

Medway Local Plan: EiP Hearings
Written Statement on behalf of Hoo Consortium
Reg 19 Submission ID: E.184
Further Submissions (June/July 2026) ID.31

Inspectors' Matter 6: Natural Environment

North Kent Estuary and Marshes Designated Sites (Policy S3)

ISSUE: 6.14

Does the Council's response to our initial questions (MLP/ED6) (page 2) states that a fuller response dealing with the Conservation of Habitat and Species Regulations 2017 will be provided as soon as possible have any bearing on this policy?

ISSUE: 6.16

How does seeking mitigation and avoidance measures outside of the 6-kilometre (km) Zone of Influence (fifth paragraph of the policy) from the Strategic Access Management and Monitoring Strategy (SAMMS) accord with development within the 6 Km Zone of Influence these designated sites having to make a tariff contribution (second paragraph of the policy)?

[COMMENTARY]

- 1.1 Members of the Hoo Consortium have direct experience of the interactions of the internationally designated nature conservation sites (SPAs/Ramsar) and the utilisation of the Strategic Access Management and Monitoring Strategy (SAMMS). It is a well-established process in the Medway area and prepared in full engagement with the relevant statutory bodies.
- 1.2 Following the Council's earlier response [MLP/ED6], the Hoo Consortium participated in a "Hoo Peninsula Strategic Environmental Programme" (20 July 2026) with a particular focus on "Nightingales". Natural England and Kent Wildlife Trust participated fully in this meeting.

Reference: Hoo Consortium/A3

- 1.3 The provision of the Strategic Environmental Management Scheme and new Community Parklands Cockham Farm and Deangate provide environmental and social interventions that both contribute toward the protection and enhancement of important habitats on and around the Hoo Peninsula. These identified interventions are to be funded by the S106 contributions and whilst complementary to the SAMMS designated areas which also attract S106 tariffs, also require funding to deliver the strategic mitigation for the allocations planned on the Hoo Peninsula.
- 1.4 Members of the Hoo Consortium have been and are presently in the process of positive ongoing dialogue with Natural England and Kent Wildlife Trust in bringing forward development proposals.
- 1.5 The **Strategic Environmental Management Scheme** (SEMS) was considered in the Sustainability Appraisal [Refs: A3.1, A3.2 and A3.3] and Habitats Regulations Assessment [Ref: A4.1]. **SEMS** is also included in the **Infrastructure Delivery Schedule**, which is attached to the **Infrastructure Delivery Plan** [Ref: B2].
- 1.6 The Hoo Consortium is also providing significant land south of Main Road Hoo St Werburgh (Circa 50Ha) to deliver a new Community Parkland and (Circa 48Ha) of land east of Vicarage Lane to facilitate species rich biodiversity wetland habitats complementary to existing ecosystems within the SSSI and Ramsar Site. Please refer to “**Cockham Community Parkland Concept Plan**” and “**Hoo Wetlands Plan**” attached.
- 1.7 These are yet a further example of the benefits of the coordinated and comprehensive planned growth on the Hoo Peninsula.

2No Attachments:

- Cockham Community Parkland Concept Plan
- Hoo Wetlands Plan

End

Concept Proposals Plan for Cockham Community Parkland





Design concept Landscape concept plan

