

Our Ref: [REDACTED]Your Ref: High Halstow Neighbourhood Plan Regulation 16  
Consultation

26 April 2023

Planning Policy Department  
Medway Council  
Gun Wharf  
Dock Road  
Chatham  
ME4 4TRSent via email to [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk)

Dear Sirs / Madam,

**High Halstow Neighbourhood Plan – Regulation 16  
Representations submitted on behalf of Homes England**

Avison Young is instructed by Homes England to submit representations to the Regulation 16 High Halstow Neighbourhood Plan (HHNP) Consultation. We would like to take the opportunity to thank both Medway Council and the Parish Council for the opportunity to be consulted on the emerging Neighbourhood Plan.

Homes England submitted representations to the Regulation 14 consultation of the HHNP in September 2021 and this letter builds upon the comments made, and so should be read in conjunction with our previous comments.

Homes England owns land at Lodge Hill which extends to c.326 ha and a significant part of the site (over c.107ha) falls within the Parish Council designated HHNP area. A proportion of the asset incorporates part of the Chattenden Woods and Lodge Hill Site of Special Scientific Interest (CWLH SSSI), which includes areas of Ancient Woodland and other land adjacent to the SSSI within the neighbourhood plan area. The part of the CWLH SSSI within the HHNP boundary also benefits from a military grade fence which surrounds the SSSI and restricts public access through this part of the estate, consistent with the boundary treatment applied to the large proportion of the former military estate.

We note the draft Policy HH E5 contained within the Regulation 16 Consultation version of the HHNP has removed the significant area proposed to be designated as Local Green Space (LGS) on

Homes England's Landholdings named "Area 10 'Lodge Hill Estate within High Halstow'. Homes England are fully supportive of this change as it now reflects the policy and legislative requirements that govern the preparation and content of neighbourhood plans<sup>1</sup>.

The removal of the "Area 10 LGS" on the Lodge Hill site is considered fully justified and means that the Regulation 16 version of the HHNP meets the basic conditions and is fully compliant with the National Planning Policy Framework in this regard.

I would be grateful if you could confirm receipt of this letter and if you need any further clarity on this matter, please do not hesitate to contact me.

Yours faithfully

A large black rectangular redaction box covering the signature area.

**For and on behalf of Avison Young (UK) Limited**

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<sup>1</sup> See NPPF dated 2021 paragraph 37 and included at paragraph 065 (Reference ID: 41-065-20140306) of the NPPG & paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004