

- 6 APR 2018

Physical and Cultural Regeneration
Medway Council

TO:

ACTION:

Dear Sus,

Medway Local Plan Consultation to 2035.

Thank you again for inviting my opinions on this important matter. Medway has some excellent services, e.g. my assisted recycling and refuse collection. And I much admired the management of the Country Parks I visited recently.

However I believe much more needs to be done to rejuvenate Medway and make it prosperous - perhaps imitating the policies of some other Councils and beyond, might help, if they have useful ideas.

The population of Gillingham, for example, comprises mainly the retired and the unemployed and sometimes homeless. Small local shops cannot make ends meet; many have closed. Gillingham and Chatham High Streets are dying. Reducing high business rates for small shopkeepers and cheaper parking would help - to do otherwise is counterproductive - a no-win situation for everyone. Recovery could encourage a café culture and a reason to visit, rather relying, as some do, on food banks!

Also, I trust that the purchase of some local flats by some London Boroughs for their residents will not also import a drug and knife culture!

Rainham also has insufficient amenities, partly on account of its building program on greenfield sites where new residents are directed to Rainham Post Office (4 parking spaces!).

Please give no more permission for new builds on greenfield sites. When we leave the EU, immigration should fall and the habitation of some of the 800 and more unoccupied homes should house many families. I was especially pleased to hear of the addition of an

office of derelict housing to be added to Council Services.
So where a property has been continuously unoccupied for 2
years or more without good reason, the Council has the legal
power to enforce a rental, or a sale.

I speak from some experience here as the home next door to mine
has been continuously unoccupied for 12 years and the garden
considerably neglected (with all manner of vegetation coming into
mine plus families of foxes). Probably the Environmental
Enforcement Department had insufficient power to actually
enforce meaningful action. However a 2 metre fence erected
along the whole boundary has recently improved my life
considerably, the only problem remaining being the decision,
by the Planning Enforcement Team, not to enforce the height
reduction of the fence where it meets William Street and its
pavement, to a legal height of 1 metre, despite its potentially
dangerous lack of vision of pedestrians and children
on the ~~the~~ pavement when vehicles leave my drive.
I trust this problem of safety can be resolved soon.

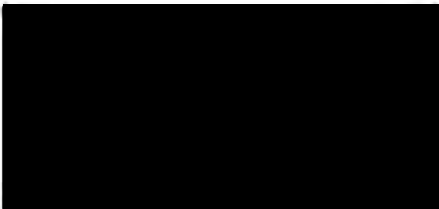
Good regulations and good practice in implementing
them will make for a happier community.

However for a plan looking to 2035 we also need better
employment opportunities.

Please give financial inducements to larger employers -
perhaps concerned with urgent environmental problems,
possibly those concerned with recycling of plastics? and in
combatting a warming climate and rising sea levels that
threaten low-lying housing. The Redway could gain
prosperity and a high reputation for tackling the
environmental problems of present and future, to replace
the industries of the past.

Yours sincerely,

Rosemary Lee



5th May 2018

Re: Medway Council's Local Plan – Development Strategy Consultation

As a resident of St Mary Hoo on the Hoo peninsula I would like to give my opinion on the future planning of the area.

It is very concerning that the listed building on Fenn Farm is under risk from increased environmental pressures. It would be necessary to point out the current stressors that would need to be taken in to consideration when the development of the area is being planned.

1. Pollution from the air – increased traffic from heavy good vehicles (HGV) currently all traffic to Thamesport goes past Fenn Farm, this is all day and night with only one night off in the year. All the traffic to Allhallows and Grain travels within feet of the Fenn Farm House. The air quality has not been tested but fumes are experienced inside the property. It can only be assumed that this will increase with deliveries to building sites and shops as the area is developed.
2. Pollution from noise - The current level of traffic including HGV, Buses, cars, motorcycles, tractors to Grain and Allhallows travels passed the House. HGV's including tankers with liquid gas, car transporters, container transporters pass within feet of the house and maintain the number of vehicles all day and all night, there is no let-up in amount of vehicles apart from 1 night per year. This causes an extreme amount of stress to the residence with disturbed sleep. It can only be assumed that this will increase with deliveries to building sites and shops as the area is developed.
3. Pollution from water – Fenn Farm is low lying with shallow foundations and has been flooded several times in the past, once this year. This is not only by rainfall with blocked drains from High Halstow, but by sewage. It is impossible to protect the house from flooding due to the restrictions with the listed property and insurance is very expensive.

What we would like to see –


A reduction in the speed limit on Fenn Street immediately to 30MPH.

A plan to move the road away from Fenn Farm towards High Halstow linking the roundabout at Christmas Land to the roundabout at Malmaynes Hall road.

Public Footpaths, currently in place, on the Hoo Peninsula, to remain open and protected.

RSPB area to be protected.

Road access to the Peninsula improved to prevent waiting times for traffic from Rochester and the M2.

Regards 

D.Roberts

15 MAY 2018

9th May 2018

Planning Service,
Regeneration, Culture, Environment and Transformation,
Medway Council,
Gun Wharf,
CHATHAM.

Dear Sirs,

Consultation - new Local Plan.

I wish to make a few brief comments concerning the draft Local Plan.

I feel that generally the draft contains many objectives which are to be supported / commended, amongst these being : the protection and enhancement of the qualities of the areas environment and heritage, the preservation and enhancement of green spaces and public realm, new development striving to protect and enhance the local character of the area and expected to be of high quality design, some historic assets which are currently in a poor state to be put in good repair, the preservation of the character etc. of Conservation Areas, the preservation of existing open spaces and the ~~XXXXXXXXXXXX~~ network of piers and jetties etc. to be safeguarded to support the use of the river and, finally any new town at Hoo will respect its countryside setting.

However, whilst I very much hope that all of the above will indeed be implemented I am sorry to have to say that judging by past experience what is stated in formal plans very often not actually carried out ! When saying this I have in mind the somewhat poor appearance of the Rochester High Street Conservation Area and the current state of Strood Pier plus the cases of new development which does not really include enhancement of the local character of the area and is not of high quality.

Referring to the possible new town at Hoo, this would be an ideal opportunity to create a development which has a rural look / atmosphere and not just an urban type scheme with the usual routine of straight roads, concrete kerbing and all of the other things that are common in urban schemes. Also, much landscaping should be carried out.

Yours faithfully,

John Hill

MEDWAY COUNCIL
16 MAY 2018
INITIALS

16 MAY 2018

email address [REDACTED]

Dear Sir/Madam

I am writing in response to Medway Council's - Development Strategy Consultation document (Introduction)

I have read this document and I have comments to make on this. However when I tried to view details online I found your website difficult to navigate.

(No 1) The present government's plan of ^{27,000}~~32,500~~ new homes for this area is unrealistic and I hope Medway Council will fight this plan. I also think that the Council's plan for 10-12,000 houses on the Peninsula is way too many and the area will be destroyed, farm land gone forever and we will have extra ^{light} air & noise pollution from the increase in traffic & people.

(No 2) The SSSI sites in Hoase Hill & Chatterden woods should be protected from development - what is the point of having them if they are going to be built on! The 'brownfield' sites there

ie. in Scenario 4 should not be used
- they should be made into nature reserves and as they are so close to the woods should be carefully & considerately developed to protect the native habitat there - not have even more people visiting them.

(No 3) Your document is very vague and just outlines blocks of land with no idea of amounts of houses, development going where? Also what new roads are going to be built. Four Elms Hill can barely cope at rush hours - what future plans have you got in mind for infrastructure.

(No 4) Why are not brownfield sites at Kingsnorth & Grain being considered instead of prime farmland. Surely these areas should be considered. Also I am sure there are areas in Chatham that could be redeveloped.

(No 5) Scenario's 2 & 4 should not be considered at all. Scenario 1 might be an option but the 'swell' town in Hoo should be on a much smaller degree/scale and a master plan applied before any more land is sold off & applications approved.

You say - have you say on how
medway should grow³ - are you
listening to the people on the peninsula?
Or have you made up your mind
already? We moved to a rural
area to be rural not to become
rural towns - I already consider Hoo
to be a town and you want to
double or more the population in this
area. I realise there will be some
new homes needed but it seems
Hoo peninsula has the most red areas
in all your scenarios.

Yours faithfully

Murrell

MRS C. MURRELL

2018

ORIGINALS

Dear Sir/Madam,

I am writing concerning the 'Development Strategy Consultation'. I am in favour of the regeneration of medways urban areas and the town centres, which are suffering badly.

However I am greatly concerned about the loss of farmland, Green Spaces and our countryside. The sheer number of houses you are proposing to build on Hoo Peninsula is completely unacceptable. These houses will never be affordable for local, particularly young, people.

2. The traffic and pollution is already at a ridiculous level through Chubbenden at the moment. Broadwood Rd is used as a 'rat run' for cars because they cannot get past the roundabout at the Peninsular way now at certain times of the day. A new road needs to be built before any more development takes place not after. We are unable to get doctor's appointments, sometimes having to wait 3 weeks to see a doctor. The doctor practice in Bells Lane has been closed to new patients for months already. We will need new schools before not after these houses are built. Where will all this money come from?

3. Farmland will be lost, we need to grow more food not less.

You say new sports facilities will be built, so why are you closing Deeringate golf course, and possibly allowing building on the Anethusa sports ground in Chatterden. We are still waiting for playground to be built after Cox's Green was built 20 years ago.

There are problems with sewage at Four Elms Hill end Main Rd. How near the swimming pool already because the sewer cannot cope. There will also be a real danger of flooding, nobody seem to understand about the natural springs in the area.

4.

or they choose to ignore it.

The possibility of a rail service on the peninsula is ludicrous, who thinks these things up?

Maybe some people would commute to London on a train so what benefit would this be to local shops and businesses?

There possible 20-25,000 people will all be driving their cars to places like Bluewater, not Chatham. This will not boost local economy, and how will it create a 'flourishing and attractive' environment for anybody?

There is also no good argument for building on the SSSI side at Hodge Hill.