Residents should adapt this template to reflect their own views and remain responsible for the representation they submit.

Post or hand deliver this representation to:
MC/26/0001
Local Planning Authority
Medway Council
Gun Wharf Dock Road
Chatham
Kent
ME4 4TR

Email this representation to:
planning.representations@medway.gov.uk
Quote "MC/26/0001" in the subject line.

Local resident representation in response to Planning Application MC/26/0001

Dear Local Planning Authority (LPA),

I object to planning application MC/26/0001, for up to 330 dwellings and associated development, and ask Medway Council to refuse planning permission. My objection is based on the following material planning considerations and planning policies:

1. Unallocated development in the countryside.

The site is outside the defined settlement boundary of Allhallows, is not allocated for housing and is open countryside. This would not be minor development within the village but a major outward expansion across two agricultural parcels. It conflicts with the adopted Local Plan strategy and Policies S1, S2, BNE25 and H11, which seek to direct development to more sustainable locations and protect the countryside from inappropriate urban encroachment.

2. Unsustainable location and car dependence.

Allhallows is poorly connected to secondary education, major employment, railway stations, healthcare and higher-order shops. Active Travel England assessed the location as very poorly connected, with a connectivity score of only 27–28 out of 100, and maintained its recommendation that permission should be refused. Routes within and beyond the village include missing or discontinuous footways, limited lighting and no safe, continuous cycle route to Hoo, Grain or other principal destinations. The applicant's own Travel Plan predicts that, even after five years, approximately 77.8% of journeys would still be made by private car. The proposal would therefore create an overwhelmingly car-dependent extension contrary to sustainable-transport policy.

3. Permanent harm to landscape and village character.

The development would replace open agricultural land with a large suburban extension and materially alter the rural setting, approach and form of Allhallows. The applicant's own Landscape and Visual Impact Assessment identifies long-term Major–Moderate adverse effects on the site and the settlement edge, even after landscaping has matured. It also records that Binney Road would effectively become enclosed by housing on both sides. Planting cannot restore the openness, agricultural character or countryside views that would be permanently lost.

4. Loss of valuable agricultural land.

Approximately 17 hectares - around 65% of the site - is Subgrade 3a best and most versatile agricultural land. Its permanent loss should carry substantial weight. The application has not demonstrated why land of this quality must be developed or why less environmentally harmful alternatives were not chosen, such as brownfield sites.

5. Heritage, design and ecology.

The applicant acknowledges harm to the wider rural setting of the Grade I listed Church of All Saints. Great weight must be given to conserving this exceptionally important heritage asset. There are also unresolved concerns about the proposed rural-edge design, density and protection of important views. Ecological questions remain concerning ground-nesting farmland birds, reptiles, the flood-prone ecological buffer, polluted runoff and effects on nearby protected habitats. These matters should not simply be left to later reserved-matters applications or general conditions.

Overall planning balance.

The proposal conflicts with the adopted development plan and would cause permanent and cumulative harm through its unsustainable location, severe car dependence, landscape and visual effects, loss of best and most versatile agricultural land, heritage impact and unresolved ecological and design concerns. Taken together, these adverse impacts significantly and demonstrably outweigh the benefits of the development. I therefore respectfully ask the LPA to refuse planning permission.

Thank you and kind regards,

Name: **Telephone:**

Address: **Email:**

Date:

If you wish to make any further comments, please continue overleaf or attach an additional sheet.