



**Councillor Michael Pearce**  
17 Grandsire Gardens  
Hoo  
Hoo Peninsula  
Rochester  
Kent  
ME3 9LH  
07919 693095  
michael.pearce@medway.gov.uk

**Monday 3<sup>rd</sup> March 2025.**

**Local Planning Authority (LPA)**

Medway Council  
Gun Wharf, Dock Road  
Chatham  
Kent  
ME4 4TR

planning.representations@medway.gov.uk

**Re: MC/23/2857 (Land at The Former Sturdee Club, Stoke Road, Hoo, Rochester, Kent, ME3 9BJ).**

Dear Local Planning Authority (LPA),

This representation concerns the potential **Section 106 Developer Contributions** for planning application **MC/23/2857** (Land at The Former Sturdee Club, Stoke Road, Hoo, Rochester, Kent, ME3 9BJ) – *“Construction of 134no. residential dwellings (including affordable and over 55’s homes), children’s nursery (Class E(f)), cafe/community hub (Class E(b)/F2(b)) and commercial/retail floorspace (E(g)/E(a), new public open spaces, sustainable urban drainage systems, landscaping and biodiversity areas and play areas. Access to be from 4no. new locations from Stoke Road. Provision of roads, parking spaces and earthworks - Demolition of the Sturdee Club and associated structures”.*

If the Local Planning Authority (LPA) is minded to approve this planning application, there must be appropriate Section 106 Developer Contributions for the local community based on the “Medway Guide to Developer Contributions and Obligations” - published in May 2018 and updated in April 2024. This guide states all Section 106 agreements should satisfy the following test: (1) it must be necessary to make the proposed development acceptable in planning terms, (2) it is directly related to the proposed development and (3) it is fairly and reasonably related in scale and kind to the proposed development.

This specific representation, concerning the potential Section 106 Developer Contributions, neither supports or objects to the proposed development.

**Transport/Travel (site specific).**

The development site is situated east of Hoo at the far end of a main access road (Stoke Road) in and out of the village. There is currently no regular bus or route serving Stoke Road, meaning the only realistic mode of transport will be the private car. This is compounded by the fact the development site is over 15 minutes’ walk away from the centre of Hoo (where the majority of services are located). A significant Section 106 contribution is needed to introduce a regular bus service along Stoke Road - this should also serve the Kingsnorth Industrial Estate/Business Park nearby.

Stoke Road itself is in poor condition and the design is not attractive for pedestrians and cyclists. The road has been affected by the numerous recent developments along Stoke Road, which have resulted in a disorderly and chaotic design - particularly where the pedestrian footpath widens considerably in parts but then becomes very narrow. Stoke Road requires considerable traffic calming measures and reconfiguration to bring the entire stretch up to scratch. A Road Safety Audit has recently been requested in order to cost and recommend alterations to the road to improve pedestrian, cyclist and vehicle safety. A significant Section 106 contribution is needed to fund these measures.

**Bird disturbance mitigation (SAMMS).**

The development site falls within the proximity of important and protected local wildlife sites, requiring the applicant to make the relevant contributions. Based on 134 dwellings, this contribution should be at least **£43,988.18**.

**Cultural Services (including community services, heritage & museums, and libraries).**

Hoo & Chattenden Parish Council has a significant multi-million-pound project of replacing Hoo Village Hall off Pottery Road, Hoo with a new and up-to-date Community Centre. This is a priority project for the community and due to the increase in costs for materials and labour, there is a need for additional funding in the form of Section 106 Developer Contributions. The per dwelling figures for community services, heritage & museums, libraries should be combined and allocated for this project. Based on 134 dwellings, this contribution should be at least **£113,408.22**.

The applicant is proposing a small community hub/café on the development site itself. The cost of providing this should instead be allocated to the Community Centre project as a Section 106 Developer Contribution. This is to ensure there isn't (ultimately) several community hubs built around Hoo, as resources should instead be focused in one place on one existing project that meets the needs of local residents.

#### **Education (including nursery, primary, secondary and sixth form).**

Any Section 106 Developer Contributions for this category should only be spent at educational establishments in Hoo. Namely (1) St. Werburgh Primary School off Pottery Road, Hoo, (2) the Hundred of Hoo Primary Academy off Main Road, Hoo, (3) The Hundred of Hoo Academy off Main Road, Hoo and (4) any pre-school nurseries in Hoo. Primary school places in Hoo and Chattenden have been at capacity since 2015, therefore a significant Section 106 contribution needs to be made specifically to primary school provision. Based on 134 dwellings, this contribution should be at least **£1,460,243.56**.

#### **Health.**

Any Section 106 Developer Contributions for this category should only be spent at health establishments in Hoo. Namely (1) St. Werburgh Medical Practice off Bells Lane, Hoo, (2) The Elms Medical Practice off Main Road, Hoo and (3) The Walter Brice Centre off Main Road, Hoo. GP primary care in Hoo and Chattenden is at capacity with GP practices serving above national average numbers of patients on their registers. Therefore a significant Section 106 contribution needs to be made specifically for GP primary care. Based on 134 dwellings, this contribution should be at least **£113,279.58**.

#### **Open/play space, outdoor formal sport.**

Any Section 106 Developer Contributions for this category should only be spent on open/play spaces or outdoor formal sport in Hoo. Namely (1) Pottery Road Recreation Ground off Pottery Road, Hoo, (2) Kingshill Recreation Ground off Fourwents Road, Hoo, (3) Hoo Village Allotments off Everist Drive, Hoo, (4) Hoo Memorial Garden off Vicarage Lane, Hoo, (5) Hoo Village Square (centre of Hoo) off Church Street, Hoo, (6) Main Road Verges (outside the HOHA) off Main Road, Hoo and (7) Deangate Ridge Country Park off Dux Court Road, Hoo. Some of these spaces are managed by Hoo & Chattenden Parish Council and some are managed by Medway Council. Hoo Village Square (centre of Hoo) in particular needs a significant Section 106 contribution as it has not had any investment for over ten to fifteen years - despite being the key destination of the village. Based on 134 dwellings, this contribution should be at least **£457,068.64**.

The applicant is proposing the removal of existing outdoor formal sport and so this category should be given particular attention.

#### **Sports facilities.**

Any Section 106 Developer Contributions for this category should only be spend on sports facilities in Hoo. Namely (1) Deangate Ridge Country Park (including the running track and tennis courts) off Dux Court Road, Hoo and (2) Hoo Swimming Pool off Main Road, Hoo. The running track and tennis courts at Deangate Ridge in particular need a significant Section 106 contribution. Based on 134 dwellings, this contribution should be at least **£43,615.66**.

The applicant is proposing the removal of existing sports facilities and so this category should be given particular attention.

#### **Waste and recycling.**

The applicant will need to make a contribution to the local authority concerning refuse collection and recycling - mainly to pay for wheelie bins and other containers or for infrastructure at recycling centres. Based on 134 dwellings, this contribution should be at least **£30,999.56**.

#### **Youth provision.**

Any Section 106 Developer Contributions for this category should only be spent on youth provision in Hoo. Namely (1) Hoo Youth Club based at Hoo Village Hall off Pottery Road, Hoo. The Local Planning Authority (LPA) should be aware that the youth service in Hoo is moving to Hoo Village Hall from Hoo Library off Church Street, Hoo. This will allow the Medway Council provided youth service to offer a greater range of activities and services. Youth provision is a very important local issue and therefore a significant Section 106 contribution is required. Based on 134 dwellings, this contribution should be at least **£14,029.80**.

The applicant should be making Section 106 contributions amounting to at least **£2,276,630.52** in total.

Best wishes and kind regards,

*Michael Pearce*

**Councillor Michael Pearce**  
Independent  
Hoo & High Halstow Ward  
Medway Council