

Gravesham Borough Council response to the proposed Main Modifications to the Kent Minerals and Waste Local Plan (2024 – 2039)

Thank you for consulting Gravesham Borough Council on the Proposed Main Modifications to the Kent and Medway Local Plan. It is noted that you are seeking views on the soundness and legal compliance of the Proposed Modifications.

GBC would like to raise the following comments which are minor in nature to ensure that the proposed policy wording aligns with legislation and national policy.

Policy	Amendment	GBC Comment
CSW 3	<p>Policy CSW 3 has the following amended wording which is also reflected in footnote 99</p> <p>For major developments 71 the above should be demonstrated via the submission of a Circular Economy Statement. For development which has a total floor space of greater than 1000 square metres and / or comprises greater than 10no. units of housing and / or where the site is 1 hectare or more, the above principles (1 to 4) should be demonstrated via the submission of a Circular Economy Statement.</p> <p>For development which has a total floor space of greater than 1000 square metres and / or comprises greater than 10no. units of housing and / or where the site is 1 hectare or more, the above principles (1 to 4) should be demonstrated via the submission of a Circular Economy Statement.</p>	<p>The KCC response to the concern that the detailed wording of Policy CSW 3 appeared to apply to the design of all new development above the level of ‘householder’ development irrespective of scale was to agree that this could be linked to the requirement to produce Design and Access Statements under Article 9 to the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the text has been amended accordingly such that Circular Economy Statements only need to be provided for development of 10 or more dwellings or provision of a building(s) where the floor space to be created is over 1,000 square metres or where the site is 1 hectare or more.</p> <p>Should the proposed revised wording reflect the definition of major development contained in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and reflected in eth NPPF? Article 2 defines Major Development as:</p> <p><i>“.... development involving any one or more of the following—</i></p> <ul style="list-style-type: none"> <i>(a) the winning and working of minerals or the use of land for mineral-working deposits;</i> <i>(b) waste development;</i> <i>(c) the provision of dwellinghouses where—</i>

		<p>(i) <i>the number of dwellinghouses to be provided is 10 or more; or</i></p> <p>(ii) <i>the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i)</i></p> <p>(d) <i>the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</i></p> <p>(e) <i>development carried out on a site having an area of 1 hectare or more;</i></p> <p>Given this, the requirement to submit a Circular Economy Statement should be amended to reflect this definition. At present, it only applies to housing schemes of more than 10 units rather than 10 units or more and no reference is made to residential scheme on sites having an area of 0.5 ha or more .</p> <p>This definition is also used in footnote 99 to define “<i>Proposals for development of a certain size</i>”. Any change to definition included in CSW 3 should also be reflected in this footnote.</p>
Policy DM 2		<p>Policy DM 2 Section 2 National Sites.</p> <p>Background Text</p> <p>Elsewhere in the document, references to Areas of Outstanding Beauty have been updated to state “National Landscapes (formerly called Areas of Outstanding Natural Beauty)”. This has not been amended in the background text of policy text in relation to Policy DM 3. To align with national policy and ensure consistency of terminology throughout the document, the wording of the background text to Policy DM2 should be reviewed.</p>