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Hoo St Werburgh and Chattenden Neighbourhood Plan
Regulation 16 Consultation
Representations on behalf of Taylor Wimpey

We are writing in response to Medway Council's Regulation 16 consultation on the draft Hoo St Werburgh and Chattenden Neighbourhood Plan.

Taylor Wimpey owns land within the Neighbourhood Plan Area at "Land West of Hoo", on land north of Main Road and south of A228 Peninsula Way. Taylor Wimpey is also part of the wider "Hoo Consortium", who, alongside individual representations, have submitted joint representations in response to the current consultation.

My representations will, in the main, not repeat or seek to reiterate the commentary prepared on behalf of the Hoo Consortium and will instead only focus specifically on the land that Taylor Wimpey controls.

Basic Conditions

As set out in the Consortium joint representations, we consider the Neighbourhood Plan as drafted does not yet meet the Basic Conditions Tests, with some policies not having regard to national policy and not contributing to the achievement of sustainable development.

Cont.d/

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Suggestions have been put forward for how this could be resolved. This would enable a Neighbourhood Plan to be made which shapes, directs and helps deliver sustainable development, whilst not undermining the achievement of meeting Medway's increasing housing needs and other social and economic needs.

Vision and Aims

Taylor Wimpey supports the overall Vision of the Plan, notably the recognition that sustainable growth which meets local needs will be supported, including enhancing facilities available to the local community.

Further, we support the acknowledgement that sustainable development can be delivered in the Neighbourhood Plan Area which:

- Meets local housing needs;
- Takes account of climate change and biodiversity;
- Expands the range of community facilities and employment locally, to create more sustainable work / life patterns and meet the needs of the community; and
- Promotes forms of active travel, including cycling and walking.

Subject to the amendments to policies put forward within the Consortium joint representations, we consider the Neighbourhood Plan vision and aims could be achieved.

Land West of Hoo

Taylor Wimpey's ownership of "Land West of Hoo" (the Site) extends to approximately 77 acres - from the existing western urban edge of Hoo St Werburgh, adjoining the residential properties on Knights Road to the A228 dual carriageway (Peninsula Way) to the north-west.

The Site forms part of the "West of Hoo St Werburgh neighbourhood" in Medway Council's earlier draft Hoo Development Framework (HDF).

Whilst we recognise that the earlier HDF may be recast as part of the emerging Local Plan, its underlying principles remain robust. It also represents a strong foundation upon which the NP could be considered, alongside the present/forthcoming planning applications that are/will be coming forward in the interim.

The earlier HDF's "West of Hoo St Werburgh neighbourhood" was proposed to be a location which hosts a significant number of new homes alongside a new neighbourhood centre, catering to the western part of Hoo St Werburgh, without competing with the existing centre of Hoo.

We believe that development in the right places, such as the Site and wider neighbourhood can assist in achieving the vision and aims of the present Neighbourhood Plan and help improve the quality of life for existing and future residents of the Hoo Peninsula and wider District.

Taylor Wimpey is committed to bringing forward a scheme on the Site which delivers a high-quality landscape-led mixed-use scheme. This will include general market and affordable housing delivery, alongside public open spaces and a neighbourhood centre to include elements of both community and retail use.

A copy of an emerging masterplan for the Site is included in **Appendix 1**, which illustrates how the Site could sensitively accommodate a development of:

- Circa 450 residential dwellings, including affordable homes, of a range of housing types and sizes;
- A Local Centre comprising up to 1,000sqm of commercial and community floorspace;
- Provision of allotments and formal sports area for community use;
- Significant new multi-functional green infrastructure and public open spaces throughout the Site including sustainable urban drainage features and children’s play facilities;
- Access from Main Road, via a new 4th arm to the existing roundabout, as well as access from Ratcliffe Highway; and
- Creation of a new link road through the Site to connect to Gladman Development’s proposals to the north-east – promoting a new bus route to serve both developments.

It would also facilitate the delivery of wider development on the Peninsula through provision of proportional financial contributions towards a package of necessary off-site social/community facilities (ie education and SEMS) and physical off-site infrastructure (inc highways and sustainable transport measures).

Taylor Wimpey will continue to promote the Site through the emerging Medway Local Plan, alongside the wider Consortium, but is keen to do so within the context of a Neighbourhood Plan which does not undermine the achievement of sustainable development (as we consider the Neighbourhood Plan currently does).

Summary

As set out above and within the wider Consortium Representations, we consider the Neighbourhood Plan does not meet the Basic Conditions Tests as currently drafted. This could be resolved through amendments set out in the Hoo Consortium’s over-arching representations.

Subject to these amendments, the Neighbourhood Plan could assist in shaping, directing and delivering sustainable development across the Neighbourhood Plan area, without undermining the achievement of housing and other needs in sustainable locations, such as the Site at Land West of Hoo.

Yours sincerely,



Appendix 1

