**MINUTES FOR THE PRESENTATION**

**DATE: 22 July 2019**

**ROOM 9, GUN WHARF**

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| *Attendees*  Cllr Jan Aldous  Cllr Chris Buckwell  Cllr Tashi Bhutia  Cllr Hazel Browne  Cllr Mrs Diane Chambers  Cllr Rodney Chambers  Cllr Simon Curry  Cllr Gary Etheridge  Cllr Sylvia Griffin  Cllr Adrian Gulvin  Cllr Stephen Hubbard  Cllr Clive Johnson  Cllr Barry Kemp  Cllr Dan McDonald  Cllr Martin Potter  Cllr Adam Price  Cllr Chrissy Stamp  Cllr Richard Thorne  Cllr Rupert Turpin | *Council Officers*  Tim Chapman  Robert Neave |

**PRESENTATION BY: Rapleys**

**MINUTES TAKEN BY:** Dawn Adamson

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| Site consists of two farms, Pump Farm and Bloors Farm  Existing private agricultural land used as commercial fruit orchard.  Outline application with access (Pedestrian and Vehicular) to provide  Up to 1,250 homes  Local Centre  Village Green  2FE Primary School  60 extra care facility and 80 bed care home | |
| **1** | Cllr Potter - In terms of highways can you go into a bit more detail whether the local road network will take the capacity from this development?  **A:** Detailed explanation given by transport consultant, advised they met with Medway at pre-app stage, went through methodology which is traditional, went through likely destinations, mode, travel at different times  Looked at 9 junctions some A2, some local and some Lower Rainham Rd, again done in very traditional way, industry standard model.  Internal network to site going in a crescent shape, cuts across bottom of Pump Lane.  Cllr Potter - The 9 junctions you identified for improvements what do you propose to do with them  A: The Boors Lane junction with the A2 there is an extra eastbound lane.  In simple terms the more lanes you have at a junction as long as you use then intelligently, more lane means more traffic through the junction. Again with the junction at the Grange roundabout there is a second lane.  Cllr Potter I just do not see how a few tweaks on Bloors Lane and Grange Road roundabout is going to solve the problem.  A: In terms of 1250 houses, there’s a common misconception that they will all have two cars, they will all go out between 7-8 or 8-9 in the morning, it just doesn’t work like that. We work from industry standard databases of sites. You will get about 500 extra trips coming out or going into site that 500 will spread.  Cllr Potter – Environmental impact, no mention of conservation areas.  A: The site isn’t in the conservation area, it is adjacent to the conservation area. The planting and buffers round the edge of the site will be retained.  Cllr Kemp - You said around 9 junctions round the A2  A: No, 9 junctions in the area.  Cllr Kemp – One access going to the Lower Rainham Road, and one access going to Beechings Way, which is presumably on Pump Lane, so you have got a very narrow road and you have an even narrower bridge, even 500 and split between those two, that’s an awful lot of traffic and will have an awful lot of congestion there because those road are not particularly that wide. Not designed for this kind of traffic.  A: Pump Lane to the south at the moment is an unrestricted route under the bridge, the intention is to put a traffic signal so that it would work as a single lane working. The junction between Pump Lane and Beechings Way is getting a little bit marginal and is not included in the TA.  Cllr Kemp – Where will all this traffic go once it gets to Beechings Way  A: It splits over a number of different routes. |
| **2** | Cllr Etheridge – Can you tell me what the spilt is between 2,3 and 4 bedroom please  **A:** Because it is an outline application we haven’t got all those details yet. That is something that will evolve at the reserved matters stage.  Cllr Etheridge – In terms of the school, are you actually providing the school or just land for the school to be built.  A: The plan is to provide the school  Cllr Etheridge – And the same for the health centre  A: Yes  Cllr Etheridge - And in terms of the road network itself, can you ensure when it gets to the details stage that roads are wide enough to allow cars to pass, and access for Fire, Ambulance and service vehicles  A: The main artery of roads there is no intention for them to be used for parking for residents, each of the residential areas will have parking available.  Cllr Etheridge – and finally in terms of green spaces who will be responsible for maintaining them  A: The view at this stage is that it would be a management company. |
| **4** | Cllr Gulvin – Convince me that this is a sustainable development.  **A:** We are not trying to make a shopping destination, we are not trying to make a supermarket, we are trying to provide a heart to the area, that could include local shops to a certain degree, could include hairdressers and could include a doctors surgery.at this stage we are leaving it as flexible with a range of uses depending on what is needed, what the desire is. Making it so people can walk there.  Cllr Gulvin – How is it sustainable  A: Well it’s sustainable in terms of those facilities, we cover in the application the linkage to transport to wider facilities. As it is an outline application we haven’t got the details. |
| **5** | Cllr Curry – in terms of the school, how big do you expect the school to be ,I mean pupils  A:It has been identified as a 2FE  Cllr Curry – You’ll have huge amount of traffic, you have traffic coming in to drop their children off and staff coming in and leaving, how does that work with what we have just heard.  A: The development will accommodate 420 children, 350 of whom will be from within the site, with 70 coming in from offsite and this has been specifically allowed for in the TA. We have appraised it, whether you agree with the appraisal is another matter.  Cllr Curry –You mentioned the environmental impact, none, is that what you said. Has EIA been carried out? And those reports do not show any environmental impact on the surrounding areas at all.  A: No, if I gave that impression I apologise, I was talking about boundary vegetation. All of that has been submitted, it is an EIA scheme, it has had to be fully assessed. They have looked at the ecology of the site itself, the ecology is round the boundaries rather than the centre. They have looked at air pollution. The mud flats has been accessed at part too. In conjunction with Natura England, they are expecting some impact but nothing of significance. |
| **6** | Cllr Hubbard – I would have liked to have seen something that is sustainable, which is employment, have you considered that and if no why not.  **A:** We haven’t considered putting lots of employment in, the answer to your point is that that the assumption is if you put employment adjacent to housing that those houses will go and work in those offices. That is very rarely the case, they will continue to work elsewhere and people from outside take the jobs in that area. Statistics are that 60% of people in this area, work in Medway. |
| **7** | Cllr Browne – My question is to Gotham’s , would the company who says their values are about natural balance and sustainability - is there a possibility that you will junk this whole idea back to something that would actually leave a positive legacy by your employers going forward, so that there is sustainability. If your people think that sustainability matters and we have now got an ecological crisis in this country and worldwide, surely concreting over greenspace is not the first answer to that. Is there any chance you could have a re-decision on this so you could work with professionals, the council and other interested parties and come up with a better idea other than sticking 1250 houses and a few buildings where we are not sure how big they will be, or who they are going to benefit.  A**:** As far as I am aware the evaluation assessments have been done with the best use of site from a commercial prospective.  Cllr Browne I wasn’t asking you to continue running it as an orchard , perhaps just selling some of it off and have some very luxurious or smaller housing or something like the millennium development which is sustainable.  TC If I can just point out this is a live application and we are duty bound to assess what is in front of us, though I am happy for alternatives to be discussed can we focus on the application we have got.  Cllr Brown – My question is could it not be re-drawn to be a sustainable development, the only people that can answer that are the people that own it.  A – I think that the application has been done and looked at from a sustainable perspective.  A – I think the answer is that this is the application before you, it is housing and it is on green land. |
| **8** | Cllr Turpin – What plans for social housing element, sustainability, cycle routes, solar panels, electric car charging.  A: 25% affordable housing is what is proposed for, type of housing to be negotiated at detail stage. In terms of the points you make, we would expect to have to deal with charging points, but again we haven’t designed the houses at this stage. |
| **9** | Cllr McDonald **–** I am on the planning committee andI understand level of detail, we are only here to look at the level of detail, to judge on that detail but the details is minimal. So I have got to say and I am going to ask a question, but those at the exhibition got more details than we have got here tonight, it just really disappointing.  I was going to ask you if you don’t mind and maybe one of your colleagues can answer, you were showing residents, the brick type, what the bricks looked like on the house, you were showing them all these different and wonderful diagrams, we haven’t seen any of that tonight. Planning presentations should be a two sided thing, it’s really beneficial to get loads of comments about transport, the transport is a very serious issue, it’s supposed to be a two way process and for some reason I just feel it’s been wasted tonight, because we’ve come here tonight to really look at what you’re putting forward, a live application which is what we’re here to do  With minimal detail, minimal detail so the question I was going to ask you  Is the stuff you were showing the resident’s on Friday and Saturday, the brick types, I walked around it made no judgement, was that  just maybe what we might be doing, I am just a little bit concerned because I am thinking all that detail that was shown to residents but not shown to us here tonight, where’s the difference here.  A: Those banners shown at the exhibition are at the back there for you. Everything that we have put on the banners is indicative, very much indicative at the moment I take your comments regarding the presentation and thank you for that. If there is anything that we haven’t got tonight, all that we displayed at the exhibition is at the back.  Cllr Stamp – We are not seeing enough here for us to give you some really good constructive comments, or maybe you don’t want that.  A: well we are here to get feedback, we’ve had lots of feedback, but I haven’t shown you , there’s a slide at the back showing houses, illustrative  Houses, I haven’t shown you that tonight because they are not there yet with their design.  TC - Can we move on as conscious of the time. |
| **10** | Cllr Aldous – My concern is air pollution, if you come up Bloors Lane onto the A2, you’ve already got a problem, and you’re saying you’re going to put even more cars (inaudible), which will make even more air pollution, I would like to know how you are investigating that.  Have you any figures  A As I say there was a full air pollution, air quality, all figures are in the EIA as part of the application. We were asked to do additional assessments on further wider sites, full impact on what proposals are going to be. Clearly there will be additional cars and it is part of the balance that has been assessed. |
| **11** | Cllr Chambers – I think you made a comment at the beginning that you were coming forward with this development to assist with the council with the local plan. This site is not designated even in the 2003 local plan for development, and the draft local plan is shortly to be published, why are coming in now, why are you not waiting until the local plan is published and then you will know whether the land is designated or not.  A: I apologise if that is what I said, what I meant was that it would assist with the housing numbers, we could have quite a long debate about the housing numbers that you need, local plan and five year supply issues. Again we have assessed it in significant detail, our view is that as an authority that you don’t have a five year supply and with the local plan as it is at the moment you fall short of that and you need additional sites, that will be something that comes out further. |
| **12** | Cllr Mrs Chambers – So why are you not waiting until the local plan is published.  A: Because the local plan has been delayed, there has been various issues, in our view it will not get to a position where you can fulfil it all with the allocations you’ve made, so you will require additional sites.  Cllr Mrs Chambers – Can I just ask the representative of the applicant, because their strapline is we are growing here and that’s exactly what this land does, it grows food, so why, what is the rational.  A: The site constrains us in terms of actually being able to produce fruit in a way that is commercially viable  Cllr Mrs Chambers – But this land could be replanted in way that you prefer to grow fruit.  A: We’ve put our pear production onto Flanders farm because of the issues we are having with destruction because of the motorcycling for example.  A: we are experiencing ongoing issues regarding trespasses and people on motorcycles. We are working with Medway Council and the police. We will provide details to the members including Cllr Potter  TC We will have to wrap it up now as there is another meeting due |
|  | **Tim Chapman closed the presentation at 7 05pm** |