

12<sup>th</sup> June 2012

Our Ref: MJD/SS/CoreStrategy

F.A.O Alison Rock  
Gun Wharf  
Dock Road  
Chatham  
Kent ME3 4TR

Dear Ms Rock

**Re: Local Development Framework Examination – Medway Council**

Further to my email of yesterday, I have managed to prepare some instructions concerning a route and points of view for the Chatham Town Centre and the Strood Town Centre with a note of the most suitable car park and numbered points referring to the narrative on a separate map for each centre. I have marked the points additionally on the original appendix maps that were attached to my statement lodged with you before the 25<sup>th</sup> May 2012 as I thought it would be easier to relate everything to that as well.

I hope that helps the Inspector. I will of course be happy to clarify anything when required and during the hearings or as the Inspector asks.

I am enclosing fourteen copies of the routes and maps in case you need one for a number of people. I have retained one for myself.

Yours sincerely

**Michael Dakers**  
**DAKERS MARRIOTT SOLICITORS**

## **Routes and Points to View From M.J. Dakers L.M.R.P.T.I of Dakers Marriott Concerning Proposed Unaccompanied Site Visit to Chatham Town Centre and Strood Town Centre**

**Factual Statements to Supplement Comments of Michael Dakers, Legal Member of the Royal Town Planning Institute, on the Publication Draft of the Core Strategy for the Medway Local Development Framework (Published August 2011)**

- (a) On behalf of Strood Town Centre Forum (as Chairman)**
- (b) On behalf of Michael Gill Limited Owners of a Substantial Property in the Centre of Strood Comprising Offices and 5 Retail Shops.**
- (c) On behalf of the Firm of Dakers Marriott, Private and Commercial Solicitors, Practising in the Centre of Strood**

### **Chatham Centre Route**

#### **Suggested car park**

Globe Lane car park off Medway Street, Chatham.

Commencement of route at top of Medway Street (Sun Pier end) (I). Note shops behind where Bates Department Store was prior to it being taken over by Alders who moved to where at present Argos (paragraph 4.1 of statement).

Proceed eastwards along High Street to main road leading to bus station (II). Pass by derelict Theatre covered by scaffolding on the right. Note this as position of previous Sir John Hawkins flyover across the former High Street/before that A2 chunk road leading to rest of High Street.

Proceed to crossroads High Street/Military Road/Railway Street (III).

Proceed along High Street eastwards noting where Marks & Spencer and Co-op (marked on plan appendix to statement) and former Woolworths lie.

Proceed to point where central square would be proposed to start (IV)(closed Clinton Cards). Proceed eastwards along to alleyway between flowershop and Macdonalds and opposite Clover Street and turn left into alleyway (V).

Proceed along alleyway northwards to area at rear of the Brook/Pentagon car park (VI). Note disabled car park and open area and shops to be removed behind (fronting High Street).

Walk to north eastern edge of disabled car park south eastern open entrance to car park exit (VII). Observe pumping station at corner of proposed central square. Proceed back southwards to Solomons Road (VIII).

Proceed along to Batchelor Street (IX) turn right down towards High Street opposite Kent Reliance (X) – observe Debenhams Department Store (formerly Alders) to the right and extent of it (walk along if necessary).

Proceed eastwards along the High Street noting shops etc to road junction complex at end (XI). Observe junction and four sets of traffic lights along that shortish length of road (left and right). Also note flows of traffic interrupted by sets of traffic lights in quick succession of junction for New Road. Note lanes whereby at two of those junctions (at the beginning of the Brook and in the Brook to Slicketts Hill) traffic can turn right across the lanes in the opposite direction (not the position with a clockwise ring road before). Also traffic coming in from the eastern end of the High Street to cross right into the Brook stopping the flows from New Road.

Continue walking on High Street side of Brook westwards down Brook noting on the way Batchelor Street traffic lights (XII) and further set of traffic lights from old bus station and exit from car park left and right but uncontrolled (with ring road there were only lights controlling buses feeding onto it to go clockwise).

Proceed on the Brook (either side of road) to former Chatham Town Hall (now Brook Theatre) traffic light junction (XIII) Note ability to turn right again up Whiffens Avenue (not necessary in ring road).

Proceed further westwards to junction with bus station exit/entrance (formerly Globe Lane) (XIV) still conflict with buses and taxis coming out similar to old ring road. Note no through traffic or other traffic allowed in bus station.

Walk through bus station on River side to reach Medway Street (XV). Note junction there and its restrictions on traffic again.

Arrive at Medway Street. Note how it used to be able to feed traffic both ways via old Globe Lane to provide bypass of centre and for traffic using ring road coming over Sir John Hawkins flyover.

Cross bus station road again into High Street eastwards up to junction with Railway Street (III) and turn right (south) up to junction with Best Street (XVI) – St. John's church

opposite. Note the conflict junction of traffic on a two-way basis here (did not occur on clockwise ring road system).

End of route

Note throughout numerous traffic lights and intersections interrupting flow of traffic on outer road. Note also sign in the Brook “road layout changed, do not follow sat nav” before XIII. 1

## **Strood Town Centre**

### **Suggested Car Park**

Old Civic Centre car park by Strood Esplanade (accessed off Knight Road).

Commence at Rochester Bridge end of Strood High Street (I) Note Strood Esplanade to the west (left) proceed down the steps to it (II). Here note heritage aspect and amenity of Castle walls, Rochester Bridge Trust buildings including Chapel, Castle Club and Crown Hotel beginning of High Street and Castle Hill (old entrance to Ostlers Yard at Bull Hotel). At this point also look to rear and note space of former Civic buildings and Civic Centre car park with Council Strood Contact Point at rear. Also note High Street space of dual carriageway at entrance to bridge and traffic light crossing available for a roundabout. Also note open space to Janes Creek in distance (where car park ends).

Proceed westwards down the High Street to railway bridge (III) – here note junction and traffic patterns providing traffic conflict. Can turn left or right out of Station Road or turn right off High Street (coming from Rochester Bridge) to Station Road. Beyond the island note traffic feeding in from High Street eastwards on a tight u-bend back into Commercial Road (A2).

Walk down Commercial Road westwards on southern side. Note retail park on left containing B&Q, Next, Matalan, KFC, Paul Simon’s, Brantano, Argos and Carpet Right. Also note pedestrian lights at entrance to Commercial Road car park (IV)(site of Strood market Tuesdays and Saturdays). Note further set of traffic lights taking traffic left to Knights Road right into Macdonalds and straight on to follow A2 or turn left to Tescos on the southern arm of Commercial Road. Note respective sizes of car parks.

Cross retail park to main entrance (also entrance to Civic Centre car park) (V). Note signs in car park about restrictions and that not a public car park. Also note junction

with Knight Road and conflict of traffic there and difficulty of feed right into Knight Road to get back into Commercial Road, opposite carwash and Magnet.

Proceed right (north) down Knight Road to junction with Commercial Road traffic lights (VI). Again note confluence of roads and Macdonalds car park also note that fifth set of traffic lights from Rochester Bridge.

Turn left and proceed down north westward continuation of Commercial Road to Tesco's (VII).

Go round Tesco's car park via Charles Street to Cuxton Road (VIII).

Turn right into Cuxton Road (A228) and proceed to traffic lights at junction of Cuxton Road/High Street/London Road/Gun Lane (A2/A228) (IX). Note take off point and arrival point for old Strood ring road scheme which went off down Gun Lane. Cuxton Road and Gun Lane one way streets but otherwise main four ways crossroads.

Proceed across into Gun Lane to Old Mortuary (building marked MDCLCLVI) (X) before railway line at which point take the slope down to the rear of the Church yard. Note ring road line on inner side of railway track. In front of you another private car park associated with Wilkinsons/Asda. Also note on north near Gun Lane private car park belonging to St. Nicholas Church.

Turn right up the footpath around the eastern end of St. Nicholas Church to steps at front and junction of High Street/northern part of Commercial Road (XI). Note what are traffic flows here and traffic lights and pedestrian crossings. Note next pedestrian traffic lights at Angel Corner and railings on side of road leading to it. Also note short length to enable crossover from Commercial Road to join A228/North Street.

Proceed over into Commercial Road to junction with access road between car sales and Macdonalds facing entrance to Temple Street public car park (XII) Tesco's now have planning permission to develop and take over the car park. The new main entrance to their superstore will be approximately 10-20 metres further south on that side of the road with a pedestrian crossing nearby.

Proceed down access road to Commercial Road car park and entrance to Tolgate Lane (alternatively if flooded walk round Macdonalds) (XIII) (next door to Michael Gill Building)(Dakers Marriott offices) – note Tolgate Lane main access between Retail Park and High Street for pedestrians.

Proceed up Tolgate Lane to Angel Corner noting confluence of roads there being the main A2 chunk road in one direction and the A228 (North Street) coming in from the Hoo Peninsula (XIV).

Cross to Strood post office and up to entrance to Asda/Wilkinson car park in North Street (XIV). Note that possible road opposite approved to link with Station Road within Aldi planning permission granted on the 30<sup>th</sup> May 2012.

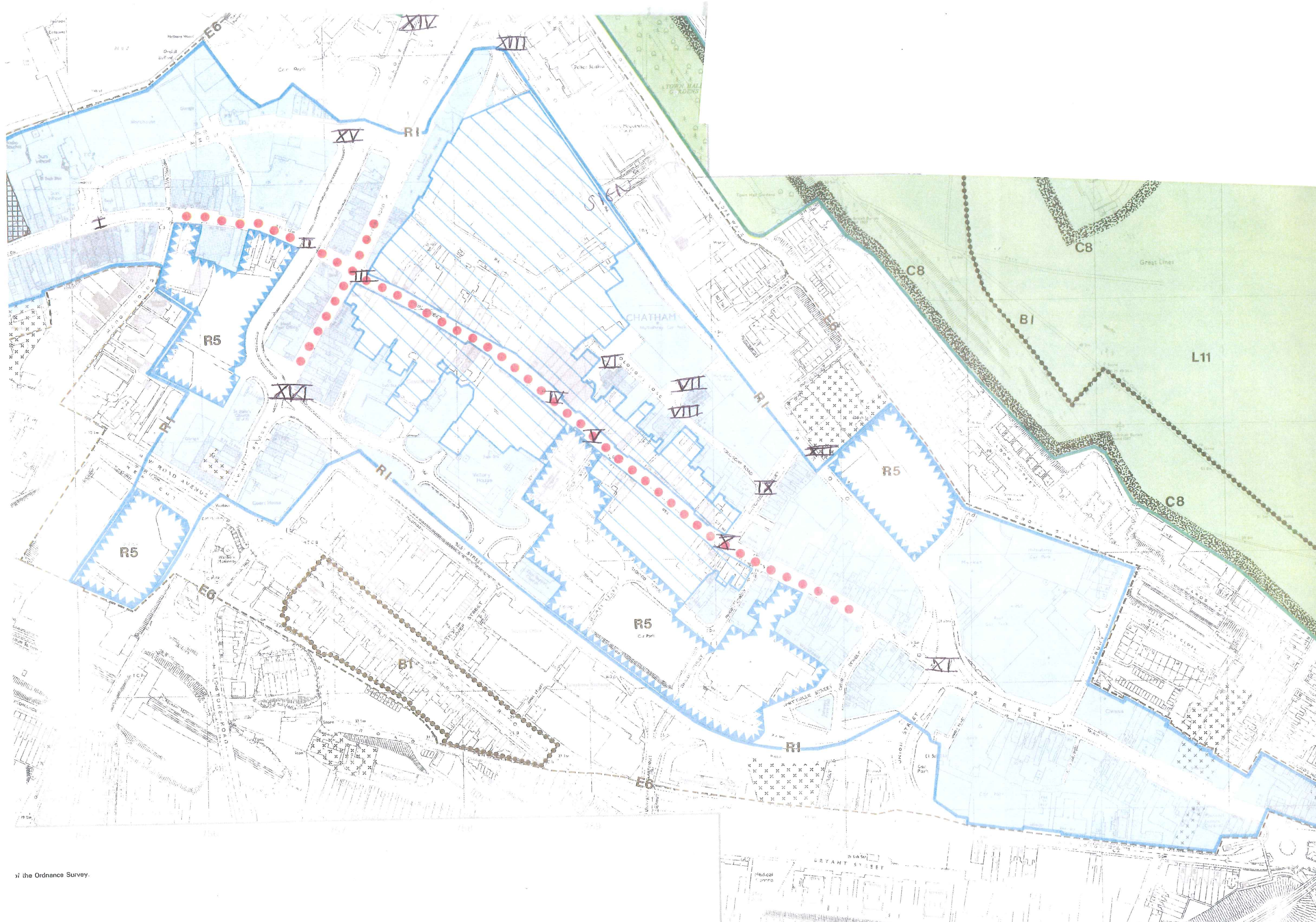
Return down North Street to north side of High Street noting virtual shop on right and large empty site next to Ramos on left (former motorworld/Halfords) and Icelands replacing Woolworths to right (paragraph of statement).

Proceed to traffic lights opposite Iceland (XVI) note two lanes of short length of traffic allowing crossover to take u-bend back to Commercial Road/A2 and travel straight on. Also note again the junction with Station Road and its many assets.

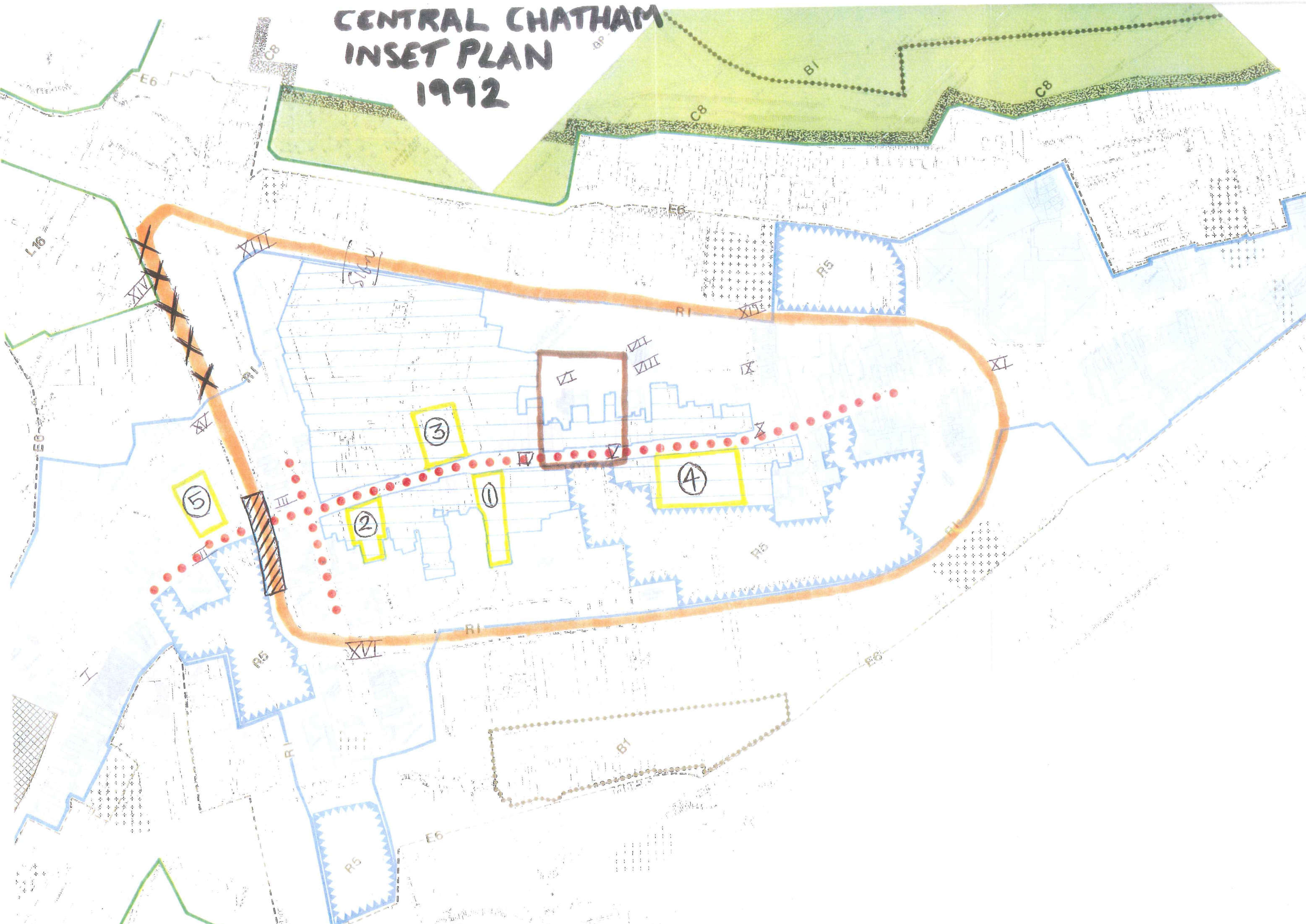
Proceed under railway bridge to Rochester bridge again noting junctions on the way.

Note: Market held on Tuesday and Saturday in Commercial Road car park cuts down public parking to Temple Road.

End of route



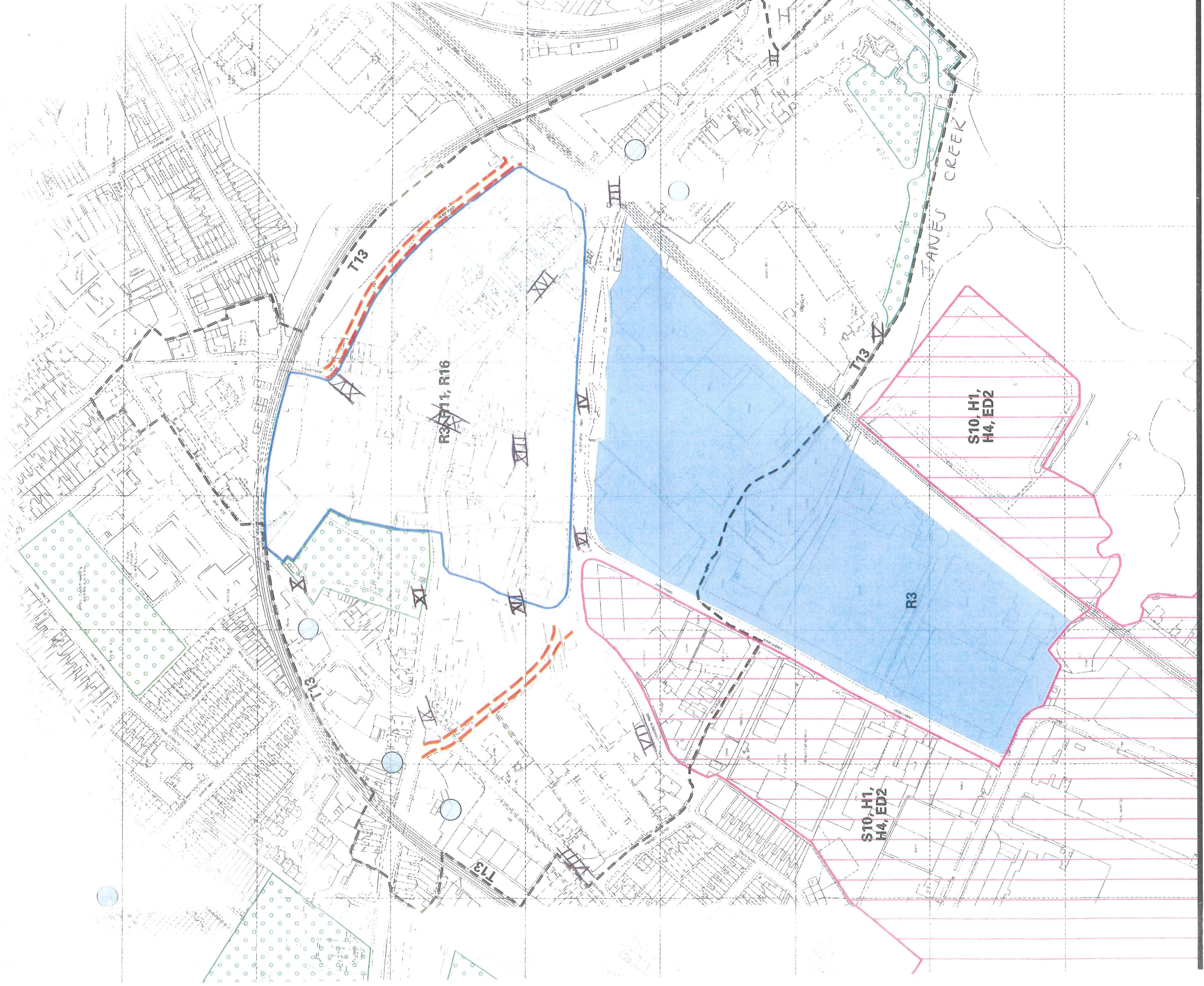
# CENTRAL CHATHAM INSET PLAN 1992





# CENTRAL STROOD INSET - 2003





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737

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R3, H1, R16

S10, H1,  
H4, ED2

R3

S10, H1,  
H4, ED2

JANEY CREEK

T13

T13

T13

T13