



CONSULTATION STATEMENT

For

HIGH HALSTOW
NEIGHBOURHOOD PLAN

2020 - 2037

SUBMISSION VERSION

October 2022

With Medway Council having no up to date Local Plan and predatory developers seeking sites on the Hoo Peninsular within which High Halstow is situated, the Parish Council agreed at an extraordinary meeting on 8 April 2018 to develop a Neighbourhood Plan.

Under the Neighbourhood Planning (General) Regulations 2012, Medway Council were informed and a request was made to designate a neighbourhood area and they duly supplied a map of the area to the Parish.

A Neighbourhood Steering Committee was formed from members of the Parish Council and voluntary residents.

Troy planning and Design were engaged as consultants for this project and a Neighbourhood Plan Website was set up.

The Steering Group came up with a vision statement and ten headings on which the residents were asked for their ideas for each within the Parish

- Schools
- Infrastructure
- Housing
- Environment
- Amenities
- Business
- Transport
- Heritage
- Open Spaces
- Healthcare

Four communication days were arranged

- 07 June 2018 at the Village Hall
- 21 June 2018 at the Village Hall
- 23 June 2018 at the Village School Summer Fayre
- 07 July 2018 at the Village Vicarage Garden Party

These were advertised in the Monthly Parish Magazine, which is delivered to all households. Posters and sandwich boards were displayed and it was also advertised on the Parish website and social media page.

In addition, letters were sent to all landowners and businesses within the parish.

We received 1151 suggestions covering 197 topics many of which were duplicated

From these results ten objectives were developed and the residents questioned on their merits. Again, the survey was advertised on the Village Website and social media page and by posters. A survey sheet was circulated to all households with the

Parish Magazine and a copy placed on the Neighbourhood Website for those wishing to complete electronically. The survey took place during Oct/Nov 2019.

See Appendix 1 for survey form

The results of the survey are as follows

Objective		replies	% of replies	% of electorate
Community Wellbeing	Agree	209	95.87	13.71
	Disagree	6	2.75	0.39
	Don't know	3	1.38	0.20
Preserve and improve green spaces	Agree	212	97.25	13.91
	Disagree	6	2.75	0.39
	Don't know	0	0	0
Keeping community identity	Agree	204	93.58	13.39
	Disagree	4	1.83	0.26
	Don't know	0	0	0
Maintain Rural setting	Agree	215	98.62	14.11
	Disagree	3	1.38	0.20
	Don't know	0	0	0
Leisure & Tourism	Agree	210	96.33	13.78
	Disagree	6	2.75	0.39
	Don't know	2	0.92	0.13
Robust Traffic Management	Agree	210	96.33	13.78
	Disagree	6	2.75	0.39
	Don't know	2	0.92	0.13
Sustainable environment	Agree	212	97.25	13.91
	Disagree	6	2.75	0.39
	Don't know	0	0	0
Health & well being	Agree	212	97.25	13.91
	Disagree	3	1.38	0.20
	Don't know	3	1.38	0.20
Housing is relevant to community needs	Agree	208	95.41	13.65
	Disagree	4	1.83	0.25
	Don't know	6	2.75	0.39
Infrastructure	Agree	201	92.20	13.19
	Disagree	4	1.83	0.26
	Don't know	13	5.96	0.85

218 people participated in survey

1524 people on electoral roll

14.30% of electorate voted

From these results a flow chart was developed bringing the objectives into four themes

- Community facilities
- Environment
- Movement
- Place quality

These were further expanded into nineteen policies (see Appendix 2)

A second residents survey sheet was drawn up for these policies which was circulated to each household and business in the parish with a copy of the parish magazine. A copy was posted on the Neighbourhood Plan website that could be completed electronically. The survey was advertised on the Parish website and noticeboards and via social media.

(See Appendix 3 for survey sheet)

The survey took place during April/May 2020 and the results were as follows

	Policy		Replies	% of replies	% of Electorate
1	Reinforcing and strengthening the heart of the village by protecting existing facilities and delivering new and improved community facilities in this area.	Agree	172	93.99	11.29
		Disagree	4	2.19	0.26
		Unsure	7	3.83	0.46
2	A new health facility, potentially integrated within an expanded and improved village hall, as well as space for a café and meeting place.	Agree	157	85.79	10.30
		Disagree	13	7.10	0.85
		Unsure	13	7.10	0.85
3	Improved Changing Facilities for sports and recreation which might be integrated with community toilets.	Agree	136	74.32	8.92
		Disagree	16	8.74	1.05
		Unsure	31	16.94	2.03
4	Delivery of a new primary school as part of major new development, but which is well integrated into the village.	Agree	134	73.22	8.79
		Disagree	23	12.57	1.51
		Unsure	26	14.21	1.71
5	Improve broadband speeds and mobile reception.	Agree	161	87.98	10.56
		Disagree	12	6.56	0.79

		Unsure	10	5.46	0.66
6	Promoting a zero-carbon future including delivery of electric vehicle charging points and new zero carbon buildings.	Agree	123	67.21	8.07
		Disagree	17	9.29	1.12
		Unsure	43	23.50	2.82
7	Designate areas as Local Green Spaces for long-term protection.	Agree	178	97.27	11.68
		Disagree	1	0.55	0.07
		Unsure	4	2.19	0.26
8	Require delivery of new green space in any new proposed development that is well designed and accessible for use by all.	Agree	175	95.63	11.48
		Disagree	2	1.09	0.13
		Unsure	6	3.28	0.39
9	Integrate flood management into any new development.	Agree	165	90.16	10.83
		Disagree	4	2.19	0.26
		Unsure	14	7.65	0.92
10	Protecting key views, valued landscape, natural areas and places of importance for biodiversity.	Agree	181	98.91	11.88
		Disagree	0	0.00	0.00
		Unsure	2	1.09	0.13
11	Promote walking and cycling for all and ensure regular low carbon affordable bus service.	Agree	175	95.63	11.48
		Disagree	2	1.09	0.13
		Unsure	5	2.73	0.33
12	Improve access to the countryside and Coastal Path.	Agree	161	87.98	10.56
		Disagree	9	4.92	0.59
		Unsure	13	7.10	0.85
13	Ensure any new development is well integrated with the existing village, and that all community facilities are easily accessible for all.	Agree	168	91.80	11.02
		Disagree	7	3.83	0.46
		Unsure	8	4.37	0.52

14	Ensure good walking, cycling and public transport links are provided to the expected new railway station.	Agree	163	89.07	10.70
		Disagree	7	3.83	0.46
		Unsure	13	7.10	0.85
15	Introduce traffic management measures that slow traffic speeds and make streets safer for all	Agree	133	72.68	8.73
		Disagree	13	7.10	0.85
		Unsure	37	20.22	2.43
16	Explore how new technologies can be used to future proof development, using ideas such as car sharing and 'mobility as service'.	Agree	116	63.39	7.61
		Disagree	13	7.10	0.85
		Unsure	54	29.51	3.54
17	To prepare design policies that deliver a high-quality new development that reflect the best qualities of High Halstow, in terms of the scale of development, materials used, provision, planting and arrangement of open space.	Agree	168	91.80	11.02
		Disagree	7	3.83	0.46
		Unsure	8	4.37	0.52
18	Require independent design review of major schemes to maintain the highest standards of design. High quality of design would require developers to demonstrate (i) excellent access by sustainable modes (foot, cycle, public transport) to infrastructure, jobs and services; (ii) a high standard of build quality to deliver net zero carbon development on new buildings.	Agree	169	92.35	11.09
		Disagree	7	3.83	0.46
		Unsure	7	3.83	0.46
19	Require a wide range of housing types to be provided through new development including affordable homes, self-build and flexible housing types that can be adapted for changing lifestyles and accommodation for older people	Agree	141	77.05	9.25
		Disagree	21	11.48	1.38
		Unsure	21	11.48	1.38

Number Responded

183

Percentage of electorate that responded

12.01%

From the survey results and comments made, a Neighbourhood Plan was drafted and placed on the Neighbourhood Website and publicised.

During October 2019 through to January 2020 a list of areas was compiled for local green space designation in line with the National Planning Policy Framework.

In December 2019 a grant was applied for to develop a Design Code. Aecom were appointed to us and after site visits during January 2020 and subsequent meetings a Design Code was produced in Sept 2020. During this time a New Model Design Code (NMDC) was produced and we perceived Aecom Design Code did not fully cover the NMDC. Aecom advised that the new NMDC would not alter their Design Code. Unhappy with this response URBED were appointed in May 2021 to compile a new Design Code.

Between June and October 2021, the Steering Group held five meetings with URBED, at which a Medway Council representative and a contingent from a prospective developer who wants to build 760 houses east of High Halstow.

On 12 August 2021 regulation 14 was commenced. Billboards and posters were erected around the village and the event advertised on the Parish Website, in the monthly magazine and on social media. A questionnaire was posted on the Neighbourhood Plan website for electronic submission or download. In addition, a copy was delivered to every household within the Parish.

The Reg 14 consultation was extended from its original eight week time period due to Covid.

(Copy of questionnaire in Appendix 4)

A letter was sent to every Household, business and land owner within the village and to all consultees from a list supplied by Medway Council. (See Appendix 5)

In October the draft Design Code was ready for consultation and uploaded to the Neighbourhood Website. A further questionnaire was delivered to each household and put on the Neighbourhood Plan website for electronic completion or download. It was again advertised as before.

(Copy of questionnaire in Appendix 6)

Consultation days were held as follows

- 12 August 2021 at the Village Hall. (NP excluding Design Code)
- 12 September 2021 at the village Hall. (NP excluding Design Code)
- 31 October 2021 at the Village Hall. (NP and DC)
- 12 December 2021 at the Village Hall. (NP and DC)
- 5 February 2022 at the Village Hall. (NP and DC)

These days were again advertised by sandwich boards and posters and on the Parish website, social media and monthly magazine. Copies of both plans were

printed off and available at each consultation day and taken away by those requiring a hard copy

The results of the NP survey were as follows

Policy		1	2	3	4	5	No response	Total
HHC1	Village centre	90	30	3	1	1	1	126
HHC2	Education	85	27	5	4	1	4	126
HHC3	Communication Technology	87	28	6	3	0	2	126
HHE1	Natural Environment	102	17	5	1	0	1	126
HHE2	Countryside & Rural Landscape	23	3	2	0	0	98	126
HHE3	Settlement Identity	92	27	6	0	0	1	126
HHE4	Important views	94	25	5	0	1	1	126
HHE5	Local Green spaces	104	15	6	0	0	1	126
HHE6	New green spaces	98	21	6	0	0	1	126
HHE7	Flood risk	91	25	8	0	0	2	126
HHE8	Towards zero carbon	88	28	8	1	0	1	126
HHE9	Lighting	86	29	7	1	0	3	126
HHM1	Green routes	94	22	8	1	0	1	126
HHM2	Active travel	83	30	9	1	2	1	126
HHM3	Bus services & infrastructure	81	31	10	1	0	3	126
HHM4	Rail services	77	24	19	1	2	3	126
HHM5	Street design	89	24	10	2	0	1	126
HHM6	E-vehicles, mobility	74	32	15	0	0	5	126
HHPQ1	Design	88	30	7	0	0	1	126
HHPQ2	Heritage	85	32	7	2	0	3	126
HHPQ4	Land east of High Halstow	81	29	8	3	2	3	126
HHPQ5	Housing Type	84	24	9	4	2	3	126
HHPQ6	Self & custom-built housing	53	38	17	3	1	14	126

The results of the Design Code survey were as follows

Ninety-nine residents responded along with five consultees.

Movement Codes M01 to M06 page 13

66% of residents strongly agreed with the Movement Codes M01 to M06 page 13

13% of residents agreed with the Movement Codes M01 to M06 page 13

12% of residents neither agreed or disagreed with the Movement Codes M01 to M06 page 13

7% of residents disagreed with the Movement Codes M01 to M06 page 13

2% of residents strongly disagreed a with the Movement Codes M01 to M06 page 13

Nature N01 to N06 page 13

86% of Residents strongly agreed with the Nature codes N01 to N06
9% of residents agreed with the Nature codes N01 to N06
2% of residents neither agreed or disagreed with the Nature codes N01 to N06
0% of residents disagreed with the Nature codes N01 to N06
3% of residents strongly disagreed a with Nature codes N01 to N06

The Built form B01 to B02 page 14

75% of residents strongly agreed with the The Built form codes B01 to B02
16% of residents agreed with the Built form codes B01 to B02
5% of residents neither agreed or disagreed with the Built form codes B01 to B02
0% of residents disagreed with the Built form codes B01 to B02
4% of residents strongly disagreed a with the Built form codes B01 to B02

Identity I01 to I04 page 14

74% of residents strongly agreed with the Identity codes I01 to I04 page 14
22% of residents agreed with the Identity codes I01 to I04 page 14
1% of residents neither agreed or disagreed with the Identity codes I01 to I04 page 14
0% of residents disagreed with the Identity codes I01 to I04 page 14
3% of residents strongly disagreed a with the Identity codes I01 to I04 page 14

Public Spaces P01 to P04 page 14

73% of residents strongly agreed with the Public Spaces codes P01 to P04 page 14
20% of residents agreed with the Public Spaces codes P01 to P04 page 14
4% of residents neither agreed or disagreed with the Public Spaces codes P01 to P04 page 14
0% of residents disagreed with the Public Spaces codes P01 to P04 page 14
3% of residents strongly disagreed a with the Public Spaces codes P01 to P04 page 14

Use U01 to U06 page 14 to 15

56% of residents strongly agreed with the Use codes U01 to U06 page 14 to 15
18% of residents agreed with the Use codes U01 to U06 page 14 to 15
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Homes HB01 to HB04 page 15

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Resources R01 to R05 page 15

78% of residents strongly agreed with the Resources codes R01 to R05
11% of residents agreed with the Resources codes R01 to R05
5% of residents neither agreed or disagreed with the Resources codes R01 to R05
5% of residents disagreed with the Resources codes R01 to R05
1% of residents strongly disagreed a with the Resources codes R01 to R05

Lifespan L021 to L02 page 15

76% of residents strongly agreed with the Lifespan codes L021 to L02
16% of residents agreed with the Lifespan codes L021 to L02
5% of residents neither agreed or disagreed with the Lifespan codes L021 to L02
1% of residents disagreed with the Lifespan codes L021 to L02
2% of residents strongly disagreed a with the Lifespan codes L021 to L02

Land East of High Halstow

60% of residents strongly greed with the Key principles 01 to12

19% of residents agreed with the Key principles 01 to12

13% of residents neither agreed or disagreed with the Key principles 01 to12

6% of residents disagreed with the Key principles 01 to12

2% of residents strongly disagreed a with the Key principles 01 to12

Village Centre Coding VC1 to VC14 page 21 to 24

48% of residents strongly agreed with the Village Centre Coding VC1 to VC14

20% of residents agreed with the Village Centre Coding VC1 to VC14

18% of residents neither agreed or disagreed with the Village Centre Coding VC1 to VC14

8% of residents disagreed with the Village Centre Coding VC1 to VC14

5% of residents strongly disagreed a with the Village Centre Coding VC1 to VC14

Village Fringe Coding VF1 to VF13 page 28 to 30

45% of residents strongly agreed with the Village Fringe Coding VF1 to VF13

29% of residents agreed with the Village Fringe Coding VF1 to VF13

18% of residents neither agreed or disagreed with the Village Fringe Coding VF1 to VF13

5% of residents disagreed with the Village Fringe Coding VF1 to VF13

2% of residents strongly disagreed a with the Village Fringe Coding VF1 to VF13

Rural Edge Coding RE1 to RE13 page 33 to 36

57% of residents strongly agreed with the Rural Edge Coding RE1 to RE13

25% of residents agreed with the Rural Edge Coding RE1 to RE13

14% of residents neither agreed or disagreed with the Rural Edge Coding RE1 to RE13

1% of residents disagreed with the Rural Edge Coding RE1 to RE13

3% of residents strongly disagreed a with the Rural Edge Coding RE1 to RE13

Rural Coding R1 to R2 page 38 to 39

68% of residents strongly agreed with the Rural Edge Coding RE1 to RE13

14% of residents agreed with the Rural Edge Coding RE1 to RE13

12% of residents neither agreed or disagreed with the Rural Edge Coding RE1 to RE13

3% of residents disagreed with the Rural Edge Coding RE1 to RE13

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Additional Questions

Access options

98% of residents chose Parish option

2% of residents chose Redrow option

Climate Change

All new homes and extensions must be carbon zero

69% of residents strongly agreed that all new homes and extensions must be carbon zero

15% of residents agreed that all new homes and extensions must be carbon zero

11% of residents neither agreed or disagreed that all new homes and extensions must be carbon zero

4% of residents disagreed that all new homes and extensions must be carbon zero

1% of residents strongly disagreed that all new homes and extensions must be carbon zero

Housing types

The Neighbourhood Plan should encourage the building of bungalows

59% of residents strongly agreed the neighbourhood plan should encourage the building of bungalows

19% of residents agreed with the neighbourhood plan should encourage the building of bungalows

16% of residents neither agreed or disagreed the neighbourhood plan should encourage the building of bungalows

4% of residents disagreed the neighbourhood plan should encourage the building of bungalows

2% of residents strongly disagreed the neighbourhood plan should encourage the building of bungalows

House size 1

New housing development should be mindful of High Halstow's ageing population.

59% of residents strongly agreed that New housing development should be mindful of High Halstow's ageing population.

22% of residents agreed that New housing development should be mindful of High Halstow's ageing population.

13% of residents neither agreed or disagreed that New housing development should be mindful of High Halstow's ageing population.

4% of residents disagreed that New housing development should be mindful of High Halstow's ageing population.

2% of residents strongly disagreed that New housing development should be mindful of High Halstow's ageing population.

House size 2

New housing development should be mindful of affordable housing opportunities for young families.

49% of residents strongly agreed that New housing development should be mindful of affordable housing opportunities for young families.

29% of residents agreed that New housing development should be mindful of affordable housing opportunities for young families.

9% of residents neither agreed or disagreed that New housing development should be mindful of affordable housing opportunities for young families.

8% of residents disagreed that New housing development should be mindful of affordable housing opportunities for young families.

4% of residents strongly disagreed that New housing development should be mindful of affordable housing opportunities for young families.

House size 3

The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

27% of residents strongly agreed that The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

20% of residents agreed that The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

23% of residents neither agreed or disagreed that The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

13% of residents disagreed that The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

16% of residents strongly disagreed that The Medway Housing Needs Assessment” should be given consideration to determine size/number of bedrooms.

Shops

What shops do you consider essential?

88% of residents considered a Mini supermarket/Post office essential

60% of residents considered a Pharmacy essential

33% of residents considered a Cafe essential 33% of Residents considered a Health care centre essential

24% of residents considered a Bakers essential

Existing School site

If the school moved to a different site, how would you like the present site to be developed (if possible)?

56% of residents suggested a multi- purpose hub (health centre, work rooms RSPB information centre etc

37% of residents suggested retirement homes

40% of residents suggested homes

Eligibility

High Halstow residents or those who work in High Halstow should be given priority when purchasing new homes built.

43% of residents strongly agreed that High Halstow Residents should be given priority to new homes being built

32% of residents agreed that High Halstow Residents should be given priority to new homes being built

12% of residents neither agreed or disagreed that High Halstow Residents should be given priority to new homes being built

9% of residents disagreed that High Halstow Residents should be given priority to new homes being built

3% of residents strongly disagreed that High Halstow Residents should be given priority to new homes being built

Movement Codes M01 to M06 page 13

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Resources R01 to R05 page 15

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Lifespan L021 to L02 page 15

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Land East of High Halstow

Key principles

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Village Centre Coding VC1 to VC14 page 21 to 24

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Village Fringe Coding VF1 to VF13 page 28 to 30

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All the results and comments were tabulated and scrutinized and both The Neighbourhood Plan and Design Code amended to produce the Submission Version.

Throughout the process the Parish Council were updated at their monthly meetings, the minutes from which are posted on the Parish website and a resume placed in the Parish monthly magazine. Also, the steering committee had ad-hoc meetings, either face-to-face or virtually, with Medway Council and Troy Planning & Design.

APPENDIX 1

Initial Village Survey

55	18	25	4	8	Minimum Housing to maintain village feeling
					Doctors surgery to have 5 days attendance (as it used to be)
85	27	39	9	10	
57	27	23	3	4	New larger primary school where new houses are built
					Better bus service especially in the evenings. Currently not suitable for a social life
51	21	24	3	3	
43	10	28	2	3	Maintain current open spaces
41	17	18	2	4	Upgrade all roads to village
38	34	4			Keep fields for growing crops
28	12	7	1	8	New road onto peninsula
32	7	15	5	5	Doctors need to be recruited
15	10	4	1		Keep deangate as country park
27	25	2			Health centre in village
18	16	2			Traffic calming measures in village
					School for all children of HH (No travelling to other villages)
21	11	10			
18	13	5			More off road parking
18	6	11	1		All housing for local people and not London overspill
					Sheltered accommodation for the elderly both social and owner occupier/and bungalows
13	7	3	2	1	
18	6	9		3	Affordable Housing and not buy to let
19	14	3		2	Protect our wildlife
18	14	4			Train line for passenger traffic. (needs electrifying)
17	15	2			Leave village roads but repair (keeps speed down)
12	9	1	2		Protect farmland
11	8	3			Keep Deangate for the community
17	11	4	2		Village style development with open spaces

TOTAL	07-Jun	21-Jun	23-Jun	07-Jul	
55	18	25	4	8	Minimum Housing to maintain village feeling
85	27	39	9	10	Doctor's surgery to have 5 days attendance (as it used to be)
57	27	23	3	4	New larger primary school where new houses are built
51	21	24	3	3	Better bus service especially in the evenings. Currently not suitable for a social life
43	10	28	2	3	Maintain current open spaces
41	17	18	2	4	Upgrade all roads to village
38	34	4			Keep fields for growing crops
28	12	7	1	8	New road onto peninsula
32	7	15	5	5	Doctors need to be recruited
15	10	4	1		Keep Deangate as country park
27	25	2			Health centre in village
18	16	2			Traffic calming measures in village
21	11	10			School for all children of HH (No travelling to other villages)
18	13	5			More off road parking
18	6	11	1		All housing for local people and not London overspill
13	7	3	2	1	Sheltered accommodation for the elderly both social and owner occupier/and bungalows
18	6	9		3	Affordable Housing and not buy to let
19	14	3		2	Protect our wildlife
18	14	4			Train line for passenger traffic. (needs electrifying)
17	15	2			Leave village roads but repair (keeps speed down)
12	9	1	2		Protect farmland
11	8	3			Keep Deangate for the community
17	11	4	2		Village style development with open spaces
14	5	9			More cycle routes
13	9	3	1		Hospital in Hoo area
10	8			2	Keep village a nice safe place to live
8	4		3	1	New roads before development
7	3	1	2	1	Protect marshes and reserve - unite with Lodge Hill an AONB
7	6	1			Protect RSPB site and Forge Common
11	3	5	1	2	More local shops
10		5	5		Dentist
9	6			3	Use brown field sites before agricultural land
9	9				Surface water issues must be dealt with
6	4	2			Social housing
7	7				No more shops or businesses - it will change the village

2		1		1	Plant more trees
9	6	2	1		Preserve natural heritage and SSSI sites
9	8		1		Don't spoil 1000 years of village history
7	1	5	1		Sewage & surface water investment
8	4	3	1		Consideration for additional secondary school
					upgrade Christmas Lane but leave Britannia Road and
8	4	4			Duxcourt but include restrictions on these
8	7	1			Improved mobile phone service 4G
8	3	5			GP & pharmacy service
8		8			Extended surgery hours outside work & school times
5	5				Facilities for young children
4	4				Keep golf course
1				1	Build where the infrastructure already exists
6	6				Ancient footpaths to be preserved but better maintained
7		7			Air pollution Worse with more traffic
					Home businesses need faster more reliable internet
7	6	1			connection - 4G
5	5				Green belt between all villages
4	2	1	1		More bungalows
3	3				Protect our SSSI sites
					Red Dog could be amazing like it used to be with better
6	6				management
6	2	4			A Supermarket
3		3			More footpaths
					Affordable houses for key workers, nurse's policemen
3	3				firemen doctor's teachers
2	2				Social centre with teashop
1	1				Enlarge existing school
					Deangate golf club house closure leaves a hole for
1	1				reasonable meals and a social centre
5	4			1	New larger preschool with nursery facilities
					Developer's money must be for village and not Medway
5	1	4			as a whole
					Some villagers already suffer from gardens flooded with
5	5				sewage. Leave well alone
					No to train service - would open up peninsula for more
5	4			1	development
4	3	1			Cycle route/footpath along Christmas Lane
4	4				Protect rural agricultural nature of village
3	3				Flats for single people
2	2				Keep Deangate running track, tennis & football pitches
2		2			Enlarge Medway Hospital
4	4				Developer's money for new school

4	4			Filter lane at 4 Elms roundabout from A2 direction onto peninsula
3	2	1		1-, 2- & 3-bedroom houses for families
4	4			Village already losing its village identity, insufficient parking
4	4			Sewage system upgrade
4	4			Increase water pressure
4	3	1		Smaller buses more frequent service
4		4		Double yellow lines at junction of The Street & Christmas Lane
3		3		No Large lorries in village
4	2	2		Church is oldest building in the village and needs to be protected. Development money for major repairs
4	2	2		Preserve and enhance RSPB site
4	4			Involve children in area Heritage
4	4			Dedicated footpath to the River Thames
4	4			Open spaces necessary for physical & mental Health
4	4			Social care
3	1	2		No building more than three stories
3		3		Villages important part of rural culture and should not be turned into towns
2	2			No takeaway food outlets
1		1		Protect the North Kent marshes
0				Land north of Britannia Road to be green space
2	2			Keep school at present location
3		3		A school that takes children with ADHD/special needs
3	3			Safe walkway from HH to Hoo
3	3			Land not suitable for building
3	1	2		No Large/executive Houses
3	3			Police presence
3	1	2		Farm shop
3	3			Hoo to be a major shopping centre
3	1	2		New pub
3	3			Safe cycle route to Hoo
3	3			No speed bumps
3		3		Developers to finance open spaces
2		1	1	Fish & Chip shop
2	1	1		Maximise open spaces for supporting diversity in our environment
2	2			Attract better teachers
2	2			Purpose built cycle routes (also for electric bikes)
2	2			Shared ownership houses
2	2			Include adequate parking
2	1	1		Protect rural nature and keep villages separated

2	2		Skatepark on Abbey Estate
2	2		A Bank
2	2		More double yellow lines
2	2		Rural transport plan
2	2		Direct bus services to railway stations -Ebbsfleet, Strood, Rochester & Chatham
2	2		Visitor centre to show our marshland heritage with marked tours
2	2		Protect the Heronry
2		2	Retain village History, build new and maintain traditions for next generations
2	2		HH open spaces makes it what it is.
2	1	1	Keep this area is an open space for Medway
2	2		Parking at Swigshole for Thames walk
1		1	Keep existing sports facilities and increase
1	1		Businesses to be on brownfield sites eg Kingsnorth
1	1		20mph in The Street
1	1		Average speed cameras
1	1		Maximum two stories
1		1	No large blocks of flats
0			More allotments
0			Green space between Britannia Road & Christmas Lane
0			If school relocated keep original space as green field site
1	1		Wrap around care at school
1	1		Good transport to current schools within Medway
1	1		Good strategic approach to education
1	1		Better facilities for children & improve structure
1	1		Electric points for charging cars
1	1		Do not allow road through to Chattenden
1	1		Shorter travel times to main facilities
1		1	Road to cooling to upgrade
1		1	Dual carriageway to Grain
1		1	Traffic lights at 4 Elms roundabout
1		1	Medway tunnel traffic an issue now
1	1		Village already doubled without extra facilities (in fact one shop less)
1	1		Drop opposition to Lodge hill and build there
1	1		Stop infill building
1		1	New Village elsewhere on the peninsula
1		1	No social housing
1		1	Stop becoming another Walderslade
1		1	Happy with new homes but require more consultation

0			Housing shared with other villages on the peninsula not affected
1	1		Development sympathetic to wildlife with brooks swales and open spaces through development to provide nature corridors
1	1		renewable energy installations use of sun & wind
1	1		Development in partnership with RSPB & Natural England
1	1		Have designated areas for biodiversity
1	1		Remove the Pylons
1		1	New houses to have solar panels
1	1		Police station
1	1		pre & after school care
1	1		Pitch & putt course
1	1		Youth club investment
1		1	Golf course
1		1	Keep swimming pool in Hoo
1		1	More events for children & babies
1		1	Chinese takeaway
1	1		Hairdressers
1		1	Retain small businesses. Govmt & council grants to encourage new business
1		1	Golf course a valuable business asset wasted by council
1		1	Good sports facility, golf, swimming, gym, cycle park all run as a business
1		1	Butchers shop
1		1	Designated business park not in HH
0			No new businesses/community services to the detriment of existing ones
1	1		Electric vehicles
1	1		Bus passes for over 60's
1		1	Cycle route along Dux Court & Britannia Road
1		1	Less parking in The Street especially at schooltime
1		1	More safe road crossings
1		1	Buses to places other than Chatham
1	1		Church & Cricket Club are a focus of the community and make the village. Should be maintained and supported
1	1		Protect Dickens heritage
1	1		Make the wider community aware of the area's history
1	1		Develop book of local walks
1		1	Developers to invest in village hall and nature reserve
1		1	encourage respect for nature

1	1	New housing to have open areas for children's play grounds
1	1	More integrated open space linking village
1	1	More safe places to walk for people who do not want to walk in the woods alone
1	1	Swales and open drains to encourage wildlife
1	1	Protect "dark sky" area between Lodge Hill & H1H
1	1	Baby clinic
1	1	A nurse at least once a week at the HH surgery as it used to be
1	1	District nurse

APPENDIX 2

Objectives Survey

High Halstow Neighbourhood Plan Residents Survey.

October 2019

You will know that Medway Council are preparing a Local Plan that will define development across Medway up to and beyond 2035. The Local Plan which is due to have its last public consultation in December 2019 relies on a successful HIF ([Housing Infrastructure Fund](#)) bid for £170million. Medway had previously indicated its wish to secure the money to unlock the potential of the Hoo Peninsula. In its present draft form the Local Plan puts forward four scenarios for development in Medway. All four scenarios indicate significant development on the Hoo Peninsula including around 700 new homes in High Halstow.

Your Neighbourhood Plan group are committed to keeping High Halstow a great place to live and are working hard to achieve its vision.

“High Halstow’s future will continue to be a vibrant community, physically separate from neighbouring villages. It will remain an attractive place to live within the peninsula and not a mere dormitory settlement for surrounding towns.”

In order to achieve this vision they have formulated the following objectives. Before proceeding to the next stage of the Neighbourhood Plan it is important to have a consensus of agreement to the objectives required to make the Vision a reality.

You too can help !

By offering suggestions you believe would make the village an even better place to live than it is today. This is your chance to help shape the future of our community.

At the end of the survey there is a space for you to comment. Please let us know what you think?

You must be a resident of High Halstow to complete this survey

You can complete the survey online at highhalstowneighbourhoodplan.co.uk

Alternatively you can complete this form and hand it in to the shop or post it in the Village Hall letterbox

House name or number.....

Postcode.....

Each occupant is entitled to complete the form by ticking the relevant box

Objective		Occupant				
		1	2	3	4	5
To provide and enhance facilities to maintain and develop the wellbeing of the community.	Agree					
	Disagree					
	Don't Know					
To preserve and improve sympathetic access to existing green spaces and further provide additional green spaces within the developed environment	Agree					
	Disagree					
	Don't Know					
. To maintain the existing sense of community and maximise the opportunity for engagement	Agree					
	Disagree					
	Don't Know					
To keep high Halstow a rural village	Agree					
	Disagree					
	Don't Know					
To maintain and develop High Halstow as an area rich in history and natural beauty, as well as supporting local leisure and tourism opportunities.	Agree					
	Disagree					
	Don't Know					
To minimise the impact of vehicular traffic and improve opportunities for active and sustainable travel facilities for pedestrians and cyclists.	Agree					
	Disagree					
	Don't Know					
To provide a sustainable environment for the residents and wildlife of High Halstow whilst being mindful of conserving an ecological balance.	Agree					
	Disagree					
	Don't Know					
To provide an effective locally based healthcare facility to suit the needs of the local population.	Agree					
	Disagree					
	Don't Know					
Housing should be relevant to community need and sympathetic to local styles	Agree					
	Disagree					
	Don't Know					
Provide infrastructure that is robust enough to support existing and future networks	Agree					
	Disagree					
	Don't Know					

Please use this space to suggest things you think would enhance the village and make it an even better place to live in the future.

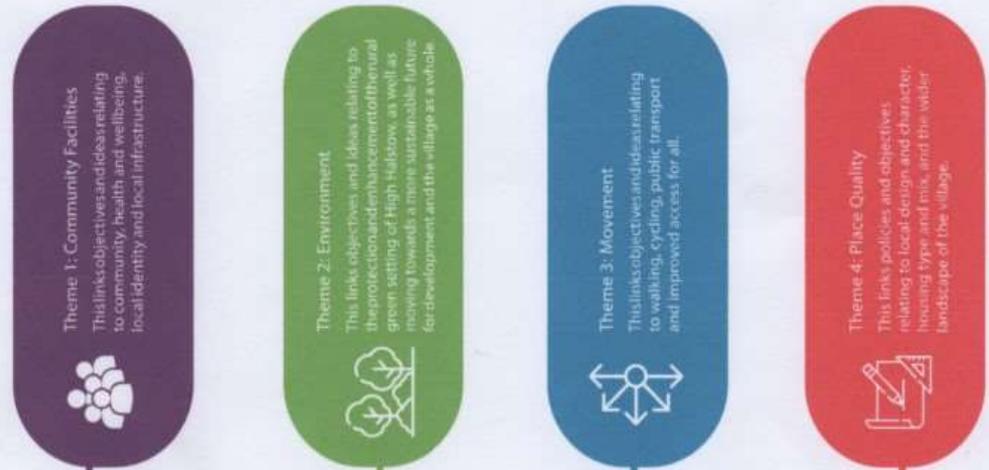
APPENDIX 3

Flowchart

OBJECTIVES

- Objective 1: Community Wellbeing**
To provide and enhance facilities that maintain and develop the wellbeing of the community.
- Objective 2: Preserve and improve green spaces**
To preserve and improve sympathetic access to existing green spaces and further provide additional green spaces within the developed environment.
- Objective 3: Keeping Community Identity**
To maintain the existing sense of community and maximise the opportunity for engagement.
- Objective 4: Maintain rural setting**
To keep High Halstow a rural village.
- Objective 5: Leisure and Tourism**
To maintain and develop High Halstow as an area rich in history and natural beauty as well as supporting local leisure and tourism opportunities.
- Objective 6: Robust Traffic Management**
Minimise the impact of vehicular traffic and improve opportunities for active and sustainable travel facilities for pedestrians and cyclists.
- Objective 7: Sustainable Environment**
To provide a sustainable environment for residents and wildlife in High Halstow whilst being mindful of conserving an ecological balance.
- Objective 8: Health and well-being**
To provide an effective locally based healthcare facility to suit the needs of the local population.
- Objective 9: Housing is relevant to the Community needs**
Housing should be relevant to community need and sympathetic to local styles.
- Objective 10: Infrastructure**
Provide infrastructure that is robust enough to support existing and future networks.

THEMES



POLICY IDEAS

1. Reinforcing and strengthening the heart of the village by protecting existing facilities and delivering new and improved community facilities in this area.
2. A new health facility, potentially integrated within an expanded and improved village hall, as well as space for a café and meeting place.
3. Improved Changing Facilities for sports and recreation which might be integrated with community toilets.
4. Delivery of a new primary school as part of major new development, but which is well integrated into the village.
5. Improved broadband speeds and mobile reception.
6. Promoting a zero carbon future including delivery of electric vehicle fast charging points and new zero carbon buildings.
7. Designate areas as Local Green Spaces for long-term protection.
8. Require delivery of new green space in new proposed development that is well designed and accessible for use by all.
9. Integrating flood management into any new development.
10. Protecting key views, valued landscapes, natural areas and places of importance for biodiversity.
11. Promote walking and cycling for all and ensure regular low carbon affordable bus service.
12. Improve access to the countryside and Coastal Path.
13. Ensure any new development is well integrated with the existing village, and that all community facilities are easily accessible for all.
14. Ensure good walking, cycling and public transport links are provided to the expected new railway station.
15. Introduce traffic management measures that slow traffic speeds and make streets safer for all.
16. Explore how new technologies can be used to future proof development, using ideas such as car sharing and "mobility as service" (MaaS).
17. To prepare design policies that deliver high quality new development that reflect the best qualities of High Halstow, in terms of the scale of development, materials used, provision, planting and arrangement of open space.
18. Require independent design review of major schemes to maintain the highest standards of design. High quality of design would require developers to demonstrate (i) excellent access by sustainable modes (foot, cycle, public transport) to infrastructure, jobs and services; (ii) a high standard of build quality to deliver net zero carbon development on new buildings.
19. Require a wide range of housing types to be provided through new development including affordable homes, self-build and flexible housing types that can be adapted for changing lifestyles, and accommodation for older people.

APPENDIX 4

Policies Survey

High Halstow Neighbourhood Plan (NP) Residents Survey Consultation on ‘Policy Ideas’

Overview and update

Last autumn we asked for your thoughts on the draft objectives for the NP. We had an excellent response and the percentage support is starred on the flowchart in the Halstow Times. Based on your comments we are now presenting our initial ideas for potential policies in the NP. These are linked back to the objectives and grouped around four key themes:

1. Community
2. Environment
3. Movement
4. Place Quality

We would now like your feedback on whether you agree or disagree with these policies. We’d also like to know whether you have any other ideas or suggestions that should be included in our **NP**.

You may be aware that, since our last consultation, Medway Council has secured central Government funding to improve infrastructure on the Hoo Peninsula, including passenger train services on the existing freight line and a relief road for the A228. This will enable more new homes to be built.

Medway Council is preparing a new **Local Plan**. This will establish the scale of growth across the Hoo Peninsula, including High Halstow, and what infrastructure is required to support that.

What we are seeking to do through the NP is to influence the shape and form of any new development, such that it can be the very best it can for High Halstow. We hope to influence the design and layout of any development, mix and type of uses, how we can improve community facilities and protect green spaces, and how we can make it easier for people, of all ages, to move around. The NP is a very real opportunity to steer the future of High Halstow, so that we can plan the best for our community. It is therefore really important that you are involved and let us know what you think – your thoughts will help shape the NP.

Local Green Spaces

A key message coming out of the previous consultation was the importance of protecting green spaces. Through the NP we have the ability to designate “Local Green Spaces”, which have strong protection in national planning policy. We need to be able to demonstrate that they meet the following criteria:

- it should be in reasonably close proximity to the community it serves;
- it should be demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- it should be local in character and not an extensive tract of land.

We have mapped what we believe to be important Local Green Spaces in High Halstow that should be protected through the NP, for example the Recreation/cricket ground, Forge Common, recreation area off Topley Drive. These are in addition to the SSSI (Site of Special Scientific Interest), RAMSAR (designated of international environment importance) and other nationally protected sites. Please let us know what other areas you think should be protected. For more information about recommended green spaces please go to www.highhalstow-pc.gov.uk

Please help us by completing the following

House Number/Name	Post Code
-------------------	-----------

Each house occupant is invited to comment so please indicate the number who agree/disagree/unsure in the relevant box

Based on your comments these are our initial ideas for potential policies in the NP. These are linked back to the objectives and grouped around four key themes:

Theme 1: Community Facilities

This links the objectives and ideas relating to community, health and wellbeing, local identity and local infrastructure.

		Agree	Unsure	Disagree
1.	Reinforcing and strengthening the heart of the village by protecting existing facilities and delivering new and improved community facilities in this area.			
2.	A new health facility, potentially integrated within an expanded and improved village hall, as well as space for a café and meeting place.			
3.	Improved Changing Facilities for sports and recreation which might be integrated with community toilets.			
4.	Delivery of a new primary school as part of a major new development that is well integrated into the village.			
5.	Improved broadband speeds and mobile reception.			

Theme 2: Environment

This links objectives and ideas relating to the protection and enforcement of the rural green setting of High Halstow, as well as moving towards a more sustainable future for development and the village as a whole.

		Agree	Unsure	Disagree
6.	Promoting a zero carbon future including delivery of electric vehicle fast charging points and new zero carbon buildings.			
7.	Designate areas as local green spaces for long term protection.			
8.	Require delivery of new green space in any new proposed development that is well designed and accessible for use by all.			
9.	Integrating flood management into any new developments.			
10	Protecting key views, valued landscapes, natural areas and places of importance for biodiversity			

Theme 3: Movement

This links objective and ideas relating to walking, cycling, public transport and improved access for all.

		Agree	Unsure	Disagree
11.	Promote walking and cycling for all and ensure regular low carbon affordable bus service.			
12.	Improve access to the countryside and Coastal Path.			
13.	Ensure any new development is fully integrated with the existing village and that all community facilities are easily accessible for all.			
14.	Ensure good walking, cycling and public transport links are provided to the expected new railway station.			
15.	Introduce traffic management measures that slow traffic speeds and make streets safer for all.			
16.	Explore how new technologies can be used to future proof development, using ideas such as car sharing and "Mobility as a Service" (MaaS).			

Theme 4: Place Quality

This links policies and objectives relating to local design and character, housing type and mix, and the wider landscape of the village.

		Agree	Unsure	Disagree
17.	To prepare design policies that deliver a high quality new development that reflect the best qualities of High Halstow, in terms of the scale of development, materials used, provision, planting and arrangement of open space.			
18.	Require independent design review of major schemes to maintain the highest standards of design. High quality of design would require developers to demonstrate (i) excellent access by sustainable modes (foot, cycle, public			

	transport) to infrastructure, jobs and services; (ii) a high standard of build quality to deliver net zero carbon development on new buildings.			
19	Require a wide range of housing types to be provided through new development including affordable homes, self-build and flexible housing types that can be adapted for changing lifestyles, and accommodation for older people.			

Comments

Policy ideas/suggestions



Green space suggestions



You can complete this form online at www.highhalstowneighbourhoodplan.co.uk

or please return your completed form to High Halstow Village Shop

APPENDIX 5

Reg 14 Neighbourhood Plan Questionnaire

And Residents Comments

HIGH HALSTOW DRAFT NEIGHBOURHOOD PLAN

REGULATION 14 CONSULTATION: FEEDBACK FORM

PLEASE RETURN BY 27th September 2021

The draft High Halstow Neighbourhood Plan has been informed by and responds to comments made during earlier consultation events. We are now seeking your views on the draft Neighbourhood Plan; all of which will be reviewed when preparing the final version.

Before you complete this questionnaire, please do take the time to familiarise yourself with the draft Plan. This is available online via the Neighbourhood Planning page of High Halstow Parish Council:

<http://www.highhalstow-pc.gov.uk/community/high-halstow-parish-council-13291/neighbourhood-plan/>

This questionnaire can also be completed online at the following address: <http://tiny.cc/highhalstow>

Please note that fields marked with a [*] are required.

PART 1: YOUR DETAILS

Name [*]	
Organisation	
Address [*]	
Email address [*]	
Post Code [*]	

Are you (please tick all that apply) []*

A resident of High Halstow [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
An employee in High Halstow [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other (please indicate)	

How old are you (please only tick one) []*

Under 18	18 - 25	26 - 35	36 - 45	46 - 55	56 - 65	Over 65	Would rather not say

HIGH HALSTOW DRAFT NEIGHBOURHOOD PLAN

Are you (please only tick one) [*]

Male	
Female	
Would rather not say	

PART 2: COMMENTS

The draft Neighbourhood Plan includes a series of proposed policies that will help shape future change and development in High Halstow. These are highlighted in green boxes throughout the Plan and prefixed with the words 'POLICY HH'.

The draft Neighbourhood Plan also includes a series of wider projects and ideas for change in High Halstow. They are highlighted in blue coloured boxes and prefixed with the words 'PROJECT / ASPIRATION'.

Please use the tables overleaf to provide your comments on this draft version of the Neighbourhood Plan.

Your comments will be read and considered carefully and may result in modifications to the draft Neighbourhood Plan before it is submitted to Chelmsford City Council for independent examination.

The questionnaire can be completed and returned online, at:

<http://tiny.cc/highhalstow>

This form can also be returned by email, to:

Assistant.clerk@highhalstow-PC.gov.uk

Alternatively, the form can be returned by post:

High Halstow Neighbourhood Plan

c/o High Halstow Parish Council

50 Pepys Way

Strood

Rochester

Kent

ME2 3LL

Thank you very much for your time and feedback.

HIGH HALSTOW DRAFT NEIGHBOURHOOD PLAN

PROPOSED POLICIES

Please circle the number which most closely reflects your views:

1: strongly agree 2: agree 3: neither agree nor disagree 4: disagree 5: strongly disagree

Policy Reference	Proposed Policies - Community	Please circle one number per row				
HH C1	Village Centre and Facilities	1	2	3	4	5
HH C2	Education	1	2	3	4	5
HH C3	Communication Technology	1	2	3	4	5
Policy Reference	Proposed Policies – Environment	Please circle one number per row				
HH E1	Natural Environment	1	2	3	4	5
HH E2	Countryside & Rural Landscape	1	2	3	4	5
HH E3	Settlement Identity	1	2	3	4	5
HH E4	Important Views	1	2	3	4	5
HH E5	Local Green Spaces	1	2	3	4	5
HH E6	New Green Spaces	1	2	3	4	5
HH E7	Flood Risk	1	2	3	4	5
HH E8	Towards Zero-carbon Development	1	2	3	4	5
HH E9	Lighting	1	2	3	4	5
Policy Reference	Proposed Policies – Movement	Please circle one number per row				
HH M1	Green Routes	1	2	3	4	5
HH M2	Active Travel	1	2	3	4	5
HH M3	Bus Services, Routes and Infrastructure	1	2	3	4	5
HH M4	Rail Services, Routes and Infrastructure	1	2	3	4	5
HH M5	Street Design	1	2	3	4	5
HH M6	E-Vehicles and Mobility as a Service	1	2	3	4	5

HIGH HALSTOW DRAFT NEIGHBOURHOOD PLAN

Policy Reference	Proposed Policies – Place Quality	Please circle one number per row				
HH PQ1	Design	1	2	3	4	5
HH PQ2	Non-Designated Heritage Assets	1	2	3	4	5
HH PQ3	Land to the east of High Halstow	1	2	3	4	5
HH PQ4	Housing Type and Mix	1	2	3	4	5
HH PQ5	Self and Custom Build Housing	1	2	3	4	5

OTHER COMMENTS

If you have any comments or suggested modifications please add them here, stating the section of the draft Plan to which they refer:

Section of Plan / Policy Reference	Comment

--	--

Please continue on a separate sheet if necessary

HIGH HALSTOW DRAFT NEIGHBOURHOOD PLAN

PART 3: CONSENT

We need to store your personal information in order to receive your comments. Please confirm whether you agree to the following:

I consent to High Halstow Parish Council storing my personal data [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to be contacted with regard to my response by High Halstow Parish Council [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No

General Data Protection Regulations (GDPR): protecting your data

A summary of all comments will be made publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations. High Halstow Parish Council will process your details in relation to the preparation of this document only.

As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for High Halstow Parish Council to pass on your contact details (name, address, email address) to Medway Council so that they can contact you at the Regulation 16 consultation and examination stages if required.

I consent to High Halstow Parish Council passing my contact details (name, address, email address) to Medway Council so that I can be contacted regarding the Regulation 16 consultation and examination stages [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Website privacy policy <https://highhalstowneighbourhoodplan.co.uk/privacy-policy>

Reg 14 Draft Neighbourhood Plan Residents Comments

1 As a new mum but living in the village my whole life it is extremely important to me that my son can go to the local school in the village. It vital that family already within the village are given some priority when selecting the school. I don't see parents travelling out of the village via car as economical. I feel this is how a lot of the village residents are feeling and would agree its importance. It's vital if we must have new infrastructure within the village that this is ecofriendly and fits in with existing houses and residents within the village.

2 Policy HH PQ4 - 1% of development costs should be paid for public art. In my view that money could be better used in securing a better development for all rather than providing art for the few. Art is not currently part of our village and given that most of the document I have read refers to keeping the village as it is, providing art would be a large shift from what the village is, and a large shift in the wrong direction. Art would be an expensive climbing frame for the less well behaved and would be a maintenance expense every villager is burdened with the bill of. Keep with what the village is, green, peaceful and wooded.

3 Precis and HH M5 & HH PQ4: The creation of a secondary village hub in the new development of land to the East is a very good idea as it would help to maintain High Halstow's village identity, instead of just "adding" on to the existing homes.

I have looked at the road plans detailed in the Precis and I think it would be great to adopt the "alternative option" for the road and bus route from Radcliffe Way. This would enable the lower half of Christmas Lane to be used by pedestrians, cyclists and horse riders etc. At present there is no safe route out of High Halstow to the East. Combined with proposals for a green crossing on the Radcliffe Way this would enable High Halstow residents to walk/cycle safely to say Hoo for example.

4 Please explain the rationale with comment on page 40~avoid coalescence with Sharnal Street, when clearly within the suggested Parish boundary

5 Thank you for doing such an excellent job and making the very best of a potential development I would rather it didn't happen!

6 Build alms houses on site of existing school. Provide space for village coffee shop or similar

7 I feel that the developed of the village will lead to more building. The addition of a school and other facilities justifies the council to build more houses in High Halstow and the surrounding area. We moved to the area to live in the countryside and slowly that has been eroded away. I believe we need to be strong as a community and say no to more development of this area. We will slowly turn more and more like the other side of the river.

8 I am first and foremost strongly opposed to ANY development in High Halstow for the following reasons:

1) The village doesn't NEED another 760 houses

2) There is no BENEFIT to the village AT ALL by doubling it in size

9 The Neighbourhood Plan is well written and captures many of the villager's aspirations that will need to be converted into reality!

Additional thoughts are as follows;

I have seen the options for the proposed changes to the roads on and around the proposed Redrow site, and I like them! The best option in my opinion is the one which shows the new road coming directly off of the roundabout at the end of Christmas Lane. This new road scheme will effectively link the new Redrow estate to the existing village.

Redrow do not seem to be interested in building bungalows! Whilst from a financial point of view I can see how Redrow would want that, but for High Halstow residents, bungalows are needed for older people who want to downsize and stay in the village. I believe approximately 5% of the houses built should be bungalows.

I also believe there should also be areas for self-build properties as well as sheltered housing for those that want/need it. Redrow seem to want to build what is most profitable to them, but do not seem to want to take into account the needs of the village!

I fully support the provision of a Green Bridge across Ratcliffe Highway. This will encourage people to walk or cycle in safety to the proposed new railway station.

10 All new housing should be built to carbon neutral standards and provide sufficient parking and vehicle charging points

11 I believe the bus route into the village should enter the new housing development at the roundabout end (Ratcliffe Highway) bottom of Christmas Lane so the increased traffic flow would enter the new housing development following this route. Leaving Christmas Lane free from any additional traffic.

12 I agree with the opening statement within the HH NP in that we are totally opposed to the development of 760 houses on the proposed land between Christmas Lane and Britannia Street. In my opinion the village appeal will not be viable when the majority of housing and area is 'New Development' (760 new verses 704 existing). If the new development business plan is not financially viable due to less houses, then I see this as an unfortunate outcome for the development proposal.

13 HH/M4 If the railway line is to be reopened to passengers it must also provide direct access to Strood. Also, consideration should be given to opening a station in High Halstow.

HH/PQ4 Housing types should include retirement bungalows so that family houses can be freed up for young families.

14 I want to see a 5-year guarantee of no further development. I don't want any development but. the HIF should be scrapped.

15 the road network is inadequate and HIF proposals do not go far enough

16 East of High Halstow should be sold or bequeathed to the woodlands trust not developed for housing

17 We must not lose village status or the community spirit.

18 Keep the village atmosphere and community spirit alive.

19 Create a one way system throughout the village

20 Avoid on street parking. No new road links on to Christmas Lane or Britannia Road. Make new connection to Roundabout bottom of Christmas Lane. Ensure lower end Christmas Lane does not become site for fly tipping.

21 Build another school and Drs surgery

22 Please keep Christmas Lane open, needs to be 4 entrances/exits to the village to support the added housing and infrastructure. particularly concerned about access for emergency vehicles with what is currently proposed.

23 Any development should be undertaken sympathetically and with the local people and community in mind, providing all the extra social infrastructure required Doctors, Schools, and other services. Cycle lanes and Footpath to be properly accessible to the old and infirm including wheelchair access etc. High Halstow as a larger than average

population of older people. Provision should be included in the design of new properties for the old and infirm to access upper storey's in a proportion of new homes.

24 Add another road into the village or make Christmas Lane wider. Public service is terrible and must improve to a sustainable level.

25 Reduce the number of houses proposed. Air pollution is a big problem along the A228. In the village measures must be put in place to mitigate. Fisher wood has contained breeding buzzards for at least 3 years. An Ecological survey must be under taken to establish this. Sewage and Land drainage is a problem at the Eastern end of the village where water collects, residents have had to build retaining walls to stop ingress of water.

26 Infrastructure is incapable at present evident by Sewage and land drainage backups in various sites. Electrical supply is now at maximum capacity. Internet is sporadic and weak when available. No fibre optics or mains gas to the eastern end of the village. An Eastern bypass must be provided to divert major traffic at present passing through the village at Sharnal Street Where some of the latest fatalities have occurred (2). This would allow Sharnal street residents to interact properly with the full community and a safer access to the new development. Carry out Ecologic survey of Fisher wood where Buzzards and little owls reside.

27 Improvement to medical facilities and road access should be paramount before any additional housing is built

28 PQ4(g) In consultation meetings for the most recent development in the village, Redrow gave assurances regarding the "retention of trees" which have been disregarded. The copse has been decimated.

PQ4(h) Drainage issues were raised at the consultation meetings and information provided was ignored. The surface water and foul water systems are inadequate and prone to flooding.

PQ4 Any future proposals will need to be thoroughly integrated to avoid similar environmental damage

29 HHC! See no need for employment hub. This is more suited to towns

HHC1 Do not locate any potential new school close to the village. If people chose to live in High Halstow, they should be prepared to travel (But still by walking and cycling).

HHE6 Take care that new green spaces do not encourage anti-social behaviour

HHM5 Designed not to encourage anti-social behaviour.

HHPQ1 Very much support the idea that dwellings are well spaced far enough apart, in keeping with the existing village. Do not want too many dwellings cramped into a small space. Should not have tall buildings out of context with rest of village.

HHPQ6 Any self and custom builds should follow principles outlined in HHPQ1

30 PQ3 Good quality land should be used to grow food rather than relying on imports from overseas.

M3 Proposals to provide transport to area are inadequate, even with HIF

31 PQ5 We need homes that younger people can afford to encourage/enable villager's children to buy their own homes in HH rather than moving away. Let's help HH families' offspring get onto the property ladder. So called "affordable" homes are often anything but and out of reach for many first-time buyers. Homes should be as eco-friendly as possible, regardless of current legislation, let's lead by example.

M4 Railway station should provide services to a wide number of destinations, not just London (ie not just a commuter line)

32 Improved Road access, medical facilities and broadband/mobile phone reception required before any further housing is built on the Hoo Peninsula

Improvement required to existing waste and land water drainage in High Halstow before increasing housing

33 2.16 Local station in my view is to forget it and develop a dual carriageway circling the peninsula.

2.17 If planned correctly with correct capacity utilities and controlled number of dwellings, I could support but not in the quantities mentioned.

2.19 I agree with

3.3 I agree with

3.4 I agree with

46/47 These need priority before development commences

I would propose a working party be formed with the PC/NP editors to propose their plan for the future

34 Policy HH C1: Village Centre and Facilities

To increase integration throughout High Halstow, the village centre and facilities should be spread out through the village (old and new). These should not be grouped together in the new development as it excludes flow to the existing village which residents of the new development should be encouraged to reach. I feel the school location in the proposed masterplan is fine, but the village centre should not be in the new development and that this should be considered further away from the new school to avoid congestion of any sort in one focal point.

Policy HH C2: Education

The proposed road for the new bus route (the one that encourages existing use of Christmas Lane to be diverted through the new development) contradicts the design and layout of the school which states promotion of walking and cycling to minimise trips made by car (reference to page 35 of the Neighbourhood Plan) - the provision of school streets around the school will minimise vehicular routes and traffic speeds will be supported. In order to achieve this, I strongly believe that Christmas Lane must remain in use throughout for vehicles (as it currently does) in order to meet the desired outcome of walking and cycling around the school area.

Policy HH C3: Communication Technology

Agree to this point providing it does not impact any visual sightings from my residence on Cardigan Close the visual sightings of such monstrosities would devalue my property and cause potential harm to health for those in close vicinities.

Policy HH M1: Green Routes

Maintenance of green routes must be upheld all year round.

Policy HH M2: Active Travel

Reducing reliance on motorised vehicles is both unrealistic and not feasible! The active travel detailed page 66 of the Neighbourhood Plan assumes that people will walk or cycle everywhere. This is not pragmatic, and I urge serious

reconsideration to the proposal. Walking and cycling can be encouraged without impacting those that need to use vehicles to get to and from work, school runs for children in secondary schools outside of the village, and for many other reasons that vehicles are necessary on a daily basis. To propose walking and cycling routes that impact the current limitations on roads is simply not realistic and will cause situations whereby cars are being routed in a traffic flow that causes a bottleneck affect, particularly if Christmas Lane is part blocked and the flow of motor vehicles is ebbed towards the new development. This also contradicts the provision of school streets around the school will minimise vehicular routes and traffic speeds will be supported as stated on page 35 of the Neighbourhood Plan.

Walking and cycling routes should be encouraged without impacting the use of Christmas Lane and existing roads. Moreover, cycling and walking routes should be incorporated into existing roads to make it safer for pedestrians and drivers!

The new road through the new development should be incorporated to accommodate the increase in the number of new residents that the new development will result in. This should be an additional fourth exit in and out of the village and by no means should it replace the current limited roads in and out of the village.

Policy HH M3: Bus Services, Routes and Infrastructure

Existing bus routes should remain and an additional route needs to be considered to serve the new development. The existing bus stops should not be impacted. It is understandable that the bus route through the village will be longer with additional stops but it should not take away the current positions of bus stops. This would avoid overcrowding at any single bus stop at any one time (particularly during peak times). I strongly oppose to the idea of closing Christmas Lane part way and diverting the bus route through the new road proposed in the new development, not only because this will cause immense traffic, it will also be unsafe for those using the road - particularly during busy times - making the surroundings unsafe for primary-aged children or elderly that are on foot. This also contradicts the provision of school streets around the school will minimise vehicular routes and traffic speeds will be supported as stated on page 35 of the Neighbourhood Plan. Christmas Lane must remain in use throughout for vehicles (as it currently does).

Policy HH M4: Rail Services, Routes and Infrastructure

Provisions for cars must be considered as its unrealistic to assume that everyone using the railways service will do so on foot or cycle. A pragmatic view on vehicle usage must be incorporated.

Policy HH M5: Street Design

The village currently has three routes in and out of the village (Dux Court, Britannia Road and Christmas Lane) serving approximately 700 homes. The new development will see an increase of homes up to approximately 1500 homes. It is therefore imperative that the new road in/out of the new development is in addition to these three existing roads and not replace any of them. Which will allow for a manageable flow of traffic around the village in a balanced way rather than forcing existing residents to divert through a new road that will cause traffic and be an unsafe environment that results in a busy town like feel rather than a fluid experience for all that spreads the flow evenly through the four routes, giving people a choice of the most convenient route in and out of the village. Furthermore, this protects the safety of those encouraged to walk or cycle.

Dux Court, Britannia Road and Christmas Lane should be upgraded to consider the doubling of residence in the village and allow for safe cycling/pedestrian lanes without over urbanising features. The current width of these roads is unsafe and with the doubling of residents it needs to be fit for purpose and not compromise the safety of users.

Policy HH M6: E-Vehicles and Mobility as a Service

This must be future proof as more vehicles transition to electric. Realistic forecasting must be carried out to estimate spaces required for this purpose without compromising the alternative use of such areas.

Policy HH PQ1: Design

Any new buildings should not affect daylight or sunlight to my property on Cardigan Close.

Any new development should not be overcrowded for the sake of commercial benefit (i.e. developer designs and builds as many houses as possible to make a profit) and should consider off-road parking facilities for an average of three cars per home to maintain a safe village environment that is appealing visually.

Policy HH PQ3: Land to the east of High Halstow

Point d: Strongly agree that parking should be unobtrusive and the new development should incorporate off road parking for an average of three cars per house as a minimum to achieve this.

Point f: I agree that cycle lanes should be provided to support safe movement, but these should be incorporated into existing use of Christmas Lane and Britannia Road. I strongly oppose to the part blocking of Christmas Lane as detailed in the proposal. This road should continue to serve vehicles throughout and incorporate safe lanes for cyclists and pedestrians to give a better experience for all users at any time of day or night.

In reference to the masterplan and any subsequent planning application existing residents must be communicated to clearly and be given sufficient time to respond to consultations, submissions or amendments. It is unclear at this stage what the actual design plan and application is, therefore making it very difficult to provide feedback.

Policy HH PQ4: Housing Type and Mix

Point d should apply to all new homes in the new development (not limited to the affordable homes) to allow for first refusals for those already in the village that can demonstrate a local connection as defined in points i, ii, and iii. The period of three months should be extended to a minimum of six months so that potential buyers can have sufficient time to proceed. This period must be communicated clearly and in sufficient time, particularly as those First-time buyers may require a little more time and support to get themselves in a position to purchase a home.

Policy HH PQ5: Self and Custom Build Housing

The size of plots must take into consideration the types of proposals for co-housing or other collaborative delivery models (such as care homes/retirement villages) and have the requirement allocation for parking etc to avoid obstructions to nearby homes and roads.

35 Provide better public transport

36 I am concerned with the plan to pedestrianise Christmas Lane, this should be the main route into the village. Your proposal to divert the traffic through the new town centre will restrict the flow (I assume there will be traffic calming measures in place). This will result in an increase in traffic on Dux Court Road, this route is already over used as the preferred route into the village. Many commercial vehicles over 6 tonne regularly use this route. the plan has no proposal to address this problem?

37 HHC2 - if the existing primary school was to be expanded on its existing site there would be a need to resolve the parking issues in and around the school, particularly on the corners of Eden Road/Harrison Drive and The Street.

HHE1 - I consider there should not be any loss of trees due to the current global warming situation. Planting young trees may help but does not compensate for the loss of mature established indigenous trees which are also vital for nesting birds.

HHE2 - surely grade 1 & 2 land is more vital for food than for housing.

HHC1/HHE6 - would like to see more for teens such as football fields, rugby pitches, tennis courts, basketball courts etc.

HHE9 - concerned about light pollution and how this will affect the area as a whole. Do not want to see anything that is detrimental to the diversity of the wildlife in the area.

HHPQ1 - design of houses needs to ensure adequate parking and a garden to help reduce the risk of flooding.

HHPQ4 - really like the idea of lifetime homes.

38 There are also Government changes coming and despite not being adequate in the longer term, nonetheless, involve house designers in a radical re-think of what they do.

These proposed changes will have an impact on what any developer does at High Halstow:

1. In practical terms, every house will need to be heated by either a ground source or air source heat pump.
2. Every house will need a substantial area of south facing roof slope, with solar panels covering the whole south facing roof area.
3. Walls will need to be thicker, and every part of the wall thickness will need to be made of insulating materials.
4. Bricks on the outside of the house will be obsolete.
5. Electric charging points for an electric car will be mandatory.
6. Rainwater collection will be mandatory.
7. Houses will need to be more flexible in the use of space, so they can be more adaptable to the changing needs of their occupants.
8. Sharing houses in both younger and older age will become more common and will be designed for from the outset.
9. The facility to work from home will be included in the design.
10. The proposed Government changes will appear radical to the volume house builders but going a step further to make the houses carbon neutral would be a relatively small step by comparison.

Also, The Future Homes Standard will come into effect in 2025 and ensure that new homes in England are futureproofed with low-carbon heating systems and high levels of energy efficiency.

The Future Homes Standard is a set of standards that will complement the Building Regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations.

The standard will comprise a series of amendments to Part F (ventilation) and Part L of the Building Regulations for new homes.

Once the legislation is passed 2025, all new homes will have to be built according to the standards.

The new changes to the Building Regulations could include:

- * Mandatory space for hot water storage
- * No more combi boilers
- * Heating systems to run at lower temperatures, enabling heat pumps to work effectively
- * Significant improvements to insulation and airtightness.

The built environment accounts for roughly 40% of UK greenhouse gas emissions, with around 14% of this coming from the 28 million homes in the UK, according to the Climate Change Committee. The Future Homes Standard is designed to bring these levels down.

The government hopes the standard will go some way towards tackling climate change, and act as a roadmap for the industry and homeowners to reach its net zero target for 2050.

No new homes will be able to connect the gas network from 2025 - they will instead be equipped with energy-efficient insulation and heated by a low-carbon heating source such as an air source heat pump.

New homes will be heated by a low-carbon heating source such as a ground source heat pump.

The government has previously introduced the Zero Carbon Homes Standard (scrapped in 2015) and the Code for Sustainable Homes (which also wound down in 2015), to help assess and certify the sustainable design and construction of new homes.

There have been two consultations into the Future Homes Standard, which propose a raft of measures for new and existing homes.

The first consultation (The Future Homes Standard consultation) proposed an uplift of building standards for new homes. It ran from October 2019 to February 2020 and received 3,310 responses.

The consultation proposed new energy efficiency measures through changes to Part L of the Building Regs (which are expected to take effect in 2022). It also covered the wider impacts of these changes for new homes, including changes to Part F.

In January 2021, the government issued its 114-page response to the consultation and confirmed that all new homes will be required to be equipped with low-carbon heating and be zero-carbon ready by 2025. This uplift is the first step in achieving the Future Homes Standard.

Most self-builders are generally building to high energy efficiency levels already, and if there is a cost in achieving the required thermal efficiency it will be very small.

Primary energy consumption is to be the key metric for measuring building performance. This is the energy potential of the fuel that goes into the power station to generate the electricity used in a home. Carbon dioxide emissions is to be the secondary metric.

Overall, there will be four metrics to assess the energy efficiency of new homes, one of which will be the Fabric Energy Efficiency Standard (FEES). The FEES sets performance levels for the building fabric that would reduce the amount of energy required to heat a home.

Reports had previously suggested that FEES would be removed from the Future Homes Standard, but the government confirmed in January 2021 that it will remain a key performance metric for new homes, a move which was welcomed within the industry.

If Developers are unable to fulfil these ambitions of HM Government, then they should not be building in High Halstow.

39 I don't agree that there should be ANY more development in High Halstow. There has already been development recently by a Developer that has not stuck to its promises of keeping existing trees etc.

I agree with development for new homes but they should be the RIGHT homes in the RIGHT place and High Halstow is not the right place.

The plans for High Halstow would double the size of the Village and there is no infrastructure in place for this.

There are also Government changes coming and despite not being adequate in the longer term, nonetheless, involve house designers in a radical re-think of what they do.

These proposed changes will have an impact on what any developer does at High Halstow:

1. In practical terms, every house will need to be heated by either a ground source or air source heat pump.
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Most self builders are generally building to high energy efficiency levels already, and if there is a cost in achieving the required thermal efficiency it will be very small.

Primary energy consumption is to be the key metric for measuring building performance. This is the energy potential of the fuel that goes into the power station to generate the electricity used in a home. Carbon dioxide emissions is to be the secondary metric.

Overall, there will be four metrics to assess the energy efficiency of new homes, one of which will be the Fabric Energy Efficiency Standard (FEES). The FEES sets performance levels for the building fabric that would reduce the amount of energy required to heat a home.

Reports had previously suggested that FEES would be removed from the Future Homes Standard, but the government confirmed in January 2021 that it will remain a key performance metric for new homes, a move which was welcomed within the industry.

If Developers are unable to fulfil these ambitions of HM Government, then they should not be building in High Halstow.

I believe the High Halstow Neighbourhood Plan Working Group have carried out an excellent job in hard circumstances. I commend them for their work. However, the decisions of Medway Council are wrong. Shame on them.

40 If development is a must, then it should be small developments over a long period of time so they can be slowly integrated into the village. Such large and snap decisions to build more homes are not going to cure the housing crisis as growth in population will always require more housing. Therefore, more thought should be put into where developments are placed so there can be sustained growth in all areas of the country without immediate devastating effect to local communities.

41 Most residents of this rural community, a forgotten gem in the whole of Kent, would prefer that no development took place at all. However, it would seem that local views will be overridden and unwanted development will be hoisted upon us. At very most development should be small and gradual and be proportionate to development elsewhere in Medway. Local councilors should consider all areas for development so that there is less impact on just a few localities. The Hoo Peninsula seems to have been targeted for too much development in recent years. When is enough going to be enough?

42 On a general basis I obviously do not want more houses in High Halstow but if we are to have more people this should be without an increase in crime & anti-social behaviour. We need to retain a nice safe rural community as we have at present.

43 In agreement with the parish council, I am totally against any further development in this area. As a plan has to be put forward this does try to address most of my concerns. I would rather see the green spaces and fields be used for farming and nature.

44 I am in complete agreement with the Parish Council position regarding this development. It is not a sustainable option.

HHC1 Village Centre and Facilities

Fully support

HHC2 Education

Fully support particularly re a preschool that should have good provision for outside learning as should the primary school.

HHC3. Communication Technology

Fully support including the need to minimise visual impact

HHE1 Natural Environment

Fully support and very aware of the policy for a minimum 400 metre buffer zone near to designated sites.

HHE2 Countryside and Rural Landscape

Fully support. I'm very concerned that the LEHH is Grade 1 agricultural land and should not therefore be considered for development before it is demonstrated that there is no alternative in the district. In terms food security, climate

change, the local authority analysis of the climate emergency and in light of Brexit this seems more important than ever.

HHE2/3 Settlement Identity

Fully support

HHE3/4 Important Views

Fully support

HHE4 /5 Local Green Spaces

Fully support

HHE5/6 New Green Spaces

Fully support the local community expects allotments.

HHE 6/7 Flood Risk

Fully Support

HHE8 Towards Zero Carbon Development

I don't think this policy is sufficiently ambitious.

Proposed infrastructure development to unlock the potential of the peninsula will release levels of CO2 into the atmosphere necessitating that new houses in the area will need to be negative carbon.

At the very least new houses planned should from now meet 2025 Future Homes Standards especially as retro-fitting is much more costly. In light of Medway's Climate Change Action Plan which details the degree of the Climate Emergency it is hoped that Medway take advantage of their ability to set higher building standards than those currently being proposed by central government. The Parish Council should discuss this possibility with Medway Council.

I think

- * All new homes should be heated by either a ground source pump or an air source pump.
- * Every house should have a substantial area of south facing roof slope, with solar panels covering the whole of the south facing roof.
- * Walls will need to be thicker and made of insulating material
- * Bricks on the outside of houses will be obsolete
- * An electric charging point will be provided for each housing unit
- * Rainwater collection facilities will be provided
- * Houses will need to be flexible in their use of space so they can adapt to the changing needs of their occupants
- * The possible need for home working will be considered

HHE8/9 Lighting

Fully Support

HHM1 Green routes

Fully Support

HHM2 Active travel

Fully Support

HHM3 Bus Services, Routes and Infrastructure

Need more information in regard to the remodeling of Christmas Lane.

The balance of needs of bus users, pedestrians and cyclists is already an issue. Improved and encouraged appropriate car parking for cricket pitch users and the Red Dog would help. Some double yellow lines would help especially at the Red Dog end of Christmas Lane.

Like most rural areas a more frequent service would reduce car dependency and therefore the pollution levels and CO2 emissions in the area.

In regard to the 3 maps shown at the consultation it seems to me that although the proposal to sweep from the Ratcliffe Highway roundabout onto the proposed new estate is the best proposal none of the options address the problem of the village doubling in size but still being served by 3 rural lanes in terms of routes to both access and exit the village. This would seem particularly problematic in terms of lorries that currently come through the village

HHM4 Rail Services Routes and Infrastructure

Am especially supportive of the proposal for a green bridge.

Although generally supportive of increased rail travel in an attempt to reduce car dependency with the increased population on the peninsula as a whole and the level and direction of service now proposed the potential benefit of a new rail service is totally diminished. It is understood this is beyond the remit of the Neighbourhood plan (??)

HHM5 Street Design

Need more information on the design code before commenting

HHM6 E-Vehicles and Mobility as a service

Fully support but current properties who do not enjoy parking facilities will need access to street e- vehicle charging points

HHPQ1 Design

More information needed from the design code before commenting

HHPQ2 Non-Designated Heritage Assets

HH PQ 3 LEHH

Fully supportive and find the first sentence /paragraph and references to bespoke housing, non-standard type housing and development by different architects or developers (including via competition) particularly important. The reference to the need for a Master plan is also noted and considered very important. In addition, if the LEHH does go ahead for development I think the parish should discuss CLH Projects with the Local Authority.

HHPQ 4 Housing Type and Mix

Fully Support and would again add that the Parish should discuss CLH with the Local Authority. The Kent Housing Group give advice to Parish Councils

HHPQ 5 Self and Custom Build Housing

Fully Support and would again add that the Parish should discuss with the local authority

45 M5 - as a driver, keen cyclist and regular walker around the area I feel the speed of traffic and associated danger in the village is excessive. Any further development will increase this problem and measures must be taken to calm traffic, particularly around junctions.

46 Our real concern is the number of houses being proposed for the east of High Halstow and the length of time to develop these houses. The number needs to be carefully considered and minimised as far as possible and the duration of building works must be a major factor in terms of disruption.

47 HHC3 I would add to this and say the whole village is in need of updating mobile and internet communication.

48 Village Centre and facilities- By doubling the village in size, I feel it's important that appropriate facilities are included in the plan. We need a doctor's surgery with capacity to take on all residents in High Halstow with a Pharmacy to deal with the prescriptions. A lot of the residents are elderly so this should be taken into consideration as well as their access to facilities. The Village Centre should be designed to bring the community together. The current Redrow (new) housing estate is cut off from the village, there are no pavement connecting this new estate to the current centre of High Halstow.

Community centers should be built and made available to local residents for them to use in order to bring the community together.

Natural Environment- A large community Allotment area should be made available for High Halstow people to use. High Halstow is a very scenic and beautiful village, we must sustain and protect this. And protect the wildlife that currently use this environment.

Settlement Identity- High Halstow needs to be kept separate to other neighboring towns/villages. It must always maintain its status as a country village.

Important Views- these must be protected. The views of surrounding areas, is why High Halstow exists today. People settled here for this reason.

Local Green Spaces- wild spaces should be left or created to ensure wildlife is encouraged to continue visiting High Halstow.

Towards Zero Carbon Development- any housing should be in keeping with the current village look. It's great to aim for zero Carbon development but not at a cost to the overall look and attraction of the village.

Green Routes- Cycle paths need to be in place around the village to encourage people to use them safely.

Active Travel- A new road needs to be included in the plan as existing routes cannot cope with an increase of traffic.

Bus Routes, Infrastructure A new road needs to be included in the plan as existing routes cannot cope with an increase of traffic. New Sewage solutions need to be catered for. The existing Sewage system in High Halstow cannot cope with being extended to. Any new builds need to have stand-alone solutions

Street Design- Street parking should be avoided. Sufficient parking for 2-3 cars should be made available with each house via a personal drive. Maybe Double yellow lines should be laid in all other road areas to avoid street parking.

As Electric powered cars seem to be the future, rechargeable solutions/points should be standard in all housing created.

Housing type and mix- there is a national shortage of bungalows so a large proportion of these should be included in any new builds especially as High Halstow has a large proportion of elderly residents. These could be built as the affordable housing quota offered to the elderly at affordable prices.

Any housing type selected should be in keeping with a country village atmosphere (ie absolutely No Flats!). Large off-street parking areas assigned to each house (to allow for up to 2-3 cars per house). Medium sized family gardens (comparable in size to those in Harrison drive).

49 My answers have been submitted with a certain amount of guess work due to lack of finer details within the consultation document and associated maps. E.g. I have assumed that the Health Centre proposed will include the provisions for a Doctors and Dentists surgeries. If not, then these need to be included.

All future plans and details should be discussed and agreed with all relevant parties, HH Parish Council, Medway Council, Developers, Residents, Wildlife and Heritage Groups, etc., before such plans are submitted at planning stage, so as to prevent the inevitable disagreements that will arise to such large-scale developments.

The HH Neighbourhood Plan makes inference that large scale building developments are a foregone conclusion and I understand that this is progress. All housing was once 'New Build', so please let's take the opportunity to guarantee that these building developments are an asset to the community. Thank you.

50 I would like to see any development in High Halstow to be distinctive in character and mindful of the needs of residents of a rural community. Christmas Lane is not suitable as the main route into an expanded village, I much prefer the option of accessing the village through the new development from the roundabout at the bottom of Christmas Lane.

51 The Church is a very important part of the High Halstow Community as are the very many clubs and organisations that meet here in our Halls. The halls, Church and pub are at the centre of community life this must be enhanced in any way possible. The new development must not damage this unique feature. Christmas lane is difficult to navigate during the day and is dangerous at night I much prefer the option of entering the village via a new road off the roundabout and through the new development.

52 Sewage and surface water drainage any new development must NOT use the pump station in Medway Avenue. Since the current Redrow homes have been built, I cannot use my facilities i.e., washing machine or flush the toilet when it rains heavily due to the pressure on the current system. I have to wait for the levels to go down, it clearly cannot cope. I have been told by a Southern Water engineer, that the drain in my garden will breach with sewage if any more houses are put on the current system. The Suds used at the Redrow development are not working. I have also been told by Southern Water that the pump station cannot be upgraded: the rising main is just 4 and any upgrade would put too much pressure on the pipe causing it to burst.

53 Policy HH E4 Important views: item 1 should be modified as follows:

1. Ropers Green Lane into Saxon Shore Way towards Beluncle Halt, Kingsnorth Power Station and River Medway, and towards Sharnal Street, Solomons Farm, and High Halstow Village.

As a general comment we should urge development restraint until the effects of Brexit and the pandemic are fully revealed and understood.

54 I agree with all policies in the Parish Council's presentation however would point out the following: -

Absolutely question the need for any large development as local need would dictate otherwise. If necessary, these should not be just one developer. Regarding these, focus should be on deliverance of the HIF bid - which in my view is underfunded, extremely disruptive and just a fantasy - SEE HH PQ4 Grade one agricultural land should not be "developed" especially post Brexit - SEE HHE2.

Although I agree with the requirements of HH M4 I do not think the limited service provided by new rail infrastructure is necessary/viable. Who will use this? Has a survey been carried out?

Regarding HH M3 the current road structure in and around the village hardly supports the current traffic flow so would not cope with any increase to this.

55 We are not totally opposed to development of the village however we are totally opposed to the piecemeal way Medway Council have designated the Hoo Peninsula as the major area of housing development. We still await the publications 'Future Capstone, Future Hempstead & Future Rainham'. It seems the Conservative Council are trying to steamroller their proposals through without any meaningful discussions. What happened to democracy?

We still feel that the Governments allocation of houses is very high for such a small council area. We demand to see the basis of the calculations (transparency required).

It is interesting to note that a large development on the outskirts of Canterbury has been delayed/maybe stopped because of a court case. Interestingly apparently only recently Boris Johnson said he would not be allowing any more future development on green field sites. Is he going to be good for his word? Surely the proposed High Halstow development is in the same category with the whole development being on high grade agricultural greenfield land.

If eventually any development does go ahead then it should be in line with the High Halstow development plan. Also, any housing should be designed to include much upgraded insulation proposals plus heat pumps or equivalent to immediately replace gas boilers.

56 If this development should happen there should be a new road off the island at the bottom of Christmas Lane directly into and through the new estate joining up with Britannia Road/The Street to take all large vehicles for the local farms and village through traffic. The top half of Christmas Lane should become access to residents only and buses. The bottom half to the island to become a cycle path walkway. Should the proposed railway station form part of the development then trains morning and evening rush hour is not acceptable to encouraging all people living on the peninsula to use them.

57 Lower half of Christmas Lane to be shut and turned into a footpath/cycle way. New road to come of the roundabout through the estate to join up with the street for all through traffic. Christmas Lane top half to be bus and resident access only. Railway station no good if trains aimed at commuters only. Services required all day for whole peninsula.

58 I strongly disagree with all these plans. This is a quiet village and these plans go against that. This building development will add to the volume of traffic which at times the one road in and out of the Peninsula already struggles with. Personally, this village does not have room for more houses or people. If this plan does go ahead, I believe more local public buildings should be put into the plans (aka. Pubs and shops).

APPENDIX 6

Consultation List

		STAT01	Urban Design (MN) design.conservation@medway.gov.uk Applications within a conservation area or affecting a listed building
STAT02	Landscaping (BD) design.conservation@medway.gov.uk Landscaping reserved matters or applications in receipt of Landscape Management Plans, Landscape Maintenance Plan or Landscape	STAT03	Arboriculture Officer (MS) michael.sankus@medway.gov.uk Applications where protected trees are proposed to be removed
STAT04	Flood Drainage (PM) Suds@medway.gov.uk All Major Development; Applications within a flood zone; Applications on the coastline.	STAT05	Integrated Transport (ME) sustainabletransport@medway.gov.uk Over 10 houses, large employment including office, industrial, retail, education, hotel, sports facilitator applications or applications affecting junctions, Vision Splays, Sight lines, Travel Plans, Bus stops All vehicular crossings
STAT06	Environmental Protection Hub3b@medway.gov.uk New built or conversion to residential, potential noise or smell generating including takeaways Warehouses/commercial COU to schools, care homes, hospitals.	STAT07	KCC (Ben Found) Arch. Officer ben.found@kent.gov.uk Works involving Archaeological work, Ancient Monument(s) If constraints show site is part of a Area of Archaeological Potential (AAP)
STAT08	KCC Biodiversity (H Forster/S Buell) Biodiversity@kent.gov.uk Where the application is in receipt on a Ecology, Ecological, Ecological Management Plan, Habitat Survey, Mitigation Land, Habitat Mitigation or Biodiversity' report. Trigger word reports, Planted Plans, Bird, Reptiles	STAT09	Public Footpaths (AB) annmarie.behn@medway.gov.uk Major applications affecting the public footpath
STAT10	Policy Development planning.policy@medway.gov.uk	STAT11	Economic Development anne.knight@medway.gov.uk

	<p>Development contrary to Local Plan, Development subject to development brief.</p> <p>Large scale major (200+, 10000sqm)</p> <p>If site is within Green Belt area or town centre.</p> <p>If site relates to Gypsy, Traveller or show people.</p>		<p>Development resulting in the loss of allocated employment land. Development proposals for new employment space over 999sqm</p>
		STAT13	
		STAT15	<p>Gravesham BC</p> <p>planning.general@gravesham.gov.uk</p> <p>Land on border or where an application may have implications for that Authority such as a major scheme.</p>
STAT16	<p>Public Health</p> <p>Hot food takeaways over 100m2 and all major developments.</p> <p>healthimprovement@medway.gov.uk</p>	STAT17	<p>NHS Medway CCG</p> <p>(Formally PCT)</p> <p>Mccg.developercontributions@nhs.net</p> <p>Any proposal for new health centres, care homes or homes, new hospital or major housing development</p>
STAT18	<p>EDF Energy</p> <p>Applications for major development</p>	STAT19	<p>Southern Gas Networks</p> <p>www.linesearchbeforeudig.co.uk</p> <p>Applications for major development</p>
STAT20	<p>Southern Water Services</p> <p>Southernwaterplanning@atkinsglobal.com</p> <p>Applications for major development</p> <p>Development adjacent to Southern Waters land</p> <p>Proposals for waste transfer and treatment facilities</p>	STAT21	<p>Highway Agency</p> <p>Planningse@highwaysengland.co.uk</p> <p>Proposals for large scale major development which would normally have a Transport Impact Assessment accompanying the application</p>
STAT22	<p>Environment Agency – Do not consult on screening or Reserved matters</p> <p>kslplanning@environment-agency.gov.uk</p> <p>Flood zones 2 and 3 (Excluding minor development.)</p> <p>Flood zone 1 to go only to PH.</p>	STAT23	<p>Historic England (Previously English Heritage)</p> <p>E-seast@HistoricEngland.org.uk</p> <p>All grade 1 or 2* building works or grade 2 if works involve demolition of principal building or where the council is the applicant</p> <p>Development/Demolition within Conservation areas over 1000sq m or over 20 metres in height</p> <p>Development likely to affect the site of a scheduled monument</p>

	<p>When in receipt of an EIA/Disposal of foul water/Disposal of surface water or Drainage strategy reports. SPZ (Source Protection zone)1, 2 and 3.</p> <p>Waste disposal applications, Applications front the river, cemetery proposals, Fish Farms, Works involving mining operations schedule.</p> <p>Development on potential site with contamination such as SMI, landfill or petrol filling stations.</p>		
STAT24	<p>Royal Society for Protection of Birds</p> <p>se.planning@rspb.org.uk</p> <p>Where the application is in receipt on a Ecology, Ecological, Ecological Management Plan, Habitat Survey, Mitigation Land, Habitat Mitigation, Bird or Biodiversity' report.</p> <p>Applications accompanied by an Environmental Statement</p>	STAT25	<p>Natural England –</p> <p>Consultations@naturalengland.org.uk</p> <p>11 dwellings or over /student accommodation</p> <p>Development in or likely to affect a site of special scientific interest</p> <p>Development which is not for agricultural purposes and is not in accordance with the provisions of a development plans involving loss of 20 hectares of grades 1, 2 or 3a agricultural land</p>
STAT26	<p>Kent Wildlife Trust</p> <p>info@kentwildlife.org.uk</p> <p>Where the application is in receipt on an Ecology, Ecological, Ecological Management Plan, Habitat Survey, Mitigation Land, Habitat Mitigation, Bird or Biodiversity report. Applications accompanied by an Environmental Statement.</p>	STAT27	<p>Medway Fire Service</p> <p>Dartford.firesafety@kent.fire-uk.org</p> <p>Consult if over 6 stories or if requested as the fire service receive and respond to the weekly list</p>
STAT28	<p>Health & Safety Executive</p> <p>(Consult PHADI+ link first)</p> <p>Hazardous Installation Consultation area, High Pressure Gas pipeline, Explosives/Dangerous Substances</p>		
		STAT31	<p>National Grid</p> <p>box.glngcommercial@nationalgrid.com</p> <p>Development near overhead lines. See link http://www2nationalgrid.com/uk/services/land-and-development/planning-authority/</p>

STAT3 2	Network Rail S E Territory TownPlanningSouthern@NetworkRail.co.uk Close to railway or over a railway. Within 10m of a railway line.	STAT33	Peel Ports - Medway Ports Authority Andrew.martin@peelports.com Development affecting the river
STAT34	Sports England SE Region Planning.south@sportengland.org Development likely to prejudice or lead to the loss of playing fields Development on land which in last 5 years has been used as or allocated as playing field Proposals to replace grass playing surfaces with synthetic Proposals for sport and recreational facilities including installation of floodlighting When in receipt of a community use agreement or when losing playing space	STAT35	Kent County Constabulary Pandcr@kent.pnn.police.uk 10 or more houses, development where there is an implication for public safety e.g. sports stadium. Applications for ATMs, bollards and solar panels
STAT36	Ancient Monuments Society Council for British Archaeology casework@jcnas.org.uk Using 28 day letter consult the above when there is demolition of a listed building.	STAT37	The Georgian Group casework@jcnas.org.uk Using 28 day letter consult the above when there is demolition of a listed building
STAT38	The Society for Protection of Ancient Buildings Using 28 day letter consult the above when there is demolition of a listed building	STAT39	The Twentieth Century Society Using 28 day letter consult the above when there is demolition of a listed building
STAT40	The Victorian Society Using 28 day letter consult the above when there is demolition of a listed building	STAT63	Council for British Archaeology Using 28 day letter consult the above when there is demolition of a listed building info@archaeologyuk.org

APPENDIX 7

Regulation 14 Design Code Questionnaire

Additional Comments from Residents

HIGH HALSTOW DESIGN CODE

Purpose of the Document

High Halstow Parish Council has produced this Design Code to support the High Halstow Neighbourhood Plan policies to ensure that good design is integral to all new developments in the parish.

This document guides designers and developers to meet the aspirations of the existing High Halstow community and ensure that design proposals are of high quality and integrate well with the existing village and surrounding landscape.

In January 2021, the Government published The National Model Design Code NMDC (2021), which provides detailed guidance on designing codes, guides and policies to promote successful design.

The High Halstow Design Code follows the National Model Design Code process of understanding the existing context of the area and setting design codes across each of the key themes of:

1. **Movement;** Streets, Street Hierarchy, speed restrictions, public transport, Active Travel, Parking, and servicing.
2. **Nature;** Open space provision, Play Provision: Open Space Design: Drainage: Biodiversity:
3. **Built Form;** Public and Private: Built Form:
4. **Identity;** Sense of Place, Masterplan: The Identity of Buildings, Public art:
5. **Public Space;** Streets: Street Design: Home Zones: Safety:
6. **Use;** Housing; School: Shops: Community Facilities: Homeworking: Self-build:
7. **Homes and Buildings;** Housing Design: Daylight: Privacy Distances, Gardens:
8. **Resources;** Zero Carbon: Passive Design, Embodied Energy, BREEAM Rating, Water Usage and
9. **Lifespan;** Management Plan: Community Participation

1 Movement M01 to M06 (page 13)

That all new development should create a walkable, safe network of streets that discourage car use and encourages walking and cycling: Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Movement if necessary				

2 Nature N01 to N06 (page 13)

Development should enhance the natural environment by creating a network of green spaces and enhancing biodiversity and the wellbeing of the residents. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Nature if necessary				

3 The Built form B01 to B02 (page 14)

To create a characterful village environment with well- proportioned streets and public spaces. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about the Built form if necessary				

4 Identity I01 to I04 (page 14)

To create a characterful village environment with well- proportioned streets and public spaces. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Identity if necessary				

5 Public spaces P01 to P04 (page 14)

Development should create and enhance an attractive, safe and inclusive network of public spaces, including streets, squares and green space. (1: strongly agree, 2:agree, 3:neither agree nor disagree, 4:disagree, 5:strongly disagree): *

1	2	3	4	5
Please make specific comment about Public spaces if necessary				

6 Use U01 to U06 (page 14 to 15)

To create a diverse, neighbourhood with a mix of people and local services and facilities. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Use if necessary				

7 Homes H01 to H04 (page 15)

All new housing will be well designed and suitable to the needs of its occupants. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Homes if necessary				

8 Resources R01 to R05 (page 15)

New development should be zero carbon ready and facilitate a sustainable future for the village as a whole. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Resources if necessary				

9 Lifespan L01 to L02 (page 15)

To ensure that all new development is well managed and incorporates the views of the new and existing community. (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Lifespan if necessary				

Land east of High Halstow

The Parish Council maintains that development of the Land East of High Halstow is unsustainable, especially if brought forward before the new Medway Local Plan (2019 to 2037) is adopted and before appropriate infrastructure improvements to the site and surrounding areas are made.

The Parish Council acknowledges, however that the site could come forward within the new Local Plan and if so, want to ensure that development is brought forward to the highest standards and quality and will meet the existing and future needs of High Halstow Village. The Following Key principles will be adopted.

Key Principles 01 to 12 (pages 16 to 17)

Masterplan Framework and specific rules for development of Land East of High Halstow.

Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Key principles if necessary				

Village Centre Coding

These design codes set out the regulatory rules for the Village Centre area, which development proposals must adhere to.

The subsequent pages present illustrations, sections and precedents that show how the design codes create the character of the Village Centre.

Village centre codes VC1 to VC14 (Pages 21 to 24)

Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Village centre codes if necessary				

Village Fringe Coding

These design codes set out the regulatory rules for the Village Fringe area, which development proposals must adhere to.

The subsequent pages present illustrations, sections and precedents that show how the design codes create the character of the Village Fringe.

Village fringe coding VF1 to VF13 Pages (28 -30)

Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Village fringe codes if necessary				

Rural Edge Coding

These design codes set out the regulatory rules for the Rural Edge area, which development proposals must adhere to.

The subsequent pages present illustrations, sections and precedents that show how the design codes create the character of the Rural Edge.

Rural edge coding RE1 to RE13 (Pages 33 to 36)

Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Rural edge coding if necessary				

Rural Coding

These design codes set out the regulatory rules for the Rural area, which development proposals must adhere to. The subsequent pages present illustrations, sections and precedents that show how the design codes create the character of the Rural Edge.

Rural coding R1 to R2 (Pages 38 to 39)

Please select the option which most closely reflects your views (1: strongly agree, 2: agree, 3: neither agree nor disagree, 4: disagree, 5: strongly disagree): *

1	2	3	4	5
Please make specific comment about Rural coding if necessary				

Additional Questions

Main Village Access

There has been some discussion around the proposed route into the village. Redrow suggest breaking off right in Christmas Lane, the Parish suggest a new road directly off from the Christmas Lane roundabout.

Which do you prefer? * please tick relevant box or write in other.

The Redrow option breaking off at Christmas Lane



The Parish Option of new road off Christmas Lane roundabout.



The Redrow option	The Parish option
Please use this space to make any further comment on the route into the village	

Climate change

All new homes and extensions must be carbon zero.

Please select the option which most closely reflects your views (1 strongly agree; 2 agree; 3 neither agree nor disagree; 4 disagree; 5 strongly disagree *)

1	2	3	4	5
Please use this space to make any further comment about Climate change .				

Housing types

The Neighbourhood Plan should encourage the building of bungalows. (1 strongly agree; 2 agree; 3 neither agree nor disagree; 4 disagree; 5 strongly disagree *)

1	2	3	4	5
Please use this space to make any further comment about aging population.				

House size 1

New housing development should be mindful of High Halstow’s aging population. (1 strongly agree; 2 agree; 3 neither agree nor disagree; 4 disagree; 5 strongly disagree *)

1	2	3	4	5
Please use this space to make any further comment about house types .				

House size 2

New housing development should be mindful of affordable housing opportunities for young families. (1 strongly agree; 2 agree; 3 neither agree nor disagree; 4 disagree; 5 strongly disagree *)

1	2	3	4	5
Please use this space to make any further comment about house types .				

House size 3

“The Medway Housing Needs Assessment” should be given consideration in terms of size/number of bedrooms. (1 strongly agree; 2 agree; 3 neither agree nor disagree; 4 disagree; 5 strongly disagree *)

1 bed houses	2 bed houses	3 bed houses	4 bed houses
15-20%	40-45%	25-30%	14-20%

1	2	3	4	5
Please use this space to make any further comment about house sizes in relation to housing assessment.				

Shops

What shops do you consider essential *Please tick appropriate or explain in “Other”

Mini supermarket/Post office	Pharmacy	Café	Health care centre	Bakers	Other
Please use this space to make any further comment on shops					

Existing school site

If the school is moved to a different site, how would you like the present school site developed (if possible)?

Multi purpose hub (health centre, work rooms, RSPB information etc)	Retirement homes	Homes	Other
---	------------------	-------	-------

Please use this space to make any further comment on **existing school site**.

Eligibility

High Halstow residents or those who work in High Halstow should be given priority when purchasing new homes built?

1	2	3	4	5
---	---	---	---	---

Please use this space to make any further comment on **Eligibility**

Further Comment

Please use this space to give further comment on the High Halstow Draft Design Code

We need to store your personal information in order to receive your comments. Please confirm whether you agree to the following:

I consent to High Halstow Parish Council storing my personal data *

Yes	No
-----	----

I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan *

Yes	No
-----	----

I consent to be contacted regarding my response by High Halstow Parish Council *

Yes	No
-----	----

General Data Protection Regulations (GDPR): protecting your data

A summary of all comments will be made publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations. High Halstow Parish Council will process your details in relation to the preparation of this document only.

As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for High Halstow Parish Council to pass on your contact details (name, address, email address) to Medway Council so that they can contact you at the Regulation 16 consultation and examination stages if required.

I consent to High Halstow Parish Council passing my contact details (name, address, email address) to Medway Council so that I can be contacted regarding the Regulation 16 consultation and examination stages *

Yes	No
-----	----

First name		Surname						
Organisation								
Email								
Post code								
Are you? (please tick as appropriate) *	Resident of High Halstow	Employee of High Halstow			Other			
How old are you?	Under 18	18-25	26-35	36-45	46-55	56-65	Over 65	Rather not say

You can either hand this form into the village shop where there will be a box for **Design Code Feedback Forms** or post to:

The Clerk, High Halstow Parish Council, 50 Pepys Way, Strood, Kent ME2 3LL

You can also use the QR code on the synopsis leaflet to feedback online.

Thank you for taking the time to feedback to us.

High Halstow Parish Council

Design Code Residents additional comment

Parking

Analysis suggested that nearly 39% of responses had concerns. Several indicated the importance of having a car in a rural area and thought it unrealistic to think that there would be a significant change to public transport provision. One respondent thinking the idea/possibility of 4 buses in one hour being laughable.

Climate Change

The percentages in the summary and Comments on RO1 to 5 indicate a large majority would like to see new houses being “zero carbon ready”

Sewage and Drainage

As 95% were in strong agreement or agreed with codes NO1 -4 it would seem most respondents feel this is covered in the Draft Design Code (NO4) 10 respondents specifically mentioned the importance of good drainage /sewage. Some respondents were mentioned that the previous Redrow development had on going issues.

Green Spaces and trees

The 95% of respondents in strong agreement or agreement with codes NO1 to 4 indicate that Greens Spaces and Trees are important to residents. 19.4 % of respondents made specific comment about the importance of keeping and adding green spaces and trees. Redrow's failure to keep to promises about tree planting were mentioned

Village Centre/s

Respondents have indicated how they might like to use the old school site as a centre and what shops facilities they would like. There were concerns about parking in any new centre that included a new school site. Additional questions summary

Christmas Lane

Amongst the responses to the Neighbourhood plan ...3 respondents were in favour of closing Christmas Lane and 4 against Amongst the responses to the Design Code ...2 were in favour of closing and 8 against. Those against the closing are not against providing safe pedestrian and cycling but suggested that any development that doubles the size of the village is unsustainable without a significant additional road. In that context closing any road or part of a road makes no sense. Some respondents suggested widening Xmas Lane in order to provide safe pedestrian and cycling.

Existing school site.

Ideas for the existing school site (other than those suggested in the consultation) included re wilding, retail including a cafe (possibly in the pub) dentist, sheltered housing, self builds, community centre and garden, green space with views over the river and marshes, preschool and other young people's provision, gym, several respondents thought that the existing school site rather than the new school site would be a better location for additional shops cafe etc

Climate Change The percentages in the summary and comments asking for agreement to All new home being “Carbon Neutral“ showed a large majority in favour

Extract comments from Design Code Consultation

- Electric pumps are known not to work properly so people will have to use fossil fuel to keep warm-wood burners fitted
- This is an absolute must
- Absolutely
- Surely easier to achieve if fewer houses were built and green spaces encouraged
- Absolutely but best way to achieve zero carbon ready is to NOT BUILD ON FARMLAND.
- If Zero Carbon means cutting corners, I'm not for it I doubt zero can be achieved
- insta11 solar panels as standard
- All homes should be energy efficient
- Zero carbon all very well but a lot of construction materials arrive in site wrapped in polythene not very carbon neutral
- RO1 no actual mention of solar panel heating and electric generation
- R05 no mention of rain water storage and use
- Should include electric car charging points, use of rain water solar panels
- Generally agree but a lot of controversy around heat pumps
- This is extremely important area of consideration and we should be ensuring that any house building should be ahead of the 2025 standards
 - To include solar panels electric charging points and non-fossil fuel heating systems
 - Houses heated with heat pumps are not fit for purpose reaching a max temperature of 19 degrees try living in these houses with babies and the elderly. Just not practical and need supplementary heating
- Electric charger for every house and solar panels
- Homes insulated to highest standards no dangerous cladding heat pumps or equivalent installed at time of building recycle grey water