

# Planning Committee

8<sup>th</sup> 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**

# 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

Country Park



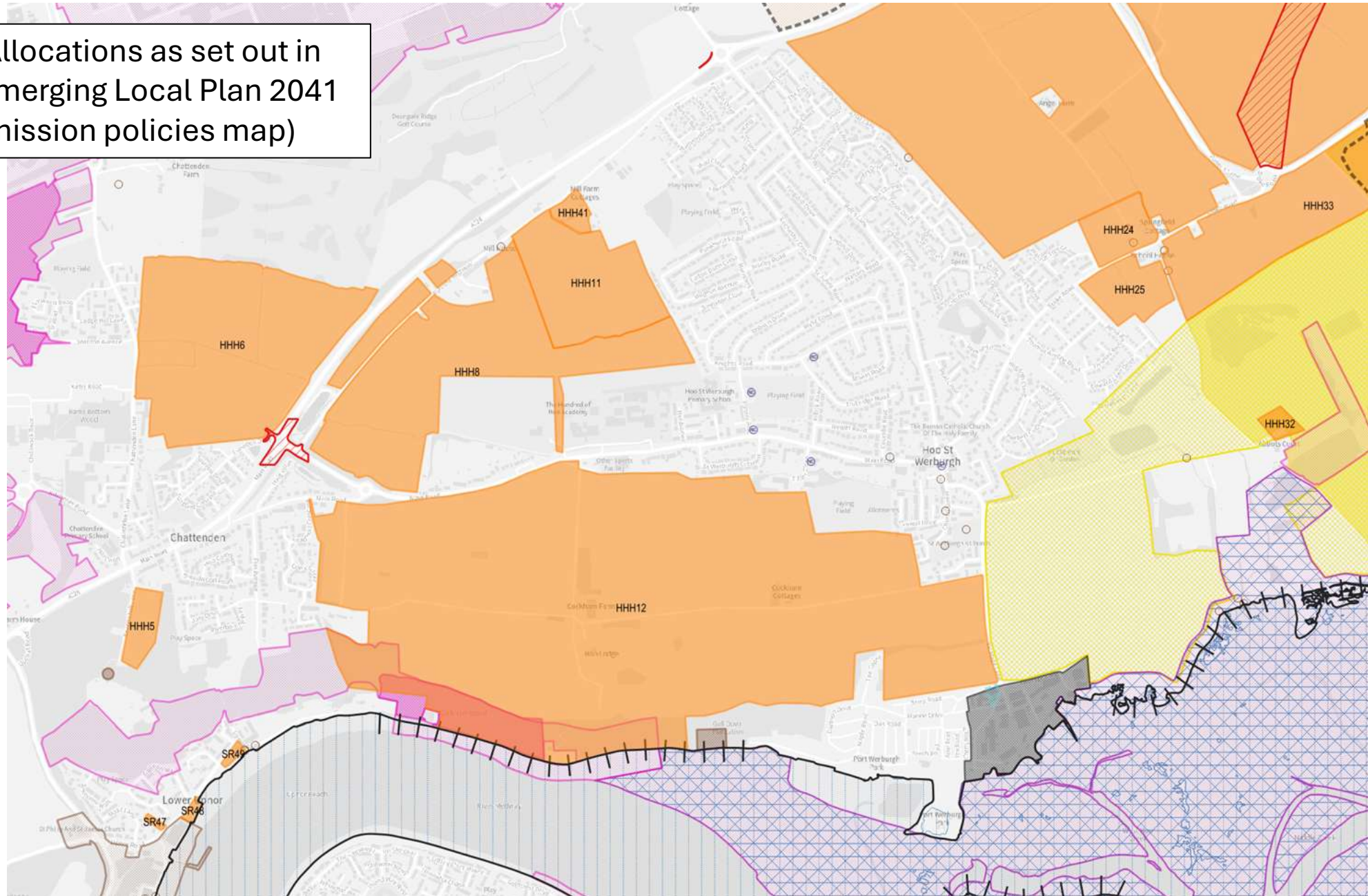
Kingshill  
Recreation  
Ground

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)

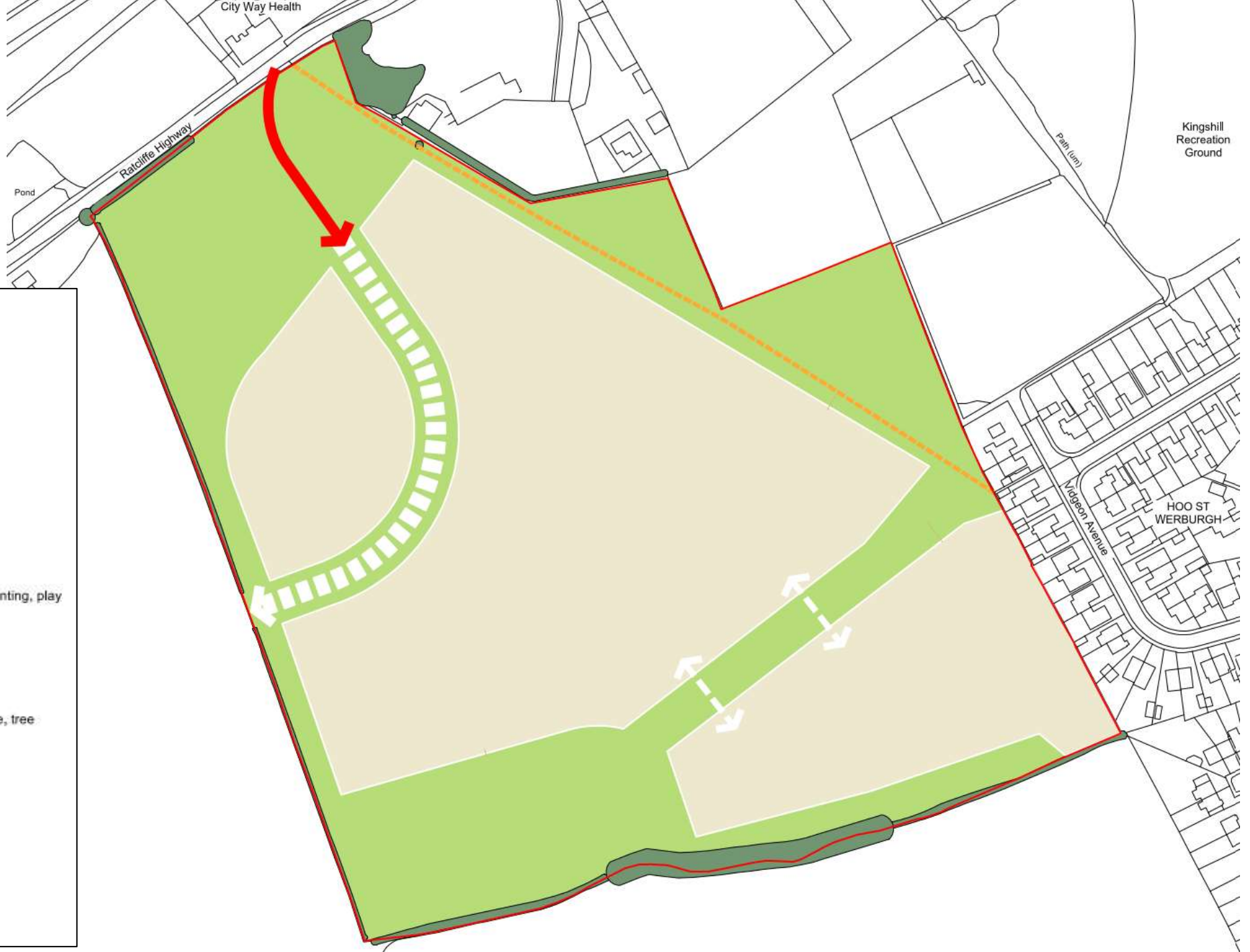


# Development Framework









KEY		
	Site boundary	<b>12.0 Ha</b>
	Proposed residential development (Up to 240 No dwellings @ 35 dph)	<b>6.85 Ha</b>
	Proposed Green Infrastructure	<b>5.15Ha</b>
	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)	<b>0.04 Ha</b>
	Incidental Play/ Play on the Way	
	Indicative Attenuation Basin (SuDS)	
	Potential Native Species Rich Meadow Planting	
	Proposed Orchard Location	







# 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.

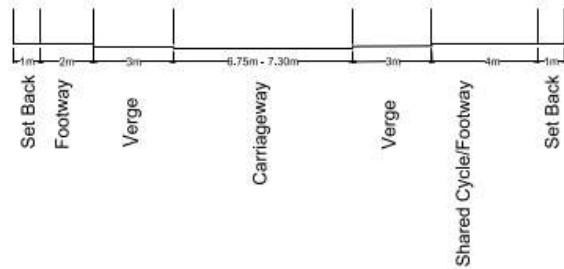
## Proposed Site Access Strategy

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.

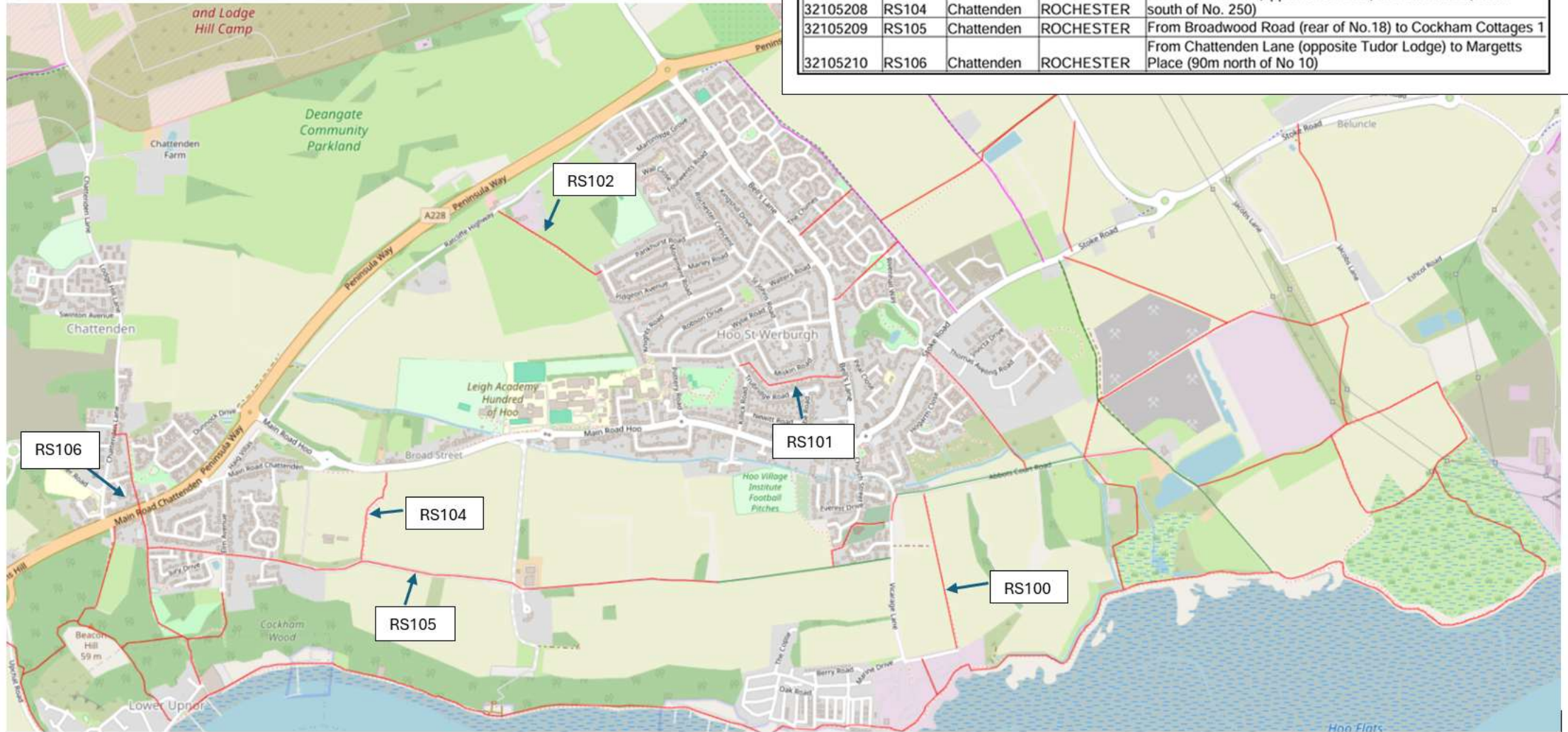
Indicative spine road layout. Subject to detailed design.

### 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



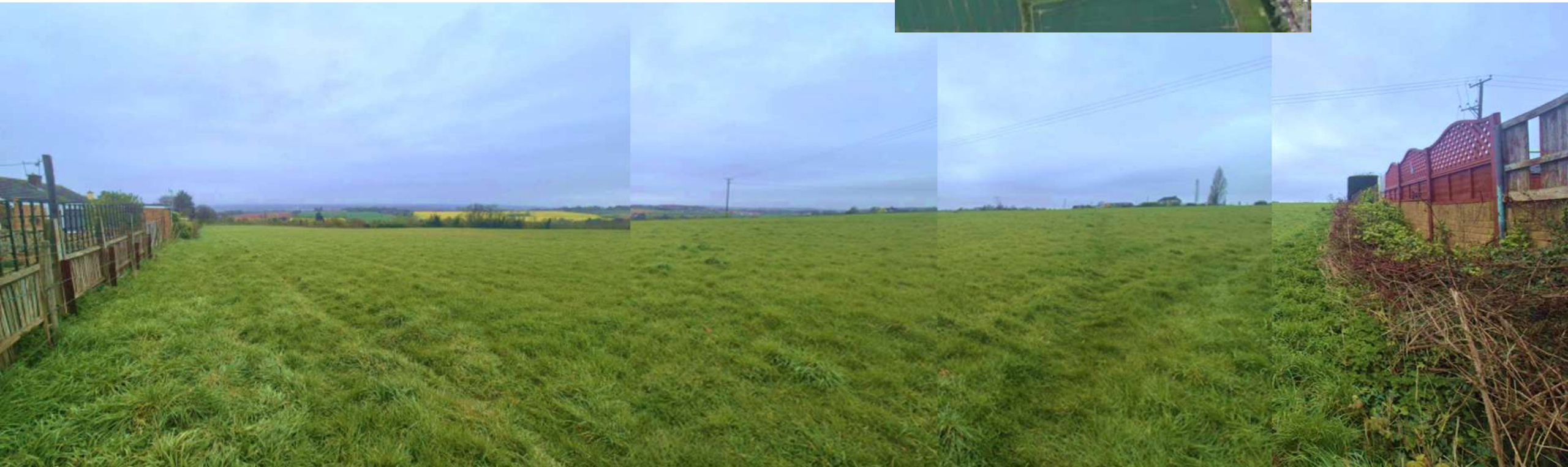
View of the site from Main Road, Hoo (just east of the Chattenden Main Road roundabout)



# Public Footpath approach from Vidgeon Avenue



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








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



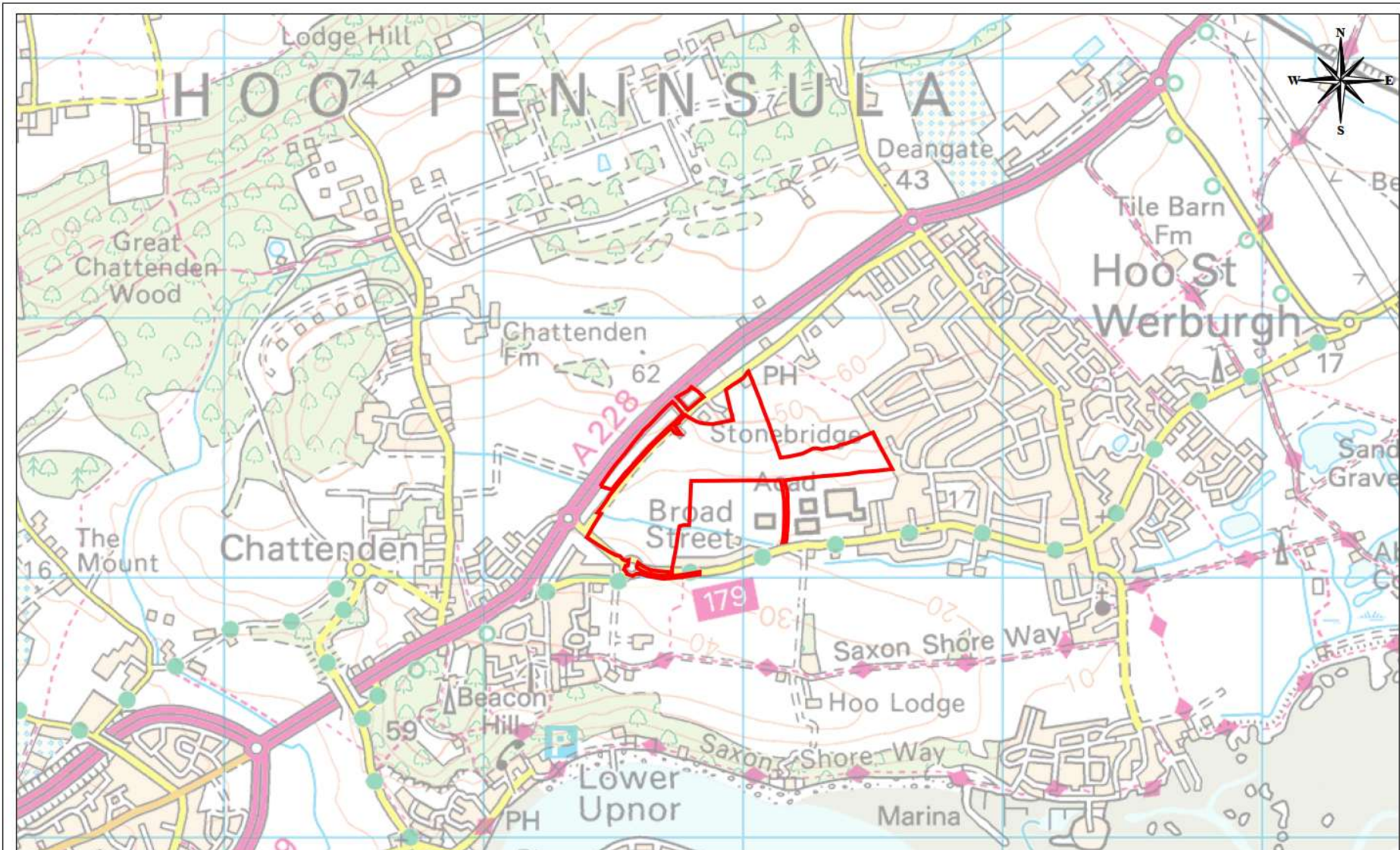
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# MC/24/2022

Land West Of Hoo St Werburgh, Rochester



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

# Aerial view of the site



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





Views into the site from Ratcliffe Highway



# Site on either side of Ratcliffe Highway





Views from access off of Main Road

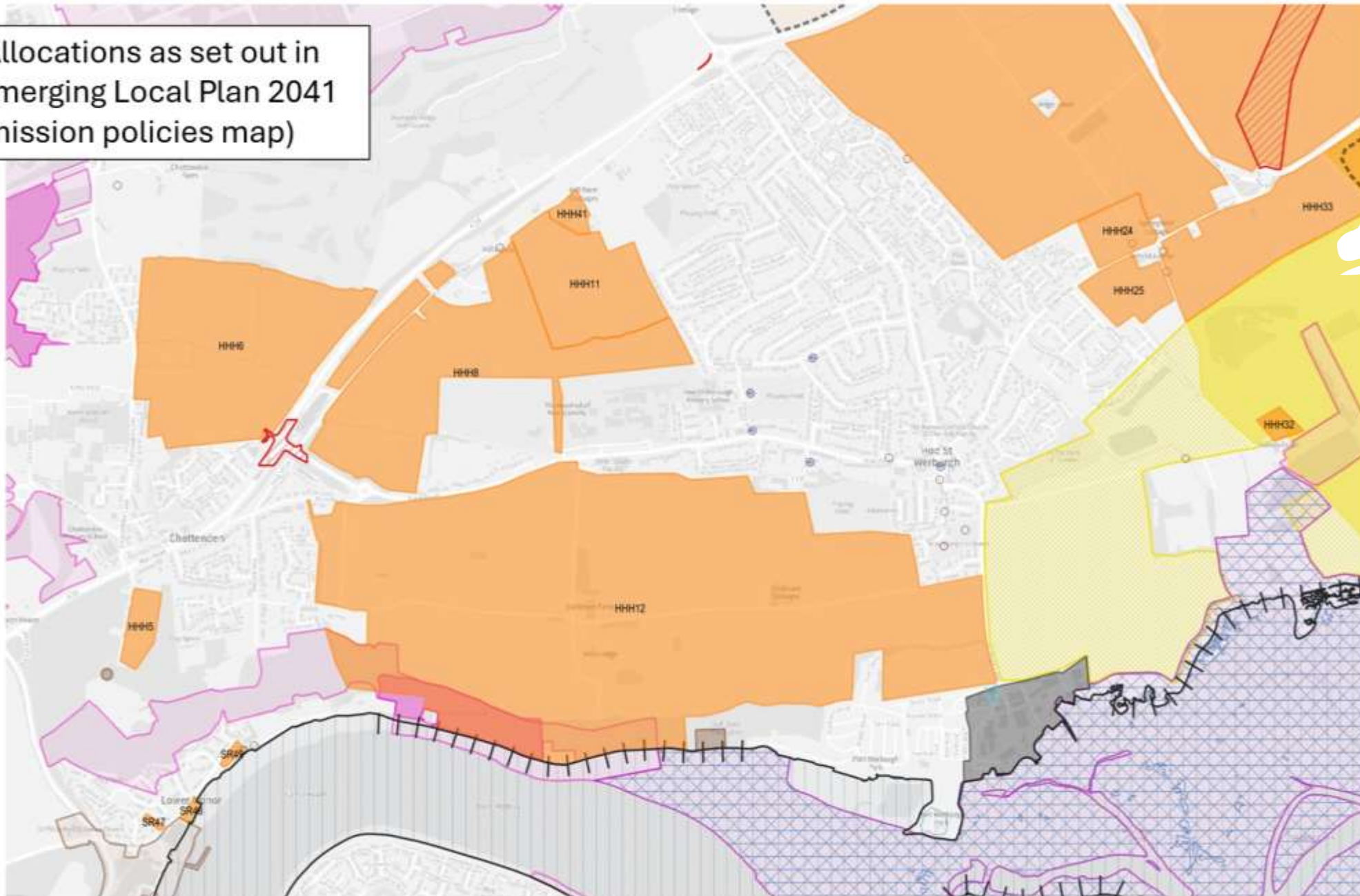




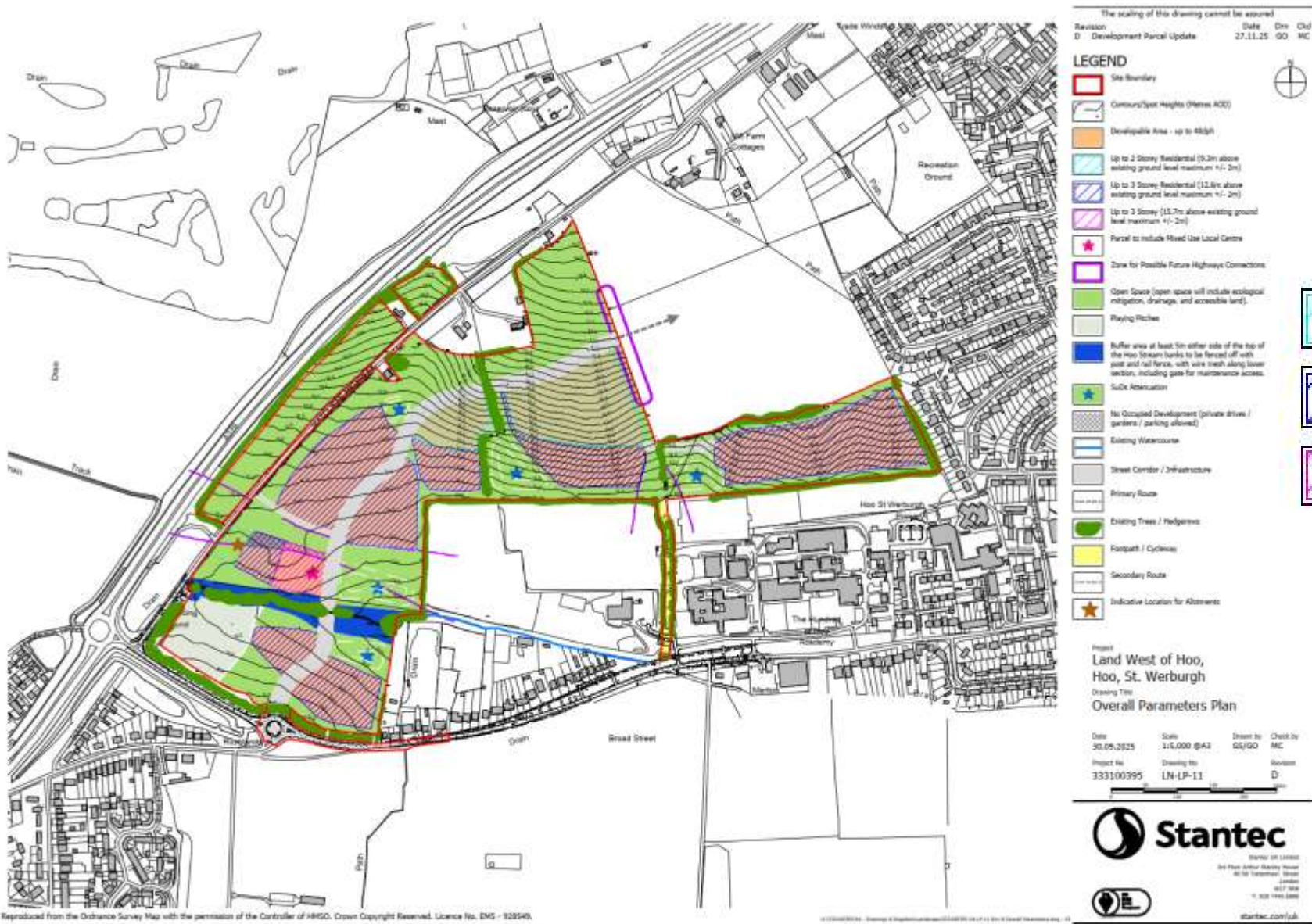
Views of the site from the top of Tamarisk drive and along the ridge



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



# Parameter plan



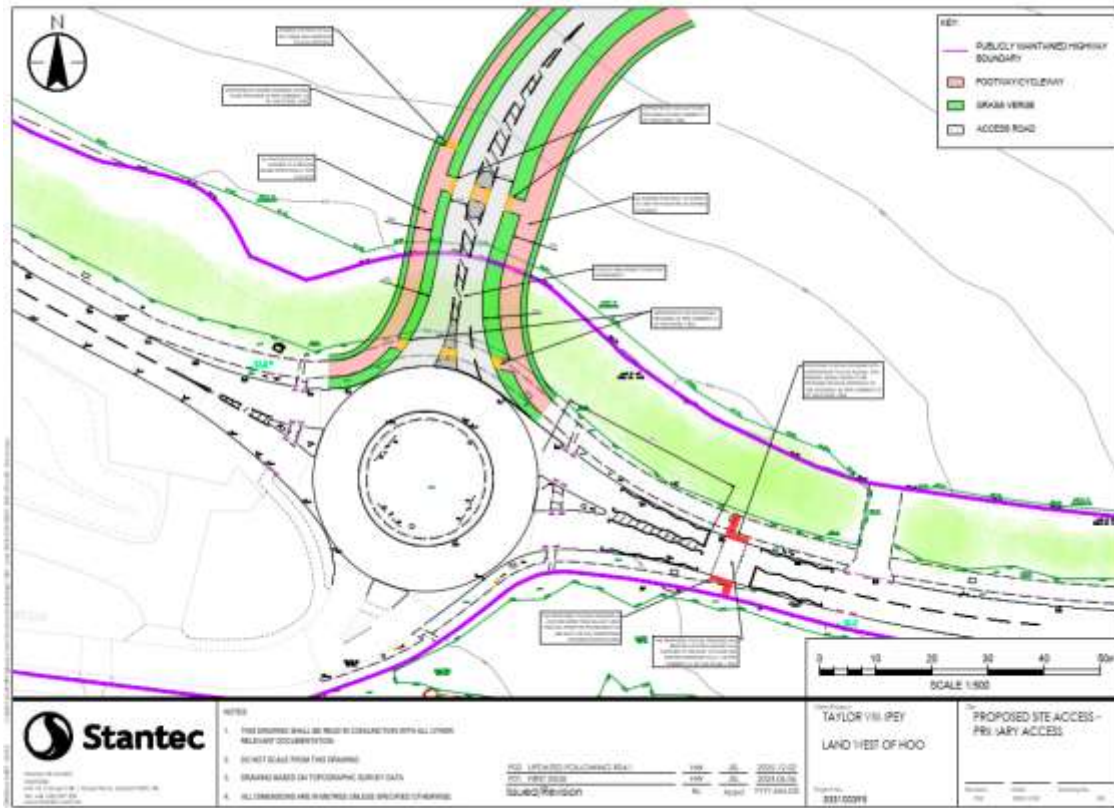
- Up to 2 Storey Residential (9.3m above existing ground level maximum +/- 2m)
- Up to 3 Storey Residential (12.6m above existing ground level maximum +/- 2m)
- Up to 3 Storey (15.7m above existing ground level maximum +/- 2m)

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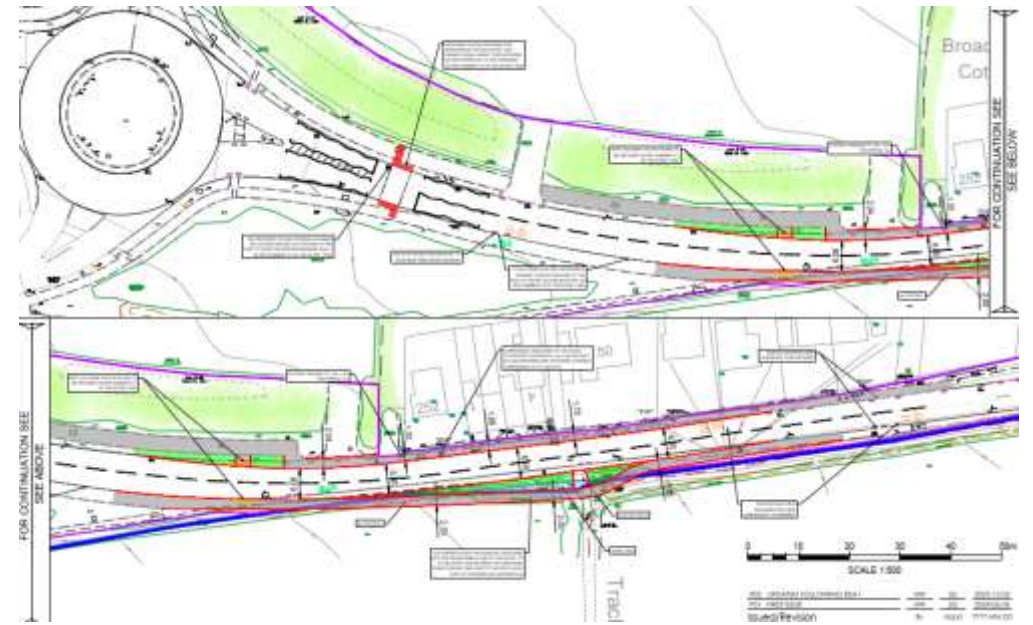
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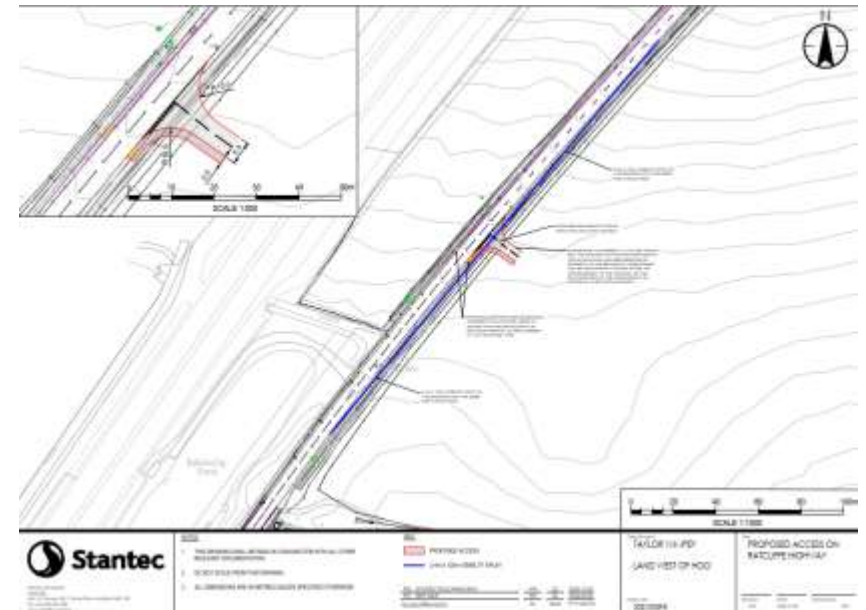
## Primary access into the site



## Footway improvements on Main Road



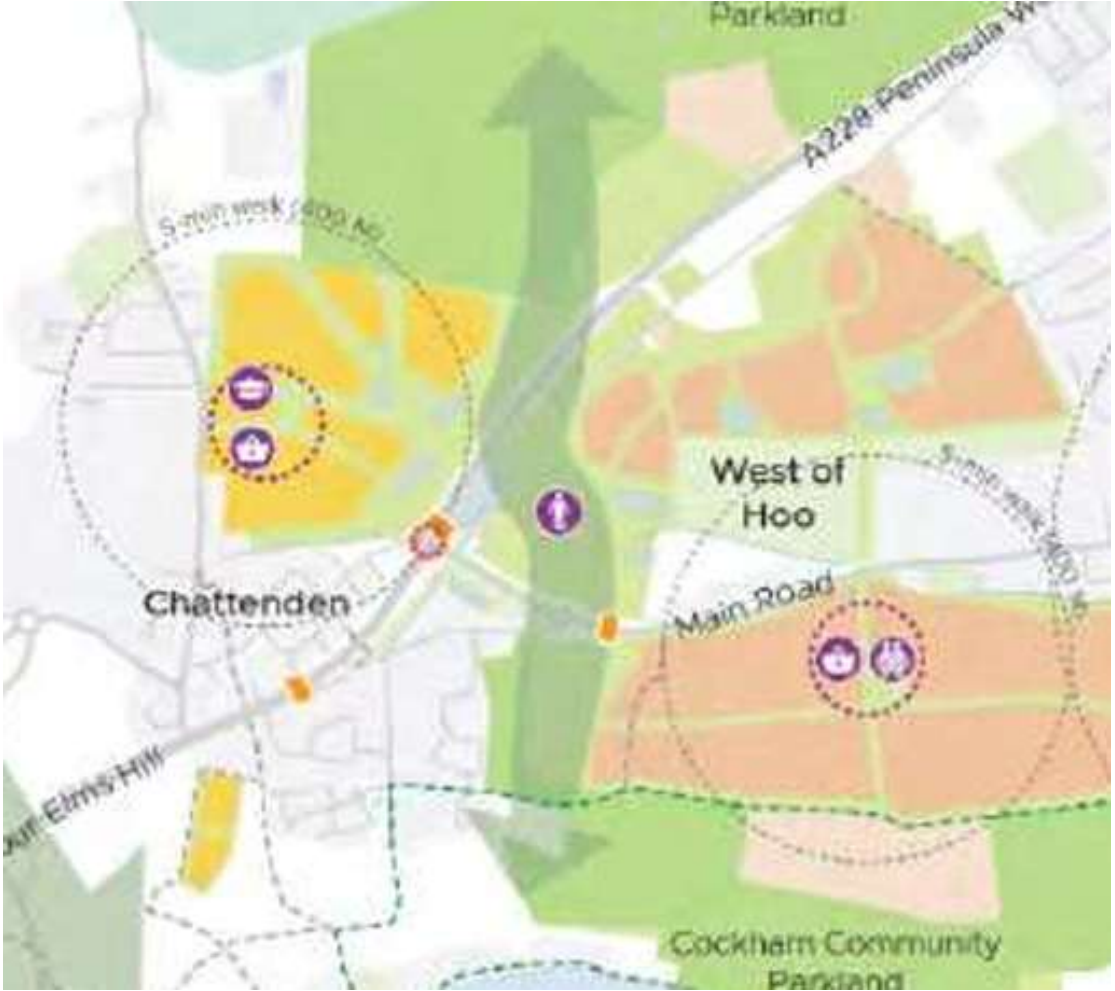
## Access on Ratcliffe Highway



# Concept plan - Regulation 22 emerging Local Plan



Figure 14: Hoo St Werburgh and Chattenden Concept Plan



# Aerial view and parameter plan



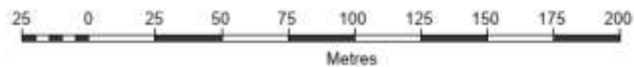


**MC/26/0094**

54 Woodlands Road, Gillingham, ME7 2DS



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



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Scale 1:2500 20/03/26

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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

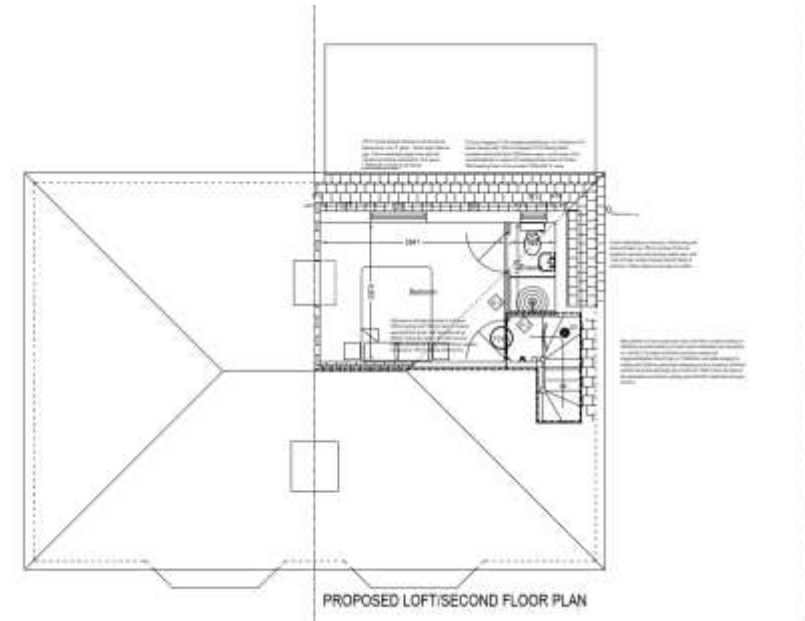


- MC/24/0994 – Construction of a first floor side extension with undercroft parking area together with enlargement of existing side access and associated external works and landscaping - Approved with Conditions



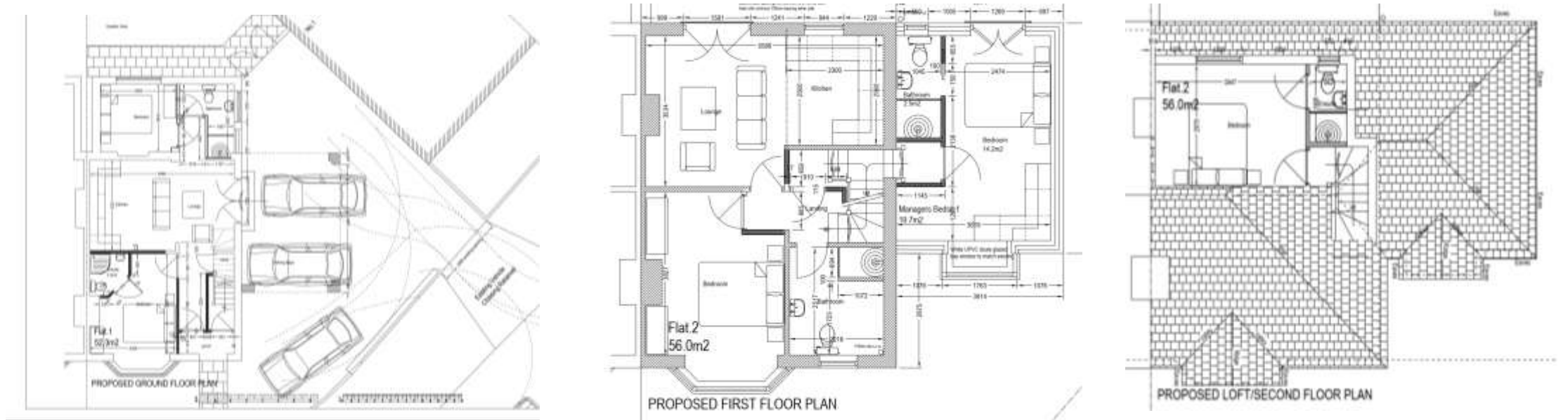
# Background – Lawful Development Certificate

- 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



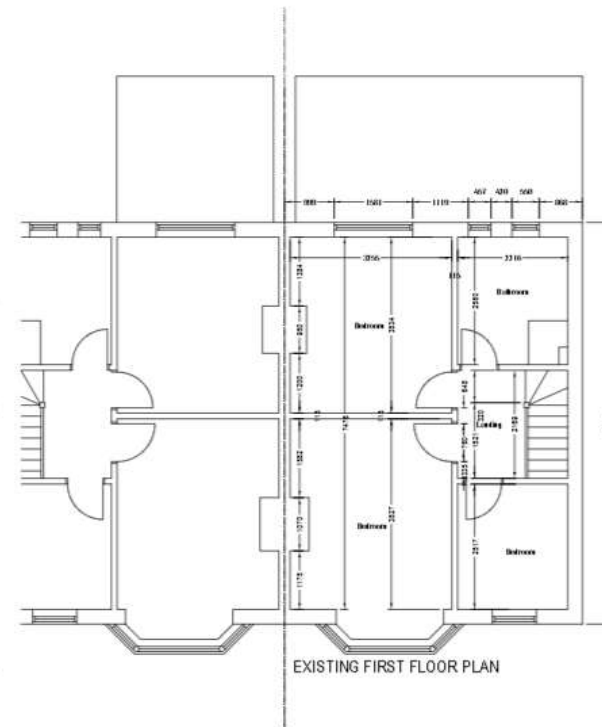
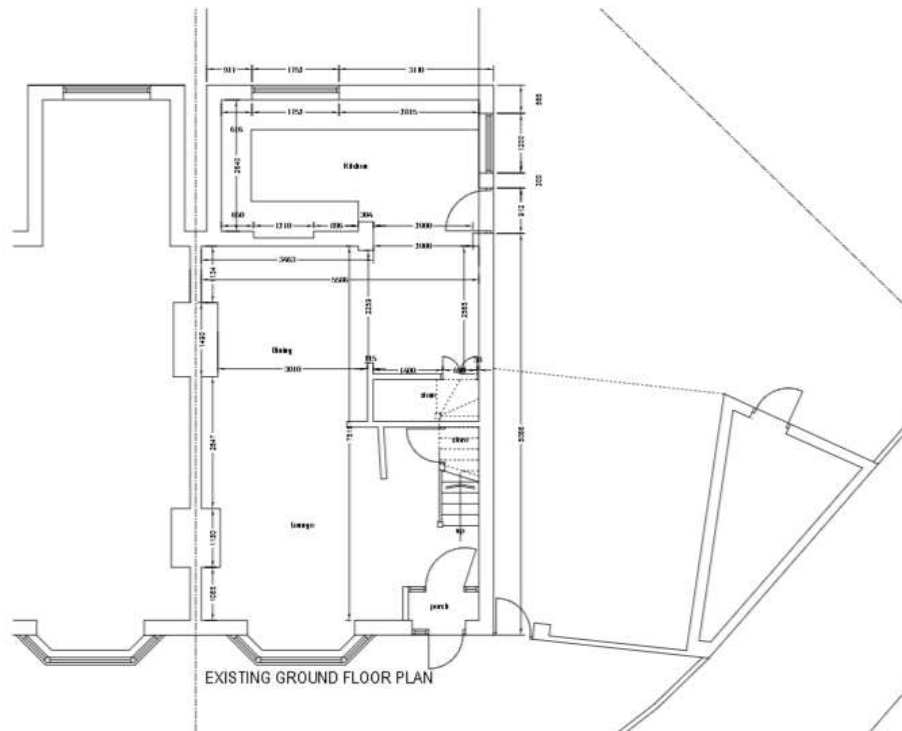
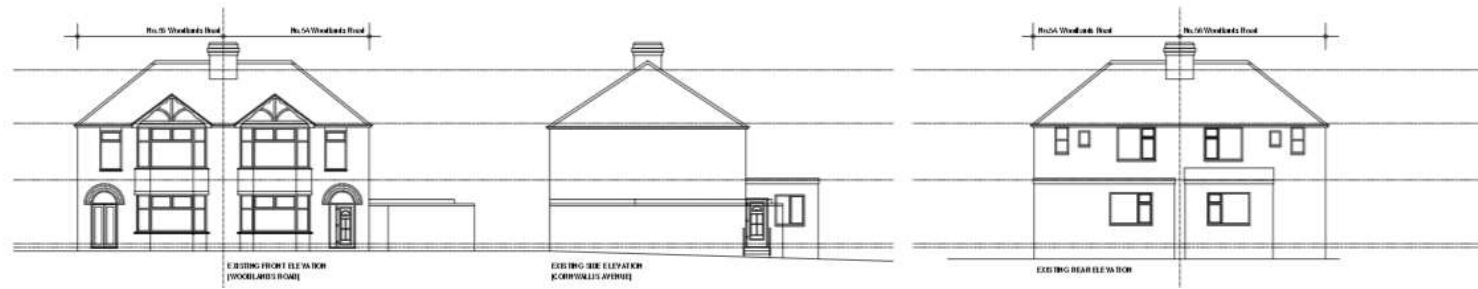
- MC/25/1036 – Withdrawn



# Current Application - MC/26/0094 – Photos



# Existing Elevations and Floor Plans



# Elevations – Proposed



# Floor Plans – Proposed

