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# Cobham Parish Council – Guide to Gravesham Borough Council Local Plan Partial Review

(Regulation 18 Stage 2) Published 23 October 2020 – 31<sup>st</sup> December 2020

November 2020

Any Questions or comments please contact  
[Clerk@Cobham-Kent-PC.gov.uk](mailto:Clerk@Cobham-Kent-PC.gov.uk) or visit the CPC Website



## Who should read this?

*Anyone inside or outside the Cobham Parish who is interested in the plans outlined in the “Emerging Local Plan Partial Review, Site Allocations and Development Management Policies” from Gravesham Borough Council*

## What is the “Emerging Local Plan Partial Review, Site Allocations and Development Management Policies” document?

*This outlines plans to meet the growing population, growth of housing, planning, greenbelt erosion, retail and employment in the Gravesham. GBC are asking for your thoughts on the plans.*

## What is this document for?

*This guide, created by the Cobham Parish Council, aims to help you understand the impact of the proposals from GBC on our village and outline key points and questions that need a response*

## What are the headlines and potential impact to our village?

- *Plans to build out 308-781 houses in the village by 2036*
- *Erosion of Green Belt by releasing areas to planning*
- *Changing to planning rules*
- *Introduction of Gypsy, Traveler and Show People sites*
- *Creation of infill of housing between Sole Street and Meopham*
- *Potential merge of Sole Street and Meopham*
- *Expand areas to build in Cobham*
- *Please read this document to find out more.....*

## What do I need to do?

- *Read this guide and/or the GBC Proposals*
- *Fill out your thoughts on the proposal online or via post to GBC.*

Any Questions or comments please contact  
[Clerk@Cobham-Kent-PC.gov.uk](mailto:Clerk@Cobham-Kent-PC.gov.uk) or  
visit the CPC Website



## What is this document?

The “*Emerging Local Plan Partial Review, Site Allocations and Development Management Policies*”, is a set of documents outlining options, changes and updates to local housing, retail and employment that form a consultation from Gravesham Borough Council (GBC). This consultation runs from **9am Friday 23rd October through 5pm Thursday 31 December 2020 and forms the plans through to 2036**

This document has been created by Cobham Parish Council (CPC) for Parishioners to use as a quick reference to the myriad of documents, details and notes produced as part of the consultation. This document is intended to help signpost and highlight key facts about the potential impact or plans of the consultation on our Parish.

### What is the “*Emerging Local Plan Partial Review, Site Allocations and Development Management Policies*” Consultation?

The “*Emerging Local Plan Partial Review, Site Allocations and Development Management Policies*”, has been created by Gravesham Borough Council to get local input and feedback on the proposals outlined. It was Originally due to close on 10<sup>th</sup> December, but due to the pandemic and lockdown, has been extended to the end of 2020.

Anyone within the Parish can feedback to GBC in two ways either by writing to them by Post or online. **For online responses, you will need an active GBC Portal account.** Any Queries can be sent to [planning.consultation@gravesham.gov.uk](mailto:planning.consultation@gravesham.gov.uk)

### Why has this document been produced?

This document has been created to help parishioners navigate the 25 GBC Local Plan Proposal documents (excluding privacy & FAQ docs) and to help understand the potential impacts of the consultation plans on our Village and assist Parishioners in answering the 45 consultation questions posed in the paper.

This is not a thorough and detailed review of the document, and the Cobham Parish Council (CPC) is not proposing or suggesting that as a parishioner, you answer in a particular way.

This is intended as a guide only. It is highly **recommended that you read all relevant materials** on the GBC website and feedback your own thoughts direct to the GBC via Post or online response

**This consultation is public and open to anyone interested**

### NOTE

- This document is a guide only and does not form a view of opinion of the CPC in part or full
- Please read full documents via GBC website
- **CPC will accept no liability for use of this document**

### Links to Relevant Documents

- Gravesham Borough Council Consultation Home Page - <https://localplan.gravesham.gov.uk/consult.ti/REG18S2/consultationHome>
- Stage 2 Part 1 Consultation Document - [https://localplan.gravesham.gov.uk/gf2.ti/f/1210690/83755045.1/PDF/-/Regulation\\_18\\_Site\\_Allocations\\_Main\\_Document\\_Final.pdf](https://localplan.gravesham.gov.uk/gf2.ti/f/1210690/83755045.1/PDF/-/Regulation_18_Site_Allocations_Main_Document_Final.pdf)
- Stage 2 Part 2 Consultation Document - [https://localplan.gravesham.gov.uk/gf2.ti/f/1210690/83656741.1/PDF/-/Regulation\\_18\\_DM\\_Policies.pdf](https://localplan.gravesham.gov.uk/gf2.ti/f/1210690/83656741.1/PDF/-/Regulation_18_DM_Policies.pdf)



The contents of the GBC papers are broken up into sections. For those with consultation questions, we have created a single overview page to help and assist you. The section numbers below only refer to the lead section and not subsequent relevant sections. The intention is to help you locate the information in the main GBC documents.

Each section may contain additional maps and or documents relevant to the subject – where possible these have been included in the Notes & Maps section of the outline

Please Note: This is a summary reproduction of the GBC document and not an exhaustive review – **please read the full documents via the GBC website to get exposure to all information**

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### NOTE

- Pages 1-15 of the GBC document are used to set context and introduce the later sections – this is not covered in this guide

# How to understand this document



Title of section as used in the Local Plan Partial Review Document

A summary of the potential impact that the proposal/consultation will have if applied as described in the document

Outline of Section within the Local Plan Partial Review Document

**Stage 2, Part 1 - A Growing Population (Section 1.4)**

**Outline of Section**

- Data from the Office of National Statistics (ONS) on population growth in the area
- Lots of graphs on population growth by age
  - 0-4 (infants)
  - 5-14 (children and teenagers)
  - 15-64 (working aged)
  - 65+
  - 85+
- Data shows Gravesham will have an increase in ageing population (65+) compared to previous analysis
- ONS data projects an increase of 18.8% between 2011-2036 to 120,900 persons
- Table on Page 18 shows a table depicting 2018 based Population Projections showing South East and Gravesham side by side.

**Potential Summary Impact to Parish?**

- Nothing specifically listed related to Cobham, Sole Street or Ifield.
- Inference that parish residents will remain in line with projections from ONS.

**Pages & Maps**

- Pages 16-18

**Consultation Question**

- Question 1: What services and infrastructure would you want to see delivered to meet the needs of an expanding population and an ageing population, and where?

Perceived impact to our Village (may differ from the wider impact to the Borough)

VERY HIGH  
HIGH  
MED  
LOW

Reference to relevant pages and Maps or Charts in the Local Plan Partial Review or Appendix/ Supplemental Documents

Consultation Questions asked in this section of the Local Plan Partial Review

## Stage 2, Part 1 - A Growing Population (Section 1.4)



### Outline of Section

- Data from the Office of National Statistics (ONS) on population growth in the area
- Lots of graphs on population growth by age
  - 0-4 (infants)
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  - 15-64 (working aged)
  - 65+
  - 85+
- Data shows Gravesham will have an increase in ageing population (65+) compared to previous analysis
- ONS data projects an increase of 18.8% between 2011-2036 to 120,900 persons
- Table on Page 18 shows a table depicting 2018 based Population Projections showing South East and Gravesham side by side.

### Potential Summary Impact to Parish?

MED

- Nothing specifically listed related to Cobham, Sole Street or Ifield
- Inference that parish residents will grow in line with projections from ONS.
- Growth of population will drive a need for additional housing to support – see following pages

### Pages & Maps

- Pages 16-18

### Consultation Question

- Question 1: What services and infrastructure would you want to see delivered to meet the needs of an expanding population and an ageing population, and where?

## Stage 2, Part 1 – Vision & Strategy Objectives (Section 1.5)



### Outline of Section

- Published Core Strategy vision identified that by 2028 Gravesham will have reinvigorated and reinvented itself
  - Gravesend Town Centre will be a dynamic and desirable place to live, work and shop
  - Regeneration and development have responded to climate change and minimized flood risk
  - Opportunities to improve health and digital inclusion through better built and natural infrastructure for recreation, sport, digital connectivity etc.
- This update reflects how certain Brownfield sites have not developed as fast as expected due to economic and market issues
  - Gravesham 2036 plan is to build on what has been achieved
  - 18 strategic objectives originally identified need changing, due to these delays and policy changes.

### Potential Summary Impact to Parish?

MED

- Nothing specifically listed related to Cobham, Sole Street or Ifield
- However, further sections outlining the changes will directly impact the Parish.

### Pages & Maps

- Pages 19-20

### Consultation Question

- Question 2: Do you agree with retaining the current Local Plan Core Strategy Vision? (Please explain your answer by providing additional detail where possible)
- Question 3: Do you agree with retaining the current Local Plan Core Strategy Strategic Objectives with minor amendments? (Please explain your answer by providing additional detail where possible)
- Question 4: What would you improve about the Borough as a place to live, work, shop and undertake leisure activities? (Please explain your answer by providing additional detail where possible)

# Stage 2, Part 1 – Meeting The Boroughs Housing Needs(Section 1.6)

## Outline of Section

- Housing need will be data and evidence led
- Planning Practice Guidance now advises unconstrained housing need for all local areas must be calculated using standard Government formula – however this is not exact as it does not cater for Brexit or COVID scenarios
- Gravesham is working with Medway and Dartford on housing needs
- GBC is planning for the delivery of 10,480 dwellings between 2020-2036, approx. 655 dwellings per annum
- Gravesham has informally taken into account housing needs of surrounding areas (e.g. Sevenoaks)
- Stage 3 of the consultation will need to have detailed plans to meet the need or have a clear explain why it cannot

## Potential Summary Impact to Parish?

HIGH

- Table listing Shorne, Cobham & Luddesdown Area (3,431 hectares) and density population/area (1.25)
- Reference to house prices being more expensive areas (Gravesham vs Medway).
- Inference that our parish and surrounds will need to take its share (or more) of the 10,840 dwellings needed
- Unclear if the Medway, Dartford and Gravesham working together, has resulted in a greater dwelling need number for Gravesham



## Pages & Maps

- Pages 21-26
- Map on Pg 26

## Consultation Question

- Question 5: Should the Local Plan Partial Review's housing requirement follow the Government's standard method formula, including taking into account unmet needs from neighbouring authorities?
- Question 6: If your answer is no, please set out why you think this and what different methodology should be used and why?
- Question 7: The current Housing Market Area boundary (Figure 7) is based on recorded trends. Do you have any evidence to suggest that the Borough's Housing Market Area may have changed since the Strategic Housing and Economic Needs Assessment was undertaken? If you do, or if you disagree with the boundary set out in Figure 7 please state why and provide evidence to support an alternative boundary.

## Stage 2, Part 1 – Housing Mix, Size & Type (Section 1.6.10)



### Outline of Section

- Reference to 2018 data and demographic showing ageing population being the biggest demand on housing in the area
- Reference to study that older people like to remain in their home, but still a requirement to increase care home provision to meet 85+ need
- 2018 data looked at household types and compared 2020 and 2036 data, showed an increase in single occupancy houses (10.3%), followed by households with 2 or more adults (9.4%)
- Local Core plan does not set out a mix, size and type of housing – but will use data to guide
- Based on current evidence and consultation there is a Borough need for more 1-3 bedroom affordable and market housing.

### Potential Summary Impact to Parish?

HIGH

- Nothing specifically listed related to Cobham, Sole Street or Ifield
- However, further sections outlining the changes will directly impact the Parish.

### Pages & Maps

- Pages 26-29

### Consultation Question

- Question 8: Should the Borough Council require developers to specifically meet the needs of specific groups such as the elderly? If the answer is yes, how would this be achieved?
- Question 9: Would you like to see more first homes and homes for older people built across the whole of the Borough?
- Question 10: Should the Borough Council be prescriptive in terms of the mix, size and type of housing that should be delivered in the Borough, or should Borough Council continue to provide flexibility to Developers so that they can respond to changing market demands and economic realities? If the answer is yes, how would this be achieved: a single mix, size and type requirement for all sites or a range of requirements for different categories of site?

## Stage 2, Part 1 – Housing Density Targets (Section 1.6.16)



### Outline of Section

- Housing Density is measured by number of homes built per hectare
- Observations on lower density house types and higher density developments
- Reference to National Policy which allows the Borough Council to reflect its own approach to housing density
- Plan is to maximise density at town center locations and locations well served by public transport such as railway stations
- Local Core Plan sets minimum dwelling to hectare density standards for urban areas (40 per hectare) and rural areas (30 per hectare)

### Potential Summary Impact to Parish?

HIGH

- Cobham, Luddesdown and Shorne housing density is 1.25 (see Table 3: Page 22 of GBC documents)
- Question related to increasing density around the Parish due to rail links
- Later review shows planned Green Belt/Agricultural development (infill) in the field between Sole Street Railway Station Camer Road, Nursery Road
- To meet the 30 dwellings per hectare would require substantial development across the Parish and rural surrounds.

### Pages & Maps

- Pages 29
- Map Pg 50

### Consultation Question

- Question 11: Should the existing approach to density standards in the Borough be changed? If it should, what alternative approaches should be considered?
- Question 12: Should higher density development be sought in close proximity to rural train stations (i.e. Higham, Meopham and Sole Street)?

## Stage 2, Part 1 – Affordable Housing (Section 1.6.18)

### Outline of Section

- Local Core Plan seeks Urban developments of 15 dwellings or more on 0.5 hectare require 30% to be affordable housing (~4-5 dwellings per 15)
- Local Core Plan seeks Rural developments of 3 dwellings or more on 0.1 hectare require 35% to be affordable housing (1 dwelling out of 3).
- Current small scale development in Istead Rise and Vigo will not help meet need
- National Policy Framework 2019 states that Build to Rent schemes advises 20% of scheme can be delivered by affordable private rentals
- The current Strategic Housing Needs Assessment does not model Build to Rent in its current scenarios

### Potential Summary Impact to Parish?

MED

- Later review shows planned Green Belt/Agricultural development (infill) in the field between Sole Street Railway Station Camer Road, Nursery Road
- Requirement on rural areas to provide more affordable housing
- Affordable housing restriction applied to small rural developments



### Pages & Maps

- Pages 30
- Map Pg 50

### Consultation Question

- Question 13: Should the Borough Council continue to seek up to 30% of new homes as affordable housing in the urban area and up to 35% of new homes as affordable housing in the rural area? What evidence do you have to support your view?
- Question 14: Should the Core Strategy thresholds for the provision of affordable housing be changed? What evidence do you have to support your view?
- Question 15: Should the Borough Council apply the existing affordable housing requirements to Built to Rent schemes?
- Question 16: Given the affordability issues in the Borough should a greater mix of sites be identified to boost supply and affordability. With land allocated to also deliver a proportion of the Borough's housing needs on smaller sites?

## Stage 2, Part 1 – Gypsies, Travelers and Travelling Show people (Section 1.6.20)

### Outline of Section

- Government requires GBC to review accommodation needs of Gypsies, Travelers and Travelling Show people from time to time.
- 2017 assessment identifies an increased need in the Borough for traveler pitches (15) , this is in addition to those identified in 2013 (31), total of 46
- Outlines a definition of who form part of this demographic
- Government requires to meet the needs of those that fall outside planning definition
- This demographic will form part of the planning needs
- Having this in the plan would strengthen the Council's position when unauthorized developments and encampments take place

### Potential Summary Impact to Parish?

HIGH

- Parish has a couple of current planning applications for dwellings
- GBC has a strategy and identified sites, but requires more. This may impact the Parish, if agreed Parish will have to meet some of the need.
- Green Belt boundaries have been redrawn to meet the needs of Gypsies, Travelers and Travelling Show people



### Pages & Maps

- Pages 31-32
- Table outlining need

### Consultation Question

- Question 17a: How and where should the needs of Gypsy, Traveller and Travelling Show people be met in the Borough? For example, should provision be made as part of land allocated in the rural area for housing?
- Question 17b: Do you agree with the methodology utilised for the recent GTAA and the household need identified? If you do not, please provide alternative evidence
- Question 17c: How should the need for travellers who do not meet the Planning Definition be met and those whose need could not be quantified i.e. unknown?

## Stage 2, Part 1 – Delivering Economic Prosperity (Section 1.7)

### Outline of Section

- 82.3% of the Borough working age (15-64), were economically active, 4.5% were unemployed
- Job density has increased from 0.5 in 2011 to 0.62 in 2017
- Gravesham has fewer qualified residents(NVQ 3 or equivalent) than South East and Nationally – potentially translating into lower skilled and lower paid work
- Gravesham gross weekly pay (£620.2) is higher than average for Great Britain (£587) but lower than South East (£636) – this covers people who live in the Borough
- Number of business in 2018 was 31.5% higher than in 2013
- More people commuted out of the area (44% of total) than into Gravesham
- Claimant numbers (7.5%) are higher than South East (5.3%) and National figures (6.4%)

### Potential Summary Impact to Parish?

LOW

- Nothing specifically listed related to Cobham, Sole Street or Ifield



### Pages & Maps

- Pages 32-36
- Number of tables showing employed, commuters and claimants

### Consultation Question

- 39 Question 18: Should we continue the current approach to protecting existing employment areas? If not, what evidence do you have to support your view?
- Question 19: Should we be allocating more land to meet the Borough's employment needs and to attract greater investment to the Borough, to try to ensure that for every 16-64 year old resident in the Borough there is a job opportunity available?
- Question 20: What provisions should be made to promote micro and small businesses in the Borough and to encourage people to work from home?
- Question 21: Should the Local Plan be making provision for greater and better paid job opportunities for all residents and especially lower paid female residents of the Borough?
- Question 22: What measures should be undertaken to reduce levels of out commuting?

## Stage 2, Part 1 – Providing Jobs for Residents of the Borough (Section 1.7.8)

### Outline of Section

- Recognised loss of large scale employers since 1990 but slow delivery of replacement floorspace
- Increase in micro-small scale businesses
- Need to show Gravesham investment potential to business and investors, without this people will continue to commute outside the area depriving local businesses of revenue
- A number of identified sites in the Local Plan for retail and employment development is supported, but **additional 15 hectares of employment land** will be required
- Local Plan Partial Review will need to consider changing the mix of business premises to meet the needs of businesses as well as monitor, manage and protect employment areas in the Borough.

### Potential Summary Impact to Parish?

LOW

- Nothing specifically listed related to Cobham, Sole Street or Ifield
- No mention of new job creation in rural areas



### Pages & Maps

- Pages
- Map Pg 37 core strategy key sited
- Map Pg 38 existing employment sites

### Consultation Question

- 39 Question 18: Should we continue the current approach to protecting existing employment areas? If not, what evidence do you have to support your view?
- Question 19: Should we be allocating more land to meet the Borough's employment needs and to attract greater investment to the Borough, to try to ensure that for every 16-64 year old resident in the Borough there is a job opportunity available?
- Question 20: What provisions should be made to promote micro and small businesses in the Borough and to encourage people to work from home?
- Question 21: Should the Local Plan be making provision for greater and better paid job opportunities for all residents and especially lower paid female residents of the Borough?
- Question 22: What measures should be undertaken to reduce levels of out commuting?

## Stage 2, Part 1 – Retail & Future of Gravesend Town Centre (Section 1.7.12)

### Outline of Section

- Retail sector undergoing dramatic changes with physical outlets closing and online retailing and out of town locations growing. This results in empty shops and store closures.
- Town Centre is being reimagined and reinforces to enable access to leisure, retail and community services
- Significant investment in the Town Centre continues
- Investment will change the focus from purely retail to office, retail leisure and recreation to support the towns centers as a place to work and play
- Current needs plan shows 24,300m<sup>2</sup> of retail floorspace comparison (i.e. white goods, clothes etc.) and Convenience (e.g. food and drink)
- Some 'Change of use' no longer requires planning

### Potential Summary Impact to Parish?

LOW

- Nothing specifically listed related to Cobham, Sole Street or Ifield
- Introduction/clarification of new Classes may impact/improve protection of some community assets
  - Shops, Pubs and retail classes now easier to change use without planning required
  - Local community assets (e.g. local shop) and learning institutions classified as new classes F1 and F2 (*see useful links at end of this document for info*)

### Pages & Maps

- Pages 40-41

### Consultation Question

- Question 23: Should the Borough Council continue to focus retail, leisure and recreation growth towards Gravesend Town Centre, are there any areas of the Borough in need of retail and leisure floorspace to support the local area and sustainability?
- Question 24: In light of the Government's changes to the Use Class Order and Permitted Development Rights, should the retail core of Gravesend Town Centre be protected, or should it be diversified to encourage a greater range of uses?



# Stage 2, Part 1 – Boroughs Development Needs - Options (Section 1.8)



## Outline of Section

- Lists out the six options that have previously been tabled in the 2018 Stage 1 consultation, none had clear support.
- Details as to why each of the options was opposed including details of new settlement sizes and infrastructure needed along with proposals to change how calculations on infrastructure are made to account for the functional relationships between the most sustainable rural settlements and other settlements, as well as factoring in accessibility to public transport and suitability to accommodate development
- This results in a recategorization using a new Settlement Hierarchy (page 46 – Figure 13), affecting a number of settlements by allowing changes to planning restrictions and adjusting .
- It invites Parish Councils to prepare a National Planning Policy Framework (CPC is in progress of creating)
- Another suggestion is proportional distribution of housing need targeted at Rural areas only

## Potential Summary Impact to Parish?

VERY HIGH

- Neither option seems very appealing, either take infill, developing between Meopham and Sole Street or build out 7.2% of the total housing need for the Borough
- Cobham and Sole Street are newly categorized from 4th Tier to small village (using a new Settlement Hierarchy). This would then make us available for infill development only. Apart from Strood our village surrounding areas has the most tagged ‘potential’ development sites
- Proportional Development would result in rural areas being allocated a % of the borough housing need based on current housing. Our village has 602 (as per 2011) dwellings, so would result in an additional 7.2% of the need, an increase of between 308 - 781 new dwellings (based on 10,840 need), doubling the size of the village.
- This planned impact can be seen on the map of Page 49, which shows a cluster of Potential development sites in Sole Street, Meopham, Hook Green and Longfield Hill.

## Pages & Maps

- Pages 42 - 50
- Map on Pg 49 shows a detailed expansion of proposed development sites

## Consultation Question

- Question 25: Is the Borough Council’s revised settlement hierarchy approach suitable? Please provide details.
- Question 26: Are we right not to consider how the changes in technology impact of the sustainability of rural settlements? Or should we update how we assess settlement sustainability?
- Question 27: Should the housing requirement for the Borough be broken down so we can understand the specific individual housing need requirements for the urban area, parishes and Istead Rise?
- Question 28: Which redistribution approach do you consider to be the most effective (A, B , C or D)? Are there any alternative approaches that should be considered?
- Question 29: Do you support the formation of Neighbourhood plans, should the council encourage their establishment by local communities? If yes should the council actively help with this?

# Stage 2, Part 1 – Green Belt & Inset Settlement Boundaries (Section 1.9)



## Outline of Section

- Discusses the history of Green Belt, why it was setup and how over time local authorities have modified their Green Belt boundaries. This is shown as a reduction in Green Belt of 13,200 hectares of Green Belt nationally. Currently Gravesham is 77.4% Green Belt of which 6.3% is developed land uses (e.g. community, industry, transport, development etc.).
- Reasons for change are mapping anomalies, development, provide needs to Gypsy and Travelers, provide education facilities on urban open spaces
- 122 land parcels have been identified, with a view of the Harm to the Green Belt. The Map on page 56 shows the five Green Belt parcel ratings Low – High
- Note: These ratings seem to differ between Consultation Stage 2 Part 1 document Page 56 and the Gravesham Green Belt Report Final (Aug 2020) for Cobham and Sole Street.
- These are shortlisted, other options would need to be provided to exclude some/all of the affected Low, Low Moderate and Moderate Green Belt Parcels

## Potential Summary Impact to Parish?

VERY HIGH

- Parcel harm rating differ between documents, the Consultation paper showing Low Moderate areas across Sole Street and Cobham (zero in Ifield) and our boundaries have some parcels designated as 'Low' harm
- Sole Street Green Belt parcel harm ratings
  - 1 Moderate, 3 Moderate High, 2 High
- Cobham Green Belt parcel harm ratings
  - 1 Low Moderate, 2 Moderate, 2 Moderate High, 2 High
- Sole Street Green Belt parcel harm ratings
  - 1 Low Moderate
- In 2018 the option to merge Hook Green with Meopham Green and/or Sole Street, to create a new settlement was discussed
- In 2020 the option is now to expand (infill) settlements between Sole Street and Meopham
- Cobham is also flagged as an option settlement expansion
- The plan is to build 3,800 dwellings across the Borough rural areas on land currently designated as Green Belt

## Pages & Maps

- Pages 50-58
- Map on Pg 51 shows England Green Belt
- Map on Pag 56 shows Borough Green Belt Parcel ratings
- Also reference Green Belt Final document plan

## Consultation Question

- Question 30: Do you agree with these criteria? Are there any changes or additional criteria that you consider we should take into account?
- Question 31: Should the Council continue with the Local Plan Core Strategy's existing approach of ensuring existing settlements do not merge? If not, why?
- Question 32: Do you have any views in relation to the sites identified in meeting the Borough's needs so far?
- Question 33: Are there any alternative approaches that the Council should consider?

## Stage 2, Part 1 – Open Spaces & Local Green Space (Section 1.10)

### Outline of Section

- Local Core Plan Strategy protects existing local open spaces
- Development that involves the provision of new dwellings is required to contribute towards the provision, enhancement and maintenance of local open spaces through on-site or off-site provision
- Recognition that Open Spaces need protection help environment and offset climate change. In addition promote wellbeing and physical health.
- Maps are supplied showing existing and new proposed open spaces.
- General notes on Open Space criteria for designation, these need to be approved as part of the consultation.
- Open space designation is used to protect open spaces that is not (usually) Green Belt land.

### Potential Summary Impact to Parish?

MED

- Cobham, Sole Street & Ifield already have a large designation of Open Spaces as seen on the Map on Page 59
- No new Open Space nominations are currently within our villages
- The impact of proposing further Green/Open spaces could help protect the Villages
- GBC is looking for further nominations



### Pages & Maps

- Pages 58-63
- Map Pg 59 – Map of current Open Spaces
- Map Pg 61 – Local Green Space Nominations

### Consultation Question

- Question 34: Should the Council be more specific in relation to defining the Open Spaces that are protected and be more specific regarding future provision?
- Question 35: Should the Council designate local green spaces? Do you agree with the local green space criteria identified?
- Question 36: Are there any additional sites that should be considered for local green space designation through the plan making process? If yes, please see Appendix 2 for further information on how to nominate a site.

# Stage 2, Part 1 – Infrastructure & Service Provision (Section 1.11)



## Outline of Section

- Reviews the need as part of the Local Plan Core Strategy to identify what infrastructure is required as part of this plan
- Highlights key issues with provision of Services such as GPs and also details why estimates on some services cannot be made through to 2036.
- Details on how development size contributes just financially, or financially and materially to infrastructure
- Comments on the ageing population and increased dependency on NHS
- Outlines what the Borough council cannot do
- Outlines the partnership that GBC have with Highways England and Kent County Council

## Potential Summary Impact to Parish?

HIGH

- Based on the expected provision an additional 7.2% of the need, an increase of between potentially 308 - 781 new dwellings being built in our village (based on proposed allocation and future need), there is no mention of improved infrastructure or services within the consultation document to support that build
- If the expected growth of our village occurs, along with new plans for Option C in 2021 and the current traffic issues, we would need assurance that any planned development had adequate infrastructure and services to support that growth.

## Pages & Maps

- Pages 64 - 66

## Consultation Question

- Question 37: What particular pressures do you experience in relation to existing infrastructure, please provide details such as type of infrastructure and location? Question 38: Do you agree with the Council's approach in working with infrastructure providers and other partners to ensure infrastructure is delivered to adequately meet the needs and mitigate the impacts of new development?

# Stage 2, Part 1 – Climate Change (Section 1.12)



## Outline of Section

- Borough is part of 2019 Climate Emergency and set to be Carbon Neutral by 2030. 2019 data states that emissions are contributed from Housing (31%), Transport (38%, Industry & commerce (31%).
- Details activities that could be done for Borough to reduce greenhouse gas emissions by 13% per year to meet UN Paris Climate Agreement
- Outlines the impact the Climate change is having on the Borough
- Suggests that planning can proactively contribute to reversing the impact of climate change by looking at location, scale, mix, layout and landscaping.
- GBC states that it will not halt growth to reduce impact of climate change

## Potential Summary Impact to Parish?

HIGH

- Climate change impact in the village could be high based on the expected provision an additional 7.2% of the overall housing need, an increase of between 308 - 781 new dwellings being built in our village (based on proposed allocation and future need).
- There is also an implied impact of increased traffic and carbon footprint due to this development, which in turn could be detrimental to the Parish.

## Pages & Maps

- Pages 66-69

## Consultation Question

- Question 39: Do you agree that the Council should be addressing the Climate Change emergency proactively? If not, why not and what are the risks involved in not taking suitable action at this stage?
- Question 40: Should the Council make provision for large-scale renewable energy generation? The Borough has recognised wind resource, would you welcome wind turbines?
- Question 41: Should the Council require new development to accord with an energy hierarchy, which in order of importance seeks to minimise energy demand, maximise energy efficiency, utilise renewable energy, utilise low carbon energy, and only then use other energy sources.
- Question 42: Should strategic development allocations be required to make use of decentralised heating and cooling networks?
- Question 43: Should the Council require new developments to include a detailed carbon assessment to demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions, where appropriate?
- Question 44: Should the Council require developers to contribute towards increasing the area of habitats that sequester and store carbon, including through the provision of additional tree and shrub cover within the Borough?
- Question 45: Should the Council seek to deliver net zero carbon development at a faster rate than allowed for by Government Building Regulations?



Below are a set of useful notes and links that may assist you in further research, background material or responding to the consultation

**Postal Address for responses**

Planning Policy, Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, DA12 1AU

**Online Responses (account required)**

<https://localplan.gravesham.gov.uk/>

**Document Repository & Consultation Homepage**

<https://localplan.gravesham.gov.uk/consult.ti/REG18S2/consultationHome>

**Cobham Parish Council Homepage**

<http://www.cobham-kent-pc.gov.uk/>

**Town & Planning Use Classes Amendment**

<https://www.legislation.gov.uk/uksi/2020/757/made>

Any Questions or comments please contact

[Clerk@Cobham-Kent-PC.gov.uk](mailto:Clerk@Cobham-Kent-PC.gov.uk) or visit the CPC Website

**NOTE**

- The CPC is not liable for how you interpret or use the information – this document is intended as a guide only
- Anything that is perceived incorrect or wrong is not intended, merely oversight
- Please ensure you read the relevant source documents via the GBC website