

Planning Committee – Supplementary agenda No.2

A meeting of the Planning Committee will be held on:

Date: 8 April 2026

Time: 6.30pm

Venue: St George's Centre, Pembroke, Chatham Maritime, Chatham
ME4 4UH

Items

9 Additional Information - Presentation

(Pages
3 - 44)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 9 April 2026

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Planning Committee

8th April 2026

MC/23/1934

Land At Ratcliffe Highway, Hoo St Werburgh, Rochester, ME3 8QB



MC/23/1934 - Land At Ratcliffe Highway, Hoo St Werburgh, Rochester, ME3 8QB

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MC/23/1934 – Land at Ratcliffe Highway, Hoo St Werburgh





Deangate
Ridge
Recreation
Ground

Nightingale
Gardens

Hundred of Hoo
Nursery & Kids Club

Leigh Academy
Hundred of Hoo

The Hundred of
Hoo Primary School

N



Country Park



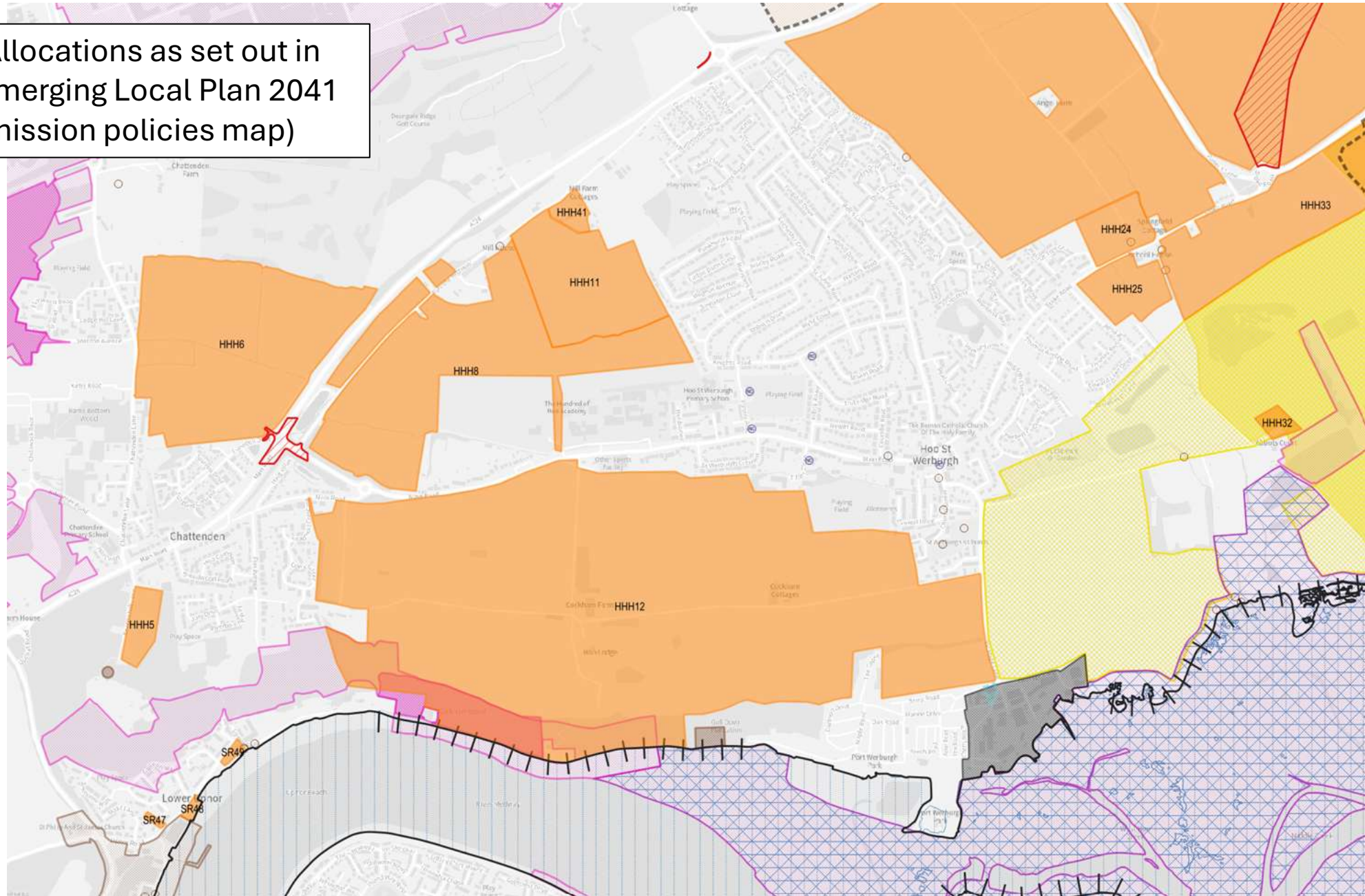
Kingshill
Recreation
Ground

Leigh Academy
Hundred of Hoo






Hundred of Hoo
Nursery & Kids Club

Hoo Saints Pre School

Site Allocations as set out in the Emerging Local Plan 2041 (submission policies map)











Development Framework

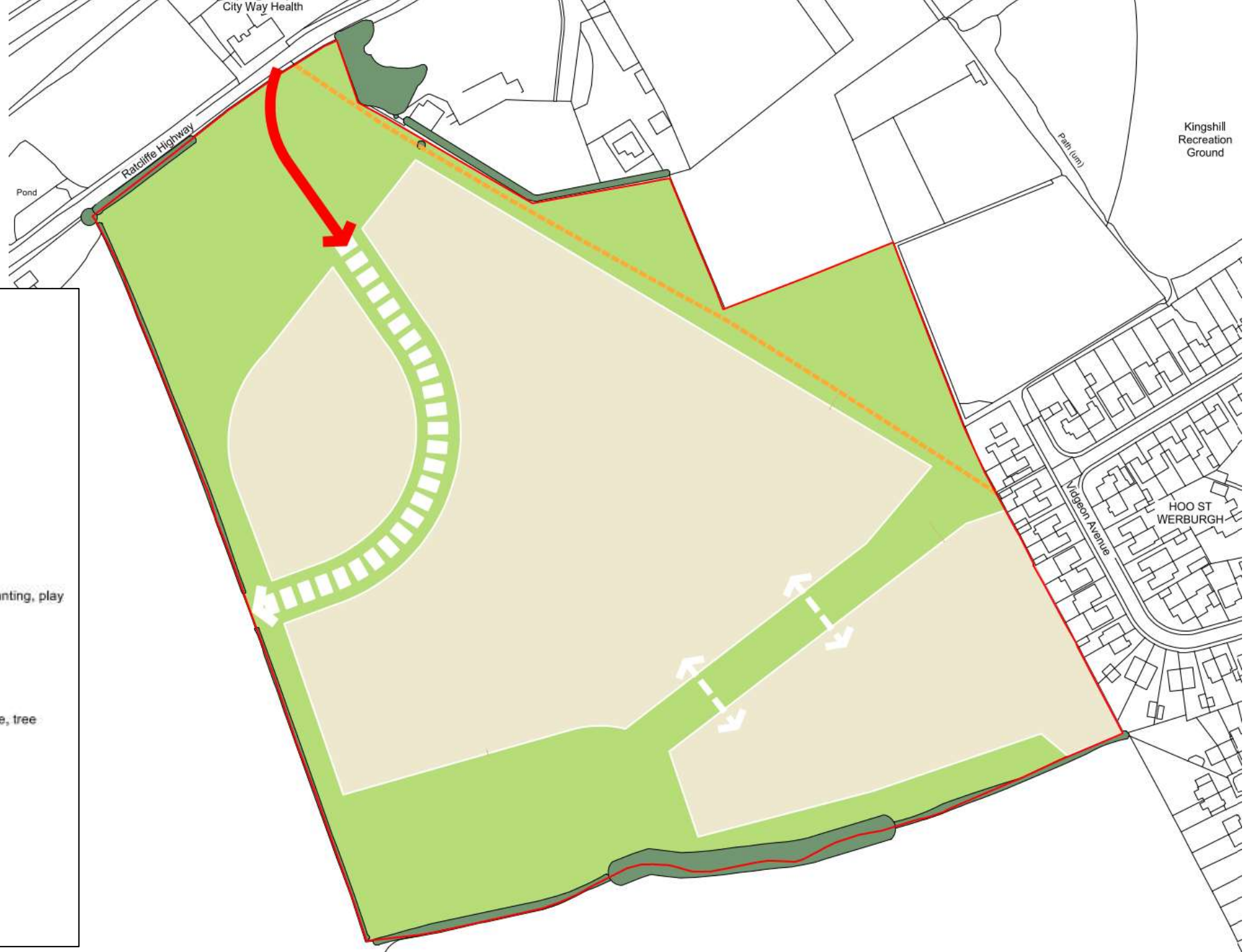
KEY	
	Site boundary
	Proposed residential development (Up to 240 No dwellings @ 35 dph)
	Proposed Green Infrastructure
	Existing Trees and Hedgerow
	Proposed Footway
	Existing Public Right of Way
	Proposed Vehicular Access
	Proposed Link Road
	Proposed Roads
	Proposed Tree Planting
	Proposed Hedgerow
	Proposed Scrub
	Local Equipped Area for Play (LEAP) 0.04 Ha
	Incidental Play/ Play on the Way
	Indicative Attenuation Basin (SuDS)
	Potential Native Species Rich Meadow Planting
	Proposed Orchard Location
	12.0 Ha
	6.85 Ha
	5.15Ha





Land Use and Access Parameter Plan

KEY

-  Application Boundary
-  Proposed Development Area
-  Green Infrastructure to include SuDS, buffers, planting, play facilities and orchard
-  Primary All Modes Access
-  Indicative Primary Road to include highway, verge, tree planting and footpath/cycleway
-  Indicative Internal Road Connections Between Development Parcels
-  Existing Public Right of Way
-  Existing Trees and Hedgerows



KEY

-  SITE BOUNDARY
-  VISIBILITY SPLAY 2.4m x 90m (BASED ON DMRB @ 30mph)
-  EXISTING PUBLIC RIGHT OF WAY
-  POTENTIAL PEDESTRIAN ACCESS POINT

Spine road design produced by Stantec and used with their permission. Spine road design subject to further design work.

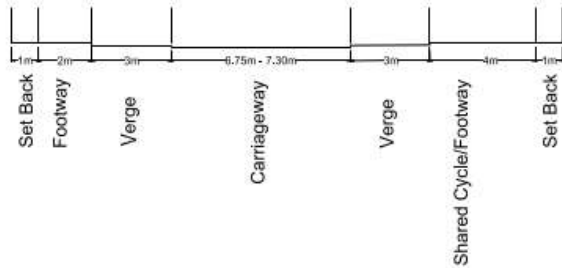
Proposed Site Access Strategy

Potential relocation/removal of bollard to provide tactiles at crossing point.

Proposed site access to take priority. South west section of Ratcliffe Highway to give way.

Indicative spine road layout. Subject to detailed design.

Spine Road Cross Section



PRoWs - Public Rights of Way (Footpaths) In the Hoo/Chattenden area

32105204	RS100	Hoo St Werburgh	ROCHESTER	From Abbots Court Road to Vicarage Lane
32105205	RS101	Hoo St Werburgh	ROCHESTER	From Bells Lane to Trubridge Road
32105206	RS102	Hoo St Werburgh	ROCHESTER	From The Windmill PH to Pankhurst Road.
32105207	RS103	Hoo St Werburgh	ROCHESTER	From Vicarage Lane (side of 1 Withecombe Cottages) to Vicarage Lane (30m north of No. 12)
32105208	RS104	Chattenden	ROCHESTER	From Main Road (opposite No. 250) to Main Road (300m south of No. 250)
32105209	RS105	Chattenden	ROCHESTER	From Broadwood Road (rear of No.18) to Cockham Cottages 1
32105210	RS106	Chattenden	ROCHESTER	From Chattenden Lane (opposite Tudor Lodge) to Margetts Place (90m north of No 10)





View of the site taken from 'Tamarisk', Chattenden



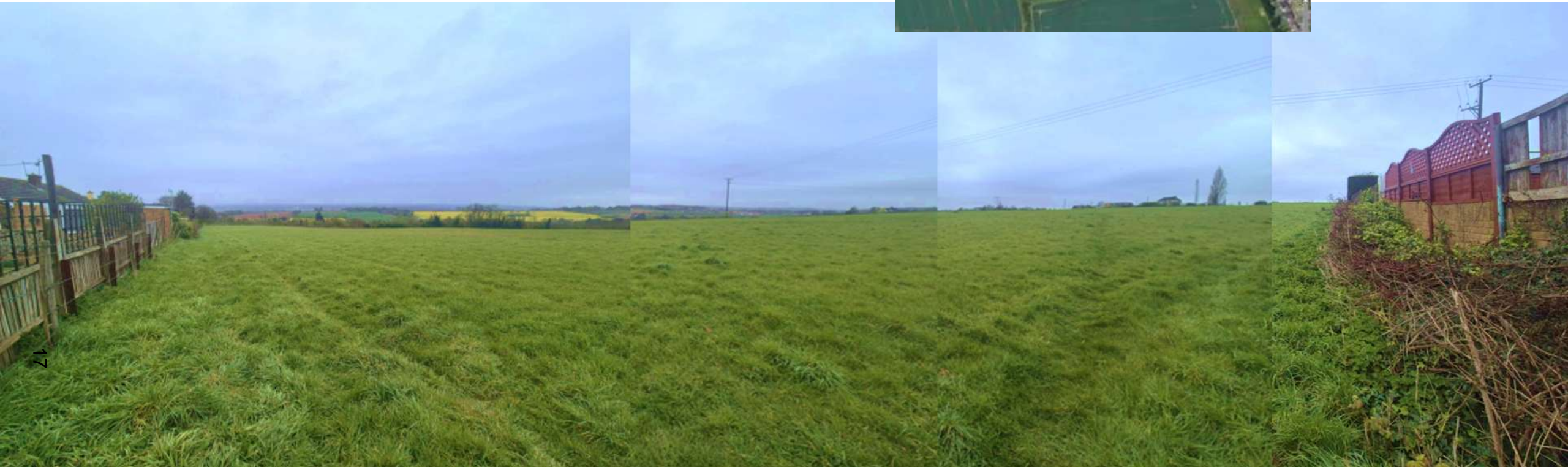
View of the site from Main Road, Hoo (just east of the Chattenden Main Road roundabout)

Public Footpath approach from Vidgeon Avenue

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Panoramic image taken from site entrance -
Footpath opening from Vidgeon Avenue










Views of the site along Ratcliffe Highway – public Footpath access across site



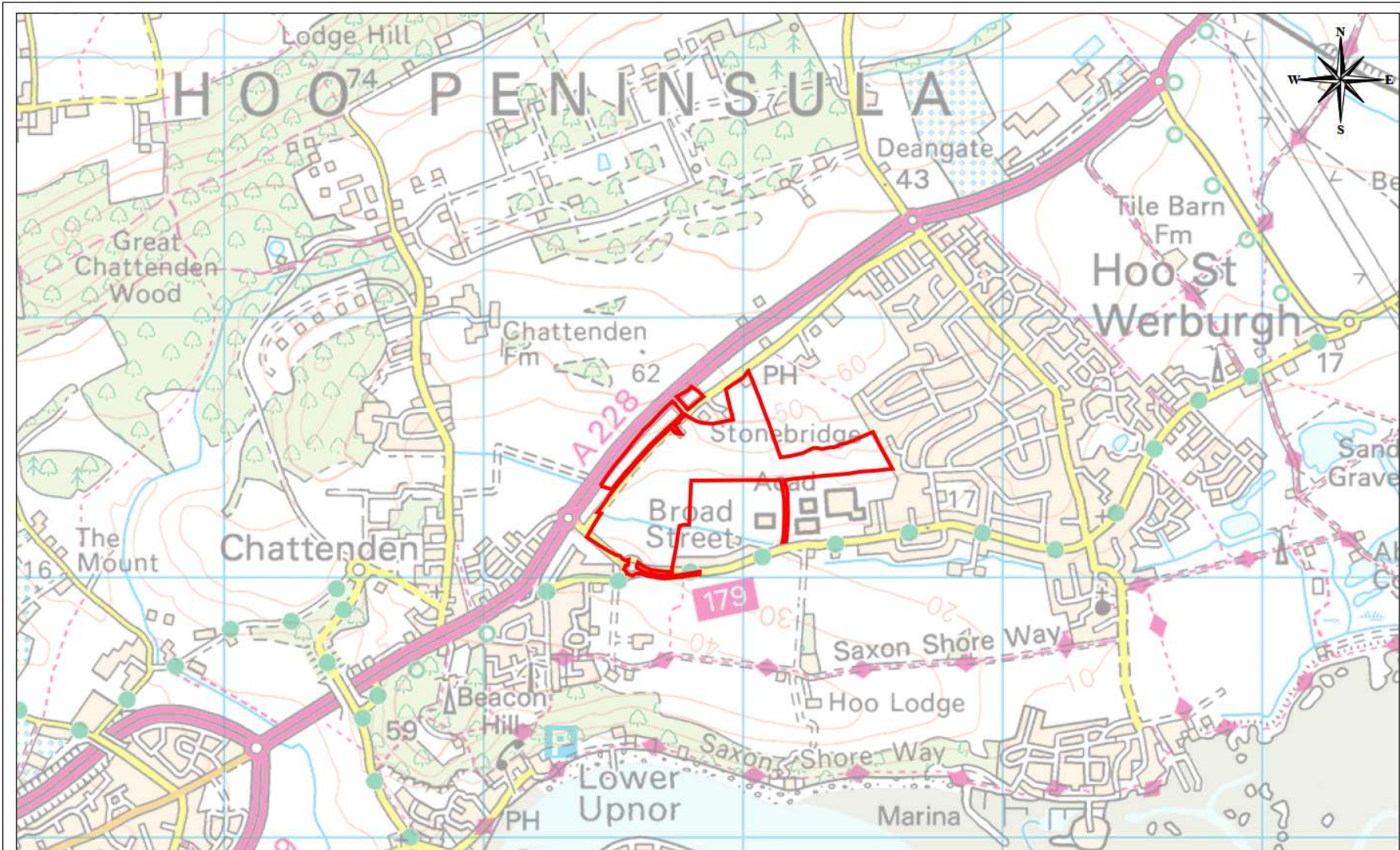
Development Framework

KEY		
	Site boundary	12.0 Ha
	Proposed residential development (Up to 240 No dwellings @ 35 dph)	6.85 Ha
	Proposed Green Infrastructure	5.15Ha
	Existing Trees and Hedgerow	
	Proposed Footway	
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	Proposed Vehicular Access	
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	Local Equipped Area for Play (LEAP)	0.04 Ha
	Incidental Play/ Play on the Way	
	Indicative Attenuation Basin (SuDS)	
	Potential Native Species Rich Meadow Planting	
	Proposed Orchard Location	



MC/24/2022

Land West Of Hoo St Werburgh, Rochester



MC/25/2022 - Land West Of Hoo St Werburgh, Rochester, Kent

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Aerial view of the site



3D view of the whole site and the south western corner of the site





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Views into the site from Ratcliffe Highway



Site on either side of Ratcliffe Highway





Views from access off of Main Road

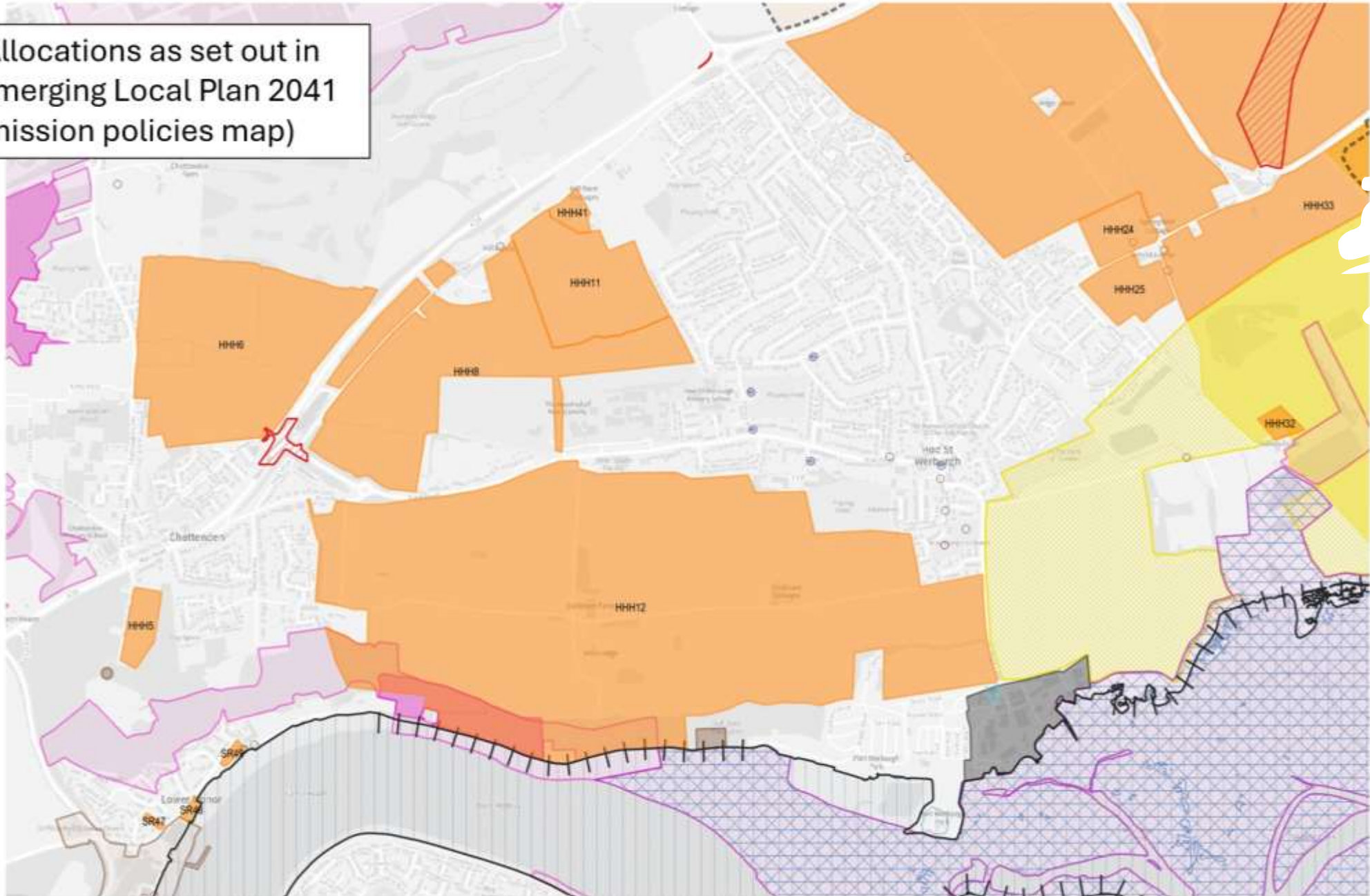




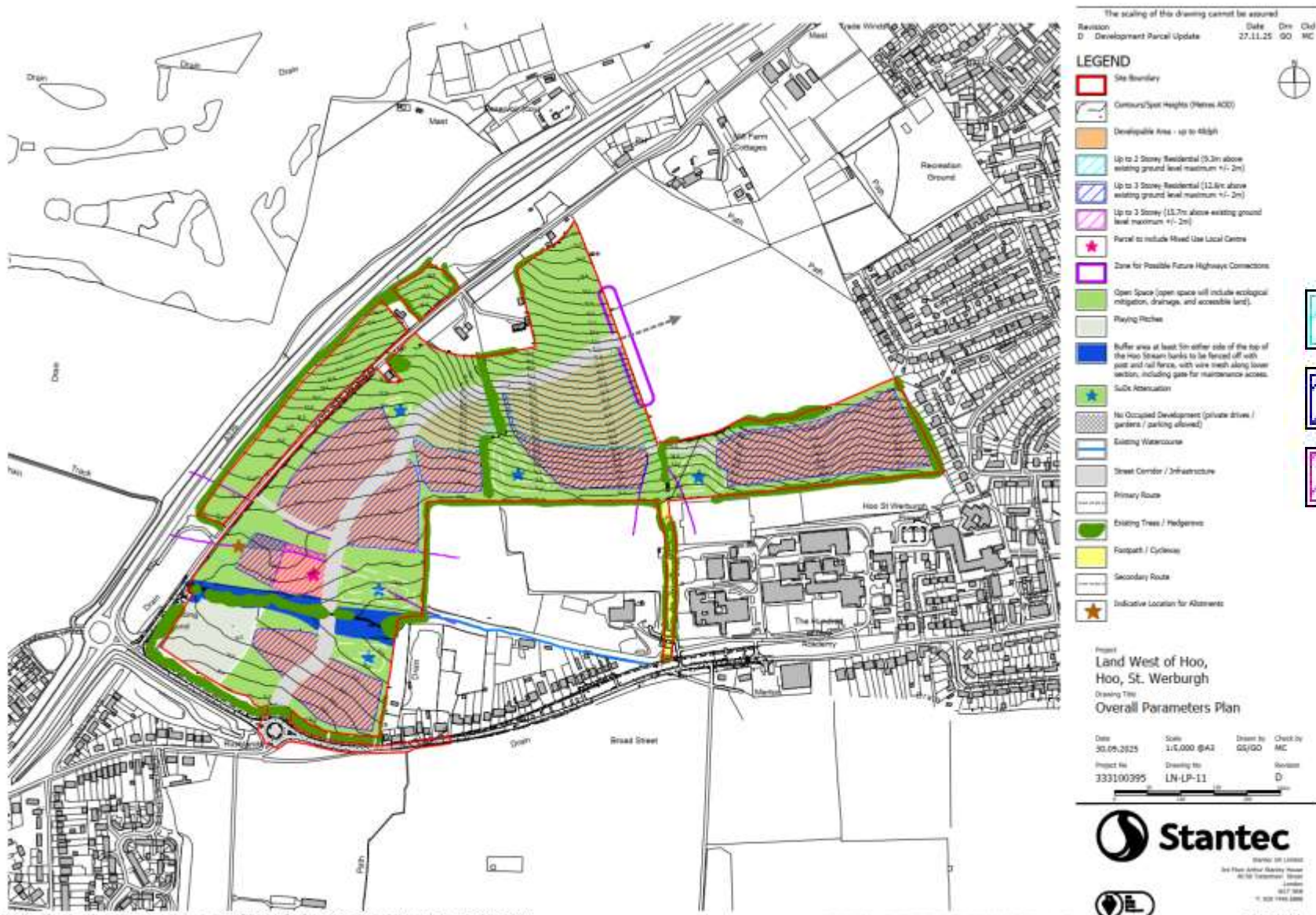
Views of the site from the top of Tamarisk drive and along the ridge






Site Allocations as set out in the Emerging Local Plan 2041 (submission policies map)



Parameter plan

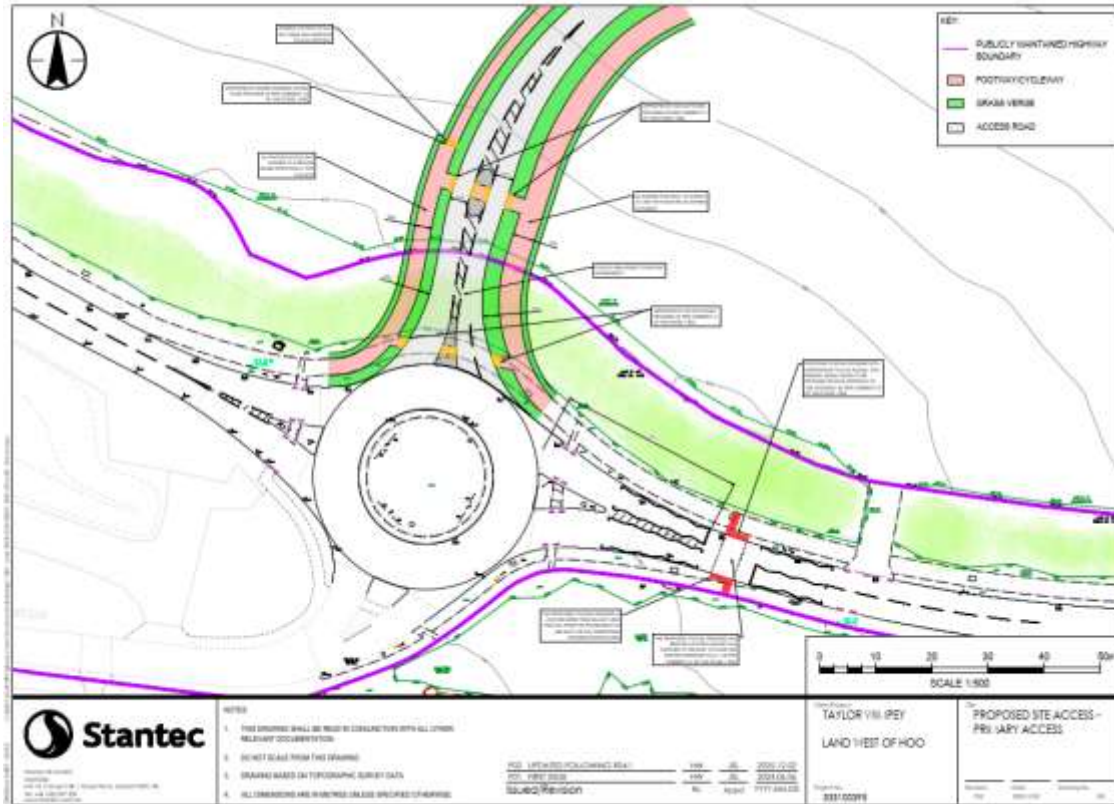


-  Up to 2 Storey Residential (9.3m above existing ground level maximum +/- 2m)
-  Up to 3 Storey Residential (12.6m above existing ground level maximum +/- 2m)
-  Up to 3 Storey (15.7m above existing ground level maximum +/- 2m)

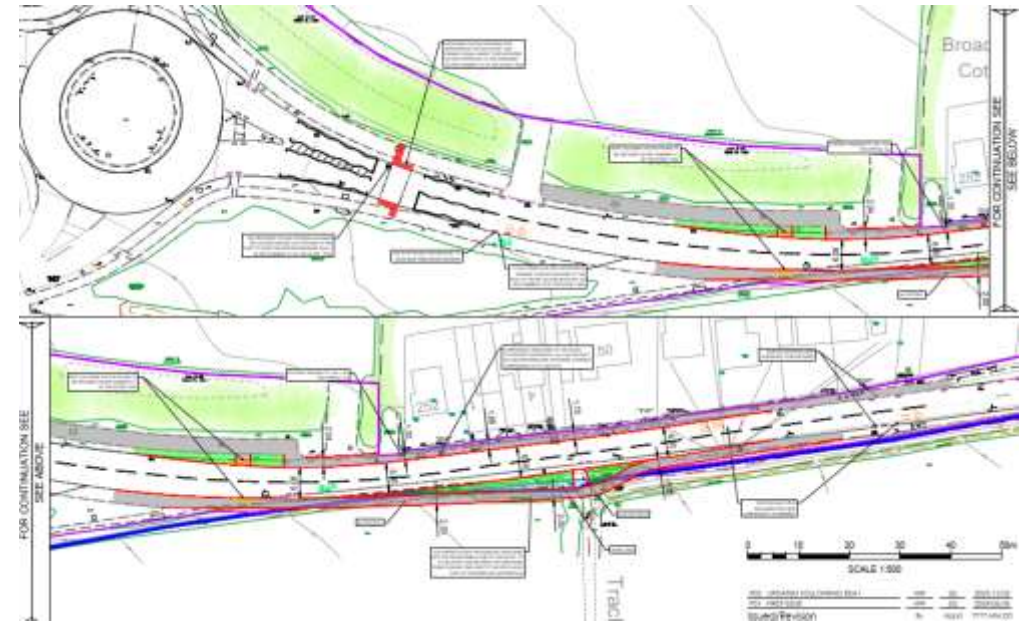
Concept on-site highway layout



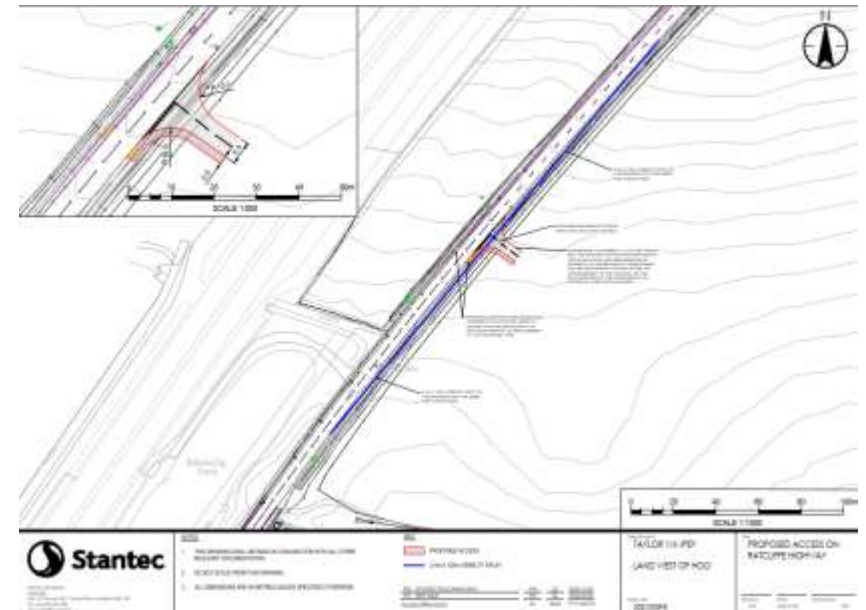
Primary access into the site



Footway improvements on Main Road



Access on Ratcliffe Highway



Concept plan - Regulation 22 emerging Local Plan

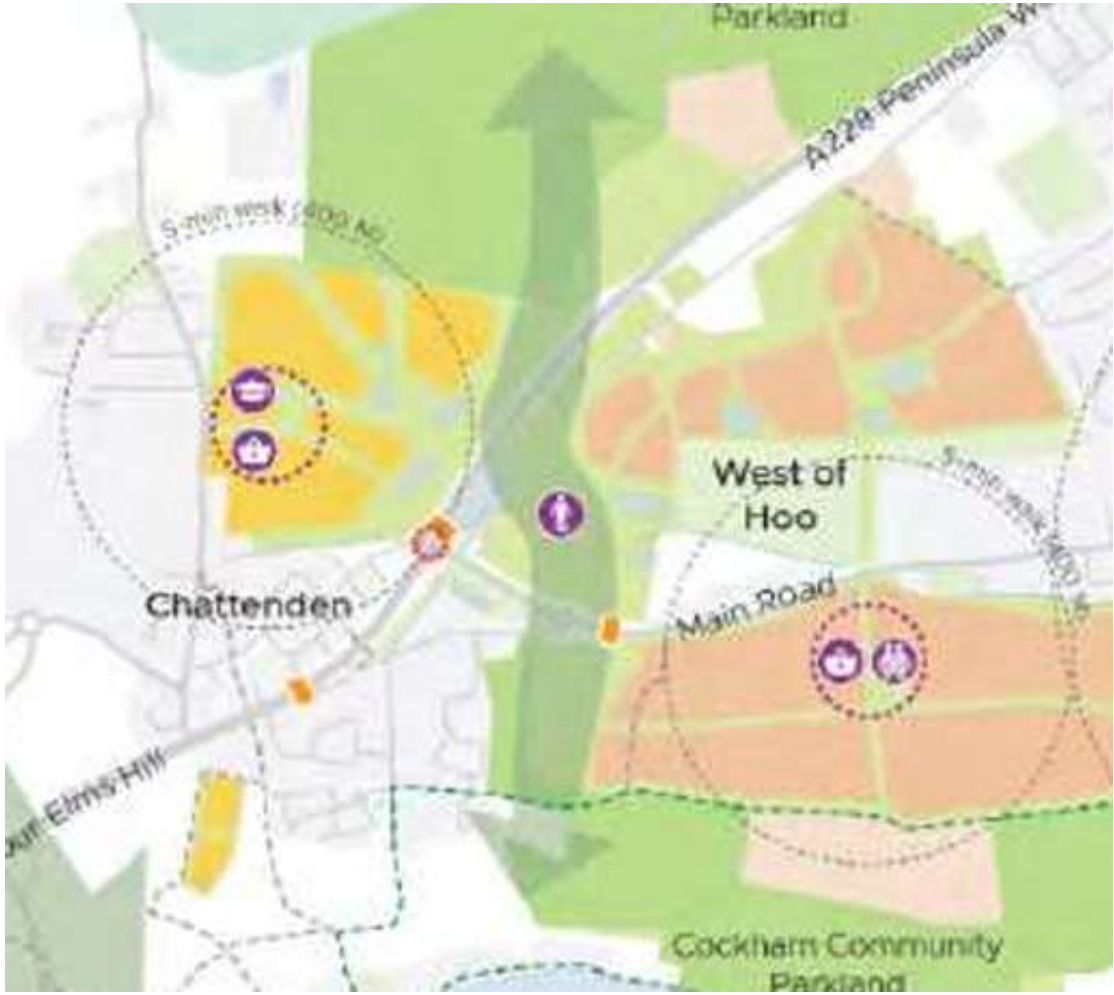


Figure 14: Hoo St Werburgh and Chattenden Concept Plan

Aerial view and parameter plan

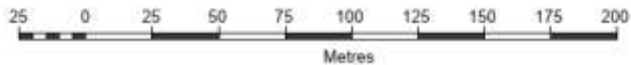


MC/26/0094

54 Woodlands Road, Gillingham, ME7 2DS



MC/26/0094 - 54 Woodlands Road, Gillingham, ME7 2DS



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Background – Householder Applications

- MC/23/1756 – Withdrawn
- MC/23/2279 - Construction of a first floor side extension with undercroft parking area and insertion of dormer window to rear to provide additional living accommodation within roof space together with enlargement of existing side access and associated landscaping – Refused

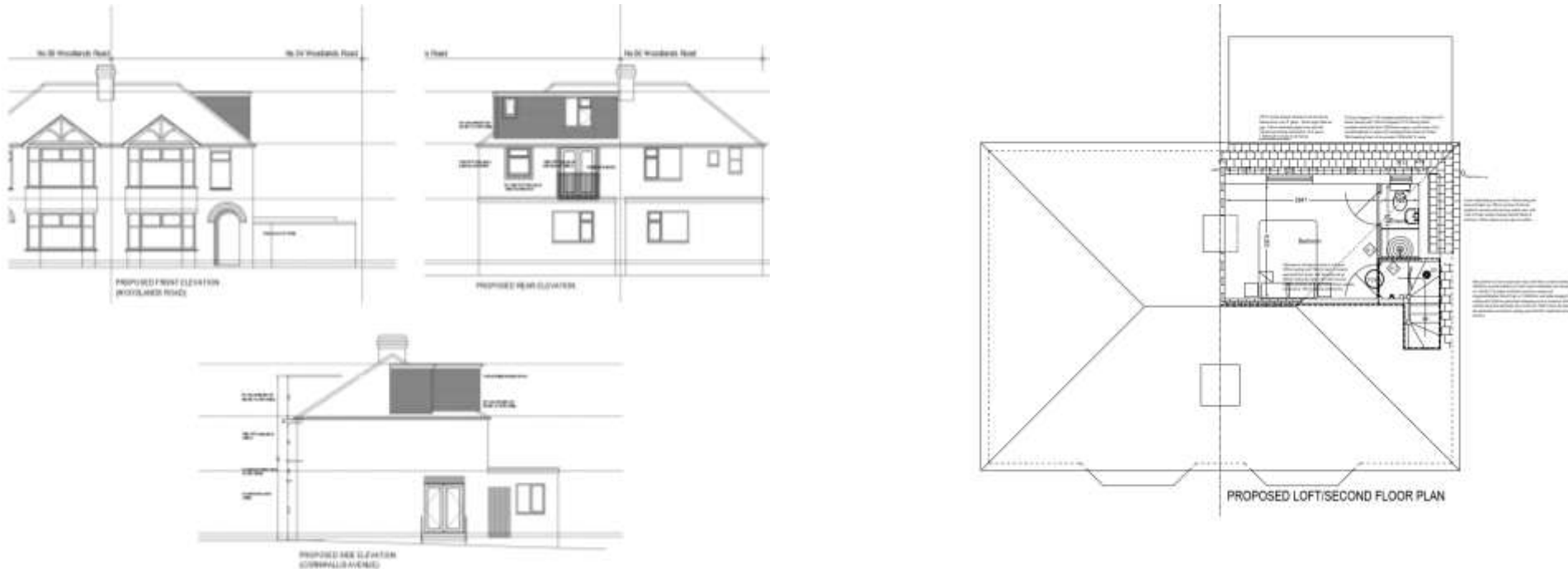


- MC/24/0994 – Construction of a first floor side extension with undercroft parking area together with enlargement of existing side access and associated external works and landscaping - Approved with Conditions



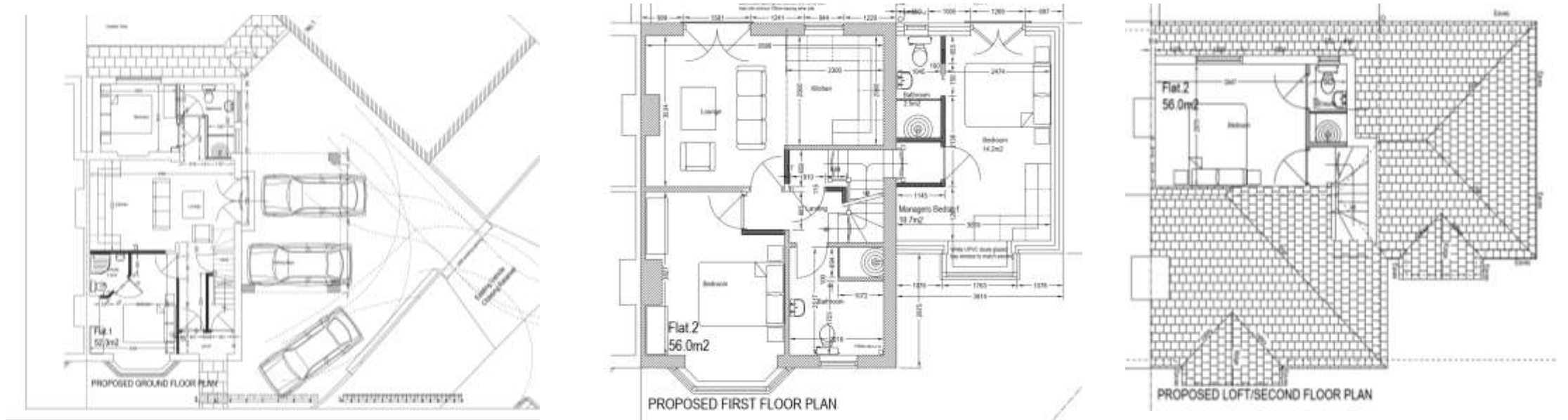
Background – Lawful Development Certificate

- MC/24/1169 - Application for a Lawful Development Certificate (proposed) for construction of a dormer window to side/rear to provide additional living accommodation within roof space together with installation of new patio doors with juliette balcony and new window at first floor level to rear - Approved



Background – Full Applications

- MC/25/0249 - Change of Use Residential C3 single Dwelling to Residential Care Institution C2. (Children Leaving Foster Care) – Refused



- MC/25/1036 – Withdrawn

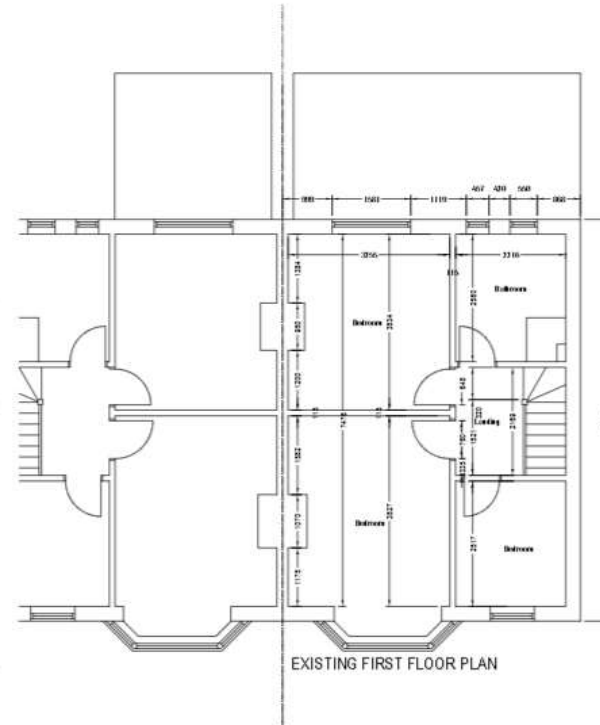
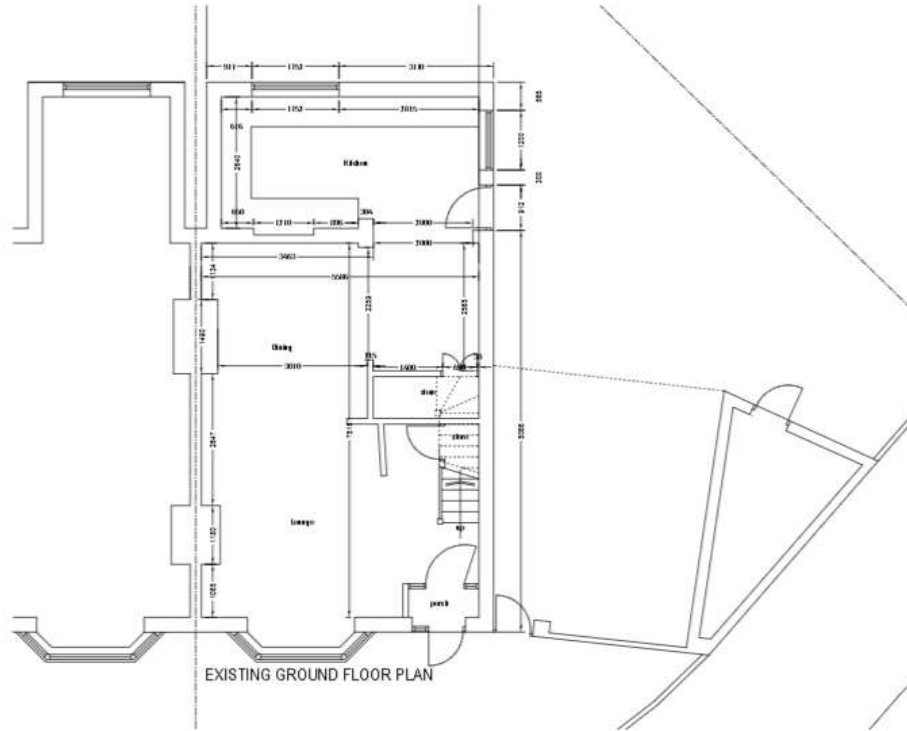
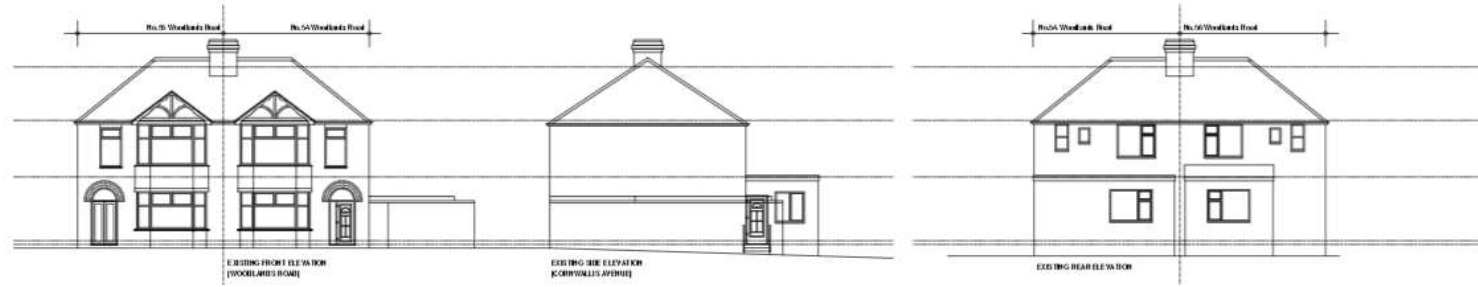
Current Application - MC/26/0094



Current Application - MC/26/0094 – Photos



Existing Elevations and Floor Plans



Elevations – Proposed



Floor Plans – Proposed

