

Have Your Say

This is your opportunity to comment and influence the proposed development. A further statutory consultation period will be held during consideration of the planning application by Medway Council.

This leaflet provides a summary of the proposed development and its benefits. A copy of the detailed public consultation material is available at www.houriganplanning.com/consultations/. Copies have also been left in the local library, Church Street, Hoo St. Werburgh, ME3 9AL and copies have been sent to locally elected representatives. Comments can be left on the Hourigan Planning website. Alternatively comments can be sent by post or email to Hourigan Planning by **Sunday 30th March 2025**.

A copy of the consultation material is available to download from today at:

www.houriganplanning.com/consultations/

Your feedback is very important to us. Comments can be sent by e-mail or post to:

Post

Hourigan Planning,
10th Floor
Chancery Place,
50 Brown Street,
Manchester,
M2 2JG

Email

hello@houriganplanning.com
(Please put Land north of Stoke Road, Hoo St Werburgh in the subject field).

All comments received will be addressed and included within a Statement of Community Involvement which will be deposited with the planning application.

A copy of the public consultation material is available at:

www.houriganplanning.com/consultations/

PUBLIC CONSULTATION



Land north of Stoke Road and east of Walnut Tree Grove, Hoo St Werburgh.

www.houriganplanning.com/consultations/

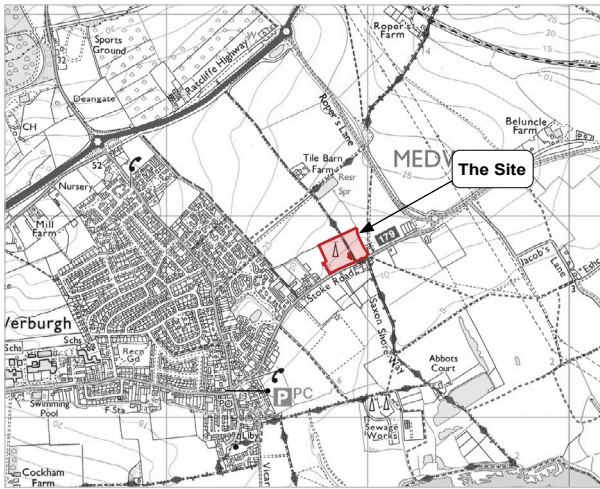
Please submit comments by
Sunday 30th March 2025.



Welcome To This Public Consultation...

Dean Lewis Estates Ltd are preparing to apply to Medway Council for outline planning permission for the development of land north of Stoke Road, Hoo St Werburgh. The proposed development will comprise of a new residential development (circa 75 dwellings) and approximately 1.1 hectares of green infrastructure. The location of the Site is provided below and outlined in red.

What is proposed?



The Site

The Site for new homes is located to the north of Stoke Road on the eastern edge of Hoo St Werburgh. Residential development immediately to the west of the site is substantially completed and land to the immediate south of the site has outline consent for up to 100 dwellings. A reserved matters application (MC/24/2008) is currently under consideration for this area. The site lies on the edge of the village and measures approximately 3.15 hectares.

The Proposals

The planning application is being prepared in outline form. This means that only the principle of development and the means of access to the Site are for approval at this stage. The plan shown here is only indicative of how the development's framework might look. Full details of the precise location and appearance of the houses would be 'reserved' for later approval by Medway Council if outline planning permission is granted.

Development Framework



The key aspects of the development comprise:

- Up to 75 dwellings;
- Vehicular access via Stoke Road or Walnut Tree Grove with potential to create pedestrian links to the adjacent scheme and the Saxon Shore Way;
- A mixture of new housing types and sizes, including 25% affordable housing;
- Retention of existing mature trees and boundary hedges;
- Introduction of new tree and hedgerow planting; and
- Extensive new public open space including green corridors and a children's play area.

Benefits

The development will deliver a range of community benefits:

- Contribute towards the deficit in housing land supply in Medway;

- Development delivered quickly, completed well within 5 years;
- Delivery of 25% affordable housing;
- Provision of local open space, including a children's play area to benefit new and existing residents;
- Improvements to existing habitat on the Site and the creation of new areas of habitat for wildlife;
- Provision for significant deciduous tree planting and the protection of important trees and hedgerows;
- Sustainable Urban Drainage Scheme to deal with surface water whilst having dual ecological benefits;
- Heritage assets such as the Hoo Stop Line and Grade II listed signage and Pillbox to be set within an undeveloped landscape corridor.
- An opportunity to reduce reliance on the private motor vehicle given the proximity of shops and services and public transport facilities and the commitment to a Travel Plan.