

25 APR 2018

01 MAY 2018

23.4.18

Dear Sir

Having read in *Modbury Matters* about a "New Town" in the vicinity on top of the hundreds of houses being built at the moment and more to come after the closure of the Golf course with no extra essential services, having heard only the other day the beautiful sound of the Nightingale and being a strong supporter of the R.S.P.B and wildlife in general I expect my local council to be proactive in the protection of this SSI and Red listed bird at all costs. I would not like to think that my local council would ~~be~~ not be responsible for the decimation of

1
The homeland of this protected bird
and would be ashamed if this
was to happen!!

Remember, all wildlife is
vital for the continuation of food, flowers
and us!!!

Yours Sincerely

J. A. Page MRS

Ref. No. 01634251327

25 APR 2018

24-4-18

Re- Development plans Lodge Hill.

Dear Sir or Madam,

I was writing this letter because under the National Policy Framework, local planning authorities should aim to conserve and enhance biodiversity and should seek to avoid harmful impacts on protected sites.

Development should not happen on land within an (SSSI) or next to it where it would cause an adverse impact.

Yours Sincerely

A.R. PAGE

13 JUN 2018

14 June 2018

Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

Dear Sirs,

**FUTURE MEDWAY LOCAL PLAN 2012 TO 2035
DEVELOPMENT STRATEGY DOCUMENT**

Introduction

On behalf of SSE Generation Development Ltd, we write in response to the Future Medway Local Plan Development Strategy which was published on 16th March for public consultation.

SSE Generation Development Ltd are a subsidiary of SSE plc which is one of the UK's leading energy companies, involved in the generation, transmission, distribution and supply of electricity, and in the extraction, storage, distribution and supply of gas. Its core purpose is to provide the energy people need in a reliable and sustainable way. SSE supplies energy to around 8.08 million energy customers throughout Great Britain and Ireland, and is the UK's leading generator from renewable sources.

SSE are the owner of Medway Power Station and have undertaken a comprehensive programme of upgrade works including upgrades to gas turbines, steam turbines, boilers and process control systems. The purpose of this is to increase the flexibility and efficiency of the plant.

Development Strategy

The new Local Plan will replace the 2003 Medway Local Plan and will provide direction on the future growth of the area. It is noted within the introduction that the aim of the Local Plan is to ensure that Medway grows sustainably, to provide land for homes, jobs, infrastructure and services that people need, whilst protecting and enhancing the qualities of the area's environment and heritage.

Pages 181 - 183 of the Development Strategy document considers Energy and Renewables. Paragraph 12.30 states that: "*Medway is of national significance for power generation, electricity and aviation fuel distribution and Liquefied Natural Gas (LNG) importation.*"

Furthermore, paragraph 12.34 states that: "*the proximity of power stations to the proposed expansion of Hoo suggests there is potential for large scale district heating utilizing waste heat from power plants.*"

SSE welcomes that the emerging Local Plan seeks to encourage future opportunities for new power generation and energy storage. There should also be support for conventional power station extensions, repowering and refurbishment.

Paragraph 12.38 advises in planning for renewable energy that Local Plans should take a positive approach by identifying suitable areas for renewable energy generation and its supporting infrastructure, and by maximizing the opportunities for community-led and decentralized energy production.

Policy MWE11: Energy and Renewables states:

"Proposals for energy developments, including any ancillary building or infrastructure, will be supported unless:

- *the significant impact would compromise statutory designations where national planning policy restricts development;*
- *their scale, form, design, material and cumulative impacts is unacceptable to the local landscape or built environment, or loss of the best and most versatile agricultural land;*
- *any adverse significant impacts on the local community, economy, biodiversity or historic interests cannot be mitigated;*
- *The council will consider the designation of defined areas for renewable energy technologies through a Local Landscape Character Assessment.*
- *The council will actively promote the development of local supply chains and other associated employment opportunities.*
- *The council will explore opportunities for Combined Heat and Power Systems connected to district heating networks."*

It is considered that the Council's policy should also be supportive of renewable energy including larger tip heights to reflect commercial viability. In addition, policy should consider applications for repowering, wind farm extensions and remove conditions from planning permissions that are time limited.

Conclusions

As noted above, SSE owns Medway Power Station and consider that Council policy should be reflective of commercial viability and support repowering. The review should also contain policy on wind energy, specifically noting support for larger tip heights and the removal of conditions that are time limited.

Should you wish to discuss any of the points raised in this consultation further, then please do not hesitate to contact me direct.

[REDACTED]
ALAN FITZPATRICK

Email: [REDACTED]

St James Isle of Grain Parish Council

19 JUN 2018

Parish Clerk: Mrs Christine Gurr
PO Box 681
Rochester
Kent
ME1 9JY

Telephone/Fax: [REDACTED]
E-mail: clerk@stjamesisleofgrain-pc.gov.uk
Website: www.stjamesisleofgrain-pc.gov.uk

CG/142
15th June 2018

Planning Policy Team
Regeneration, Culture, Environment and Transformation -
Medway Council
Gun Wharf
Dock Road
CHATHAM
Kent ME4 4TR

Dear Sirs

LOCAL PLAN DEVELOPMENT STRATEGY CONSULTATION 2018

I thank you for the opportunity of commenting on the above document and have some general observations regarding the process, as follows:

- The document has 184 pages with numerous questions to be answered on line with no facility to save and return to later;
- It was difficult to use the 'see previous comment' facility;
- Broadband in rural areas is not up to the job either – as many Councillors can attest.

Owing to these restrictions St James, Isle of Grain, Parish Council has chosen to use the post to send its comments on this hugely significant document as follows:

- Our main concern is the proposed scale of development planned for the Hoo Peninsula in every scenario shown. This is not sustainable owing to the lack of any plans to put the appropriate infrastructure in place prior to building more houses here which will cause major issues with what are already out-dated and dilapidated services;
- In particular, the traffic bottleneck constantly seen at Four Elms Hill and its roundabout will increase considerably – to the detriment of all residents and businesses beyond. We have a single road from Lower Stoke on to Grain to carry industrial/commercial vehicles at a high volume along with residents' vehicles travelling to other areas for employment, leisure, healthcare and schools. Should there be issues on any section of this road the residents of Grain are trapped, should any issues occur on the Four Elms roundabout – the whole of the Peninsula

Chairman: Cllr Mrs V E Cordier, 2 Doggetts Row, Isle of Grain, Rochester, Kent, ME3 0BH

Telephone [REDACTED]

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is trapped. Any plan to increase public transport would not ease this problem because of the heavy reliance on motor vehicles for residents and businesses of the farthest communities on the Hoo Peninsula.

- A recent item in a local paper mentioned 180+ houses in Medway were used by Bromley Council in the past 18 months due to a housing shortage there and Medway Councillor Doe was quoted as saying '*such moves added extra pressure on the Towns already limited stock! It increases the demand on our local services from education to health*'. If Medway Council cannot cope with fewer than 200 new houses – how can it possibly cope with 35,000 new houses!
- The number of houses planned – in all cases - is also an issue as the question would be 'Who are they being built for - is Medway to become just another suburb of London?' Recent surveys show a reduction in the number of affordable houses being built, houses available for rent are scarce and first-time buyer homes are not considered viable. Some councils are even looking to sell off rented houses but not replacing them with the same number to be available for rent. Available land appropriate for houses is becoming hard to find but we need to retain/create more open spaces for those residents already here as well as new house buyers and their children. Houses built in the future should be for those looking to get a foot on the housing ladder or for affordable rent – not by those looking to make a profit with exorbitant house price hikes or rents which cannot be afforded by those living on the Hoo Peninsula. Self-build is just another name for high-end properties out of the price range of local people.
- Employment in Medway needs help, employment on the Hoo Peninsula desperately needs help or else who locally can afford the houses proposed? Roads and public transport are very restrictive on the Peninsula. Many industries use their own workforce and are reluctant to take on staff from the local areas.
- Healthcare will suffer as many GPs are not interested in operating in the Medway Towns and especially in the rural villages – they need some incentives to remain and to add to their numbers. Many patients no longer attend branch surgeries as there is no guarantee a doctor will be available but choose, instead, to attend the main surgery. This could lead to the closure of branch surgeries (through lack of use) which would limit access to healthcare for patients without private transport. This is definitely a 'Catch 22' situation.
- In all instances – local residents (in each area affected) should be kept informed and their opinion sought on each and every development proposed in their area so that planners are aware of the existing issues prior to permitting building even more housing on an already over-developed community on the Hoo Peninsula. This is particularly being felt at Hoo St Werburgh where residents are suffering due to lack of foresight by planners who did not seek their local knowledge before reaching their planning decisions.
- It is noted that in all four scenarios the Isle of Grain will receive no new houses – resulting in more children/grandchildren living with their parents, never being able to buy/rent a home of their own nearby which is essential if they are to benefit from family support with childcare whilst they seek employment farther afield.

Chairman: Cllr Mrs V E Cordier, 2 Doggetts Row, Isle of Grain, Rochester, Kent, ME3 0BH

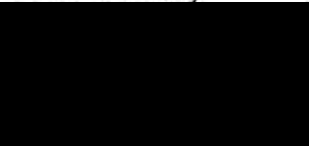
Telephone [REDACTED]

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- This could be said of many others areas shown in the options given. Although extra homes means support for local shops, schools, doctors, dentists and benefits the local economy of that area – how do we gain anything if, as at present, many residents use cars to seek those facilities elsewhere owing to poor transport services and lack of employment opportunities locally?
- Grain village is constrained on all sides by industry, water and by various SSSIs and RAMSAR sites but notwithstanding this, we do not seem to have been thought worthy of any houses that would assist our young families that have to live with their parents – or in private rented accommodation paying exorbitant rents. They need affordable houses, first-time buyer houses along with rentable houses not owned by private landlords. They **want** to live here; they **need** to live here as without the help of their families with childcare they could not meet the travel costs to find decent employment. It would be of great benefit if a number of houses could be built in Grain with the sole purpose of relieving these issues for local residents. It would also alleviate the dangerous parking issues where there are more than four cars at a single home.
- Doubling the number of houses already on the Hoo Peninsula without any commitment to the local people and local infrastructure is short sighted – again this is demonstrated by ill-conceived development that has already taken place at Hoo.
- We feel the Plan at present does not meet your obligation for sustainable development on the Hoo Peninsula. Many areas have SSSI status, historical value and other issues that would sorely restrict development and reduce the quality of life. A significant increase in traffic would cause additional air pollution, lack of employment opportunities and further deterioration in road conditions owing to excessive use and little maintenance. The same problem applies to the provision of gas/water/electricity and main drainage services which are already stretched.
- The loss of amenities such as parks/recreational facilities impacts on the residents and those visitors who want to see rural areas not 'another housing estate'. We choose to live in a rural setting in order to take full advantage of the open spaces available to us. The Plan at present would remove much of the countryside around us.

The Hoo Peninsula is 'The Jewel in the Crown' of Medway Council – do not ruin a good thing by building all over it.

Yours faithfully



Christine Gurr
Parish Clerk

TO: MEDWAY COUNCIL
Planning



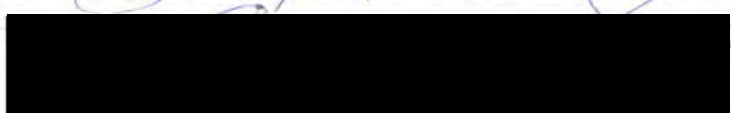
Dear Sirs,

25 JUN 2018

RE: Local Plan Consultation - the Hood Peninsula.

- 1 Please excuse this rather than headed paper.
- 2 I write to object to the proposals in the above as being ill conceived, inappropriate and myopic.
- 3 A strategic infrastructure plan is essential!
- 4 The plans for the Hood peninsula, including Deangate, are oppressive rather than beneficial for now and the future. The development would be over intensive, out of character with the area and inappropriate!
5. Furthermore, the cherry picking of greenfield sites by developers as being the most profitable must be stopped so long as brownfield and other sites remain available for development. The latter should be permitted first with greenfield sites only when there are no other options!
6. Land is a finite resource on an island or peninsula and the impact of planning leading to development lasting for hundreds of years ^{the impact on} and future generations needs more careful consideration by all of us.
7. So far I have not mentioned landscape and the natural world in which our intensive development impacts destructively, often permanently. To dismiss this consequence as inevitable as it is in the interests of 'housing needs' is unforgivable and unjustifiable.
- 8 The foregoing is not a "not in my backyard" response, but it is carefully considered. Will anyone listen to our views?

Yours faithfully,



Tracey Crouch MP

07 JUN 2018



HOUSE OF COMMONS

LONDON SW1A 0AA

Planning Policy Team
Planning Policy
Regeneration, Culture, Environment and Transformation
Medway Council
Gun Wharf
Dock Road
Chatham
Kent, ME4 4TR

18 May 2018

Our Ref: ZA2415

Local Plan Development Strategy Consultation

I am writing in response to the above consultation regarding the next stage of Medway Council's Local Plan development as the Member of Parliament for Chatham & Aylesford.

As the Council will be aware, along with the majority of local residents living in my constituency, I am opposed to any further development in the Capstone Valley area. I remain completely opposed to development in Capstone Valley, which simply does not have adequate infrastructure to accommodate vast increases in homes so it will be unsurprising that I do not support any option which further damages this vital green lung.

I have outlined in my previous submissions as part of previous consultations on the Local Plan's development my view that the Council would be better served meeting housing need in more appropriate locations than Capstone Valley and other suburban areas in Chatham, where there is necessary space, and the ability to develop adequate infrastructure to cope.

I am aware that Medway Council has made a bid to the Housing Infrastructure Fund, relating to Scenario 2 set out in the consultation document, and this is something I, along with Medway MPs, advocated strongly in favour of with the Department for Housing, Communities & Local Government. I welcome that this bid has now progressed to the next stage as I do believe Medway, in terms of both existing and future residents, will be best served by development being brought forward alongside the investment necessary to ensure local communities and infrastructure do not become overburdened.

While I accept the need to build more houses to meet demand, this must be done in a locally-led and sustainable way which reflects local concerns about the pressure on infrastructure and continued encroachment on suburban areas like Capstone Valley.

Yours sincerely

TRACEY CROUCH MP

Chatham & Aylesford

Tel: 020 7219 7203