the Council to produce an Annual Monitoring Report (AMR) including progress of the Local Development Scheme for every financial year. The LDS sets out the timetable for the production of the Local Development Framework (LDF). The AMR needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved.
- At the end of the financial year 2006/07, development plan document production, as part of Local Development Framework production, was within 3 months of the original LDS timetable published in March 2005.

- **Business Development -** Medway's economy is subject to substantial and continuing change. These structural changes impact substantially on the business development market. As a result of a number of factors the construction of new employment floorspace has been offset by some substantial losses as sites are cleared for necessary regeneration, resulting in a net loss of employment.
- During the monitoring year there were indications that the more significant losses are past and that improving rental values are attracting speculative developers back into the market. Gains are strongest in the office/light industrial and warehousing/logistics sectors. However net losses continued in the general industrial sector.

- **Housing –** Overall housing completions were below the structure plan target (591 compared to a requirement for 780).
- The percentage of flats in Medway is quite low compared to the national average (13.4% compared to a national average of 20% at 2001) but it has been increasing recently and this trend is anticipated to continue.
- The number of new affordable housing units delivered was 163 at 2006/07. This is based on the SEERA definition of an affordable housing completion. This represented 28% of housing completions during the year, against a target of 25%.
- The proportion of development on previously developed land was 91%, in comparison to an overall structure plan requirement for 70%.
- Average densities are now well over 40 dwellings to the hectare.

- **Transport –** Significant new funding was achieved for new works and maintenance.
- There were major reductions in serious accidents and significant increases in both bus patronage and the size of the cycle network.
- The Villager service was launched. The initiative offers bus services, special excursions and minibus hire for the people of rural Medway on a long-term basis following the three-year Merit project.
- The great majority of developments approved can be defined as 'accessible' to services. It is recognised that as an essential component of the area's regeneration agenda that we will need to ensure accessibility to jobs, learning, health facilities, convenience shopping and leisure facilities without having to rely on use of the car.

- **Retail and Leisure –** New research was published on the retail and wholesale sector in Medway. This indicates a strong predominance of small enterprises and a high proportion of female workers. Skills shortages are less than in other areas of the region.
- Ownership of the Pentagon changed.

- **Open Space** – The area is on target to reach its LAA2 target of 1 Green Flag accredited open space by 2007/08 and 2 with Green Flag status by 2008/09. http://www.medway.gov.uk/laa_final_submission_for_yot_130907.pdf

- **Minerals –** A new consent was granted for gravel extraction south east of Hoo. Otherwise production levels for land won materials were static.
- There are issues with collecting adequate monitoring data from private operators, particularly in respect to secondary aggregate production.

- **Waste –** Municipal recycling rates continued to improve to 20.33% and the weight of collections per head fell. However the area remains dependent on landfill pending a new disposal contract.

- **Flood Protection and Water Quality –** The Strategic Flood Risk Assessment (SFRA) was completed but one application in Station Road, Strood was granted consent without sufficient consultation taking place with the EA prior to a decision being made by the Council.

- **Biodiversity –** Changes to monitoring arrangements for SSSIs by Natural England make it difficult to determine any long-term trend.

- **Renewable Energy –** A new combined cycle gas turbine (CCGT) power station was permitted at Grain, along with Medway's first wind farm, also at Grain.

- **Local Output Indicators** – Life expectancy in Medway continues to improve but there are still high incidences of coronary heart disease, respiratory disease and pulmonary disease.
- The proportion of people of working age in employment is higher than the regional average.
- Retail rents in Chatham are rising faster than at any time since at least the 1980's.

2a. LDS and Core Output Indicator Summary Tables

Progress against March 2005 Local Development Scheme for the period April 2006 to March 2007 was as set out below.

Table 1: Progress against March 2005 LDS for April 2006 to March 2007

LDD	**Stage to be reached from April 2006 - March 2007**	**Time Achieved**
Medway Statement of Community Involvement (SCI)	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*
Medway SCI	*Consultation on Preferred Options to start in June 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*
Medway SCI	*Post-submission consultation to start in September 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*
Medway SCI	*Examination February 2006*	*Examination not undertaken by March 2006*
Medway SCI	**Adoption April 2006**	**Adoption December 2006**
Medway Core Strategy DPD	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*
Medway Core Strategy DPD	*Consultation on Preferred Options to start in October 2005*	*Consultation undertaken from 26/10/05 to 06/12/05*
Medway Core Strategy DPD	***Submission end of May 2006***	***Submission 30th August 2006***
Medway Housing & Mixed Use DPD	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*
Medway Housing & Mixed Use DPD	*Consultation on Preferred Options to start in October 2005*	*Consultation undertaken from 26/10/05 to 06/12/05*
Medway Housing & Mixed Use DPD	***Submission end of May 2006***	***Submission 30th August 2006***
Strategic Flood Risk Assessment Guide	Background technical work to be produced	Technical work being undertaken by consultants
Planning Contributions Guide	Adopted September 2005	Technical work being undertaken by consultants
Pentagon Development Brief	Adopted June 2005	Technical work being undertaken by consultants
Strood Riverside Development Brief	Adopted October 2005	Technical work being undertaken by consultants

(more information is given in the subsequent table 8)

The following table summarises performance against the nationally set Core Output Indicators.

Table 2: Performance against Core Output Indicators

BUSINESS DEVELOPMENT

- 1a Amount of land developed for employment by type
  B1: 6080 m^2. **B2: -8064 m^2.** **B8: 867 m^2.**
- 1b Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework. **N/a**
- 1c Percentage of 1a, by type, which is on previously developed land.
  B1: 70.7% **B2: n/a** **B8: 100%**
- 1d Employment land supply by type
  B1: 70445 m^2. **B2: 114346 m^2.** **B8: 146883 m^2.**
- 1e Losses of employment land in (i) development/regeneration areas and (ii) local authority area. **N/a as all information is calculated as net data**
- 1f Amount of employment land lost to residential development. **0.58 ha**

HOUSING

- 2a Housing trajectory:

Phasing over the next 15 years (commitments on large and small sites)

Years	**0-5 years**	**5-10 years**	**10-15 years**
No of dwellings	**5631**	**1879**	**660**

- 2b Percentage of new and converted dwellings on previously developed land. **91%**
- 2c Percentage of new dwellings (gross) completed at:
- (i) less than 30 dwellings per hectare; **9.4%**
- (ii) between 30 and 50 dwellings per hectare; and **21.2%**
- (iii) Above 50 dwellings per hectare. **69.4%**
- 2d Affordable housing completions **163**

TRANSPORT

- 3a Percentage of completed non-residential development complying with car parking standards. **Not monitored**
- 3b Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

Excluding hospital accessibility = 99.67%

LOCAL SERVICES

- 4a Amount of completed retail, office and leisure development.
  A1: 7635 m^2 **A2: -924 m^2.** **A3: -185 m^2.** **A4 –347 m^2.** **A5 –11 m^2.**
  D1: 13501 m^2 **D2: 3430 m^2** **SG: 669 m^2**
- 4b Percentage of completed retail, office and leisure development in town centres.
  A1: 2% **A2: 96%.** **A3: 16%.** **A4: 0%.** **A5 0%**
  D1: 19% **D2: 0%**
- 4c Percentage of eligible open spaces managed to green flag award standard.
  None currently but on target to deliver LAA target

MINERALS

- 5a Production of primary land won aggregates. **37,671 tonnes**
- 5b Production of secondary/recycled aggregates. **No responses received to survey**

WASTE

- 6a Capacity of new waste management facilities by type. **None**
- 6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.
  Recycled: 26,432 tonnes (20.33%), Composted: 15,948 (12.27%), Used to recover heat, power, other energy solutions: 0%, Land Filled: 87,642 (67.41%)

FLOOD PROTECTION AND WATER QUALITY

- 7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. **One**

BIODIVERSITY

- 8. Change in areas and populations of biodiversity importance, including:
- (i) change in priority habitats and species (by type); and **Unknown**
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance. **Unknown**

RENEWABLE ENERGY

- 9. Renewable energy capacity installed by type. **None installed.**

3. Context and Key Characteristics

History - Situated on the Thames Estuary 30 miles/48 kms east of London, Medway Council was created in 1998 from the former councils of Rochester, Gillingham and Kent County Council. The Borough comprises the five historically separate settlements of Rochester, Chatham, Gillingham, Strood and Rainham and part of Strood Rural. These have now coalesced into a major conurbation. The River Medway, which links the towns, gives the Borough its name.

For around 300 years the Chatham Dockyard and associated industries provided the focus for both economic and population growth. After the last war the area also accommodated population overspill from London leading to the creation of the new suburban neighbourhoods of Lordswood, Walderslade and Hempstead. As a result Medway now has a population that makes it amongst the largest urban areas in the southeast outside London.

This legacy poses challenges in terms of integrating what were once competing towns, achieving large scale physical regeneration along the urban waterfront and restructuring the local economy.

Employment & Economy - According to the 2001 Census, economic activity levels are higher than the national average with proportionally fewer residents who are retired, permanently sick /disabled, looking after home / family or classed as economically inactive students. Despite this, people in employment in Medway are more likely to be in lower paid and lower skilled jobs than in other parts of the southeast. The close proximity of London attracts a significant proportion of the workforce through out-commuting by road and rail. Large numbers also travel out each day to other centres in Kent for work.

The economy has diversified radically since the Dockyard closed but much still remains to be done to put economic performance on a par with the rest of Kent and the South East Region as a whole.

Transport - Medway has transport links direct to the continent by road, rail and sea and to London by road and rail. Ashford International is 25miles/40 kms southeast of Medway while the Ebbsfleet Terminal will be 12 miles/19 kms west. Within the Borough the main roads are the A2 for east-west travel and A228/A229 for north-south movements. The A289 Medway Towns Northern Relief Road provides a northern by-pass while the M2 motorway has an equivalent role to the south.

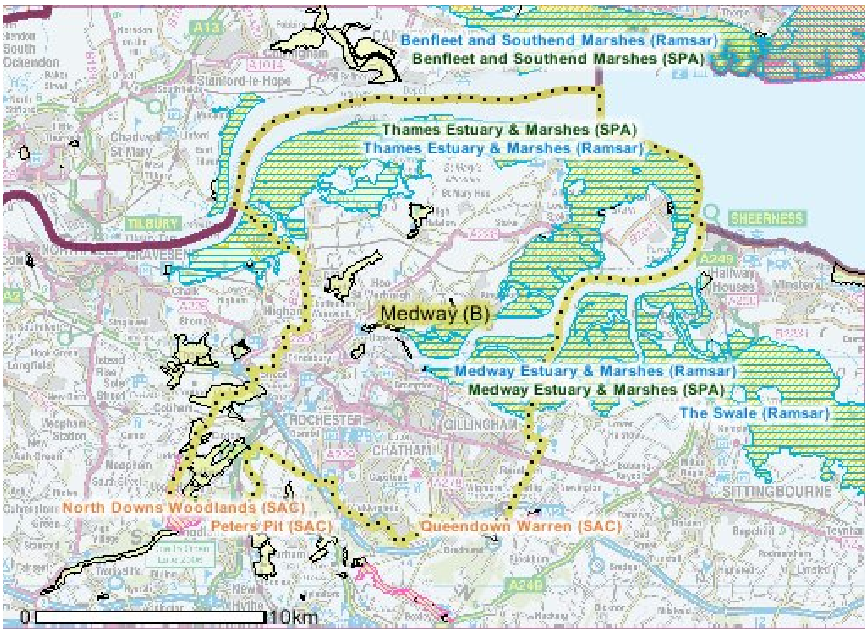
Traffic growth in Medway is higher than in most other areas and bus patronage is lower than in equivalent areas. With the focus on central area regeneration there is an obvious need to improve public transport capacity, quality and reliability.

Learning and Skills – Traditionally Medway had a much smaller proportion of young people going on to Higher Education than the national average. With the development of a regionally significant HE/FE hub at Chatham Maritime and Brompton this is now changing rapidly and there is considerable scope to capture associated economic benefits.

Natural Environment and Built Heritage– The area has a hugely rich and diverse natural environment that includes marshes of international significance (map 1), a large block of the Kent Downs Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (map 2) and networks of Areas of Local Landscape

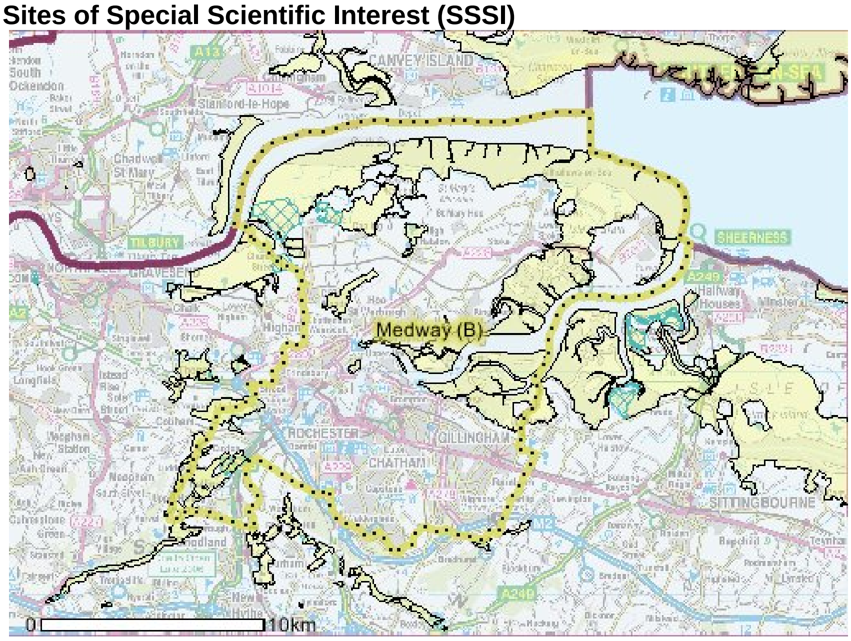
Importance and Sites of Nature Conservation Interest. It also has large concentrations of the best and most versatile agricultural land. These assets are subject to many pressures but much good work is being done to safeguard and enhance them and to respond to climate change through enhanced land management.

Map 1. International Sites of Nature Conservation Value



http://www.natureonthemap.org.uk/map.aspx

Map 2. Sites of Special Scientific Interest (SSSI)



http://www.natureonthemap.org.uk/map.aspx

As well as 3 country parks, Medway Council is responsible for 48 other natural sites, scattered throughout Medway. Some of these areas are so important to wildlife that they have been designated as Sites of Nature Conservation Importance and/or Local Nature Reserves.

Although significant parts of the main urban area need to be regenerated this has to be balanced against the many listed buildings, conservation areas and scheduled ancient monuments that exist (see table 3 below). In Chatham proposals for a potential World Heritage Site are being advanced.

Table 3: Listed Buildings, conservation areas and scheduled ancient monuments

Type	**Total**
Listed Buildings	780 (604 entries[2] on the list)
Buildings of Grade I and Grade II* at risk of decay	3 Grade I, 3 Grade II*
Conservation Areas	26
Scheduled Ancient Monuments	72
Historic Parks & Gardens	1

Over the year four WW11 pillboxes were listed and negotiations commenced concerning the restoration of a Grade 1 listed barn at Frindsbury.

Population - A number of key characteristics are apparent from the 2001 Census.

A population in excess of a quarter of a million at 2001 makes Medway the largest unitary authority in the southeast outside of London. Medway also has a larger population than the majority of the London Boroughs.

However, Medway is a "young" borough when compared to the UK with the main features being more young people (0-14) and less elderly (65+) (see Figure 1). Medway has a mean age of 36.5 and this is the 7th youngest in the region. This compares to mean ages of 39.1 regionally and 38.7 nationally.

Compared to England and Wales, Medway has a lower proportion of residents who have a limiting long-term illness or whose general health is 'not good'. The Medway figure is similar but slightly higher than that for the region. The incidence of heart disease is however the highest in the southeast.

While the proportion of people with no qualifications in Medway is consistent with the national average, only 8.6% of people are educated to degree level or higher, compared with 14.4% nationally. Ethnic groups make up 5.4% of the population, which is lower than the national average. However, they are diverse and include several groups whose first language is not English.

Medway's density at 13 people per hectare is considerably higher then the regional average of 4.2 and national average of 3.5 (figure 2). However it is lower than many urban conurbations due to the large rural hinterland adjoining the main urban area.

In August of each year, the Registrar General publishes local authority mid-year estimates. According to these, the population of Medway UA is static, as the estimate for 2006 is the same as for 2005, 2004 and 2003 at 251,100. Primarily this is because the area's positive natural change (more births than deaths) is offset by out-migration and the average size of households continues to decline in line with a national trend – offsetting new housebuilding. Positive growth is expected in the

[2] Some of these refer to more than one building. A terrace might for example have one entry but comprise ten houses.

future as the benefits of regeneration start to feed through and housebuilding accelerates.

Figure 1 – Medway's population profile compared to the UK average

Source: ONS 2001 Census © Crown Copyright

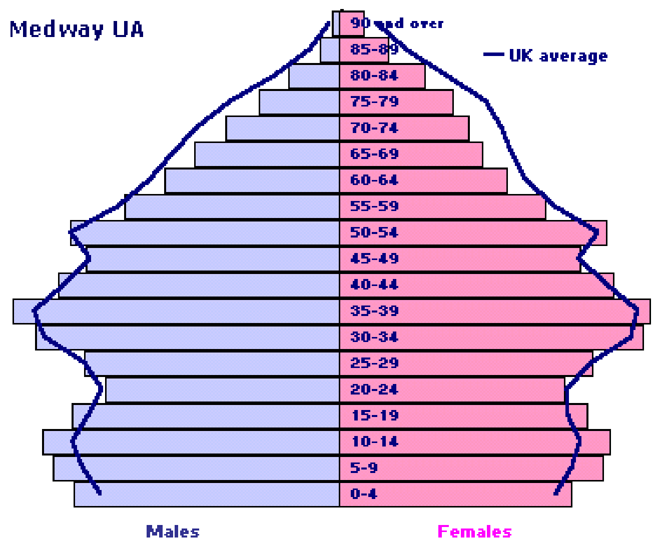
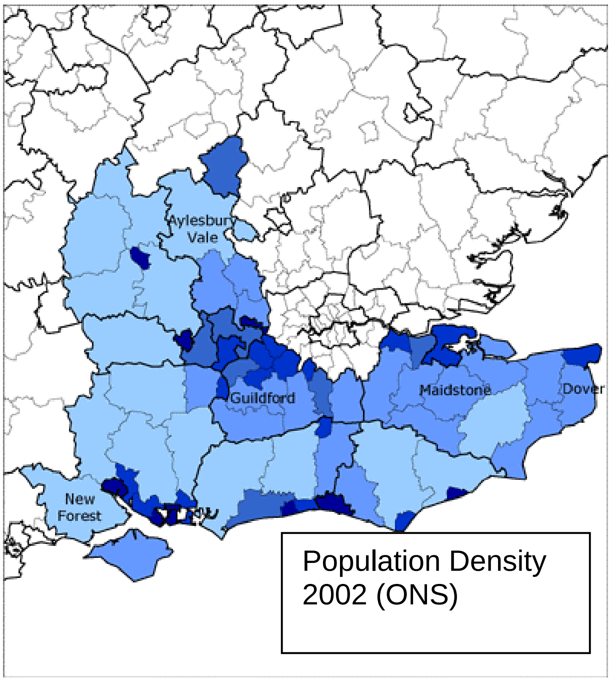


Figure 2 – Population density by Local Authority in South-East (highest density – dark blue, lowest density – light blue)

Source: ONS 2001 Census © Crown Copyright



Housing – Medway's housing stock is not typical of the regional or national average. It has a large proportion of owner occupied properties, see table 4. As a consequence the rented sector is smaller but has shown signs of increasing since the previous Census (22.0% to 24.2%). Some of this increase is likely to be due to the growing buy to rent market.

Table 4: Housing tenure

	Medway %	South East%	England and Wales %
Total of owner occupied	75.0	74.0	68.9
Local Authority rented	4.3	7.4	13.2
Housing Associations/Registered Social Landlord rented	9.2	6.6	6.0
Private sector rented	8.1	8.7	8.7
Other rented	2.7	3.3	3.2
Total of rented households	**24.2**	**26.0**	**31.1**

2001 census Crown copyright

The limited rented property - only 70% of the national average live in LA/HA housing - and the lower sized private sector rented sector implies a restricted choice in comparison with other areas as shown by table 4.

The type of housing is also not typical. The number of terraced houses in Medway is significantly above average and the number of flats limited. However, the proportion of flats in Medway has risen from 11.2% in 1991 to 13.4%.

Table 5: Type of housing

	Medway %	South East%	England and Wales %
Unshared Dwellings			
Detached	14.3	30.3	23.7
Semi-detached	31.1	29.4	32.9
Terraced	43.5	23.9	27.1
Flats	13.4	19.1	20.0
Dwellings not used as main residence:	0.5	0.7	0.7
Vacant	2.9	2.8	3.4

2001 census Crown copyright

A lower percentage of vacant properties in Medway and the southeast is an indication of market pressure.

Second homes also represent less of the housing stock than average. Were this to increase it would add to pressures on the market.

Medway broadly reflects the national average in age of properties.

Table 6: Average property age (%)

	pre 1919	1919-1944	1945-1964	post 1964
Medway	**25.0**	**15.0**	**23.0**	**37.0**
England	23.5	19.1	20.9	36.5

At 2.48, Medway has a larger household size than the region or England and Wales overall.

4. Medway's Community Plan 2007 - 2010

The Community Plan for Medway is a key strategic planning document. It identifies the top priorities for the area as a whole that the key partners will work to address. The Medway Local Strategic Partnership led the development of this plan and the priorities were identified in consultation with local communities and partner agencies.

The 2007-2010 plan is the third Community Plan for Medway. The priorities for action in this plan have changed, reflecting recent developments in Medway, including progress on the regeneration of key areas and changes to services for children and young people.

The Local Strategic Partnership is an umbrella body which brings together more than 350 organisations representing the communities of Medway. These organisations include local businesses, voluntary and community organisations and public bodies like the police, the health service and the council.

The partnership has agreed the following vision for Medway:
MEDWAY city of learning, culture, tourism and enterprise

To work towards delivering the vision, the partnership has identified 10 priorities for the next three years. These are:

1. Ensure the safety and well being of children and young people so they can play a productive part in Medway's society
2. Reduce anti-social behaviour to increase people's feelings of safety
3. Increase and improve local employment opportunities so more local people can work in Medway
4. Increase vocational training opportunities available for all ages
5. Realise Medway's cultural ambitions as the City for the Thames Gateway
6. Deliver accessible and integrated transport options to support the regeneration of Medway
7. Enable people to remain healthy and independent, especially older people and other vulnerable groups
8. Empower local people to have greater participation and influence in local affairs
9. Improve the quality of life for existing and new communities by ensuring that regeneration and development is matched to the natural resources and infrastructure available
10. Cherish and enhance Medway's urban and rural heritage and the important resources of open space, countryside, and wildlife habitats

5. The Development Plan

During the year covered by this report the development plan for Medway comprised:

- RPG9 Regional Guidance for the South East (2001 with subsequent amendments)
- RPG9a The Thames Gateway Planning Framework (1995)
- The Kent & Medway Structure Plan (2006)
- Kent Minerals Plan (various dates)

- Kent Waste Local Plan (1998)
- The Medway Local Plan (2003).

The Regional Assembly (SEERA) is responsible for monitoring RPG9 and RPG9a. Medway is jointly responsible with Kent County Council for monitoring the structure plan, waste and minerals plans and solely responsible for the Medway Local Plan.

Part way through the monitoring year the Council submitted two new development plan documents for public examination. However the formal hearings were not programmed until after the year-end. This is explained further below.

6. Local Development Scheme Implementation

Under the new development plans system, the council has to prepare a series of Local Development Documents to eventually replace the Medway Local Plan, the Kent Waste Local Plan, the Kent Minerals Local Plan and where relevant, the Kent Structure Plan. As explained in last year's AMR, Medway has been concentrating on the production of a core strategy and a housing and mixed-use development plan document (DPD)

The Local Development Scheme (LDS) sets out the intended programme and project plan for the production of the various documents that will make up the Local Development Framework. It is a requirement that performance is monitored and reported in the AMR. This AMR therefore considers the milestones reached during the period April 2006 to March 2007. The relevant LDS is the March 2005 version. This covers the production of the core strategy and housing & mixed-use development plan documents referred to above.

The Council has also been required to self assess its performance in this area to assist with the calculation of Planning Delivery Grant.

The performance of each DPD is calculated by comparing the timing of the LAST milestone for the DPD passed within the year April 06 – March 07 with the time it was originally intended to have been passed and each DPD should be given a score as follows:

Table 7: DPD scores

On time or early	4
3 months late or less	3
More than 3 but less than 6 months late	2
Over 6 months late	1

A revised LDS was approved by GOSE in March 2007 for the period 2007-2010 but the following self-assessment only considers progress against the March 2005 LDS. The scoring system used in set out in table 7 above.

Table 8: Scores for progress against March 2005 LDS for April 2006 to March 2007

LDD	**Stage to be reached from April 2006 - March 2007**	**Time Achieved**	**Score**
Medway Statement of Community Involvement (SCI)	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*	*N/A*
Medway SCI	*Consultation on Preferred Options to start in June 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*	*N/A*
Medway SCI	*Post-submission consultation to start in September 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*	*N/A*
Medway SCI	*Examination February 2006*	*Examination not undertaken by March 2006*	*N/A*
Medway SCI	**Adoption April 2006**	**Adoption December 2006**	**N/A**
Medway Core Strategy DPD	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*	*N/A*
Medway Core Strategy DPD	*Consultation on Preferred Options to start in October 2005*	*Consultation undertaken from 26/10/05 to 06/12/05*	*N/A*
Medway Core Strategy DPD	***Submission end of May 2006***	***Submission 30th August 2006***	***3***
Medway Housing & Mixed Use DPD	*Consultation on Issues & Options to start in March 2005*	*Consultation undertaken from 29/03/05 to 12/05/05*	*N//A*
Medway Housing & Mixed Use DPD	*Consultation on Preferred Options to start in October 2005*	*Consultation undertaken from 26/10/05 to 06/12/05*	*N//A*
Medway Housing & Mixed Use DPD	***Submission end of May 2006***	***Submission 30th August 2006***	***3***
Strategic Flood Risk Assessment Guide	Background technical work to be produced	Technical work being undertaken by consultants	N/A
Planning Contributions Guide	Adopted September 2005	Technical work being undertaken by consultants	N/A
Pentagon Development Brief	Adopted June 2005	Technical work being undertaken by consultants	N/A
Strood Riverside Development Brief	Adopted October 2005	Technical work being undertaken by consultants	N/A
		Total	**6**
		Mean (score divided by no. of DPDs)	**3**

7. Indicators

This AMR considers 3 types of indicators – Core Output Indicators defined by central government, Local Output Indicators defined by the Council plus additional contextual indicators.

1. **Local Development Framework Core Output Indicators**. These are set by government and cover a broad range of land use and environmental subjects.
2. **Local Development Framework Local Output Indicators.** These help collect evidence that is locally important but not covered by the above. The identification of these will be part of the ongoing LDF process.
3. **Contextual Indicators.** These help explain how things happening on a broader scale are affecting the Borough, e.g. wider economic changes. Sometimes the frequency of the data sets mean that this contextual data will remain unchanged for some time e.g. Census, and therefore proxy or anecdotal data may be required in subsequent years.

As explained in previous AMRs, the Council tends to monitor thematically using a range of indicators. This has comprised Core Output Indicators, plus additional contextual and local indicators to enable a pattern to be determined. Prior to the statutory need for an AMR to be produced, this thematic monitoring has been reported via the Council's annual Housing Land Supply reports and related documents for Employment and Retail.

Volume 2 of the 2007 AMR contains a significant number of indicators which have been defined as Local Output Indicators (7b). Primarily these were defined through the Sustainability Appraisal. One of the first tasks for developing a Sustainability Appraisals Framework was establishing the baseline. The guidance recognises that the baseline information will consist of a lot of indicators providing both quantitative and qualitative information. It also advises that to get the best value from baseline information it needs to be kept up to date rather than merely being a snapshot of the situation at a particular time.

Therefore, as there was already an existing requirement to keep this Sustainability Appraisal baseline up-to-date, utilising this data for the AMR as Local Output Indicators was considered the most efficient method to use. There is some overlap with the Council's 2007-2010 Performance Plan which also monitors a range of indicators http://www.medway.gov.uk/indicator_tables_in_priority_order_v5.pdf

More information on the Council's approach to SA is available in the 2005 AMR or the Council's Sustainability Appraisal Scoping Report.

The Medway Local Plan 2003 contains 46 indicators. A couple of these are monitored under the Core Output Indicator requirement, others are monitored, or have similar indicators monitored, under the Local Output Indicators. Other indicators have never been monitored as no mechanisms were put in place, in particular to extract the data from the Development Control system. Volume 2 of the 2007 AMR contains a table listing the indicators from the Medway Local Plan. This is in section 5.

Volume 2 of the AMR contains in section 6, a policy-monitoring table which includes applications refused during the year to 31 March 2007. In the future it is intended that the reasons for refusal will be monitored through the AMR to aid understanding of policy implementation.

Last year's AMR, contained the six attributes of sustainable development listed in the July 2006 "Planning Delivery Grant 2007/08: Proposed Allocations Criteria Consultation Paper", plus the 2005 Core Output Indicators. This information has been included in volume 2 of the 2007 AMR under part 8.

7a. Core Output Indicators

Central Government has defined a set of core output indicators which local authorities are required to address in their Annual Monitoring Report (AMR) under the themes:

- Business Development (1a, 1b, 1c, 1d, 1e, 1f)
- Housing (2a, 2b, 2c, 2d)
- Transport (3a, 3b)
- Local Services (4a, 4b,4c)
- Minerals (5a, 5b)
- Waste (6a, 6b)
- Flood protection and water quality (7)
- Biodiversity (8i, 8ii)
- Renewable Energy (9)

The numbers in brackets above are the Core Output Indicators listed under each theme. The Core Output Indicator data is considered below and summarised in the summary table located within the executive summary at the front of this document.

BUSINESS DEVELOPMENT

Overview

As indicated in the context section above, Medway's economy is subject to substantial and continuing change. These structural changes impact substantially on the business development market. Key factors include:

- A long-term decline in the manufacturing sector, which, historically, was very large in Medway, compared to the rest of the region. This decline mirrors a national trend
- Medway historically not being a noted office location but with some growth apparent in recent years and substantial potential for the future
- A large stock of redundant and obsolete employment floorspace, particularly along the urban waterfront – a legacy from the time when the naval dockyard dominated the local economy
- Limited rental growth holding back speculative development
- Strong competition from the residential sector due to house price inflation and resulting high land values compared to employment uses.

As a result of these factors the construction of new employment floorspace has been offset by some substantial losses as sites are cleared for necessary regeneration.

During the monitoring year there were indications that the more significant losses are past and that improving rental values are attracting speculative developers back into the market. Gains are strongest in the office/light industrial and warehousing/logistics sectors. However net losses continued in the general industrial sector.

During the year work commenced on a baseline study for a comprehensive Employment Land Review. This will include a detailed audit of the entire employment floorspace and land stock which, in turn, will provide the basis for generating policy options to ensure that future needs are met.

Progress on major sites

- Chatham Maritime – MHS moved into their new Headquarters in October 2006. Lloyds and Xchanging moved into 2 new offices. The new Police Headquarters was finally occupied following a land ownership dispute.
- Rochester Airfield/Maidstone Road – Two new business estates were completed. Medway Innovation Centre opened for hi-tech business - the first phase consisting of 15,000sq ft of office space already has companies in residence. Work also began on the second phase at the southern end of the airport site, which will include a new 30,000sq ft building due to open in 2008.
- Strood Riverside - Agreement was given for the proposed Watermill Wharf development to be progressed as part of the Strood Riverside development. This Community Enterprise Hub will: provide a mixed-use balance of facilities to the residential development already planned for Strood Riverside; allow physical improvements to be made to the public realm by developing the railway arches at the entrance to Canal Road, significantly enhance the environmental appeal of the area; cause social improvements to be made as community facilities are established to serve local residents, provide employment and increase the vibrancy of Canal Road.

Other Developments:

- At Chatham Maritime the Odeon Cinema opened and Dickens World was nearing completion.
- The Universities opened their doors to more students with the completion and refurbishment of more buildings on the campus.
- Work started on the construction of a new hotel located next to the Dockyard.

The baseline position and overall trend in terms of both gross and net additions to employment floorspace is illustrated in the following tables and charts.

Table 9: Employment summary statistics; planning consents valid 1 April 2006 to 31 March 2007 (sq.m.)

	B1 (sq.m.)	*B2 (sq.m.)*	*B8 (sq.m.)*	*Mixed B (sq.m.)*
Completions				
Development completed in survey period	11818	5646	10290	212
Lost due to redevelopment/reconstruction	-5808	-13780	-11227	0
	6010	**-8134**	**-937**	**212**
Commitments				
Not started	33327	53339	31490	18786
Under construction	17657	8038	14455	0
Completed but vacant	0	0	1050	0
	(50984)	(61377)	(46995)	(18786)
Potential losses	-24788	-52589	-32848	0
	26196	**8788**	**14147**	**18786**
Exclusions				
Expired	900	23997	-5549	0
Other exclusions	20180	15687	-10631	200
	21080	**39684**	**-16180**	**200**

Note. Positive figures in the Exclusions section indicate an intended loss of floorspace which is now clawed back due to the consent being excluded.

Chart 1: Gross completions (1992-2007)

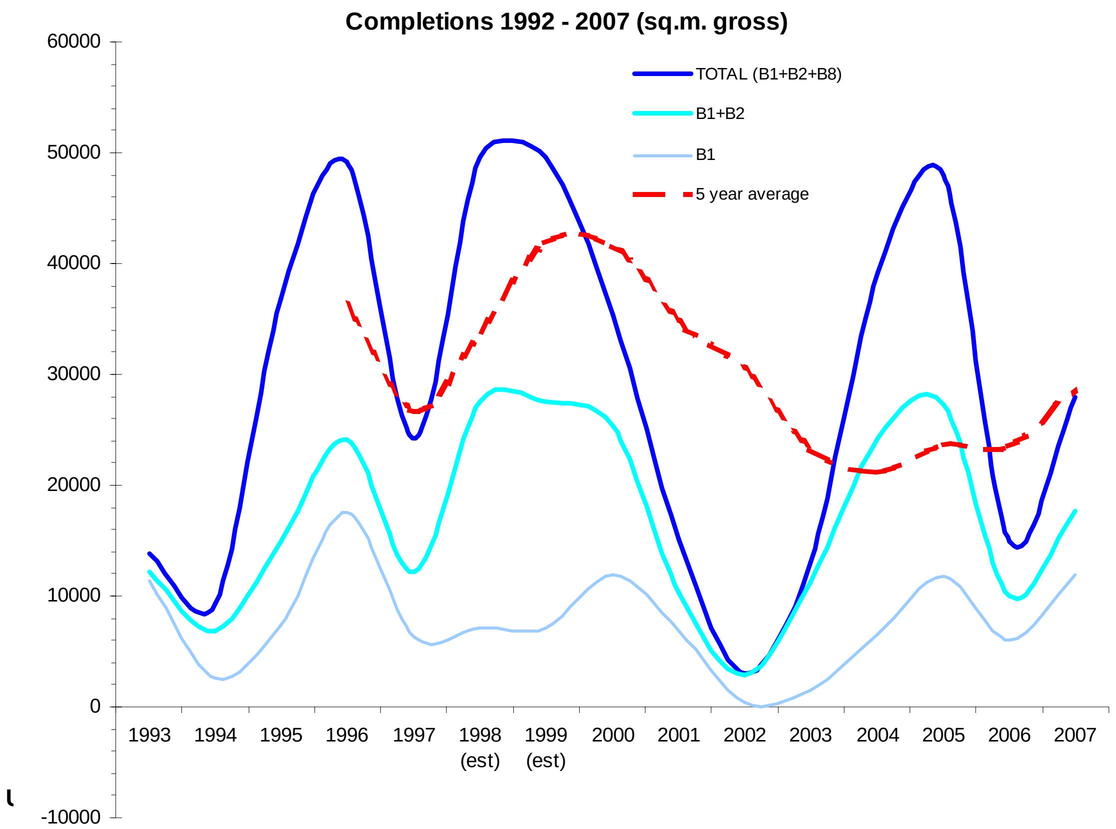


Chart 2: Net completions (1992-2007)

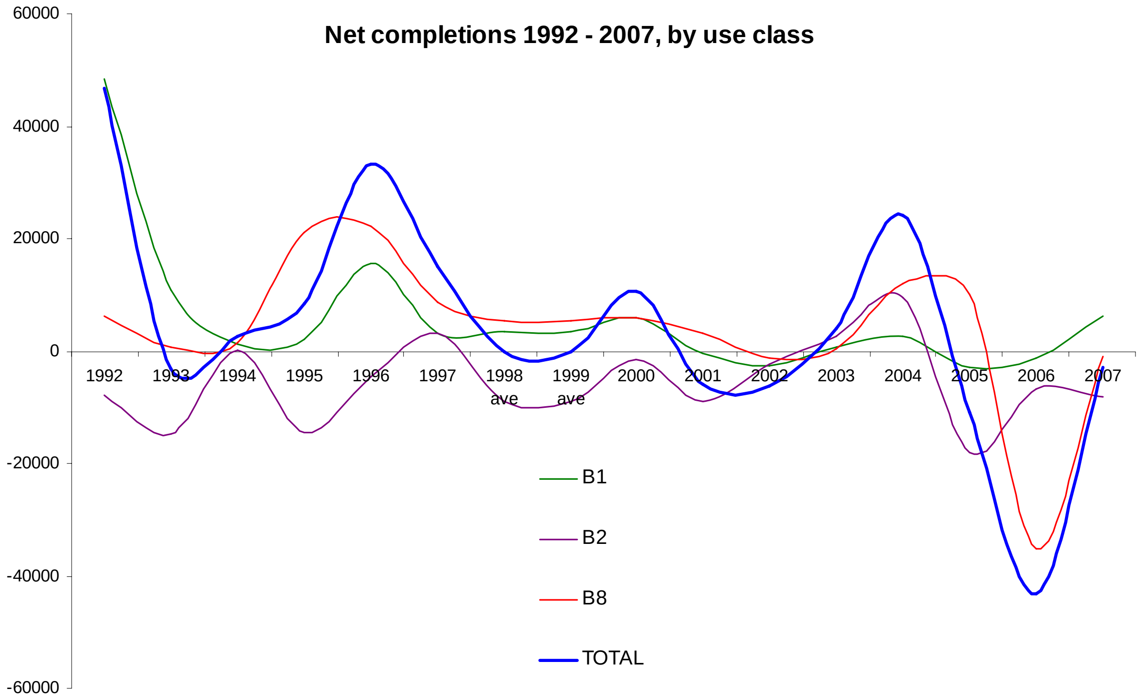


Chart 3: Net completions (1992-2007) with 5 year average

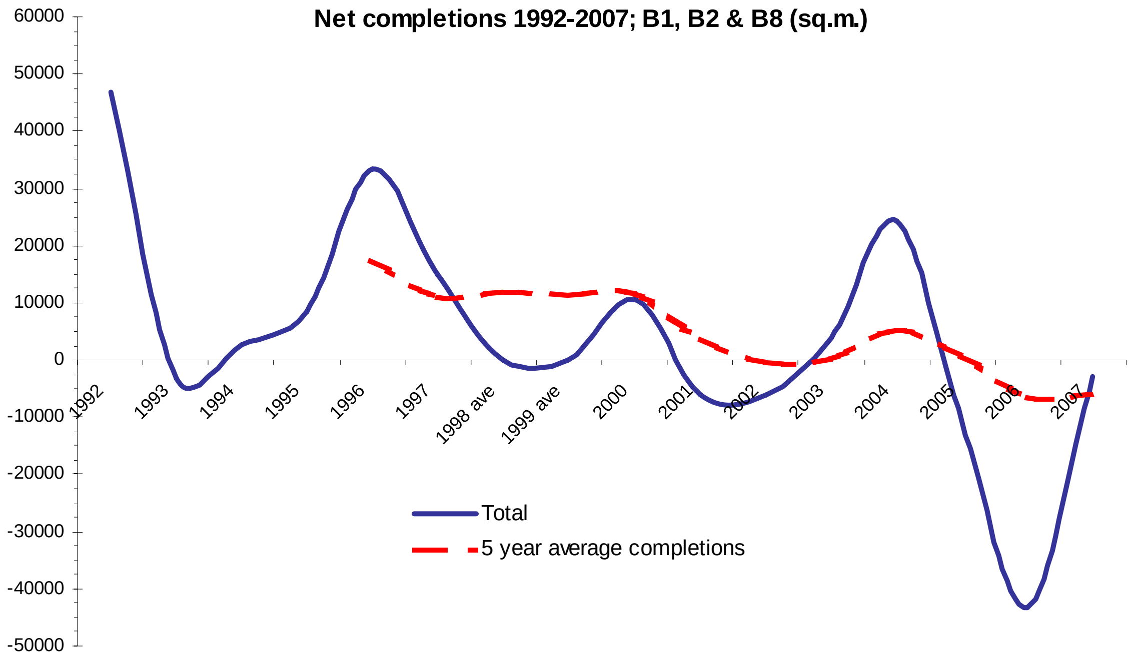


Chart 4: Net commitments and completions 1999 – 2007 by use class

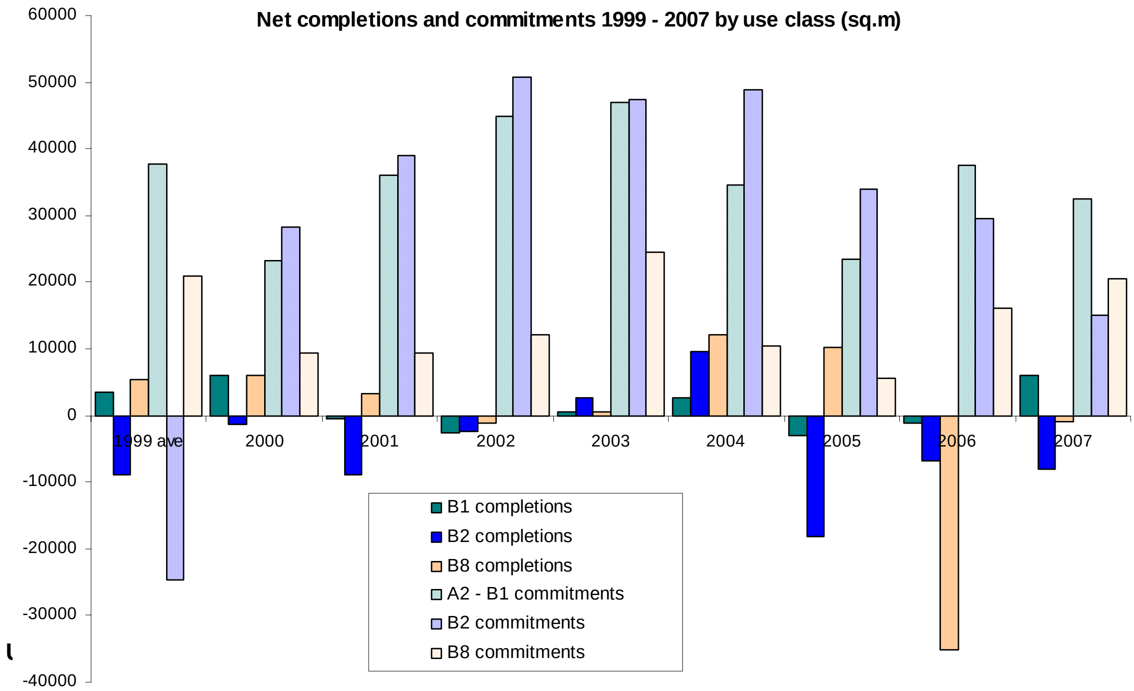


Table 10:. Employment land completed by previously developed land (sq.m) (completed planning permissions)

	B1 net	B2 net	B8 net
Non PDL	2784	0	0
PDL	6724	-1795	8039

The majority of the completed employment floorspace has been on previously-developed land and this is compatible with the Council's urban regeneration agenda (see table 10)

Table 11:. Floorspace supply and Structure Plan requirements

	A2-B1	B2-B8	Total
Completed floorspace 1991 - 2007	93855	-31257	62598
Floorspace with planning permission as at 31/3/2007	33244	35459	68703
Local Plan allocations	37201	225770	262971
Total supply	**164300**	**229972**	**394272**

NB. Policy EP2 of the Kent and Medway Structure Plan 2006 requires that for 2001 to 2021, Medway has 575,000 m2 net additional floorspace provision for financial and professional services, business, industrial and warehousing uses
Mixed B use has been divided equally across other B uses.
Until 2005 inclusive, B1 included A2. 2006 onwards only includes B1.

Table 12: Land lost to residential development (Hectares)

Use Class	**District total**	**District total PDL**
B1a	0	0
B1b	0	0
B1c	0	0
B1a,B1b,B1c (unable to split)	0.58	0.58
B1 (B1a, B1b,B1c)	0.58	0.58
B2	0	0
B8	0	0
Mixed B1-B8	0	0
Total	0.58	0.58

Table 13: Current capacity of employment sites allocated in the Medway Local Plan 2003

Proposed Local Plan Allocations and Existing Sites	Site area (Hectares)	% of site	Site Areas used for calculation of floorspace	Proposed % splits			Capacity m2 (using Kent Structure Plan 1996 conversion figures)				
				B1	**B2**	**B8**	**B1**	**B2**	**B8**	**B2-B8**	**Total**
Gillingham Business Park	1.75	20	0.35	80	0	20	1111	0	247	247	1358
Ex-Health Authority Land (Gillingham Business Park)	2.88	0	0	100	0	0	0	0	0	0	0
Civil Service Sports Council land (Gillingham Business Park)	4.32	0	0	70	0	30	0	0	0	0	0
Gads Hill/Danes Hill, Gillingham	0.29	100	0.29	0	100	0	0	835	0	835	835
Former Depot, Otterham Quay Lane	1.29	0	0	100	0	0	0	0	0	0	0
Chatham Maritime	12.80	5	0.64	100	0	0	2539	0	0	0	2539
Kingsnorth	66.00	100	66	10	50	40	26182	95007	93166	188173	214355
Isle of Grain	192.00	0	0	0	0	0	0	0	0	0	0
Frindsbury Peninsula	9.60	25	2.4	10	40	50	952	2764	4235	6999	7951
Formby Road, Halling	9.50	100	9.5	0	50	50	0	13675	16763	30438	30438
Fort Bridgewood	2.10	0	0	20	30	50	0	0	0	0	0
Medway Valley Park/Morgans Timber Works	11.05	100	11.05	20	40	40	8767	12725	15598	28323	37090
Rochester Airfield	10.00	0	0	50	20	30	0	0	0	0	0
Total	**323.58**		**90.23**				**39551**	**125006**	**130009**	**255015**	**294566**
Losses			**9.5**				**2350**	**25710**	**3535**	**29245**	**31595**
Total Net			**80.73**				**37201**	**99296**	**126474**	**225770**	**262971**

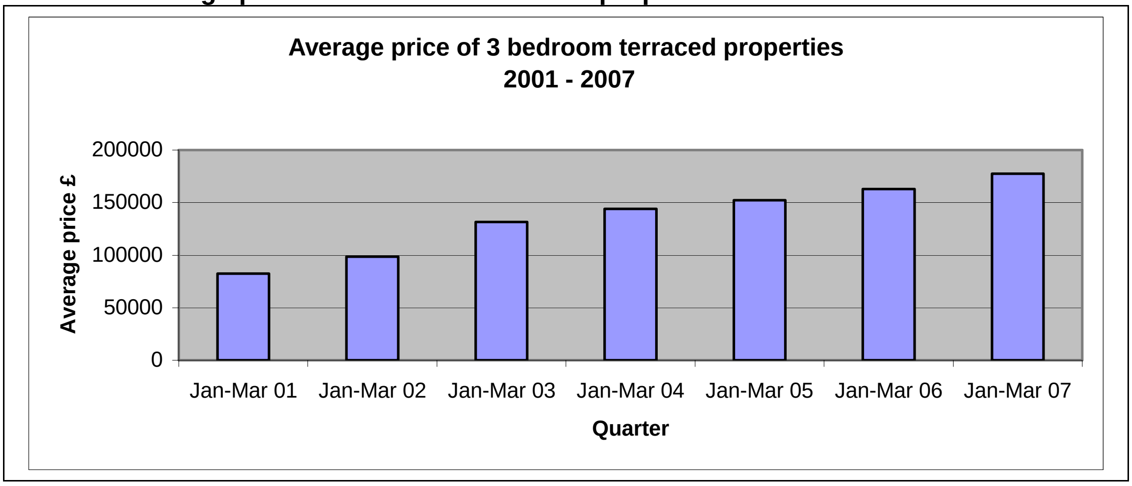
80% of the allocated land at Gillingham Business Park is now developed
0% of Ex-Health Authority land has been used, as an outline planning consent exists on this land. (MC20010184)
0% of Civil Service Sports Council land has been used, now lost to retail warehouse
0% of Former Depot, Otterham Quay Lane has been used, as a planning consent exists on this land and construction has commenced. (MC20001413)
Most of allocated area at Chatham Maritime now has consent or has been developed or is earmarked for residential
0% of Isle of Grain has been used. For the 1996 Structure Plan this land did not count towards Structure Plan totals. It is anticipated that splits will be included once some additional work has been undertaken on the site's potential through the LDF process.
75% of allocated land at Frindsbury Peninsula is now developed
100% of the allocated land at Fort Bridgewood is now developed
30% of the allocated land at Rochester Airfield is now developed.
Losses include all current floorspace at Formby Road only as Rochester Riverside now has planning consent.
No plan period limitations all sites assumed viable

HOUSING

Overview

- While house prices in the Medway Towns have doubled since 1999, resident earnings have increased by less than 50%. The consequence has been that overall affordability as measured by the ratio of average resident earnings to house prices has fallen by 50%. The key implication of declining affordability is that increasing numbers of individuals and households cannot realistically afford to buy, or struggle to do so.
- It is important to appreciate that the pressures on the Medway housing market arise in part from housing market change at the sub-regional and regional level. Thus while Medway has experienced more modest population and household growth than many areas of the South East, demand for housing in Medway has been increasing precisely because it has been relatively more affordable than surrounding areas.
- The Land Registry maintains a House Price Index, which is a data set of completed sales. In order to gain a better understanding of the property market in Medway, additional more detailed information is also collected. From this source, it is apparent that the average price for a 3 bedroom-terraced house continues to rise. In the year April 05/March 06 and April 06/March 07 average prices have increased from £159,728 to £168,506 (5.5%). Chart 5 shows the average prices in the Jan-Mar quarters for the last 7 years.

Chart 5: Average price of 3 bedroom terraced properties



Source: Housing Price Monitor (Medway Council)

The Medway Local Plan, adopted in 2003, commits the council to monitoring the supply of housing land against Structure Plan requirements, and providing a continuous five-year supply of land for housing.

The diagram shown below shows the treatment of allocated and unallocated sites. Windfalls may include greenfield sites when recording completions, but only brownfield sites are used to calculate future yield in this category of land supply.

Figure 3: Treatment of allocated and unallocated sites

ALLOCATED SITES
(Identified in the local plan process)

↓

Large Sites
(Allocated sites with the benefit of a planning permission)

NON-ALLOCATED SITES
(Sites not specifically identified in the local plan process)

↙ ↘

Small Sites
(Windfalls of four or less units)

Windfalls
(Sites of 5 or more units)

Land supply information is given for each of these categories.

Progress on major sites at 31st March 2007

<u>Grange Farm Gillingham</u>
- Building works well underway.
- Likely to yield a lot of completions next year as a number of developers are involved.

<u>Medway Gate, Strood</u>
- Site involved a lot of preparation and earthworks.
- Phase I is now underway.

<u>Compass Close, Rochester</u>
- Construction commenced

<u>Chattenden</u>
- Construction continued at an increased pace at Elm Avenue.

<u>Hoo</u>
- The large Wimpey site east of Bells Lane commenced.

<u>Chatham Maritime</u>
- The Axis development on St Mary's Island was almost complete.
- Further work began on sector 4.
- A new planning consent was granted on sector 7/8.
- J5 & J6: after a few months of inactivity, the new developer Ardmore had ground stabilisation and piling underway. The sales office also reopened.

<u>Wainscott</u>
- The 2 sites adjoining the Wainscott by-pass had section 106 agreements signed.

<u>Pier Road, Gillingham</u>
- The former Akzo Nobel factory buildings were demolished, but no new building work started.
- An application was submitted on the front part of the site for student accommodation.

<u>Rochester Riverside</u>
- Work continued on the flood defences and landraising.

House Prices

Table 14 indicates movements in house prices over a three year period ending in March 2007 and compares Medway to Kent, the southeast and England and Wales.

It is apparent that prices in Medway grew only modestly in 2005/06 but picked up over the monitoring year. Over the last five years Medway prices have risen at the same rate as Kent but overall are still considerably less than Kent, the southeast and, indeed, England and Wales.

Further information on house prices in Medway is set out in a Property Price Information Bulletin produced by the Development Plans & Research Team.

Table 14: House Price sales

	March 05	March 06	March 07	05-06 % Difference	06-07 % Difference
Medway	£144,692	£147,459	£157,424	+1.9%	+6.8%
Kent	£179,492	£182,937	£196,711	+1.9%	+7.5%
South East	£196,047	£200,793	£219,170	+2.4%	+9.2%
England & Wales	£157,773	£164,527	£178,891	+4.3%	+8.7%

Source: Crown Copyright Land Registry Property Price data 30th July 2007

Housing Requirement

The number of new dwellings Medway is required to provide is set out in the Kent & Medway Structure Plan 2006 and the emerging South East Plan.

The structure plan covers the period 2001-2016 and requires 11,500 homes to be provided. The South East Plan (at the monitoring date) required 16,300 homes to be provided over the period 2006-2026 (see Table 15).

The table also shows that 3,811 dwellings were completed between 2001 and 2007.

Table 15: Kent and Medway Structure Plan Policy HP1 provision and residual dwelling requirements at 31st March 2007

Adopted Kent and Medway Structure Plan HP1 Provision				Net Completions	Residual Dwelling Requirement		
2001-2006	2006-2011	2011-2016	2001-2016	2001-2007	Next 5 years	To 2011	To 2016
3,500	3,900	4,100	11,500	3,811	4,409	3,589	7,689

Extending the time frame to match the South East Pan, for the period 2016 – 2026 between 8,150 and 8,300 new dwellings will be required.

Housing Supply

This essentially comprises four components:

- Dwellings completed during the relevant period
- Dwellings under construction
- Dwellings not started but with planning permission
- Allocated sites in an approved development plan document (in this case the Medway Local Plan 2003).

Over the longer term these elements inevitably indicate a shortfall and addressing this is a key function of the Local Development Framework, which will identify any new allocations that need to be made.

This year there was a slight increase in the number of dwellings built, even though this was not yet back up to the Structure Plan target. Despite this there were strong indications that the rate of completions will quickly increase due to:

- Permissions being granted on the four large Greenfield allocations made in the Medway Local Plan: Wainscott (2), Grange Farm and East of Bells Lane, Hoo
- Marked progress in bringing forward the complex regeneration sites, including Rochester Riverside, Temple Waterfront and Strood Riverside
- Small sites continuing to come forward well ahead of previous forecasts
- Windfall sites (5 or more dwellings) also exceeding forecasts

- Increased net densities leading to a larger yield from many sites.

It can be seen that there are a total of 805 dwellings currently under construction with a further 8126 with planning permission and the trajectory for the next few years indicates a marked acceleration.

Table 16: Residential land availability summary at 31st March 2007

	Gains				Losses				Net			
	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot
Large sites												
Permissions	7132	691	1838	**9661**	*33*	*1*	*47*	***81***	7099	690	1791	**9580**
Allocations	619	0	0	**619**	*0*	*0*	*0*	***0***	619	0	0	**619**
TOTAL	7751	691	1838	**10280**	*33*	*1*	*47*	***81***	7718	690	1791	**10199**
Small sites												
Permission	375	114	185	**674**	*68*	*10*	*38*	***116***	307	104	147	**558**
Totals												
TOTAL	8126	805	2023	**10954**	*101*	*11*	*85*	***197***	8025	794	1938	**10757**

Table 17: Annual Completion Rates 2001-2007

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Structure Plan Requirement	700	700	700	700	700	780
Actual Completion Rates	603	676	733	646	562	591

Table 18: Small site completion rates over the last 5 years

Year	2002/3	2003/4	2004/5	2005/6	2006/7
Completion rates	61	76	113	127	144

The 5 year average was 104 is well in advance of the allowance in the local plan of 88.

Table 19: Windfall completion rates over the last 5 years

Year	2002/3	2003/4	2004/5	2005/6	2006/7
Greenfield		18	7	49	8
PDL		210	193	238	232
Completion rates	149	228	200	287	240

Greenfield windfalls cannot be counted when calculating yields.
Greenfield windfalls only recorded since 2004.

The 5 year average on previously developed land is 204.
The overall 5 year average is 221.

Table: 20 Housing Trajectory 2001-2012

	Year	01/02	02/03	03/04	04/05	0506	06/07	07/08	08/09	09/10	10/11	11/12
	Actual completions	603	676	733	646	562	591					
Phasing of future completions	Large site applications							546	816	1141	918	1180
	Small site applications							101	215	52	32	2
	MLP Allocations							0	0	240	180	199
	TOTAL							647	1031	1433	1130	1390

No allowance has been made for future windfalls.

Table 21: Phasing over the next 15 years (commitments on large and small sites)

Years	0-5 years	5-10 years	10-15 years
No of dwellings	5631	1879	660

Note: as indicated above the projected shortfall over the longer term will be addressed through new allocations in the Local Development Framework.

The Government has set a national target for at least 60% of housing completions to be on 'previously developed land'. With the emphasis on urban regeneration in Medway local performance substantially and consistently exceeds this target.

However some deterioration can be expected over the next 2-3 years as the Medway Local Plan Greenfield allocations feed through the system.

Chart 6: Completions on PDL Land

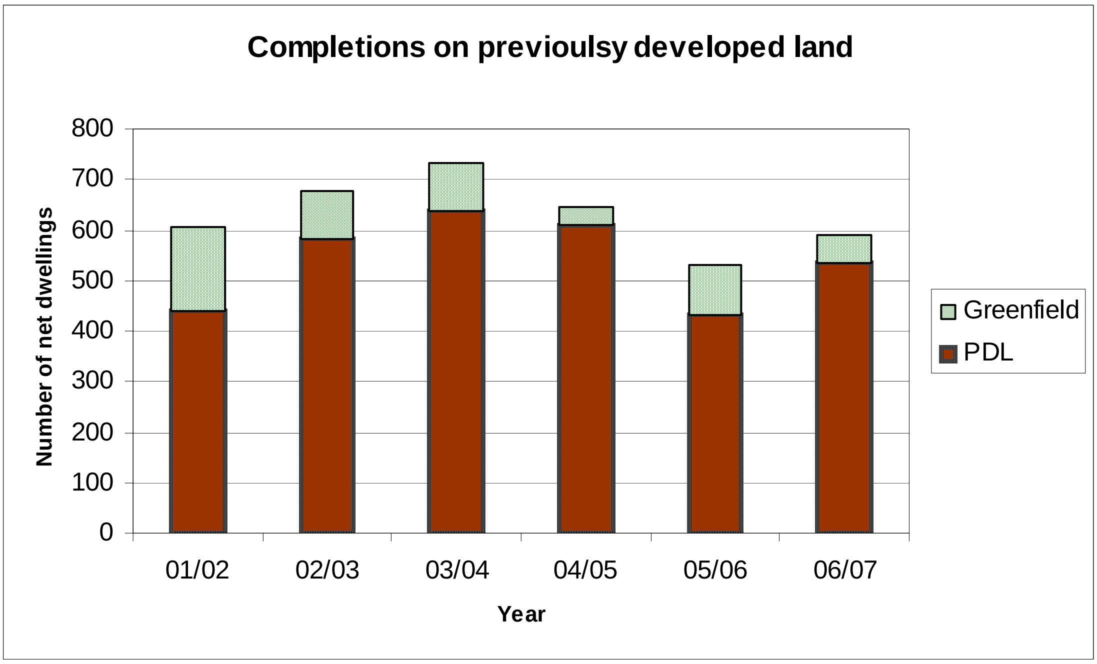


Table 22: Percentage of completions each year on previously developed land since 2001

Year	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7
PDL	73%	86%	87%	94%	81%	91%
Greenfield	27%	14%	13%	6%	19%	9%

Density

As the following table shows, net densities on completed developments generally comfortably exceed the national minimum of 30 to the hectare and the emerging South East Plan target of 40 overall.

This can be attributed to the many urban sites, suited to higher densities.

Table 23: Percentage of new dwellings completed in 2006/7 at various densities (gross completions)

Dwellings per hectare	Percentage
Less than 30 dph	9.4%
Between 30 and 50 dph	21.2%
Above 50 dph	69.4%

Average net density of full permissions (large sites and windfalls only) during the year to 31 March 2007 was 68 dph. This is in comparison to 59 dph for 2005/06 and 47 dph for 2004/05.

Affordable Housing

The number of new affordable housing units is 163 at 2006/07. This represents 28% of housing completions this year and includes a number of developments entirely consisting of affordable housing as well as developments where 25% of units are affordable.

A count of 163 units is based on the SEERA definition of an affordable housing completion. This is a narrower definition than that used by the Council's Housing Strategy team in that it excludes properties converted from private use. This can happen when properties are purchased by RSLs.

As explained above, Housing Strategy monitors completions differently to SEERA and have calculated that 190 affordable housing were completed for 2006/07.

Dwelling types

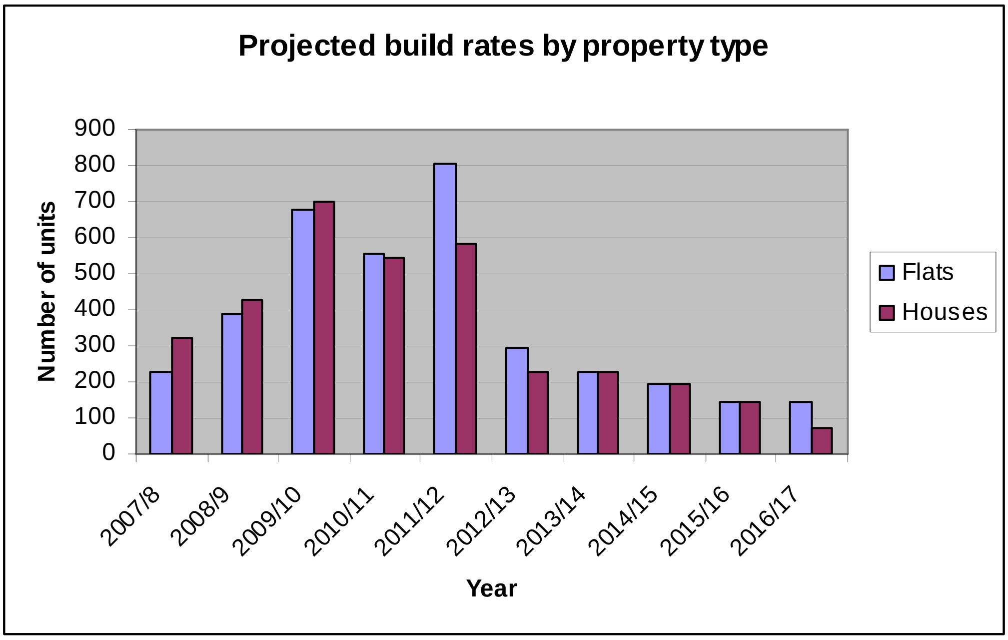
As noted in the context chapter above the percentage of flats in Medway is quite low (13.4% compared to a national average of 20% at 2001) but that it is increasing. Chart 7 shows a significant change in the proportion of flats to houses anticipated over the next ten years.

One of the challenges over this period will be ensuring that flatted developments meet a variety of needs and can be readily adapted over time. For example, over concentrations of studio apartments and one bedroom flats need to be avoided and developments should have adequate private amenity space.

Table 24: Projected build rates by property type

Dwelling	2007/ 2008	2008/ 2009	2009/ 2110	2010/ 2111	2011/ 2112	2012/ 2113	2013/ 2114	2014/ 2015	2015/ 2016	2016/ 2017
Flats with planning permission	226	389	640	525	775	294	230	192	145	145
Estimated allocated flats	0	0	40	30	30	0	0	0	0	0
Total flats	**226**	**389**	**680**	**555**	**805**	**294**	**230**	**192**	**145**	**145**
Houses/ bungalows with planning permission	320	427	501	393	414	230	230	193	145	75
Estimated allocated houses	0	0	200	150	169	0	0	0	0	0
Total houses	**320**	**427**	**701**	**543**	**583**	**230**	**230**	**193**	**145**	**75**

Chart 7: Projected build rates by property type



Bedroom data

The following table details the type of units constructed over the year by number of bedrooms and also indicates the distribution of completions by ward.

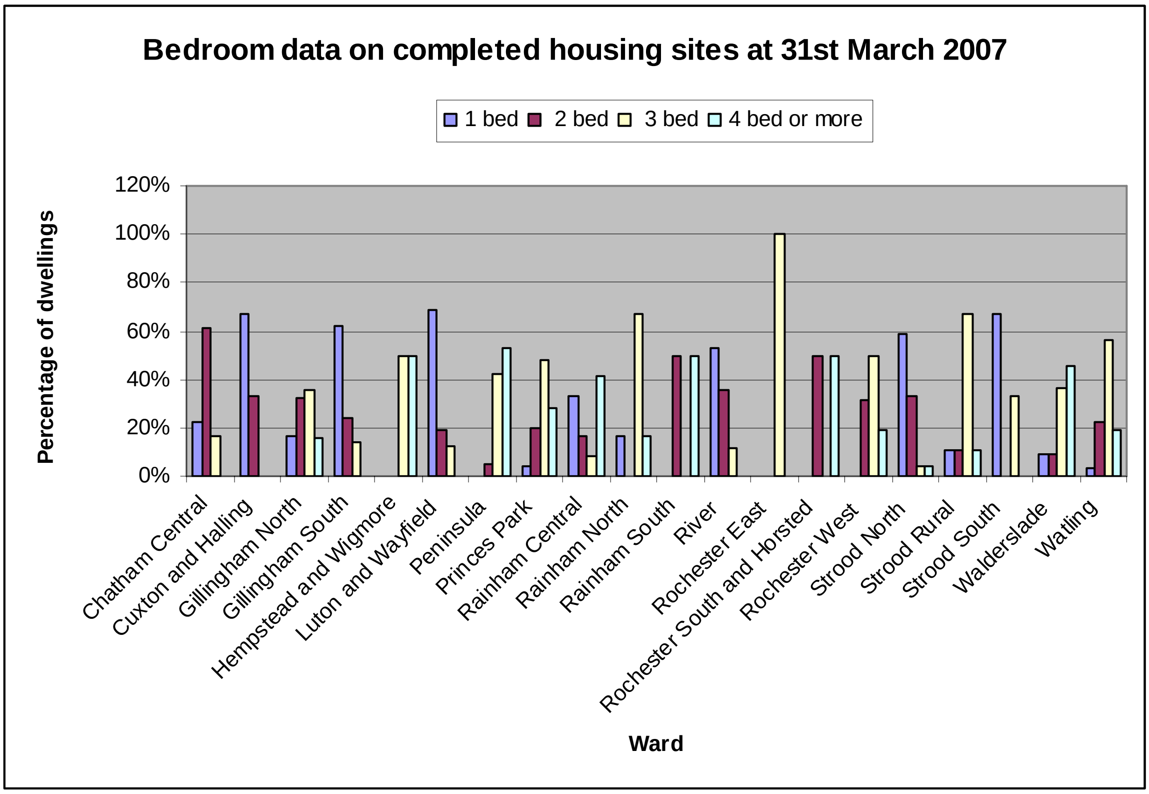
Table 25: Ward data - percentage breakdown by number of bedrooms on completed sites

Ward	1 bed	2 bed	3 bed	4 bed or more	Total gross dwellings
Chatham Central	22%	61%	17%	0%	*36*
Cuxton & Halling	67%	33%	0%	0%	*3*
Gillingham North	17%	32%	36%	15%	*150*
Gillingham South	62%	24%	14%	0%	*114*
Hempstead & Wigmore	0%	0%	50%	50%	*2*
Luton & Wayfied	69%	19%	13%	0%	*16*
Peninsula	0%	5%	42%	53%	*19*
Princes Park	4%	20%	48%	28%	*50*
Rainham Central	33%	17%	8%	42%	*24*
Rainham North	17%	0%	67%	17%	*6*
Rainham South	0%	50%	0%	50%	*2*
River	53%	35%	12%	0%	*17*
Rochester East	0%	0%	100%	0%	*1*
Rochester South & Horsted	0%	50%	0%	50%	*4*
Rochester West	0%	31%	50%	19%	*16*
Strood North	59%	33%	4%	4%	*75*
Strood Rural	11%	11%	67%	11%	*9*
Strood South	67%	0%	33%	0%	*3*
Walderslade	9%	9%	36%	45%	*11*
Watling	3%	22%	56%	19%	*68*

The pattern of development by bedroom numbers tends generally to reflect the current nature of the locality and the total number dwellings being built in that ward. For example, all the development in Hempstead and Wigmore ward is for larger dwellings as expected although only 2 units have been built. However some changes are occurring especially the high percentage of 1-bed dwellings in Gillingham South.

The figures show that there are relatively few 1-bed properties built this year on the Hoo Peninsula (Strood Rural and Peninsula).

Chart 8: Bedroom data on completed housing sites in one year



TRANSPORT

Significant events in the period

Early in 2007, Medway Council obtained extra money for transport and roads from the government in its local transport settlement. This totalled £4.421million for the financial year 2007/08, an increase of £450,000 – just under 12% – on the 2006/07 sum. This is £100,000 more than the council bid for and reflects the council's earlier successes in transport and road safety. These include:

- A reduction in the number of people killed or seriously injured in road traffic accidents from 146 to 90 per year by March 2006.
- Also, the number of people travelling by bus has significantly increased, and
- the cycle lane network has grown by 25km to 80km.

New child safety belt laws came into force on 18 September 2006. The new law required drivers to ensure that all children under 135cms (4' 5") tall, or younger than 12, must use a car restraint when travelling in their vehicle.

In August 2006, Medway won a top international prize in Germany - the Omnibus Revue/ Bus Aktuell Partner Destination of the Year 2007 award - for its combination of coach-friendly facilities and targeted offers for coach tourism operators. Following the success of the Merit community transport scheme, the Council launched its successor, The Villager in July 2006. The initiative offers bus services, special excursions and minibus hire for the people of rural Medway on a long-term basis following the three-year Merit project.

Indicators

COI 3a. Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

Currently there is no formal method of monitoring this indicator. However anecdotal evidence suggests there are few, if any, instances of permissions exceeding adopted standards.

COI 3b. Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.

Analysis of this Core Output Indicator has again been possible due to use of the Accession software provided to all local authorities. Accession enables assessments to be made of accessibility for different areas and population groups. It covers a range of transport modes, including public transport, car, walking, and cycling. More information on the model, the assumptions made as well as the detailed analysis, which is summarised below, is provided in volume 2 of the 2007 AMR.

Accession uses either frequency based or full timetable based services data, time or cost and also takes into account the time period during which services are available. Accession's time and cost contour maps can pinpoint potential barriers to accessibility, and facilitate the development of alternative solutions. The software has a fully multi-modal data model taking account of interchanges, walked stages, public transport timetables, costs, and the attractiveness and opening and closing times of facilities at destinations.

The analysis has been undertaken on 119 sites with 618 completed units.

There were 618 gross completions minus 27 demolitions = net completions for 2006/07 = 591 units.

The analysis shows that for the vast majority of completed housing sites the majority of services are available within 30 minutes "travelling time". All sites are accessible to GPs surgeries, primary schools and an SOA with at least 500 jobs available.

One small site (2 units) in Halling (SMC0877) is inaccessible within 30 minutes to a secondary school.

Two sites on the Isle of Grain are inaccessible within 30 minutes of a retail centre. (Sites SMC1032 and SMC0891)

The one key service that is inaccessible from 14% of completed house units is Medway Maritime Hospital. The Isle of Grain sites are inaccessible and also completed units in the Medway Valley and locations within Strood and the Borstal area. However this analysis does not include the effect that other hospitals may have. For example some residents may use hospital services outside of Medway at Maidstone or Gravesend. Nor does the analysis allow for the inclusion of the LIFT sites that will improve accessibility to medical provision in certain areas for example Rochester/Stood.

This is an improvement on last year's figure where 16% of house sites were inaccessible within 30 minutes to Medway Hospital.

The analysis for the Employment SOA areas are based on the centre point of each zone.

The software outputs do not include the effect of train services, only bus routes, so in a few instances, accessibility may be slightly better than the model results show.

Overall, the accessibility of new sites to key services in Medway is within 30 minutes for the vast majority of sites and services.

Table 26: Accession data: Sites beyond 30mins accessibility

Major Infrastructure	**No. of sites**	**No. of units**	**Percentage.**	***Percentage in 2005/06***
GP Surgeries	0	0	0.00	*0.9*
Medway Maritime Hospital	33	89	14.40	*16.02*
Primary Schools	0	0	0.0	*0.9*
Secondary Schools	1	2	0.32	*0.9*
Retail Centres	2	2	0.32	*0.9*
Areas of Employment	0	0	0.00	*0.9*

LOCAL SERVICES

There is a requirement in the monitoring good practice guide that office development is monitored under this heading. However, it is not possible to disaggregate the B1 data into its B1a, b or c components. This is due to many planning applications not specifying use to a lower level than B1. Due to not being able to monitor B1a separately from other B1 uses, results for B1 are contained within the business development section of this report.

On the 21st April 2005 an amendment to the Use Classes came into force. It subdivided the old A3 class into 3 parts.

- A3 - restaurants and cafes
- A4 – drinking establishments
- A5 – hot food takeaways

Appendix 1 summarises the different use class classifications in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

RETAIL AND TOWN CENTRE DEVELOPMENT

Overview

The Kent & Medway LSC have produced a report on the Retail and Wholesale sector which indicates some interesting trends:

- The retail sector is tied to the overall performance of the economy and, more specifically, to household income and consumer spending. While the retail sector has continued to enjoy growth in sales volume, it is particularly susceptible to changes in interest rates and consumer confidence. Price competition is particularly strong within the retail sector, with profit margins increasingly being squeezed.
- Retailers have responded to this squeeze through greater use and exploitation of the latest technology.
- A significant proportion of businesses in the retail and wholesale sector in Kent & Medway are micro-enterprises, with 86% employing between 1 and 10 workers.
- This sector shows strong employment growth forecasts
- Females working on a part-time basis dominate employment in the retail sub-sector.
- Retail and wholesale employers are less likely to report skill shortage vacancies in Kent and Medway, than those across South East England as a whole.

Significant events in the period

- A major fire destroyed the Matalan retail outlet in Strood. There are proposals to rebuild the store with a revised site layout and additional units.
- M & S opened a new store in the Dockside Outlet Centre, however their Chatham High Street branch closed.
- The Co-op department stores in Gillingham, Chatham and Strood close, but the Strood shop was immediately reoccupied by Sports Direct.
- The Chatham 2 way road system was initiated in September 2006.
- The Gillingham Town Centre Development Framework Consultation Draft was published in January 2007.
- St Modwen Properties PLC was chosen as the Council's preferred 'investment partner'.
- The Pentagon Shopping Centre was bought out by BHL Ltd, a joint venture between Dublin based wealth management specialists Davy Private Clients, and property developer Duignan and McCarthy.

Table 27: Retail summary statistics

A1 - A5 summary statistics; planning consents valid 1 April 2006 to 31 March 2007

	A1 (sq.m.)	*A2 (sq.m.)*	*A3 (sq.m.)*	*A4 (sq.m.)*	*A5 (sq.m.)*
Completions					
Development completed in survey period	17056	656	320	0	85
Lost due to redevelopment/reconstruction	-9421	-1580	-505	-347	-96
Net Completions	**7635**	**-924**	**-185**	**-347**	**-11**
Commitments					
Not started	30155	2638	7548	1612	1959
Under construction	7023	137	2369	95	0
Completed but vacant	0	0	0	0	0
	(37178)	**(2775)**	**(9917)**	**(1707)**	**(1959)**
Potential losses	-10307	-1989	-172	-563	0
Net Commitments	**26871**	**786**	**9745**	**1144**	**1959**
Exclusions					
Expired	-260	-278	791	0	0
Other exclusions	2907	-1346	404	0	79
	2647	**-1624**	**1195**	**0**	**79**

Notes *Permissions prior to 1 April 2005 will not include the categories A4 or A5.*
Positive figures in the Exclusions section indicate an intended loss of floorspace which is now clawed back due to the consent being excluded.

Table 28: Commercial and Leisure summary tables

Other commercial and leisure summary statistics; planning consents valid 1 April 2006 to 31 March 2007

	C1 (beds)	*C2 (beds)*	*D1 (sq.m.)*	*D2 (sq.m.)*	*SG (sq.m.)*
Completions					
Development completed in survey period	46	13	15342	3864	334
Lost due to redevelopment/reconstruction	-6	-53	-1841	-434	335
Net Completions	**40**	**-40**	**13501**	**3430**	**669**
Commitments					
Not started	412	36	59191	3645	22714
Under construction	93	0	8628	10127	0
Completed but vacant	0	0	0	0	0
	(505)	**(36)**	**(67819)**	**(13772)**	**(22714)**
Potential losses	-58	-12	-38139	-3544	-3528
Net Commitments	**447**	**24**	**29680**	**10228**	**19186**
Exclusions					
Expired	0	0	0	0	0
Other exclusions	24	0	1756	0	-322
	24	0	1756	0	-322

Notes. Permissions prior to 1 April 2005 will not include the category SG.
Positive figures in the Exclusions section indicate an intended loss of floorspace which is now clawed back due to the consent being excluded.

Chart 9: Net completions A1 to A3

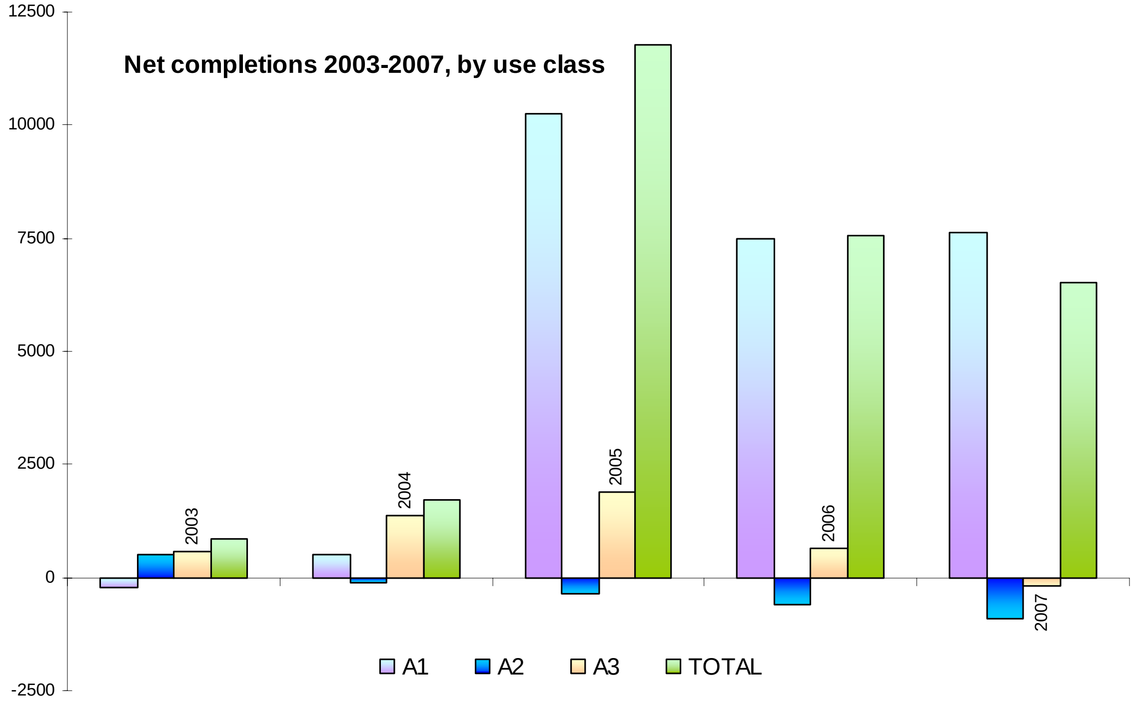


Table 29: Gross completions in town centres 1 April 2006 to 31 March 2007

Use	% of completions in Town Centres
A1	2%
A2	96%
A3	16%
A4	0%
A5	0%
D1	19%
D2	0%

Table 30: Town Centre Activity

Use	Losses	Gains	Net
A1	1140	322	-818
A2	870	629	-241
A3	0	51	51
A4	0	0	0
A5	96	0	-96
D1	170	2909	2739
D2	0	0	0

OPEN SPACE

As reported in the Council's 2007-08 Performance Plan, applications for Green Flag status have been submitted for Castle Gardens, Riverside Country Park and The Vines as part of the PSA 2 agreement. The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. All three Medway sites are due to be judged this summer.

Significant events in the period

As part of the Local Area Agreement, site management plans are being prepared for Riverside Country Park and Watts Meadow and local nature reserve designations are being worked on for Rede Common and Watts Meadow.

COI 4c Amount of eligible open spaces managed to Green Flag Award standard.

Proxy indicator = Delivery of LAA 2 target by 2009

The baseline of 2005-06 is no open spaces to Green Flag Award Standard.

For 2006/07, work commenced on the Green Flag candidate open space in Rochester which should be eligible for a Green Flag in the 2007/08 period in line with the LAA..

The LAA targets are 1 Green Flag space by 2007/08 and 2 spaces by 2008/09. Without the LPSA the unstretched target is 0.

The Council is on target to deliver 3 sites by 2009.

MINERALS

Significant events in the period

Submission in March 2005 by Lafarge Aggregates Ltd of a planning application (MC2005/0589) for the extraction and processing of sand and gravel (1.2 million tonnes at 120,000 tonnes pa), establishment of ready-mix concrete plant, restoration to agriculture and water based conservation at land South of Stoke Road, Hoo St.Werburgh, Rochester. Permitted in April 2006 but not yet unimplemented.

South East England Regional Aggregates Working Party (SEERAWP) survey

For the Jan 2006–Dec 2006 period, Medway Council distributed and collated the SEERAWP survey of aggregate mineral extraction. In line with the survey undertaken by the British Geological Survey (BGS) for 2005, the production of secondary aggregates was not included with the survey.

Therefore in September 2007, the Council contacted the 9 companies that we believe produce secondary aggregates within Medway to ask if they could provide the tonnages of this material produced for 2006/07. Also the companies were asked of they had passed these separated inert wastes on to another company for processing.

Unfortunately none of these companies responded to the Council.

Production of primary land won aggregates

For the year to December 2006 Medway produced 37,671 tonnes of land won sand and gravel from the site at Grain. This is a similar level of production to 2005, which had totalled 37,760 tonnes.

Production of secondary/recycled aggregates

'Secondary aggregates' is the term used to refer to the new product that is produced by the crushing and screening of inert construction wastes (brick, block and concrete wastes). However no results are currently available as no company responded to the data request (see above).

High purity chalk extraction

For the period 2006/2007, 7000 tonnes were extracted at Cliffe.

Importation of minerals through the wharves in Medway for 06-07

- Marine Dredged Sand and Gravel = 1,423,169 tonnes; an increase of 96,855 from 1,326,314 tonnes in 2005/06
- Crushed Rock = 1,537,480; an increase of 394,752 from 1,142,728 tonnes in 2005/06
- Land won soft sand = 2,957 tonnes

WASTE

Significant events in the period

Plot 16, Morgans Timber Yard, Knight Road, Strood, Kent: In July 06, temporary planning permission for use of the land as a skip hire depot and waste transfer station was renewed.

Unit 5, Rear of Morgans Timber Yard, Knight Road, Strood, Rochester, Kent: Continued use as a waste transfer station was approved in Oct 2006

COI 6b. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

For 2006/07 a total of 130,022 tonnes of household waste was generated in the Medway area. Total recycling (including composting and dry recycling) amounted to 32.6 %. Total dry recycling amounted to 26,432 tonnes (20.33%). Total composted 15,948 tonnes (12.27%). The total sent to landfill was 87,642 tonnes (67.41%).

Total household waste in 2005/06 was 130,108 tonnes so the overall volume has remained fairly static. The weight of household waste collected per head in 2004/05 was 533 kilograms and 518 kilograms in 2005/06 and 2006/07.

The recycling rate increased to 20.33% in comparison to 16.04% in 2004/05.

The percentage of household waste recycled in 2006/07 (at 20.33%) exceeded the 2006/07 and 2007/08 targets of 19.50% and 19.60% respectively.

FLOOD PROTECTION AND WATER QUALITY

Significant events in the period

In October 2006 the Cabinet considered the outcome of the Medway Estuary Strategic Flood Risk Assessment and approved the publication of guidance to ensure the results inform development plan policies, detailed land allocations and discussions on individual planning applications.

The Medway Estuary Strategic Flood Risk Assessment Main Report is available on the Council's website via http://www.medway.gov.uk/51087

COI 7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

One (see table 31 for details in this application)

Table 31: Planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Planning Application	***Commentary***
MC2006/0748: Demolition of existing buildings and construction of 3/4 storey blocks comprising 67 flats and associated parking at Ancaster garage site, Station Road, Strood, Rochester, Kent.	The planning application was approved by the Development Control Committee on 8 November 2006. Following this decision it became apparent that the required consultation with the Environment Agency had not taken place. There was a requirement to consult the EA as the development is in a flood risk area. This was an oversight. As the decision had already been made, a copy of the letter from EA was forwarded to the developers to make them aware of the flood risk issue. EA are now discussing the issue of mitigation of flood risk with the developer.

BIODIVERSITY AND COUNTRYSIDE

Significant events in the period

The Council secured nearly £43,000 to improve access to Berengrave Nature Reserve. This is a former chalk pit, which is a Local Nature Reserve and Site of Nature Conservation Interest. Funding from WREN (Waste Recycling Environmental) enabled new steps and boardwalks to be built. The reserve provides a wide variety of habitats, including ponds, reedbed, woodland and grassland. It opened on 26 April 2006.

The Medway Towns Conservation Volunteers won the Queen's Award for Voluntary Service in 2006 for its conservation work in the countryside and in recognition of the interest it instils among environmental volunteers.

COI 8 Change in areas and populations of biodiversity importance, including:
(i) change in priority habitats and species (by type); and
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

In 2004/05 43 SSSI units were listed, however in January 2006 this appears to have fallen to 42, a seeming loss of 1 site and then risen again to 57 in October 2006. Through discussions with Natural England to understand these changes, it was identified that all SSSIs are split up into areas, called units, based on the type of habitat or special interest that areas within the SSSI hold. The 42, 43 and 57 refer to SSSI units and not single SSSIs.

There are 8 SSSIs fully or partly in Medway (Cobham Wood, Halling to Trottiscliffe Escarpment, Chattenden Woods, Dalham Farm, Medway Estuary & Marshes, Northward Hill, South Thames Estuary & Marshes and Tower Hill to Cockham Wood) and there have been no changes to the SSSI boundaries or their areas since October 2005, but some changes have been made to the definitions of units within SSSIs..

Natural England assesses the condition of each unit of each SSSI on a 6-year monitoring cycle. Mostly this has been done to match up units more closely with habitats on the ground. Also some corrections have been made where information was wrongly recorded. In the 2004/05 data two units were found to be duplicates (Unit 21 Neutral Grassland Lowland and 100 Littoral in Medway Estuary and Marshes). This has now been corrected. In addition, the Tower Hill to Cockham Wood SSSI Unit 5 (Earth Heritage) no longer exists. The units in this SSSI have been re-defined so the Earth Heritage interest is included elsewhere and not covered by a specific unit. The October 2006 data reflects this.

Natural England is in the process of re-defining the inter-tidal units within the Medway Estuary and Marshes SSSI. This has led to a number of units being generated that have no area (102-118 Littoral Sediment). Natural England have advised that Unit 100 Littoral sediment with an area of 2167 hectares is in an 'Unfavourable declining' condition. This is the key unit of concern and the other units with no area in this SSSI should be ignored.

PDG Indicator - Proportion of nationally important wildlife sites which are in favourable condition

There are 8 SSSIs in Medway. 74 % of these are in Favourable condition, 7% are in Unfavourable Recovering condition, 7% are in Unfavourable No Change condition, 12 % are in Unfavourable Declining condition, and 0% is in Part Destroyed & Destroyed condition. (January 06)

RENEWABLE ENERGY

Significant events in the period

In July 2006 the Council raised no objections to the construction of a combined cycle gas turbine (CCGT) power station [adjacent to existing oil fired power station] at Grain.

In March 2007 the BP Wind turbine development incorporating six 126.5 metre high turbines at Grain was approved subject to a S106 agreement.

Renewable energy capacity installed by type

Table 32: Permitted planning applications

Status	Application Number	Renewable energy type	Summary	Decision
Approved	MC2006/1579	Erection of one eco-pole solar wind powered street lamp/light	Solar / wind	Approval with conditions 11-OCT-2006
Approved	MC2006/2167	Construction of a part single/part two storey front extension; insertion of 2 solar panels to rear together with a bay window and canopy to front	Solar	Approval with conditions 26-JAN-2007
Approved	MC2006/1743	Installation of a solar energy panel to rear of roof.	Solar	Approval with conditions 14-NOV-2006
Approved	MC2007/0098	Installation of a 15m high wind powered generator (Resubmission of MC2006/1837)	Wind	Approval with conditions 16-MAR-2007
Approval subject to S106	MC2005/2252	Wind turbine development incorporating six 126.5 metre high wind turbines (each turbine to have a hub height of 80 metres) and ancillary development comprising of a 70 metre high meteorological mast and other associated works	Wind	

For the above applications, the Council has contacted the applicant to try and determine the likely energy generation (Kilowatt hours (kWh)) from these schemes, and have been unsuccessful. It is hoped that next year's AMR will include this information.

PDG - Proportion of energy used in new development which comes from on site renewables

Proxy indicator = Development of policy in LDD in line with PPS22 requirement

Paragraph 8 of PPS22 on Renewable Energy advises that local planning authorities may include policies in local development documents (LDDS) that require a percentage of the energy to be used in new residential, commercial or industrial developments to come from on-site renewable energy developments. This proposed PDG indicator relates to this paragraph.

Therefore this aim, and related indicator, will be implemented via policies in LDDs. The Council's Core Strategy DPD, submitted in August 2006, contained policy CS03. Policy CS03 included a requirement that all significant developments would be expected to provide at least 10% of predicted energy requirements on site via the use of renewable technologies. Policy EN1 in the draft South East Plan is equivalent. However neither of these policies has as yet been adopted. The South East Plan is unlikely to be adopted prior to autumn 2008 and the Council's Core Strategy has been withdrawn although after the period considered by this AMR.

7b. Local Output Indicators

Part 9 of the AMR 2007 (volume 2) contains information on a number of local output indicators which are proposed[3]. Table SA-1 is Medway with appropriate comparators whilst Table SA-2 provides trend data by including the data in previous AMRs. These indicators have primarily been determined through the SA process and are intended to inform local policy development beyond the Core Output indicators and as such will develop over time. They will also be informed by central government performance monitoring such as BVPIs, PSA, CPA etc to maximise the value of monitoring already taking place within the Council.

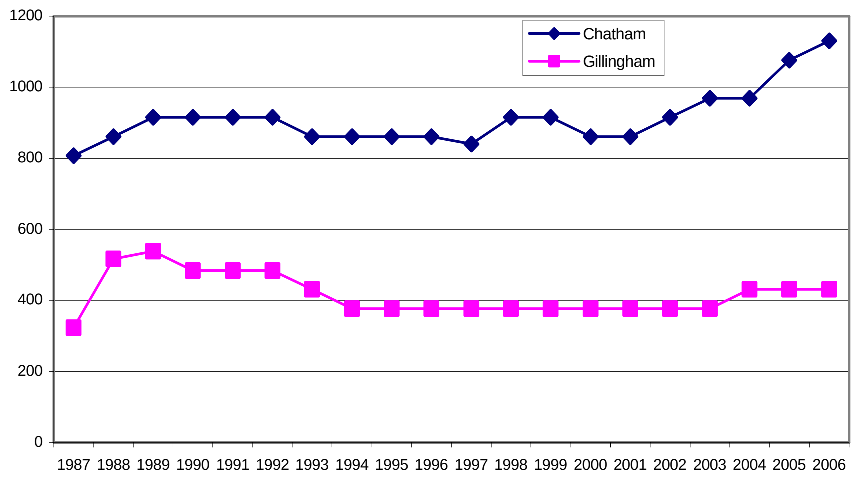
KEY POINTS OF INTEREST FROM THE LOCAL OUTPUT INDICATORS

Life expectancy in Medway is continuing to improve. However it is still below the regional and national averages. Reports by the Medway Director of Public Health advise that there are relatively high rates of death from respiratory disease in Medway, including lung cancer. Smoking is still the single largest avoidable cause of illness and death. It is responsible for around half of the difference in life expectancy that can be seen between different social groups. Currently almost 1 person in 5 smokes in Medway. Chronic obstructive pulmonary disease (COPD) is the main cause of premature death after coronary heart disease and cancer. At least 90% of people who develop COPD are smokers.

At 63.2%, Medway has a higher proportion of people of working age in employment (as % of total population) than the regional average of 61.5%.

As indicated in the following graph there appears to be a continuing improvement in Chatham Retail rents. This will be significant as detailed planning progresses on various schemes within the centre.

Chart 10: Rental rents in Chatham and Gillingham from 1987 to 2006



[3] Some of which have been included in the thematic analysis in section 6b

Appendix 1 – Use classes order

Use Classes
Classes of land and building use as categorised by the Town and Country Planning (Use Classes) Order 1987 as amended. The various classes and categories appropriate to that class are as follows:

A1 Shops for the sale, display or provision of goods and services (except hot food) to visiting members of the public - includes hairdresser, funeral director, post office, dress or DIY hire shop, ticket and travel agency, internet cafe, sandwich bar, dry cleaner and pet shop.

A2 Financial or professional services (other than health or medical services) - includes betting shop, building society office, estate agent and bank.

A3 Restaurant and cafe.

A4 Drinking establishment – includes public house and wine bar.

A5 Hot food takeaway

B1 Business - includes office (a), research and development premise (b) and light industry which can be carried out in a residential area (c).

B2 General industry - any industrial use not covered by B1.

B8 Storage and distribution – includes wholesale warehouse (but not retail warehousing), distribution centre and repository.

C1 Hotel – includes boarding house and guesthouse.

C2 Residential institution – includes residential school and college and training centre, hospital and convalescent/nursing home.

C2a Secure residential accommodation – includes prison, young offenders institution, detention centre, custody centre, secure hospital and military barracks

C3 Dwelling house, communal housing of the elderly and handicapped.

D1 Non-residential institution - includes place of worship, law court, church hall, clinic, health centre, crèche, day nursery, consulting room, museum, public hall, library, art gallery, exhibition hall, non-residential education and training centre.

D2 Assembly and leisure –includes cinema, music and concert hall, dance hall, bingo hall, sports hall, swimming bath, skating rink, gymnasium and other indoor and outdoor sport or recreation.

Sui Generis (SG) Uses not falling within any of the above classes - includes theatre, night club, casino, sale of motor vehicles, sale of motor fuel, taxi service, launderette, hostel, live/work unit and motor sport or firearm activities.

This document has been produced by:

Development Plans and Research
Regeneration and Development
Medway Council
Compass Centre
Chatham Maritime
Chatham, Kent
ME4 4YH

Telephone: 01634 306000

For further information or similar enquiries contact:

Development Plans and Research
Regeneration and Development
Medway Council
Compass Centre
Chatham Maritime
Chatham, Kent
ME4 4YH

Telephone: 01634 331629
E-mail rd_development_plans_research@medway.gov.uk
Fax 01634 331125