

24 JUL 2025

MEDWAY COUNCIL	
FILE REF	
24 JUN 2025	
IN	
NOTED	INITIALS

Local Planning Authority
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

planning.representations@medway.gov.uk

Representation in response to
Medway Council's Regulation 19 pre-submission draft Local Plan

Dear Local Planning Authority,

I write to you as a local resident in the village of **HOO** on the Hoo Peninsula. This is a representation in response to Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

The Local Plan is not legally compliant or sound for the following reasons.

- Duty to Cooperate (Section 33A, PCPA 2004). Evidence submitted by Medway Council is insufficient to demonstrate continuous, constructive, and active engagement with all prescribed bodies on strategic cross-boundary issues, contrary to NPPF paras 24–28.
- Failure to Comply with Regulation 18 and 19 Requirements. The consultation process is procedurally defective. There is inadequate evidence of meaningful engagement at Regulation 18, and insufficient regard has been paid to community representations in the Regulation 19 draft.
- Non-Conformity with the NPPF (December 2024). Numerous policies do not align with the legal obligations of the NPPF including sustainable development (para 11), plan-making (paras 15–36), and the treatment of Neighbourhood Plans (para 30–31).
- Non-Conformity with the Hoo St Werburgh & Chattenden Neighbourhood Plan (September 2024). The draft Local Plan conflicts with the Neighbourhood Plan's legally adopted policies, particularly in relation to infrastructure, landscape, community facilities, and housing.
- Insufficient Integration of Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). The Sustainability Appraisal fails to legally satisfy the SEA Directive, and the HRA is flawed in its methodology and fails to correctly apply the precautionary principle.
- Lack of Evidence for Infrastructure Delivery and Monitoring. The Infrastructure Delivery Plan and monitoring framework are vague and legally inadequate, contrary to Regulation 19 and NPPF para 35.

The Local Plan does not minimise development allocations on the Hoo Peninsula (an unsustainable location) and maximise development allocations in the urban area (a more sustainable location). This is crucial in order to reduce impacts on the Hoo Peninsula's habitats and wildlife. Other comments:

Please turn over for further comments on the reverse.

Kind regards, [REDACTED]

Name: **MR. J. HOLYAK**

Address: [REDACTED]

Date: **23.7.2025**

M.E.3 [REDACTED]

I would like to see the Medway Council
putting the NEW infrastructure in place before
building thousands of New homes on the Hoo peninsula,



31 JUL 2025

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Kind regards,

Name: KEVIN MILLER

Address: [REDACTED] ME3 [REDACTED]

Date: 25.7.25

WE DO NOT HAVE THE INFRASTRUCTURE IN PLACE
TO COPE WITH SUCH A LARGE NUMBER OF PEOPLE.

ITS ALMOST IMPOSSIBLE TO GET A DOCTORS APPOINTMENT
AS IT IS NOW.

THERE ARE ALWAYS QUEUES AT THE SHOPS AS IT
STANDS NOW WITH THE AMOUNT OF RESIDENTS.

OUR WILDLIFE IN THE FIELDS WILL BE
DECIMATED

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05 AUG 2025

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Representation in response to
Medway Council's Regulation 19 pre-submission draft Local Plan

Dear Local Planning Authority,

I write to you as a local resident in the village of *Chattenden* on the Hoo Peninsula. This is a representation in response to Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

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- Please turn over for further comments on the reverse.

Kind regards,

Name: *Deborah Jones*

Address: [REDACTED] *ME3* [REDACTED]

Date: *31st July 2025*

Infrastructure planning and thoughtfulness
has been missing throughout all of the
initial phases of the proposals being
put forward.



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07 AUG 2025

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Kind regards,

Name: MR & MRS THOMSON

Address: [REDACTED] ME3 [REDACTED]

Date: 31-7-25

WE NEED BETTER GP SERVICES

MORE SCHOOL SPACES

MORE RECREATION

BEFORE THINKING ABOUT MORE HOUSING.

MORE JOBS FOR LOCALS (NOT TEMPORARY HOUSE
BUILDING JOBS).

07 AUG 2025

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Kind regards,

Name: **DAVID & ELAINE LEGGATT**

Address:



ME3



Date:

06-08-2025

Food sustainability

Considering we are suppose to be in a climate change world we should be looking to the future. Countries abroad where we import food are becoming victims of climate change and will not be able to supply some of the things we need but according to scientists our country will be the climate to grow it itself. NOT IF WE GET RID OF AGRICULTURAL LAND. (We are suppose to be teaching our children to look after the planet)

Water

If anything this summer so far has shown lack of water and the investment in our water systems. Adding more people to this area is just going to just put pressure on this system.

Infrastructure

The peninsula does not have good infrastructure for extra transport. It does not have a viable bus service that does not help anyone now. Added people and businesses are just going to add to this.

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Kind regards,

Name: MRS M. SHUTER

Address: [REDACTED]

Date: 4-08-25

ME3 [REDACTED]

This village cannot cope with more houses or more people as there is not enough Infrastructure i.e., Doctors - Schools - Bus Service, Density of traffic unacceptable levels of pollution - Only one exit off the perimular - At present Road maintenance unacceptable

The use of fields is unacceptable, ~~what~~^{how} are you going to feed all these extra people if there is not any Agriculture. - Think!
Also it will effect wild life.

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Kind regards,

Name: *SHEILA HAYWARD*

Address:

[REDACTED] *ME3* [REDACTED]

Date:

4/8/25

Thank you for allowing me to comment on the proposed Local Plan. I appreciate the need for Medway's growth and strategic planning but have major concerns regarding this draft.

Changes to the green belt are extremely concerning due to the negative impact on biodiversity, wildlife, the community's wellbeing and health. These areas provide much needed recreational value and are indeed essential to the environment. The mental health of existing residents who moved to the countryside for the nature and for their health doesn't seem to be considered important.

Chatham Docks are an important historic asset to the area. Repurposing these for housing should not be a consideration as it will destroy the heritage of Chatham as a Naval location causing job loss. It needs to be preserved as part of Medway's maritime history and industry. Alternative locations need to be explored.

Quality of life on the Hoo Peninsula is already being put under extensive strain with the amount of housing that has recently been built. There doesn't seem to be any clear, funded, proposals to improve public transport particularly beyond Hoo. The current bus service to Grain is infrequent, unreliable and finishes too early to be of use for shift workers or for evening leisure. Schools are oversubscribed as are the doctors and dentist. Getting to Medway hospital is a tribulation where wait times are unacceptable.

I believe these plans are unsustainable and will adversely affect the community, environment and biodiversity without the necessary infrastructure. I consider that the Council should, with respect, rethink these proposals with greater public engagement. Maynard.

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Please turn over for further comments on the reverse.

Kind regards,

Name: *Michael O'Hanlon*

Address:

[REDACTED]

ME3

[REDACTED]

Date: *5th August 2025*

I appreciate the opportunity to comment on the proposed Local Plan. While I understand the need for strategic planning to support Medway's growth, I have serious concerns about several aspects of the draft.

Chatham Dock Redevelopment

The proposal to redevelop this vital industrial site for housing risks significant job losses and erodes Medway's maritime and industrial identity. I urge the council to reconsider this element and explore alternatives that preserve both employment and heritage.

Green Belt Encroachment

The suggested changes to the green belt north of Strood are deeply troubling. These areas provide essential environmental and recreational value, and their loss would negatively impact community wellbeing and seriously affect biodiversity.

Infrastructure Readiness

The scale of proposed housing developments appears totally disproportionate to the existing infrastructure capacity. Without clear, funded plans for schools, transport, public transport, and healthcare, this growth will put further pressure on the existing maxed-out public services, and it will reduce quality of life!

Hoo Peninsula

Four Elms Roundabout and Hill, (the only major route on and off of the peninsula) is a bottle neck even when there are no traffic incidents, however if there is an incident, it's chaos. There are no alternative major routes on or off the peninsula. This needs addressing. It's madness to think of building additional houses on the peninsula, without a second major route on and off the peninsula.

I respectfully request that the council revisits these proposals with greater transparency and more public engagement.

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Kind regards,

Name: *S O' Hanlon*

Address:

[Redacted Address]

Date:

5 - 8 25

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Kind regards,

Name:

John Lacey

Address:

[REDACTED]

ME3

[REDACTED]

Date:

6/8/25

1. There is no detail around traffic and road improvements

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Please turn over for further comments on the reverse.

Kind regards,

Name: MRS SHACYL FARRAR

Address:

Date: 6 | 8 | 2025

ME3

* In Addition and on a more personal note!

I moved to this area 25 years ago
for a quieter peaceful life in a small
Village within an area full of Wild Nature
+ Wildlife - Areas like these especially
in the South East are Rare + need to
be Conserved before they disappear forever!

The Hoo Peninsula is a special place
within Medway - please keep it this
way for future generations!

Sherry & farrow

Local Planning Authority
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

planning.representations@medway.gov.uk

**Representation in response to
Medway Council's Regulation 19 pre-submission draft Local Plan**

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Please turn over for further comments on the reverse.

Kind regards,

Name: Kate Bishop

Address

[REDACTED]

ME3

[REDACTED]

Date: 7-8-25

AMOSOM LORRY'S EVERY 10 MIN DAY/NIGHT + OTHER LORRY'S + CARS
KEC SURVEY LORRY ROAD MOVING UNDER LORRY COULD NOT GET A READING
ALL PUBLIC SERVICE OVER LOADED OUT-SIDE WASTE HEIGHT +
TOWN ELMS HILL
DOCTORS 3-4 WEEKS WAITING
MEDWAY HOSPITAL A/E 4-5 HOURS WAITING

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Please turn over for further comments on the reverse.

Kind regards,

Name: MICHAEL WHITE

Address: [REDACTED]

Date: 08/08/25

ME3 [REDACTED]

**ADDITIONAL REPRESENTATION IN RESPONSE TO
MEDWAY COUCIL'S REGULATION 19 PRE-SUBMISSION DRAFT LOCAL PLAN**

I believe the Draft Local Plan should be rejected in its present form because of the following :-

Loss of Chatham Docks

This will contribute to turning the Medway Towns into a London Dormitory Area with no industrial facilities of any note.

Poor Infrastructure

The speed & scale of the proposed housing developments appears disproportionate to the current infrastructure capacity.

The road network is at breaking point especially if Peninsula Way is blocked with possible back up problems to the A289 & possibly the A2 & M2. Also the only alternative back country roads cannot handle the heavy gravel & goods lorries. All of this heavy traffic has resulted in very poor quality road surfaces (as yet awaiting repair).

The local bus network is also not very good and commuter services to London are non-existent turning the whole peninsula into a car dependant zone. A good reason for allocating affordable housing closer to the town centres.

Water & sewage services are already heavily used without the increase in need with all the proposed plans.

GP & Healthcare services are already overloaded. The continual addition of more housing will only add to the decline in local healthcare services.

Bearing in mind the state of the already creaking poor infrastructure, who will pay for urgently necessary upgrade in infrastructure ? Surely it must be developers & builders who will benefit if the plans go ahead and not the existing residents through higher personal & council taxes.

Environment

The Hoo Peninsula is a much needed Green Lung between the Rivers Medway & Thames. It provides a much needed environmental & recreational value to ensure good community well being & biodiversity.

Comments relating specifically to High Halstow :

- 1) The proposed plans set out in the new Redrow planning application (MC/23/0855) are based on 3 phases of construction, therefore the number of houses planned could be reduced by removing Phases 2 & 3 providing High Halstow with a reduction in allocation in line with other areas on the Peninsula.
- 2) Looking at the Phase 1 proposals the housing density appears high around the proposed school. This could result in some social problems. Please provide a drawing confirming the housing density figures across the proposed site.
- 3) Medway Council state that developments must include bungalows & facilities for older people (ability to downsize). This must be included in any development for High Halstow.
- 4) All housing must be built to the latest specifications & include the best insulation possible, integrated solar panels & the latest heat pump technology. The economies of scale for these items plus payment as part of the mortgage will reduce any cost implications compared to the shorter term payment options for retro fitting.

Kind regards

Name : MICHAEL WHITE

Address

ME3 [REDACTED]

Date : 08/08/25

Local Planning Authority
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**Representation in response to
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Please turn over for further comments on the reverse.

Kind regards,

Name: CAROL DRIVER

Address: [REDACTED]

Date: 5/8/2025.

Infrastructure:

Infrastructure:

Roads - one main road on/off the Hoo Peninsula so if there is an accident on that road or in the surrounding area Wainscott, Frindsbury you have no other route to take, I have personally sat in congestion for over an hour many times over the years, which has an impact on arriving late for work or appointments also if we cannot get on or off the Peninsula then emergency services can not either, which is putting people's lives and properties in danger.

Doctors - we currently have to wait 3 weeks plus for an appointment so then if you need to be referred that has also been delayed risking people's health ie cancer diagnosis etc. If we cannot get appointments now how is this going to improve with future house building?

Dentist - people are struggling to find a dentist to register with

Transport - buses one an hour which also stop early evening so unless you drive you cannot travel from the village unless you are willing to pay for a taxi

Chatham Docks:

The closure of the docks, while we were under a conservative council, Labour were in full support of keeping the docks open, since they have gained control of the council they now support the closure, why the change of support??

I work for a company on the docks who are finding it very difficult to find new premises due to the size of property/land required, why are the council not supporting existing businesses, new homes are not beneficial if there is little employment in the area. There are proposals to build houses on Medway City Estate, again what about the businesses who already trade there, again where are these expected to move to? Why is the council putting houses above employment?

Farms:

The loss of agricultural fields, again to build on, once these have been developed they are lost to us forever, in the uncertain times we live in surely we should consider leaving the fields for growing crops etc

Green belt / Green spaces:

We need our green spaces for the wildlife and environment, they are just as important, we need our plants for our bees, we need our bees for the farmers. it's called 'the circle of life'.

Water/Drainage/Sewage:

Again these amenities cannot cope with the extra demand, which has been the case in many parts of the county this year

I understand the need for housing but infrastructure needs to be in place before permission is given to build anymore houses and local people's views need to be listened to, we are the ones who sit in congestion and cannot get to see a doctor or dentist or have to travel to send their children to school.

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Kind regards,

Name: Christopher Carr / Hilary Johnson

Address: _____

Date: 07/08/25

As a former countryside ranger I am concerned by the lack of thought given to the conservation of the valuable and ever dwindling wildlife habitat that the peninsula still offers (once this is lost it's gone forever).

I speak from experience having grown up in the Waldorfsklo area during the 1950's before it was devastated by the type of development proposed in this plan, It seems that nothing has been learnt in the last 70 years.

I had hoped to spend my last years somewhere similar to my childhood, it appears that I am deluded.

I had hoped that my former colleague, Simon Gurry would have greater influence. as he is a truly passionate conservationist.

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Kind regards,


Name: **MRS. M. WELLARD**

Address: _____

Date: **1/8/25**

ME3

As an 82yr Pensioner I feel
very sad to see so much agricultural
and wild life habitat being destroyed for
housing on such a small peninsula.
Please think of the devastation this will cause.



Local Planning Authority
Medway Council
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Representation in response to Medway Council's Regulation 19 pre-submission draft Local Plan

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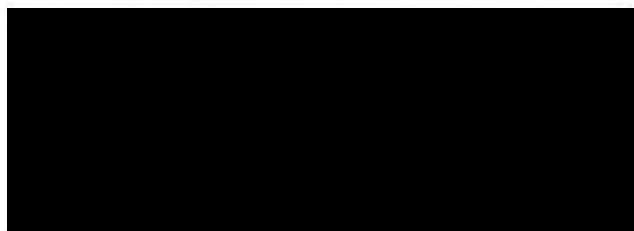
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The proposal for the redevelopment of Chatham Docks ignores the heritage of the location and would lead to significant job losses. The Council should reconsider this and explore alternatives that will preserve employment and heritage.

Additionally Green Belt encroachment north of Strood is disturbing and if this was pursued further erosion would follow in the future. Loss of these areas would negatively impact on the biodiversity of the area and the wellbeing of the community.

The current infrastructure is under strain and there are no clearly funded plans to expand public services and transport. Any proposed growth would increase the strain to breaking point and quality of life for all residents.

Kind regards,



Neil Harris & Marie-Jose Harris



ME3

August 5, 2025

Local Planning Authority
Medway Council
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Kent
ME4 4TR

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**Representation in response to
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Kind regards,

Name: *Mrs Christine Peek*

Address:

[REDACTED]

ME3 [REDACTED]

Date: *5th August 2025*

- Medway Council has previously had numerous failed development plans over the last 20 or so years. It seems very likely that this plan will fail as well.
- The Hoo Peninsula needs to be valued, preserved and protected.
- The Hoo Peninsula has Grade 1 farmland. This special agricultural land is in short supply in England. This top quality farmland is critical for national food security.
- The Hoo Peninsula has been under attack several times in the past e.g. Cliffe Airport proposal, Estuary Airport proposal & two Lodge Hill proposals.
- The Hoo Peninsula is globally important for wildlife and habitats e.g. the Herons, Little Egrets & Nightingales. Also the salt marsh, ancient woodland and internal pools. Note the RSPB's proposal for a national World Heritage site NB. areas of SSSI & Ramsar. These will all be threatened each time more houses are built and residents come to live on the peninsula.
- Future access to the peninsula is of great concern. Travelling by vehicle is the only reliable means at the moment. A traffic problem on Four Elms Hill can cause chaos. The only alternate route is through narrow country lanes via Cooling village but this is only suitable for small vehicles.
- The suggestion to cleanse Medway City Estate of commercial units and for businesses to relocate to an enlarged Kingsnorth Industrial Estate appears totally ridiculous to me. It is nearly 40 years since the first office in Medway City Estate was built in 1985. A Kent Online article published in November 2015 states "the estate has expanded with hundreds of businesses, employing a total workforce of more than 5,000." Another 10 years have passed; how long would it take to move all the businesses that are on the estate now? Would the businesses even want to move? There seems to be no common sense behind this idea.

Mrs Christine Peek

ME3

Local Planning Authority
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Gun Wharf
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Please turn over for further comments on the reverse.

Kind regards,

Name: STEVEN MUSPRATT

Address: [REDACTED]

Date: 3RD AUGUST, 2025

ME3 [REDACTED]

I would like to emphasise the following:

- 1) It is extremely important to preserve our green spaces and farmland for food security, biodiversity, community well-being and for future generations.
- 2) England is one of the most densely populated countries in Europe, and Kent is one of the most populated counties in England. House building should be kept to a bare minimum in Medway and throughout Kent. Where it is necessary, focus on locating in urban areas which already have transport links.
- 3) The infrastructure in Hoo and many parts of Medway are already struggling from the number of people, causing gridlock on roads, increasing air/traffic pollution as well as putting huge pressure on hospitals, schools, doctors and the police. It is already very difficult getting appointments (doctors/hospitals) and travelling via roads.
- 4) Conserve the beautiful English countryside for future generations, we do not want a 'concrete jungle'.

STEVEN MISPRAK

ME3

3RD AUGUST, 2025

Local Planning Authority
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Please turn over for further comments on the reverse.

Kind regards,

Name: *Meng! LapThom*

Address: _____

ME3 _____

Date: *7/8/2025*

Comments on Medway Council's Regulation 19 pre-submission draft local plan

The Hoo Peninsular and surrounding areas

Before any further permission for house building plans are passed the **proposed** infrastructure must be put in place as a priority.

- 1) An extra 6740 homes planned could mean a potential 13,000 extra domestic vehicles. On top of which there is commercial traffic to the industrial estates at Kingsnorth and the Isle of Grain, plus delivery vehicles to domestic properties. With only one major access road onto and off the peninsula, already heavily congested at peak times, an incident either on the hill or the Four Elms roundabout blocks any access for potential emergency vehicular traffic. Highways England objected to major housebuilding on the Hoo Peninsular until its concerns over Junction 1 of the M2 were satisfactorily resolved. The plan does not provide any solution.
- 2) There are inaccuracies in the summary document and the consultation presentations which need to be corrected before submission. The lack of detail to parts of the Plan supports the belief that parts of the Plan have been rushed through without any proper consideration or knowledge being given to what a project of this nature requires.
- 3) Medical facilities are stretched to the limit now, there being a three-week wait for an emergency appointment. (Firsthand experience). Both medical and educational needs are considered as an afterthought, rather than being included as a fundamental condition of any development.
- 4) There is no reference to increased potable and waste water needs.

Local Planning Authority
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

planning.representations@medway.gov.uk

**Representation in response to
Medway Council's Regulation 19 pre-submission draft Local Plan**

Dear Local Planning Authority,

I write to you as a local resident in the village of *High Hachtwo* on the Hoo Peninsula. This is a representation in response to the Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

The Local Plan is not legally compliant or sound for the following reasons.

- Duty to Cooperate (Section 33A, PCPA 2004). Evidence submitted by Medway Council is insufficient to demonstrate continuous, constructive, and active engagement with all prescribed bodies on strategic cross-boundary issues, contrary to NPPF paras 24-28.
- Failure to Comply with Regulation 18 and 19 Requirements. The consultation process is procedurally defective. There is inadequate evidence of meaningful engagement at Regulation 18, and insufficient regard has been paid to community representations in the Regulation 19 draft.
- Non-Conformity with the NPPF (December 2024). Numerous policies do not align with the legal obligations of the NPPF including sustainable development (para 11), plan-making (paras 15-36), and the treatment of Neighbourhood Plans (para 30-31).
- Non-Conformity with the Hoo St Werburgh & Chattenden Neighbourhood Plan (September 2024). The draft Local Plan conflicts with the Neighbourhood Plan's legally adopted policies, particularly in relation to infrastructure, landscape, community facilities, and housing.
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The Local Plan does not minimise development allocations on the Hoo Peninsula (an unsustainable and sensitive location) and maximise development allocations in the urban area (a more sustainable location, closer to existing infrastructure and transport links). This is crucial to reduce impacts on the Hoo Peninsula's habitats and wildlife - following the avoid, mitigate and compensate hierarchy.

Please turn over for further comments on the reverse.

Kind regards,

Name:

D. A. Laphorn

Address:

[Redacted Address]

ME3

[Redacted Address]

Date:

6-8-25

The Plan as presented for consultation is fundamentally flawed.

1. The Plan is set to be sent to the Planning Inspectorate in the autumn of 2025, which is long before all elements will be agreed by residents and Medway Council. It presents as a scheme thrown together in a rush by a team of people unfamiliar with the needs and problems of the current residents of the Hoo Peninsular, which have not addressed, let alone proposed solutions to those needs and problems.
2. The Plan envisages 6,700 new homes in Chattenden, Hoo and High Halstow by 2041, which, by simple arithmetic will introduce approximately 13,000 new cars to the single access road into the area, already heavily congested at peak times. Highways England objected to major house-building on the Hoo Peninsular until its concerns over Junction 1 of the M2 were satisfactorily resolved. The plan does not provide any solution, leaving the need to mitigate current traffic issues unaddressed. Further development in the more eastern villages on the Peninsular only adds to this problem.
3. There are inaccuracies in the summary document and the consultation presentations which need to be corrected before submission. This lack of attention to detail supports the belief that parts of the Plan have been rushed in order to satisfy political expediency rather than the proper consideration a project of this nature requires.
4. The Frindsbury Peninsula (Medway City Estate) has been a thriving hub of commercial activity for decades, and continues to be so. To convert this into a mixed development of residential and commercial makes no economic sense, particularly when added to the forced closure of businesses in Chatham Dockyard. Residents, old and new, will be travelling further afield to work, adding to the already over-burdened roads.
5. The proposed use of Kingsnorth as an employment hub is logical. However, it is necessarily remote from most residential areas and that does not guarantee an attractive place to work. Heavier vehicles (diverted from Medway City Estate) will add further to traffic issues and the condition of what is currently a minor road.
6. There is no reference to increased potable and waste water needs.
7. Medical and educational facilities are considered an afterthought, rather than being included as a fundamental condition of any development.

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Please turn over for further comments on the reverse.

Kind regards,

Name: ROSSELL LISTER

Address: [REDACTED] ME3 [REDACTED]

Date: 2nd August 2025

Whilst agreeing life has to progress - I moved to the area in the late 1960's and involved in agriculture. The Isle of Grain is one of the most fertile and earliest farmlands in the country, let alone the county.

We had access to 3 hospitals, St. Barts, All Saints and Medway.

The Elms Medical Practice had 6 doctors - Police were stationed and living throughout the area, with a station in Ho.

The land is now being swamped with housing and loss of top grade farmland and the loss of wildlife, eg Plovers, varieties of owls, nightjars and many others.

The only thing that has not greatly improved is the infrastructure i.e. the road and access. Heathcare and the sense of community we once had. There are many Brownfield sites that could be considered

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**Representation in response to
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Please turn over for further comments on the reverse.

Kind regards,

Name:

MR N.J. MILLER & MRS. G.D. MILLER.

Address:

[REDACTED]

[REDACTED]

ME3 [REDACTED]

Date:


08-08-2025.

IN THIS SMALL VILLAGE OF ALLHALLOWS
WHERE WE HAVE LIVED FOR THE LAST FORTY
NINE YEARS DOES NOT HAVE THE
INFRA-STRUCTURE TO BUILD ALL THESE NEW
HOMES.

FOR A START - VILLAGE SCHOOL TOO SMALL
DOCTOR'S SURGERY IS FULL.
AS IT IS & NOT EQUIPPED TO TAKE ON ALL THE
EXTRA NEW PATIENTS AS THE VILLAGE SCHOOL
IS NOT EQUIPPED TO TAKE ON ALL THE
EXTRA PUPIL'S.

SO WE SUGGEST YOU FIND SOMEWHERE ELSE
TO BUILD ALL THE NEW HOMES & LEAVE OUR
LITTLE VILLAGE AS IT IS & AS IT'S ALWAYS
BEEN.

THIS WHOLE IDEA IS OUT OF THE QUESTION
SO STAY AWAY
DON'T COME BACK ANY OTHER DAY.



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Dear Local Planning Authority,

I write to you as a local resident in the village of Al Hallowes on the Hoo Peninsula. This is a representation in response to the Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

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Please turn over for further comments on the reverse.

Kind regards,

Name: Daphne Fitter

Address

Date: 7/8/25

I do not want more houses in our village because of lack of infrastructure.

Haven have taken over our roads too, causing traffic and on other days holidaymakers speeding past the houses is dangerous.

350 homes more means at least another 700 cars in the village.

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**Representation in response to
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Please turn over for further comments on the reverse.

Kind regards,

Name: *Mr. M. T. O'NEIL*

Address: [REDACTED]

Date: *2-8-2025*

ME3 [REDACTED]

Having looked at the draft copy of the local plan, both the online version and at a consultation meeting in the local village hall, its clear that the planning department and those compiling the document have no interest in getting this document right, most of the community assets for our village are incorrect, the Medway council personnel at the village hall consultation had this pointed out to them, and still nothing has been put right, a year later, while all Medway council want to do is fill the peninsula with housing, not giving a thought to the effects it might have on the existing community, the peninsula only has one road on and off it, which is already straining to cope with current traffic level, nowhere in the plan are there any major infrastructure plans to prevent congestion and air pollution, no provision has been made for any local emergency services, the peninsula does not have an ambulance station, there is no police presence other than one community policeman for most of the peninsula, we have at the end of peninsula a large liquefied natural gas plant and a large container port, with all the possible dangers that could bring, and still only one road to get any emergency response to the site, add in an accident that closes the road and the whole situation gets much worse much quicker. Nowhere in the plans does the council highlight the need for investment in the basic utility needs, even with all the houses that have already been built in Hoo and surrounding areas, no new swage treatment plants are being planned, no new fresh water supplies are in place or upgrades to existing supplies, due to unrestricted expansion of the Haven holiday park some parts of the holiday park are already experiencing water shortages at peak weekend times, I feel the council have failed in their duty of care to the communities on the peninsula by failing to ensure the basic needs for life, the nearest large shops are in Strood, with a very sparse bus service that takes a long time to get from the out lying villages in to Strood.

I now hear Medway council now want to move all the businesses off of the Medway city estate and move them to Kingsnorth and grain, once again putting even more traffic on the the one road on and off the peninsula, and once again putting even more strain on the limited utilities at the end of the supply line, have they even though about this in depth? it would seem not, have they even entertained the idea that telling businesses they have to move will make them move to an area where the local council actually want the jobs and wealth to the local community they bring?

All in all a very poor and unprofessional effort to appease the labour councillors and labour head office and not as they are elected to do, serve the local people of Medway.

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Please turn over for further comments on the reverse.

Kind regards,

Name: DONALD BAILEY

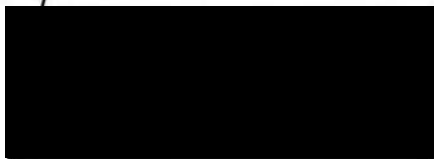
Address:

Date: 4-8-25

HELLO.

I'M OPPOSED TO ANY HOUSING EXPANSION
IN ANKHALLOWS AS THE INFRASTRUCTURE
CAN'T COPE NOW, THE ROADS ARE POOR,
WE HAVE FREQUENT POWER CUTS,
THE WATER SUPPLY IS JUST ABOUT COPING
THE SEWAGE SYSTEM IS THE SAME,
AND WE HAVE AN "EVER EXPANDING"
HAVEN HOLIDAY SITE WITH THOUSANDS
OF CARAVANS ON WHICH IS ALL ADDING
TO THE ALREADY STRUGGLING
SYSTEM WHICH NOBODY SEEMS TO
TAKE IN TO CONSIDERATION

MANY THANKS



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Kind regards,

Name: *Hardy Stone*

Address: *ME3*

Date: *10/8/25*

- In addition to the comments overleaf I'm fully supportive of High Halstow and St Mary Hoo Parish Councils response to the Regulation 19 Local Plan Consultation.

- I would also like to highlight :

1. Minutes of a Medway Cabinet meeting of February 2019 (available on Medway Council Website), stated that no more than 1000 homes on the Hoo Peninsula could be brought forward without major infrastructure improvements.

2. Those minutes went on to say that without the Housing Infrastructure Funding to complete transport improvements in this area there will not be any capacity for further housing growth.

3. As this funding has been withdrawn and as stated overleaf there is little evidence of infrastructure delivery and monitoring how can the number of houses planned be considered "sound"?

4. Medway's "Authority Monitoring Reports" show that between March 2019 and March 2024 **893** homes were built out. The figures for March 2024 until March 2025 are to be published in December 2025. **In light of the comments from Medway's Planning Team in 2019 the sustainable numbers of houses that can be built in this area are clearly very small indeed.**

- I also agree with comments made by the High Halstow Climate Change and Environment Group: I'm especially supportive of the argument that In order to be "sound". Medway's local Plan needs to include **Future Home Standards 2025**

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Kind regards,

Name: JOHN DRAKE

Address: [REDACTED] ME3 [REDACTED]

Date: 10/08/25.

893 HOMES HAVE BEEN COMPLETED ON THE HOO PENINSULA SINCE FEBRUARY 2019, ACCORDING TO MEDWAY'S " authority monitoring reports"

IT WAS STATED IN A MEDWAY CABINET MEETING [see minutes on website] IN 2019 THAT NO MORE THAN 1000 HOMES COULD BE BUILT WITHOUT "significant infrastructure improvements"

THE HIF BID TO PROVIDE THESE IMPROVEMENTS HAS BEEN WITHDRAWN

In light of the above and further comments by Medway's Planning team there is currently clearly little capacity for further housing growth.

Surely any allocation for housing growth would have been fulfilled for the Hoo Peninsula, especially considering environmental concerns – SSI's, grade 1 farmland, RSPB Reserves etc.

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Kind regards,

Name: Mr & Mrs Hooker

Address: [REDACTED] ME3 [REDACTED]

Date: 1.08.2025

We agree with comments ~~at~~
over page, We also need more doctors and
schools.

J. P. Kline

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Medway Council's Regulation 19 pre-submission draft Local Plan**

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I write to you as a local resident in ~~the village of~~ **Rochester** ~~on the Hoo Peninsula~~. This is a representation in response to the Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

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Please turn over for further comments on the reverse.

Kind regards,

Name: **Kaitlan Murphy**

Address: [REDACTED], ME4 [REDACTED]

Date: **10 / 08 / 2025**

- At 19 years old, the thought of all of these houses being built makes me feel sick to my stomach.
- The prospect of my generation being able to grow up and live in Medway is already a challenge, ESPECIALLY with aspects such as hospitals which already can barely have time to see patients in A&E now. With all of these new houses? Nearly and practically impossible.
- The funds should be spent on the people who already live here, NOT providing thousands of houses for even MORE people to move into the area, making all of these challenges even harder!

Local Planning Authority
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

planning.representations@medway.gov.uk

**Representation in response to
Medway Council's Regulation 19 pre-submission draft Local Plan**

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Rochester/Chatham

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Please turn over for further comments on the reverse.

Kind regards,

Name:

Stephen Murphy

Address:

[Redacted Address]

ME4

Date:

10/08/2025

PTO
[Signature]
→

After living in Medway my whole life + being a
Not Poble officer, it is sad to see how this
Local plan does not represent the people of Medway.
The infrastructure isn't there. I cannot get
doctor appointments. Can't be seen at the hospital.
It's becoming unsafe on the streets.
You do not want this to turn into a mini
London, everyday I deal with the problems of an
overpopulated area. There is no need for all of
these houses with no infrastructure to support it.
Services in London are NOT here. The Roads
aren't adequate. Services are also not adequate,
leading to loneliness + social care problems, which
then leads to crime.

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town Rochester-upon-medway

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Kind regards,

Name: *Wendy Murphy*

Address: [REDACTED]

Date: *10 August 2025*

ME4

PTO 

We have two loves in livery &
cliffe as there is no longer
anywhere to keep them in
Rochester/Chatham

The local plan does not support
the infrastructure to allow
me to travel to cliffe each
day, it would be chaos,
& the pollution levels increase!
for Elms is NOT adequate

the B2000 is dangerous!!

Kent is meant to be the garden
of Eden/England & this council
is cutting w/ it from the
beauty of Kent!!

There is a huge call of
infrastructure in the plan, the
council services already
lacking, community services lacking
a pic in the sky hope that
council will give you 30-million
to pay for Elms is for reaching
& it won't happen
The council has a responsibility to
serve the people & this is NOT
What the People Want!!!

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Kind regards,

Name: Mrs Anna Cole

Address: [REDACTED]

Date: [REDACTED] ME3 [REDACTED]

05/08/25

I appreciate the opportunity to comment on the proposed local plan. I do understand the need for strategic planning to support medways growth, however, I have serious concerns about several aspects of the draft. The scale of proposed development appears to be disproportionate to the current infrastructure capacity. High Halstow in particular has already seen a development by Redrow enlarging the village without any additional facilities being provided. In fact, only having recently moved into the village I was disappointed that local health provisions had already been closed down prior to my arrival. The road capacity is at maximum in the area, causing extensive congestion along the Waincott bypass every day. The proposed size of the new development will significantly increase the volume of traffic in and out of the village, especially along country lanes, which should be protected from development and enlargement to protect the nature and countryside in this area. It also appears on occasion, that promises made by developers to enhance facilities do not always come to fruition, as I have seen in other areas; for example, St Andrews Park, Halling, where shops and other facilities were promised back in 2014. A shop finally arrived in 2024! This over promising and under delivering creates over populated areas with insufficient healthcare, school places, transport links, etc. whilst growth is important surely it makes more sense to choose sites already connected to the necessary infrastructure and public services in and surrounding our towns and cities, rather than enlarging villages already struggling to provide services to their current populations. It is very concerning that local rural communities are not being listened to across the Hoo Peninsula with the council following housing targets in inappropriate settings regardless of the obvious concerns, lacking trust and transparency.

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Please turn over for further comments on the reverse.

Kind regards,

Name: Kunda and Shaun Soules

Address: [REDACTED] ME3 [REDACTED]

Date: 4th August 2025

- No development must be allowed before serious infrastructure is introduced to the area, this and surrounding villages will become dominatory towns/villages.
- We need: -
 - Employment.
 - Better maintained roads
 - Large supermarkets and low cost shops e.g. Lidl/Aldi
 - Doctors in every village and pharmacy provision.
 - School
 - Upgrade to water and sewage networks.
 - Improved public transport.
 - Proper social housing for the local youngsters and provision for the elderly to enable them to downsize to free-up larger properties for younger families.

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Kind regards,

Name: *J. Proczek*

Address: [REDACTED] *ME3* [REDACTED]

Date: *28.25*

I appreciate the opportunity to comment on the
Proposed Local Plan whilst I understand the need for
strategic planning to support economic growth, I have
serious concerns about several aspects of the draft

1) Chatham Dock Redevelopment - the proposal to
re-purpose this vital industrial site for housing risks
significant job losses & could seriously undermine
local identity. I urge the council to reconsider this
proposal & alternative options employment & heritage

2) Green Belt Encroachment - The suggested changes to the green
belt north of St Leonards are deeply troubling. These policies
threaten environmental & recreational value, other losses
could negatively impact community wellbeing &
biodiversity.

3) Infrastructure Realisation - The draft plan housing
development appears disproportionate to current
infrastructure capacity. Without adequate plans
for schools, transport & healthcare, the growth risks
overstressing public services & reduce quality of life.
We need a more balanced & community-focused
approach is needed.

I respectfully request that the Council reviews these
proposals with greater transparency & public
engagement.

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Kent
ME4 4TR

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**Representation in response to
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Kind regards,

Name: BEIAN & IRIS RICKFORD.

Address: [REDACTED] ME3 [REDACTED]

Date: 1st August 2025.

We are deeply upset by the proposal of Redfords 760
houses. that they want to built on Grade 1 farm
land, between Britannia Road, and Christmas Lane
M. Halstow. This ~~the~~ land we need to support our
land and our precious wildlife, we do not need, or
want more houses in the village. I believe if you
were to visit the village and with hand on heart
you will feel what we feel, please, please, please.
reject this planning application!! It is not
sustainable, and its sensitive location.

Thank you for reading this.

Regards Mr + Mrs B. Rickford

V.B Not forgetting, flooding occurring, more Traffic Congestion
Cant get a Doctors appointment now!!

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Kind regards,


Name: DAVID & NINA WEATHERLEY

Address: [REDACTED]

ME3 [REDACTED]

Date: 3RD AUGUST 2025

We would like to add that the commitment by the council to infrastructure development has been woefully inadequate. Additional housing is only sustainable if our current infrastructure is properly reviewed and upgraded. A point in question is withdrawal of plans for a new train station at Sharnel Street - something that helped to cause the removal of the ITIF fund that had been secured for the area.



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Kind regards,

Name: D & H SELLWOOD

Address: _____

ME3 _____

Date: 2-8-2025

PTO!

High Halstow does not have the infrastructure to support the existing number of houses without almost doubling the size of the village.

1. The existing roads into High Halstow are narrow and severely pot holed. Passing places are worn and unsuitable for traffic to stop.
2. The drainage system is not fit for purpose as our sewage drains back up in heavy rain which causes manholes to overflow in Willowbank and also stops our Boiler from working.
3. The transport serving the village is near enough non-existent, inadequate number of buses, no rail link. Putting more houses on the peninsula will create more traffic, leading to more pollution and the possibility of more accidents and hold ups into and out of the whole of the Hoo peninsula.
The whole peninsula needs more links/services to Gravesend not just STROOD!
4. The fact that the facilities for medical appointments are stretched to the limit, no doctors appointments, lack of surgeries to attend. The aging population will grow, how is that going to be addressed with medical needs.
primary
5. The local school is full, where will new houses families send their children?

Living in the village already we have problems. Building more houses will add to those problems if infrastructure is not dealt with FIRST. We live here and know how the 'building' of twice as many houses will affect the whole peninsula.

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Kind regards,

Name: *ANGELA TURNER*

Address:

Date: *6 - 8 - 25*

ME3

More housing is needed nationally, and the South East is being particularly targetted to supply more stock, in response to ridiculously high targets set by our government, most of the decision makers of whom, probably don't know where the Hoo Peninsula is, let alone visited the area! A quick glance at a map, spot some green bits, or less populated areas, shade areas in for 'development'. Job done.

It's the sheer numbers and types of dwellings that boggles belief! Very little consideration for locals, especially young folk trying to get a foot on the property ladder. Even less consideration for the impact on existing residents, our precious environment and wildlife.

More houses means lovely fat profits for developers, and Medway Council via more Council Tax payments.

Hoo Peninsula, like the rest of the Medway Towns, already struggles with providing health care, Schools, transport, roads fit for purpose, Sports facilities, insufficient water, electricity, Sewage management. The list goes on!

It's interesting that the generic plans, showing proposed new developments, often use see through people. That's how we residents feel. Invisibile!

Medway Council, please listen to us. Your job is to represent us and act on our behalf.

It's not too late!!

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Medway Council's Regulation 19 pre-submission draft Local Plan**

Dear Local Planning Authority,

I write to you as a local resident in the village of Hight Halden on the Hoo Peninsula. This is a representation in response to the Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

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Please turn over for further comments on the reverse.

Kind regards,

Name: LYNDA COLLINS.

Address: [REDACTED]

Date: 4/8/25.

ME3 [REDACTED]

I understand the need for planning to support Medways growth, but I have serious concerns about several aspects of the draft;

Firstly Infrastructure Readiness

The scale of proposed housing developments appears disproportionate to current infrastructure capacity. Without clear funded plans for schools, transport, and healthcare, this growth will strain already pressurised public services and will reduce quality of life.

Secondly green belt encroachment

The green belt areas provide essential environmental and recreational value and their loss would negatively impact community wellbeing and biodiversity.

The suggested changes to the green belt north of Strood are deeply troubling.

Local Planning Authority
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

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**Representation in response to
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Please turn over for further comments on the reverse.

Kind regards,

Name: Valerie Richardson

Address: [REDACTED] ME3 [REDACTED]

Date: 7/8/25

1. Development must not take place on productive agricultural land.
2. Due regard must be given to wildlife habitats

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**Representation in response to
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Kind regards,

Name:

Peter Richardson

Address:

[REDACTED]

ME3

Date:

7 August 2025

P.T.O.

1. Development must not take place on productive agricultural land,
2. Due regard must be given to wild life habitats

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Kind regards,

Name: Mrs Lisa Chappin

Address: [REDACTED]

Date: ME3
07/08/25

How can we

I am writing to express my deep anger and frustration at the current state of services and infrastructure in our area – particularly the inability to access a doctor's appointment, the shocking condition of our roads, and the council's incomprehensible decision to approve yet more housing developments.

Trying to get a doctor's appointment is now near impossible I've tried calling, booking online, and even physically going to the surgery – only to be told there are no available appointments for over 3 weeks and that is with having an auto immune disease and waiting for new medication to be added to a prescription. This is not just a minor inconvenience. People are being left in pain, anxious and clearly untreated for weeks, sometimes longer. It's a complete failure of basic healthcare access, and its putting lives at risk.

Adding to this, the state of our roads is nothing short of disgraceful. Potholes are everywhere, surfaces are crumbling, and maintenance is clearly not being prioritised. And yet despite all this, the council wishes to continue to approve more housing – hundreds maybe thousands, of new homes – without any serious investment in local infrastructure.

We also as a peninsula only have one major road in and out serving the estimated population which already exceeds 31,000. No wonder why it is so heavily congested. What is going to happen when all these new homes are built, and even more cars are trying to use it daily? Have you seriously considered the traffic, the emergency access issues, or the sheer impracticality of it all?

The peninsula only has 2 major doctors' surgeries, 1 dentist, a handful of schools and shops which brings me onto my next point of where are all these new people going to go when they need a GP appointment, a dentist appointment, a place to park their vehicles, a school to educate their children or even just some groceries.

How can anyone justify expanding the population while the essentials like healthcare, roads and schools are falling apart? It is utterly irresponsible, and frankly, it feels like the needs of current residents are being completely ignored in favour of short-term planning targets.

We are not just statistics on a spreadsheet, we are real people, and we are angry. Services are stretched to breaking point, the roads are dangerous, and the infrastructure is being neglected.

It is time to start listening to the community and take action – before things get even worse.

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Kind regards,

Name:

STEFAN DAVIS

Address:

ME3

Date:

6/8/25

Modway Council

This village as it is today has been chosen by its current residents for its slower pace of life, the narrow roads, 1 pub, 1 post office, village hall & cricket ground are what makes it such a desirable village.

The proposed quantity of houses will remove the current village status & also the quality of life for its current residents.

The infrastructure we now have in place are already struggling due to poor drainage & an out of date pumping station. Dr's surgery's & social care all stretched to the max.

How can doubling the population here benefit anyone?

The main road across the Peninsular would be totally inadequate also.

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**Representation in response to
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Dear Local Planning Authority,

I write to you as a local resident in the village of *MIGH HAISTOW* on the Hoo Peninsula. This is a representation in response to the Regulation 19 consultation on the legal compliance and soundness of the draft Local Plan. Please pass my representation on to the Independent Inspector when the plan is submitted for Examination.

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Kind regards,

Name: *AL. DRIVER.*

Address: *MES*

Date: *8th August 2025*

- 1 Lack of Proposal to Improve Roads Into the Village.
 - 2 Single lane Bus Route with passing places.
 - 3 No Proposal to improve access onto the Peninsular
The only Road onto the Peninsular is Subject to emergency closure - leaving existing Residents Trapped. → additional Road access Required.
 - 4 No Rail link or bus service for Commuters.
 - 5 Insufficient shops / medical Surgeries, to support the proposed increase in housing.
- 

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12 AUG 2025

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Kind regards,

Name: MARIE CALVERT

Address: [REDACTED] ME3 [REDACTED]

Date: 02-08-2025

more houses, means more people, more traffic.

The current infrastructure is inadequate for what's already here.

- add doctors
- improve the roads
- improve the public transport
- add schools + childcare

one accident on the peninsula can grind everything to a halt. Single roads and country lanes cannot handle the amount of domestic and commercial traffic. This needs to be given serious attention before more development takes place.

Damaging habitats can be avoided if building work occurs on brown field sites and urban areas needing regeneration. The Hoo Peninsula is special and its gradually being ruined by thoughtless developments.

The homes you plan won't be for the children who grow up here, you are pricing them out of the market and London money is taking it away from us.