



PUBLIC STATEMENT ON MEDWAY COUNCIL'S DRAFT LOCAL PLAN BEING APPROVED FOR CONSULTATION

RESIDENTS' MEETING TO DISCUSS MEDWAY COUNCIL'S DRAFT LOCAL PLAN:

Monday 21st July 2025, from 6pm to 9pm, at Hoo Village Hall (Pottery Road, ME3 9BS).

At a meeting of Medway Council on Thursday 26th June, the Council (members of the Labour group) voted to approve the Regulation 19 pre-submission draft Local Plan for public consultation - starting on Monday 30th June and ending on Monday 11th August 2025.

Regardless of where new housing development or new employment development allocations are located, the draft plan is not legally compliant or "sound" in planning terms.

Many important documents have not been completed and finalised, including the Habitats Regulations Assessment (HRA), Duty to Co-operate (DtC), Infrastructure Delivery Plan (IDP), Developer Contribution Guide (DCG), Playing Pitch Strategy (PPS) and River Strategy (RS).

These documents must be completed and finalised for the Regulation 19 public consultation. Also, many parts of the evidence base are clearly out of date. Therefore, at present, the plan is likely to be found unsound by an

Independent Inspector at examination.

With regards to the new housing development site allocations, a number of the council's preferred sites from the Regulation 18 consultation have been removed from the draft plan.

These include 738 houses in Allhallows (AS18, AS21 and AS22), 500 houses in Chattenden (HHH3) and 317 houses in Stoke (AS14, AS15, AS16, AS17 and AS29) - a total of 1,555 houses removed.

However, the draft Local Plan requires 1,584 houses to be built on unallocated sites (to meet the Labour Government's housing target). This means the sites identified above are all still at risk of being developed with this draft Local Plan. Therefore, a Homes England planning application for Chattenden Barracks and a Catesby Estates planning application for Allhallows are still likely to be submitted and could be granted permission as "windfall sites".

A reasonable and compliant HRA is crucial, as there needs to be a minimum 400m no development buffer around protected habitats (as seen elsewhere in the country) - this would protect the sites in Chattenden and Allhallows from development.

The draft Local Plan does not allocate any additional housing or new employment land in Cliffe, Cliffe Woods, Cooling, Frindsbury and Wainscott. However, the plan allocates around 6,000 additional houses in Chattenden, Hoo and High Halstow, as well as more employment land adjacent to Kingsnorth (removing farmland).

Along with a neighbouring authority, the draft Local Plan also allocates around 4,000 new houses north of Strood. So, even if your village or community is not directly impacted by the draft Local Plan site allocations, you will be directly impacted by the strain on infrastructure and services.

We call on the Hoo Peninsula to once again stand united, to fight this unsustainable draft Local Plan.

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The Save The Hoo Peninsula Campaign

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