

Medway Council Local Plan

Submission

by

Medway Council Valuation and Asset Management Team

for

Medway Council as Landowner

March 2017

1. INTRODUCTION

1.1. Context

- 1.1.1. This document relates to Deangate Ridge Golf Course and Sports Complex Hoo as shown shaded pink on the plan at Appendix A.

2. SITE SUBMISSIONS

2.1. Introduction

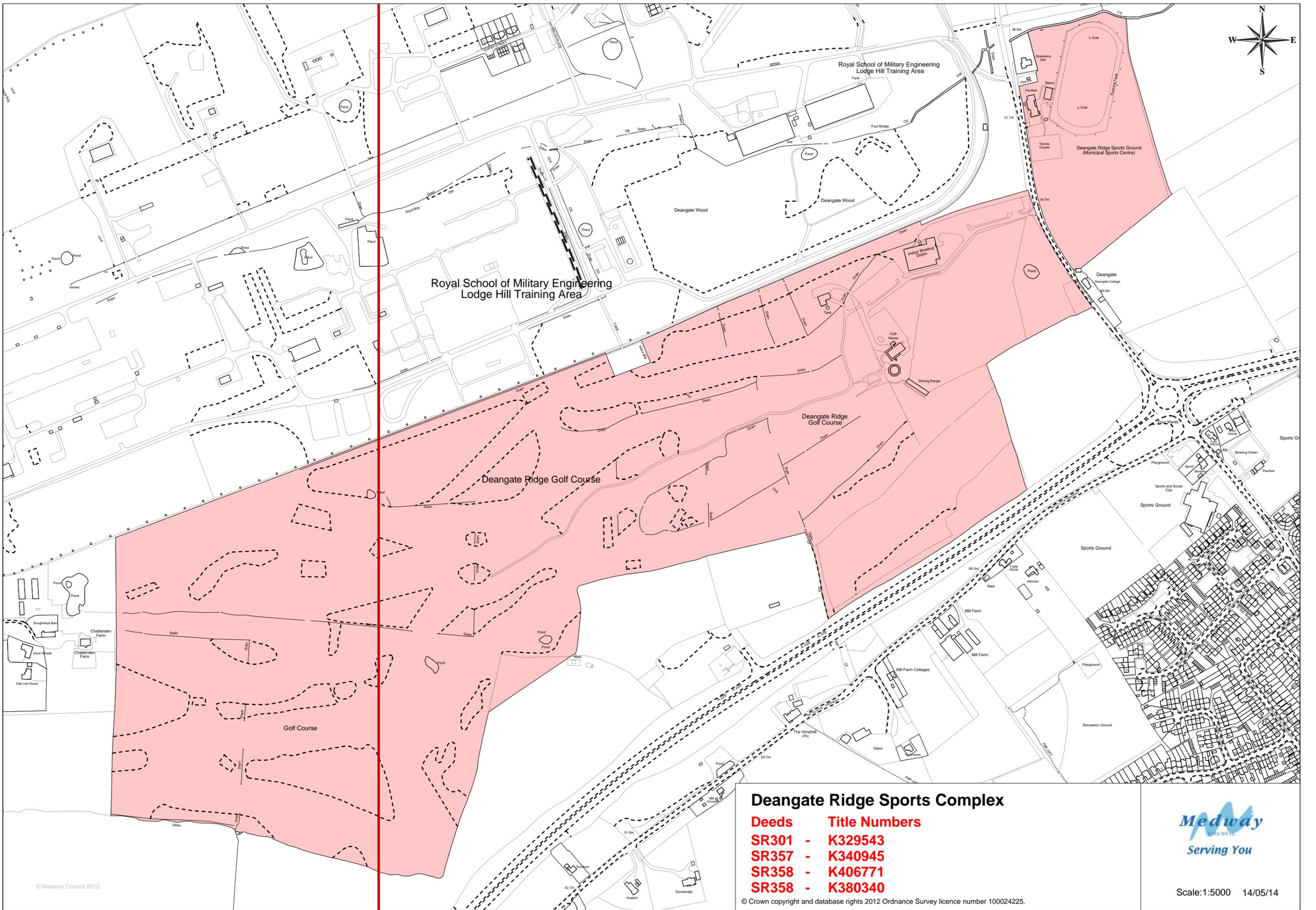
- 2.1.1. Medway Council as Landowner supports the promotion of the land at Deangate Ridge Golf Course and Sports Complex Hoo, for inclusion within the Medway Local Plan as a housing allocation. Please see the site plan attached at Appendix A.
- 2.1.2. The site is not used intensively and is capable of helping meet Medway's housing growth needs together with an appropriate amount of community infrastructure.
- 2.1.3. At present, detailed assessments have not been carried out, however where possible, base line information is provided that demonstrates that the site is suitable, available and deliverable for a housing lead development site.
- 2.1.4. The following summary is provided in respect of the site submission.

- **It is a deliverable Housing Site** – The site can make a valuable contribution to the housing land supply for Medway. The site can assist in providing the supply of housing required to meet the needs of present and future generations. The whole site is deliverable within the plan period. The site to the west has an area of around 67.1 ha (165.9 acres). So at a density of only 24 dwelling per hectare the site will be suitable for up to 1,600 dwellings. It is proposed that the land to the east area of around 5.8 ha (14.3 acres) is retained for community facilities.
- **Provision of Affordable Housing** – The site can deliver 25% policy compliant affordable homes.
- **Provision of Market Housing** – The site can deliver high quality market family housing which will meet the needs identified in Medway.
- **Access to Community Facilities** – There is a range of community facilities available in Hoo. This proposal will help to support the vitality and viability of these.
- **Public Transport** – Hoo is well served by existing public transport which provides connections to wider services and facilities available in Medway. The best and most sustainable way of maintaining and improving bus services is with an appropriate S106 contribution. This existing service will be extended to serve the site becoming sustainable when the site is fully developed.

- **Public Open Space** – The development of this site will deliver formal and informal public open space benefiting both new and existing residents.
- **New Pedestrian and Cycling Links** – New links will be created through the site.
- **Travel Plan** – The site is located in a strategic position directly adjacent to the A228 Hoo Bypass. New development will assist in establishing travel habits that concentrate on reducing reliance on the private car. Travel plan measures will be deployed from the outset of occupation of the development.
- **Population Growth** – An increase in population within Hoo will help to sustain and support its role as a large village/small town and will reinforce its vitality and viability, its businesses, services and facilities.
- **Labour Force Supply** – The development will provide additional people of working age that, as economically active residents, will help to support the sustainability of Medway's economy.
- **Construction Jobs** – Employment opportunities will directly arise from the site construction together with supply chain job opportunities.
- **Resident Expenditure** – Residents will spend money and boost the local economy.
- **New Homes Bonus & Council Tax** – Medway Council will be the recipient of significant funds arising in respect of the New Homes Bonus and future revenue from Council Tax/business rates, all of which will help sustain essential facilities and services in Medway.
- **Ecological Benefits** – The development site presents opportunities for biodiversity enhancements. Currently the site is predominantly used as a golf course and is of low ecological value. The provision of new green infrastructure with the development will enhance ecology.
- **Biodiversity** – The development proposals will greatly enhance Flora and Fauna helping to compliment the nearby SSSI.
- **Flooding** – The site is not recorded on the Environment Agencies maps as being at risk of flooding.

APPENDIX A

SITE PLAN



Deangate Ridge Sports Complex

Deeds	Title Numbers
SR301	- K329543
SR357	- K340945
SR358	- K406771
SR358	- K380340