

**NOTES OF CORE STRATEGY MEETING 31ST JANUARY 2011,
ALEXANDER CENTRE, FAVERSHAM 7.00PM – 8.50PM.**

Present from the Council: **Alan Best (Chair and Principal Planner)**
 Natalie Earl (Senior Policy Planner)
 Julie Davies (Senior Policy Planner)

Alan Best welcomed everyone to the meeting.

Following a presentation on the options by Natalie Earl and Julie Davies of the Council, a series of questions and/or statements were made from the following Members of the audience. These are summarised below.

NAME	COMMENT/QUESTION/RESPONSE
Brenda Chester	<p>Document does nothing for Faversham, need more housing and employment. Market town is important, but need to do more for people.</p> <p><i>Response – if balance is not right then this response should be made to the consultation.</i></p>
Judith Webb	<p>Much is made of agricultural past, but what about industrial heritage? Talk of organic growth, but this needs nurturing; need to think about the future as well as conservation.</p> <p><i>Response – Noted.</i></p>
Sue Cooper (Standard Quay)	<p>Town is still blighted by Abbey Park as this was where all industry would have been located, at that time. Employment locations like the Creek were not protected because Abbey Park was the alternative. Town's strength is its maritime industries along creek. Need to protect and encourage remaining.</p> <p><i>Response – Noted, other factors were at work at Faversham as well as Abbey Park. Businesses contracted with major structural changes in the wider economy in manufacturing and food processing.</i></p>
David Gwyn-Jones	<p>Agreed with Sue Cooper. Whitehall driven process with management speak. Faversham left in limbo. The key to the town is Faversham Creek – a dynamic regeneration opportunity. Standard Quay should be saved.</p> <p><i>Response – Noted.</i></p>

<p>Brian Pain</p>	<p>Options a scam. Not a genuine choice. Why not no housing?</p> <p><i>Response – Options test a range, the consultation asks if other options should be considered, however, must be driven by evidence.</i></p>
<p>Paul Cumberland (local retailer)</p>	<p>Need more industry before more housing. High levels of commuting, so there should be no housing unless for local workers. Highlighted success of Wilson developments at Whitstable Road – sold before built.</p> <p><i>Response – Noted.</i></p>
<p>Mr Baker (from Dunkirk)</p>	<p>Raised (a) the need to protect best agricultural land around Faversham and Sittingbourne; and (b) the need for a lorry park on the former airfield at Dunkirk.</p> <p><i>Response – In respect of (a), unless all development could be located on brownfield land, it would be very difficult to have a presumption against the loss of agricultural land as these towns were in the heart of the agricultural belt. Government policy states that all planning considerations have to be taken into account alongside protecting agricultural land.</i></p> <p><i>In respect of (b) Cllr. Bowles informed the meeting that proposals suggested by KCC had been shelved for the time-being. In the case of the specifics, the site in question could not be accessed acceptably from the A2 and it was within an outstanding landscape.</i></p>
<p>Mary Gransden (from Dunkirk)</p>	<p>Asked (a) whether SSSIs and Special Landscapes would be retained ; and (b) why landscape condition in the Denstroud area was classed as 'poor'.</p> <p><i>Response – In respect of (a) it was explained that SSSIs were a statutory designation and could not be changed by the Council. In respect of Special Landscape Areas, these were subject to a specific issue within the consultation document. In respect of (b) it was explained that this related to a separate document (The Landscape Character Assessment and Guidelines). It was simply a reflection of landscape change and the</i></p>

	<p><i>actions needed to improve it, not a signal for major development. It was added that the condition was a reflection of detrimental changes previously made at Clay Hill, which were now the subject of improvements by the Woodland Trust.</i></p>
<p>Su Vaight (Oare Parish Council)</p>	<p>(a) What contingency is there if the Thames Estuary airport goes ahead?; and (b) Why the extra houses in option 4?</p> <p><i>Response – (a) Any airport would be considered via a separate nationally defined process, however, the concept was not sufficiently defined to be responded to by the Core Strategy. (b) Extra housing was proposed to support extra jobs, but also to support Sittingbourne and any potential infrastructure needed. Reminded the audience of the demographic statistic of circa 18,000 homes to meet current trends. Questioner noted that was it possible that without housing there would be in-commuting? Attention was drawn to the Council's demographic and labour supply study available on the website. This highlighted this as a potential issue.</i></p> <p><i>Cllr Bowles stressed that he was an environmentalist, but that there was also a need to address housing needs for future generations.</i></p>
<p>Sue Cooper (Standard Quay)</p>	<p>What about building Council houses for rent?</p> <p><i>Response – Housing is built by housing associations, but there is still a considerable need. 30% of homes would be sought as affordable, the definition of which is wider than rented.</i></p>
<p>Penny Newel-Kitisu</p>	<p>(a) How many second homes are there in Faversham?; and (b) what type of housing would be built.</p> <p><i>Response – Details supplied and questioner to be advised. In respect of (b), it would not be possible at this stage to give actual figures, but this would be driven by a need for larger family homes and smaller accommodation.</i></p>
<p>Cllr. Cosgrove</p>	<p>Commended preparation of the consultation</p>

	<p>document.</p> <p>Noted that Swale was in the south-east so had to deal with where we were and what is here. He considered that more needed to be said about the historic assets of the area and to concentrate on the Creek. He felt that more evidence was needed on the economic contribution of maritime industries in Swale and that this maritime theme should be developed more strongly.</p> <p><i>Response – Noted.</i></p> <p><i>Cllr Bowles endorsed these comments.</i></p>
Cllr. Henderson	<p>Need to pay attention to the future of the market. Problems of Jnc. 5 of the M2 are noted, but what about Jnc. 6. Highlighted potential impacts upon A2 corridor if Sittingbourne Northern and Southern Relief Roads are completed. Also raised the need for good quality and well paid jobs.</p> <p><i>Response – Noted.</i></p> <p><i>Cllr. Bowles added that there would be a report to Members on the market issue shortly.</i></p>
Chris Oswald-Jones	<p>Highlighted the potential impact upon the A2 of the Sittingbourne Southern Relief Road. Was pleased to note assurances at previous meeting that the Transport Model would be analysing impacts.</p> <p>In respect of the Port of Sheerness, would land reclamation be classed as brownfield land?</p> <p><i>Response – Noted. In respect of the Port of Sheerness. As understood at present, proposals would also include housing upon existing port operational area. Once land was reclaimed it would probably be then classed as brownfield land.</i></p>
David Gwyn-Jones	<p>Made statement about the importance of creek.</p> <p><i>Response – Noted.</i></p>
Alison St.Clair-Baker (Newnham Parish Council)	<p>Would the implementation plan cover such matters as what businesses would be on each site?</p>

	<i>Response – No. This would not be possible at this stage. However, the role of the implementation plan is to list the key pieces of infrastructure needed to support the Core Strategy, who would provide them and when.</i>
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Alan Best thanked the audience for the attendance and valuable contribution, stressing that comments needed to be submitted to the Council by 14th March 2011 by any means – drawing specific attention to perhaps the use of the Council's online consultation portal which had advantages in the ease of use for both Council and user.

Meeting closed 8.50pm.

Getting involved

- Consultation 17th Jan – 14th Mar 2011 (5.00pm)
- On line consultation at:
 - www.swale.gov.uk/pyo
 - <http://swale-consult.limehouse.co.uk/portal/>
- Council offices and libraries – Parish/Town Councils & Amenity Groups have copy. CD on request.
- Consultation meetings, open day.
- Exhibition here, at Swale House and elsewhere.
- Summary Leaflet.
- Keep up to date with Facebook & Twitter.