

Reference	Name	Organisation	On Behalf of
HDF 1	Robert Shipley		
HDF 2	David Buttler		
HDF 3	David Stewart	Jones Homes (Southern)	
HDF 5	Jill Norton		
HDF 6	David Davison		
HDF 8	James Wood		
HDF 9	John Hill		
HDF 10	Nicholas Lane		

Ref:

Planning for Growth on the Hoo Peninsula Response Form

This response form has two parts to complete below.

Data Protection

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Details about how your information will be held and used are found on the link below:
https://www.medway.gov.uk/info/200133/planning/714/planning_service_privacy_statement

Part 1 – Your Details

Name:

Mr Robert Lee Shipley

Name of organisation (if applicable):

Address:

Email:

[REDACTED]

Phone:

Ref:

Part 2 – Your Response

- This public consultation proposes a vision for growth on the Hoo Peninsula.
- The vision should help to make it clear what we want to achieve. It should be clear, realistic and locally distinctive.
- The vision is important because it will guide the objectives, policies and design principles.

The proposed vision is:

By 2037, Hoo St Werburgh will be a thriving rural town, sensitively integrated into the extraordinary landscape of the Hoo Peninsula. A valued place providing homes, jobs and services for vibrant communities. A small town with an attractive choice of travel connections. A place built for the future, and respecting the past.

1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes ☐

No ☐

Comments: It is Important to Present and Future Generations and Wildlife that the Hoo Peninsular Maintains it's Green Rural Character and is Not just a Suburb

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

Yes ☐

No ☐

Comments:

3. Does the vision reflect your priorities?

Yes ☐

No ☐

Comments: I Agree that the Sensitive Areas by the Estuary should be Protected. Also Panoramic Views of the River Medway Estuary .

4. Is it concise and easy to understand?

Yes ☐

No ☐

Comments: Reasonably

5. How can we measure success of achieving the vision?

Comments: Sensitivity towards Environmentally Sensitive Habitats and also as Well The Estuary Coast Line

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

Namely that any Housing is Primarily on Brownfield Sites including Disused Shops and Industrial Estates where Practicable that the Housing is Not Characterless Sky Scraper Blocks and in Harmony with Rural Heritage

Ref:

7. Please use the space below to make any other comments on the consultation document:

Good Building Practice is to Protect Green Spaces Green Views and Environmentally Sensitive Habitats which would Benefit Both People and Wildlife

[REDACTED]

From: [REDACTED]
Sent: 06 March 2020 16:15
To: policy, planning
Subject: Hoo Peninsula

Follow Up Flag: Follow up
Flag Status: Flagged

If you are determined to ruin the Peninsula stop giving any more planning for houses until you have a plan in place Surely it will be better to have a plan in place and work to that rather than keep giving planning permission that may not fall in line with any scheme you may come up with.
The only good thing from my point of view is that I am in my 70s and may not see the destruction of beautiful countryside.

Regards. DAVID BUTLER
[REDACTED]

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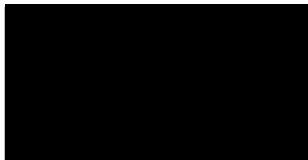
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Part 1 – Your Details

Name: David Stewart

Name of organisation (if applicable): Jones Homes (Southern) Ltd

Address:



Email:



Phone:



Ref:

Part 2 – Your Response

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1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes ☒

No ☐

Comments: The document gives a clear impression of what the Local Planning Authority intends for this area

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

Yes ☐ ?

No ☐

Comments: The document takes care to encourage the development of character areas. However these are pretty generic and do not appear to be specific to Hoo Peninsula. There is a danger that it could be anytown.

3. Does the vision reflect your priorities?

Yes ☒

No ☐

Comments: Our business is the provision of housing and therefore the document meets our business requirements

4. Is it concise and easy to understand?

Yes ☒

No ☐

Comments: Yes. From our perspective it is too generic and what is really important for us is a delivery strategy and timeline which will put the whole project in perspective

5. How can we measure success of achieving the vision?

Comments: Critical to the Vision are three things, the early delivery of infrastructure, the quality of the public realm and the need to improve the motorway connections out of area. The open space strategy, the parkland/amenity land has to be of the highest quality to truly reflect the Hoo Peninsula.

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

Ref:

7. Please use the space below to make any other comments on the consultation document:

Our experience elsewhere shows that the success or otherwise of the development strategy is to ensure that:

1. Medway Council has a robust and up to date policy strategy for the area before development commences
2. There is a need for a clear timeline for investment input to the all aspects of the infrastructure provision with a restraint to development (if necessary) until the infrastructure improvements are in place.
3. There will be a need to ensure that the highest design quality is achieved in the public realm to help lift the area from just another urban extension.
4. There is a need to consider bringing forward a local development order to ensure the delivery of houses within the plan's timescale.

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Part 1 – Your Details

Name:

Jill and Terry Norton

Name of organisation (if applicable):

Address:

Email:

Phone:

Ref:

Part 2 – Your Response

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1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes

Comments:

Yes major building and loss of valuable open space for wildlife, flora fauna and for people. With inadequate infrastructure i.e. the road detail is sketchy and how will health and education be provided. How not Where.

The detail around community infrastructure is vague i.e. a neighbourhood centre in High Halstow – what does this mean?

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

No

Comments:

Could apply to any development.

3. Does the vision reflect your priorities?

No

Comments:

Save our green space and protect our environment – this makes the area a concrete jungle. It also creates the potential to turn High Halstow into a much bigger town at a later date.

The roads cannot cope now. They will not cope in the future with this level of development.

4. Is it concise and easy to understand?

Yes - partly

Comments:

To an extent but sketchy around the roads and the exact timescale of the development. It is likely to be a construction site for years but the timing is not stated other than in very broad terms.

The detail around community infrastructure is vague ie a neighbourhood centre in High Halstow – what does this mean?

Ref:

5. How can we measure success of achieving the vision?

Comments:

Who for – us residents or for the Council or developer? If for residents reject this proposal and protect this area.

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

Reject this extensive development here and make it a country park – protect our environment.

7. Please use the space below to make any other comments on the consultation document:

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Part 1 – Your Details

Name:

David M Davison

Name of organisation (if applicable):

-

Address:

[Redacted Address]

Email:

[Redacted Email]

Phone:

-

Ref:

Part 2 – Your Response

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1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes ☐

No ☒

Comments:

No, because the brochure is vague and contains vague promises such as “planting of thousands of new native trees and shrubs, the planting of kilometres of new hedges, acres of new fruit orchards”. The only “clear sense” I have is that the Hoo Peninsula will be overdeveloped and, in parts at least, lose its rural identity (and that Hoo St Werburgh will become, in effect, an urban town; the word “urban” appears throughout the brochure).

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

Yes ☐

No ☒

Comments:

No. You could replace “Hoo St Werburgh” and “Hoo Peninsula” with other names and there would be no difference.

3. Does the vision reflect your priorities?

Yes ☐

No ☒

Comments:

The Hoo Peninsula, and Hoo St Werburgh in particular, needs to remain a rural area and the overdevelopment needs to stop. Building should be on brown sites only. I do, however, agree with need for a train station on the Peninsula directly connected to London and Strood (although, once again, the brochure gives the impression this will also be overdeveloped). I also support the use of rail freight.

4. Is it concise and easy to understand?

Yes ☐

No ☒

Comments:

22 pages padded out with photographs which bear little relevance to the text is not concise. I did not find the maps clear.

5. How can we measure success of achieving the vision?

Comments:

I do not agree with the vision.

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

Ref:

Yes, Support Councillor Sands' idea of the Hoo Peninsula becoming a national park. For the Peninsula to become a national park would really be an achievement in which we could all take pride. Think of the prestige involved in having a national park. Done well, both nature and tourism would benefit, as would the residents.

7. Please use the space below to make any other comments on the consultation document:

You do not improve the natural environment by destroying it then building on it; you need to improve the condition of the natural environment and build only on brownfield sites. Medway Council needs to support the Woodland Trust's Emergency Tree Plan and begin to build a relationship with the organisation which can then be used to help enhance the Peninsula's natural environment. It can take up to 30 years for a new tree to take up the same amount of CO₂ as a mature tree and so you will need to plant at least 30 for every tree destroyed.

I do support the creation of new wetlands – but not at the expense of destroying other natural areas.

I would expect more than a passing reference to climate change given the council has declared a climate emergency. Building on green sites will release considerable climate change emissions.

12,000 homes are far, far too many. There should not be any development at Deangate as it should become a nature park. There should not be any development in Cockham Farm, however, the creation of a country park in (some of) the area may be beneficial.

References to cycling and walking do not seem to take into consideration the area's topography.

Perhaps most (or all) of the companies located in Hoo St Werburgh near the river can be moved to Kingsnorth and the vacated land have houses built upon it.

The photograph captioned "a quiet, low density neighbourhood" in the "Village Living in High Halstow" section of the brochure does not show low density housing.

"Sustainable growth" is a PR phrase. As a country we are already living well beyond sustainable means.

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Part 1 – Your Details

Name:

James Wood

Name of organisation (if applicable):

Address:

[Redacted Address]

Email:

[Redacted Email]

Phone:

Ref:

Part 2 – Your Response

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1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes ☒

No ☐

Comments: Yet more housing with no thought on how to solve the current issues regarding local transport, pressures on local services or road congestion. Your solve to lack of local services to to build more houses and put even more pressure on them.

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

Yes ☐

No ☒

Comments:

Just about all the focus is on Hoo St Werburgh, with small mentions of High Halstow and Chaterden. No mention of Allhallows, Grain or Stoke. You use unrealistic images to support the plan – GWR are not going to run intercity trains into the new station and you show images of a fully pedestrianised town centre and yet this is not mentioned in the plan

3. Does the vision reflect your priorities?

Yes ☐

No ☒

Comments: Before more houses are built in Hoo St Werburgh you should have a clear plan on how to resolve the existing issues:

1. Lack of public transport – Arrvia's solution to resolve the current congestion on the local buses is to reduce services and discriminate against females.
2. No mention of how you will increase the capacity at the local health services – currently 50% of the time we have to travel to Gillingham to get a GP appointment.
3. No mention of increasing the number of school places that are available in the village schools currently 25% of the pupils have to travel off the peninsular to attend school due to the lack of space in the village schools
4. No alternative road connection off the peninsular, even the new relief roads still feed in to the A228 at Four Elems Hill. There needs to be a second route of the peninsular – possibly from the Dean Gate roundabout to the A226 or the new Lower Thames Crossing.

4. Is it concise and easy to understand?

Yes ☐

No ☒

Comments:

Too much waffle and not enough details on how you would address the issues that are faced by the population of the peninsular.

Ref:

5. How can we measure success of achieving the vision?

Comments:

Less journeys off the peninsular for attending leisure activities
Less journeys off the peninsular for medical appointments
Less journeys off the peninsular to travel to school.
High usage of public transport to travel to work and to the local town centres.

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

If a new station is to be opened, the new houses should be centred around this and not at the other end of the village. You need to allow of defined green space between the population centres of the peninsular, so each village can keep its identity. You need a second road of the peninsular and a better public transport. You need to consider additional housing in Allhallows and Stoke, where there is not the same pressure on school places – in fact both schools were recently under threat of closure due to falling numbers.

7. Please use the space below to make any other comments on the consultation document:

You need to bring along the population of the peninsular with the further developments – currently it feels that we are being railroad – just look what has happened recently at Deansgate. Think about how the council has referred to the peninsular – Strood rural.

From the plans, it appears that access to the industrial area is going to be through the centre of the village on residence roads, which will need to be crossed to reach the new station.



MEDWAY COUNCIL	
FILE REF	
26 MAR 2020	
TO:	INITIALS
ACTION:	

24th March 2020

Planning Policy Team,
Planning Service,
Medway Council,
CHATEAM.

Dear Sirs,

Consultation - Planning for growth on the Roo Peninsular.

Thank you for your letter of the 5th March in which you explained the position concerning the development of work and I would like to make various comments on this.

It seems that the main proposal is to create "a rural town" around Roo St. Werburgh and I am pleased to see that the word "rural" is included, which hopefully will mean just that and not an urban looking scheme - the difference between the two being that, in the main, a rural town will not have straight roads with concrete kerbs and possibly a shared surface for all users and there will be a large number of trees and bushes planted in a rather informal way and not in straight lines.

So far as the actual buildings are concerned, they should be in keeping with the surroundings - in this connection about a year or so ago the then Prime Minister stated "THAT NEW DEVELOPMENTS SHOULD include more traditional streets, squares and buildings that better suit their surroundings" - I believe that subsequently a report "building better, building Beautiful" was published by a design adviser Sir Roger Scruton and I trust that the Council will take all of this into account before making any final decisions.

To sum up, at Roo the Council has a great opportunity to have an attractive rural housing development created.

In case it will assist you in understanding the points I am making I enclose a cutting showing a new housing development which contrasts greatly with a recent one in this area (at St. Andrews Park, Halling)

Incidentally, I have not had the opportunity to peruse the brochure which the Council has published and would very much appreciate it if a copy was to be posted to me. Also, in any case I feel that often maps and plans etc. are shown much too small and difficult to comprehend, when one has to view them on a small screen.

A copy of this letter has been forwarded to Roo Parish Council.

Yours faithfully,

Ref:

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Part 1 – Your Details

Name:

Nicholas Lane

Name of organisation (if applicable):

Address:

[REDACTED]

Email:

[REDACTED]

Phone:

[REDACTED]

Ref:

Part 2 – Your Response

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1. Do you get a clear sense of what the Hoo Peninsula will be like by 2037?

Yes ☐

No ☐ ☒

Comments:

It seems full of vague ideas of what Medway council want and not any thought given to the residents of Hoo

2. Does the vision describe the Hoo Peninsula as opposed to anywhere?

Yes ☐ ☒

No ☐

Comments:

It looks like it has been cut and pasted from other plans that I have seen for other villages. The pictures of buses aren't even local. It looks very familiar to the plans that Bellway and Taylor Wimpey provide and we all know that they never turn out the same.

3. Does the vision reflect your priorities?

Yes ☐

No ☐ ☒

Comments:

4. Is it concise and easy to understand?

Yes ☐

No ☐ ☒

Comments:

It's vague

5. How can we measure success of achieving the vision?

Comments:

What does that mean, in easy to understand English please.

6. Can you set out a better vision for growth on the Hoo Peninsula? Please tell us:

Less housing is preferable.

Why are brownfield sites not being looked at for housing.?

Why is the ransom strip in Lordswood not being sold.?

Ref:

7. Please use the space below to make any other comments on the consultation document:

One of your main references in this publication is transport.

The proposed train station is to give access to Strood and London. I find the Strood option laughable. The current line runs to Hoo junction, near Higham, are you planning to run a new railway line towards Strood? How long will this journey take? How often is the proposed service? The current bus service lists a time of around 20 minutes.

A car takes less than that. I'm pretty sure that everyone like you or I will want to get to Strood in the least possible time.

How often are the proposed trains to London? Again if it is not a frequent service people are going to use their cars. I commute to London and use Ebbsfleet station because it's quicker than going from Strood.

I fail to see any relief for Four Elms. The new proposed road from Peninsula Way around the back of Chattenden only goes round to the existing roundabout at the old entrance of the army barracks. I note that it says Relief Road on the map, but that is an existing road running past the Ponderosa army training ground, from there it goes into single lane country roads.

The proposal states 12000 homes. From that we can safely say 24000 extra cars. Your proposal says access to Wainscott bypass, I fail to see any mention of traffic relief for vehicles heading towards the medway towns (turning left at the roundabout at the bottom of four elms). The amount of cars using this stretch of road will increase no matter what other proposals you put in. I fail to see how this will address the level of pollution in the Air Quality Management Area.

I do not see any proposals on how to reduce the level of pollution to net zero as envisaged by the government.

There is only one mention of schools.

No mention of doctors. As a resident of Hoo, I along with other residents have found it increasingly difficult to get an appointment since Medway council have allowed Bellways and Taylor Wimpey to run rampant through our village.

You mention green buffers and preserving existing woodland. How wide are these buffers, for example between Hoo and Chattenden? Is it just a line of trees?

As we know, Bellway and Taylor Wimpey hack down existing trees and shrubs and then say oops and sorry we didn't mean to do that. What guarantees do you provide that this will stop happening?

Indicative Neighbourhood Centre.

Are you planning to redevelop the Hundred of Hoo swimming pool?

Are you planning on redeveloping Deangate sports track? You mention sports pitches in your proposal, why put in a new one when there is already one there?

Deangate Golf course.

I was under the impression that this is a community asset. Should you be including this in planning proposals?

I have come across a few instances where it says "emerging". My fear is that this has just been put in to sugar coat your proposal to make it sound nice and IF these proposals go ahead they will be quietly forgotten when Medway Council sit down with the builders and the builders will not do what was in your proposal, we have all seen that in recent developments in Hoo (pinch point on Bells Lane, flats where houses are supposed to be, knocking down existing houses to squeeze in a few more houses, turning bridleways into footpaths, etc).

Ref:

On the whole I treat this proposal with extreme scepticism as the recent housing developments in Hoo have shown that what is put in the original plans is never what comes out at the end.