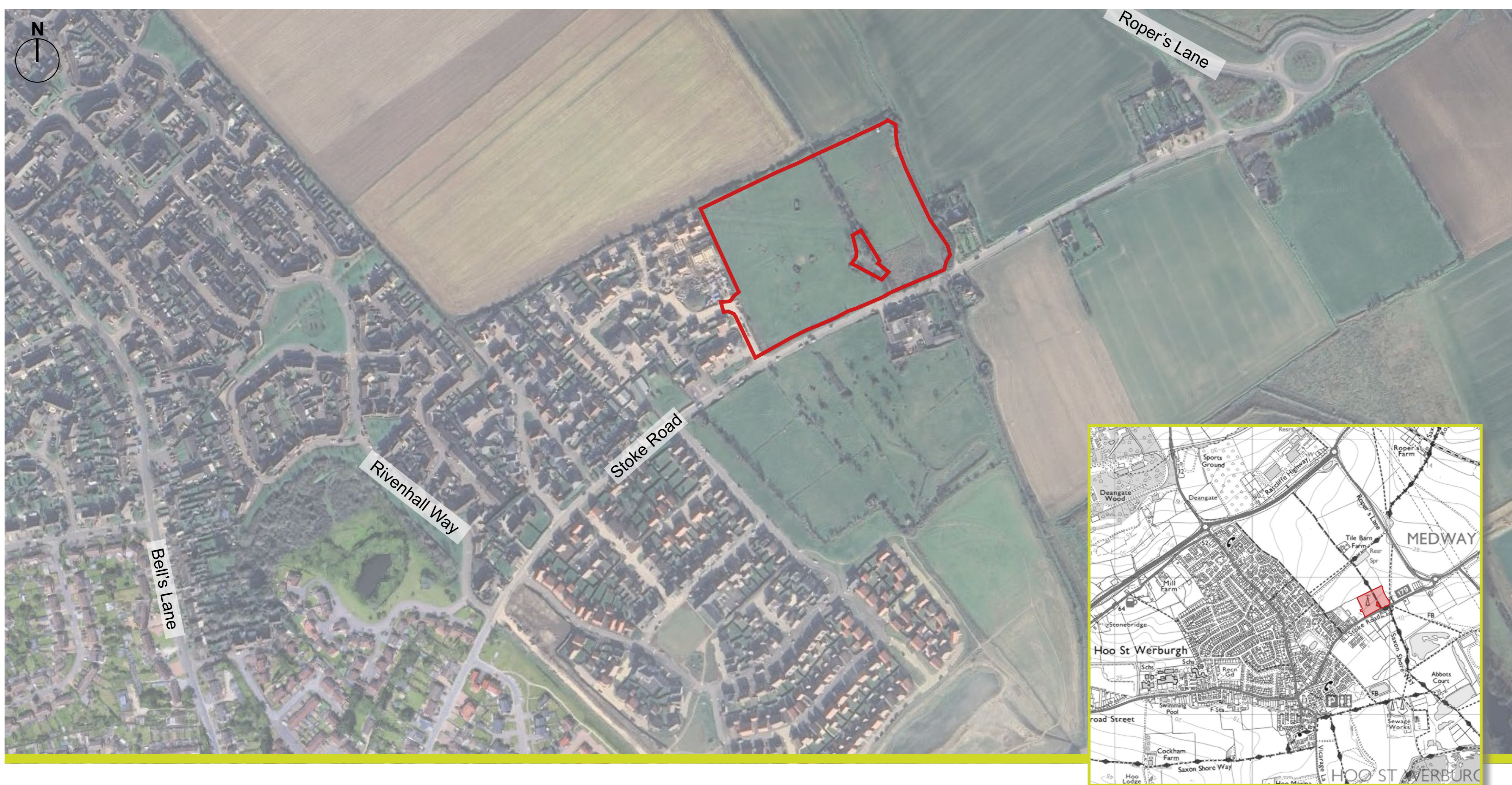


Welcome To This Public Consultation

Dean Lewis Estates Ltd are preparing to apply to Medway Council for outline planning permission for the development of land North of Stoke Road and east of Walnut Tree Grove, Hoo St Werburgh. The proposed development will comprise of a new residential development (up to 75 dwellings) with 1.1ha of green infrastructure which will provide public open space, tree and hedgerow planting and SuDS. The location of the Site is provided below and outlined in red.



Introducing Dean Lewis Estates

Dean Lewis Estates Ltd are a professional strategic land promotion business. We are highly experienced and adept at working collaboratively with communities, elected representatives and professional officers at local councils. We would welcome your input on our emerging proposals for the land north of Stoke Road and east of Walnut Tree Grove, Hoo St Werburgh.

This scheme follows Dean Lewis Estates securing outline planning permission for land immediately to the west (development substantially completed by Jones Homes) and land immediately to the south (which has been sold to Jones Homes and is subject to a current reserved matters application under LPA Reference MC/24/2008).

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.

A copy of the detailed public consultation material is available on the Hourigan Planning website. Comments can be sent by post or email to Hourigan Planning by Sunday 30th March (see board 4 for contact details). Hard copies of the consultation material will also be available at the local Library, Church Street, Hoo St. Werburgh, ME3 9AL.

Your feedback is very important to us. Even if you do not agree with the scheme, it is important that you express your views to get the best possible scheme when the application is determined by Medway Council.

The Site

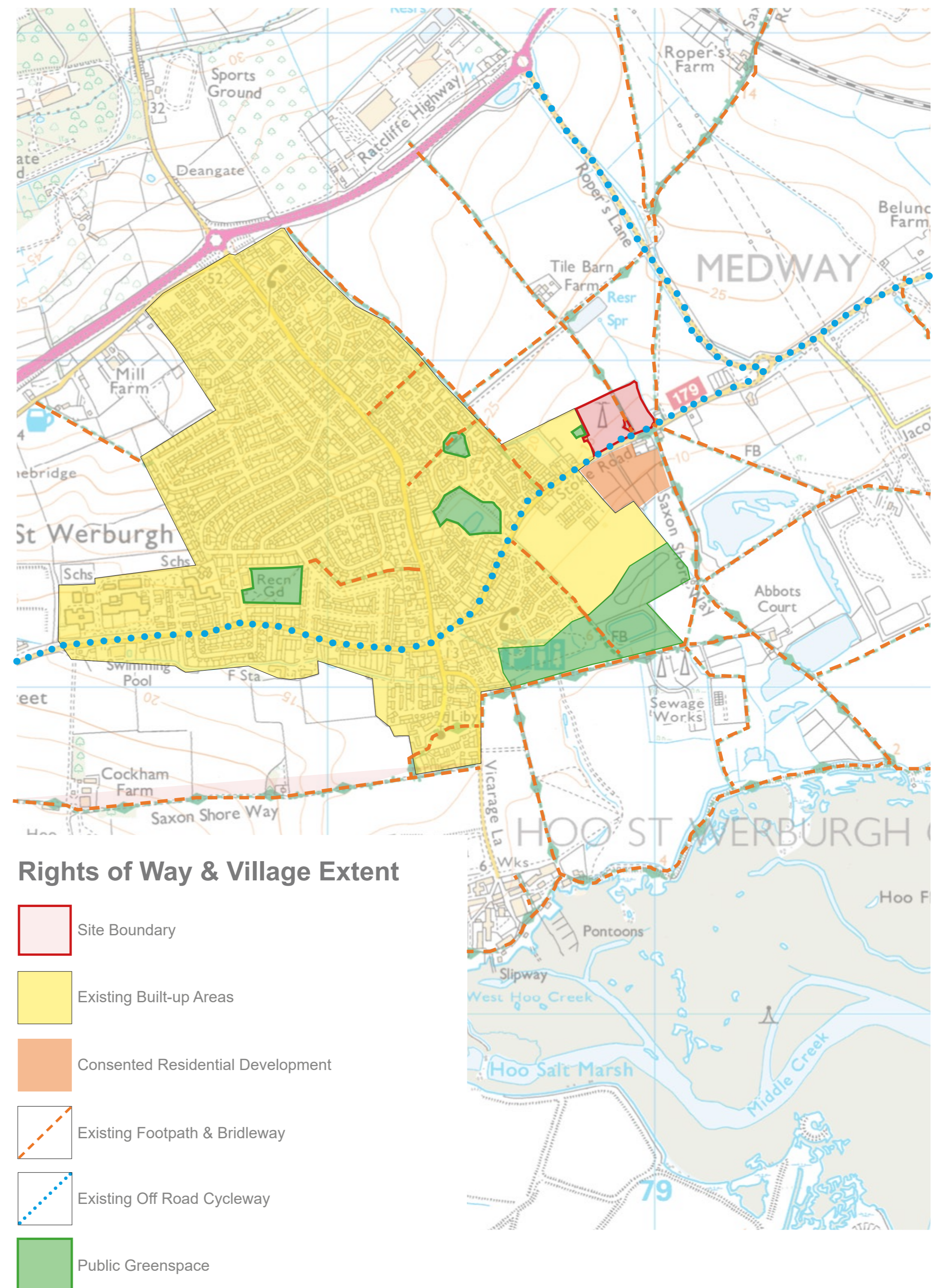
The Site for new homes and green infrastructure is located to the north of Stoke Road on the eastern edge of Hoo St Werburgh (the largest village in Medway). It encompasses approximately 3.15 hectares of land adjacent to the existing residential area.

The site comprises a rectangular parcel of undeveloped and unremarkable looking land with remnants of the Hoo Stop Line which includes an anti-tank ditch which largely runs across the Site west to east. Alongside this is a Grade II listed infantry pillbox (HER Number: TQ 77 SE 1273) and mobile phone mast which has been excluded from the application site. A Bridleway RS110 (Stoke Road to Ratcliffe Highway) traverses the site in a north/south direction and is bordered by mature hedgerows and trees.

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 boundary varies including a mixture of hedgerows, trees and scrub to the north and east with a post and wire fence boundary to the south adjacent to Stoke Road.

There are a small number of mature trees scattered throughout the Site, with some sections of hedgerow and scrub vegetation mostly around the boundary. The landform of the Site slopes gently from north west to south east.



Technical work undertaken to date

The outline planning application will be supported by a number of technical documents including:

- Transport Statement - This will look at the access to the site and the surrounding highways network.
- Travel Plan - This will contain provisions for reducing the need to travel by car.
- Flood Risk Assessment - This document will contain the details of how surface water will be dealt with and how foul drainage will be disposed of.
- Ground Conditions Assessment.
- Noise and Air Quality Screening Assessments.
- Heritage Impact Assessment (dealing with above ground heritage features)

- Archaeology Assessment.
- Ecological Assessment.
- Agricultural Land Quality Assessment.
- Planning Statement.
- Statement of Community Involvement.
- Landscape & Visual Impact Assessment.
- Design and Access Statement.
- Arboricultural Assessment.

Work undertaken to date indicates that the site is highly suitable for residential development.



The Proposal

The planning application is being prepared in outline. This means that only the principle of development is for approval at this stage. The Development Framework Plan shown here is indicative of how the development might look. Notably two potential points of access are shown denoted by red arrows. However only one will be used when a reserved matters application is submitted. 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. The key aspects of the development comprise:

- Up to 75 dwellings and Public Open Space to benefit the existing residents;
- Vehicular access from Stoke Road or Walnut Tree Grove;
- Improvements to existing habitat on the site and the creation of new areas of habitat for wildlife all of which will be managed for the benefit of the new and existing community.
- A mixture of new housing types and sizes, including 25% affordable housing;
- Retention of existing mature trees and hedgerows where possible;
- New public open space including a children's play area;
- Retention of the existing PRow through the site.
- Heritage assets such as the Hoo Stop Line and Grade II listed signage and Pillbox to be set within an undeveloped landscape corridor.

Application Site Boundary (3.15ha).

Built Development - 2.05ha

Residential Development (2.05ha).
[Up to 75 dwellings @ 36.5 dwellings per hectare]

Potential Vehicular Accesses.
(only one site access to be implemented)

Indicative Internal Road Layout.

Green Infrastructure - 1.1ha

Existing Vegetation Retained where possible.

Potential Native Hedgerow and Tree Planting.

Proposed location of SuDS pond 0.15ha

Play Area (LEAP). 0.04ha

Interpretation Board

Public Open Space (POS) 0.91ha

Proposed informal footpaths through Public Open Space

Heritage feature - former anti tank ditch

The Need for Development

At the local level there is an urgent need for more new homes (including affordable homes) to be delivered in Medway and on the Hoo Peninsula in particular, as acknowledged in the emerging Local Plan. Furthermore, the council currently finds itself in a position where it is unable to demonstrate the minimum 5 year supply of deliverable dwellings expected by Central Government. In light of these challenging circumstances the council has granted planning permission for new housing developments on greenfield land around numerous settlements, including Hoo St Werburgh and to the west and south of the subject site. However, more needs to be done to address the acute need for open market and affordable housing. Accordingly these proposals seek to help to redress the balance whilst ensuring that heritage assets are protected and better understood by the wider public.

Benefits

The development will deliver a range of community benefits, including:

- Contribute towards the deficit in housing land supply in Medway;
- Development delivered quickly, completed well within 5 years;
- High-quality development benefits social well-being;
- 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;
- Opportunity for the public to further understand the relevance of local heritage assets associated with World War II by installing interpretation material within the site so that the general public may better understand the relevance of the Hoo Stop Line.
- Potential to create pedestrian links to the recently completed residential development adjacent to the west, thereby increasing permeability and accessibility.

Feedback

Your feedback is very important to us.

Comments can be sent by e-mail or post to:

<u>Post</u>	<u>Website</u>
Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG	www.houriganplanning.com/consultations/
	<u>Email</u>
	hello@houriganplanning.com (Please put 'Land North of Stoke Road, Hoo St Werburgh in the subject field)

*The consultation will close on Sunday 30th March 2025

What's Next?

Your Comments

Developers &
Design Team

Masterplanning

Planning
Application

