

Taylor Wimpey – Land West of Hoo St Werburgh

Working together to develop a vision for Land West of Hoo.

18th, 19th and 20th July 2022 Online Community Events

On the **18th, 19th and 20th July 2022** we held our first stage of consultation for the Land West of Hoo, which comprised a series of three online community events. At these events we asked residents for their opinions on a series of topics relevant to Hoo and to development in the area.

We would like to thank everyone who managed to attend one of the sessions. We really appreciate all the comments that were submitted during the events, which are summarised below.



Attendees enquired as to other projects that Taylor Wimpey are promoting for development in Hoo. Taylor Wimpey confirmed that it is not promoting land for development other than land west of Hoo, whilst being on site with its Church View development at Stoke Road..

Attendees also asked how many houses are proposed for the site, with Taylor Wimpey highlighting that this is an early stage in the process and so the number of units cannot yet be confirmed.

When discussing consultation, attendees noted that they would prefer an in-person consultation rather than an online presentation. This will be incorporated into our next round of consultation which will include an in-person event. We have also taken some suggestions in terms of potential venues.

Attendees wanted to know how traffic would be assessed and Taylor Wimpey confirmed that this will be assessed as

part of any planning application. It is likely that measures will be required to manage traffic impact in advance of the proposed HIF infrastructure being in place.

Neighbours to the site raised concerns about the visual impact of the development. It was confirmed that this will be assessed as part of any planning application.

There was also an interest in partnering with local FE colleges for site visits and work experience and this is being explored.

In terms of design, attendees raised the following:

- There is support for housing design which is sympathetic to existing housing in the area.
- There is an interest in specialist accommodation for “down-sizers” and older people.
- There is an interest in affordable housing for families and not just flats.
- Recent developments are not considered to have benefited the area.
- Local heritage should be enhanced.

In terms of sustainability and drainage, attendees raised the following:

- Suggestion to consult with RSPB, Kent Wildlife Trust, Buglife and Plantlife.
- There are drainage issues affecting the Broad Street Cottage on Main Road which need to be considered.
- There are also issues with flooding at Elm Avenue.
- There are also flooding concerns at Four Elms Hill.
- Any development will need to compensate for the loss of habitat including for birds of prey, foxes and rabbits.
- Support for wildlife corridors.

In terms of community, attendees raised the following:

- There are considerable issues for residents when trying to access GP and dentist appointments.
- Schools in the area, particularly Hoo Primary School, are oversubscribed.
- There is need for a larger supermarket in the area.
- There is a pressing need for infrastructure improvements
- There is a need for new facilities for young people, including a new Scout hut.
- There is a need for new sports facilities.
- it is important that landscape areas are well maintained.
- There is a concern over the management arrangements for public open space.

In terms of infrastructure, attendees raised the following:

- There are existing issues with peak hour traffic congestion.
- HGVs travelling at speed cause vibration to the homes within the new Abbey Homes development.
- There are speeding issues generally on Peninsula Way.
- Pedestrian safety is an issue on both Peninsula Way and Main Road, particularly for leisure walking.
- There needs to be adequate parking.
- Bus services are not well used and are unreliable so there is a reliance on private car use.
- There is an issue with pick up and drop off parking at The Hundred of Hoo Academy.
- There are significant concerns around air quality in the area.
- There is a need for better pick up and drop off for Hundred of Hoo.
- Any development needs to be well-connected.

We will follow-up all suggestions and will be carrying out additional research where necessary.

Thank you for taking the time to read this document. If you have any questions please don't hesitate to contact us at consultation@landwestofhoo.co.uk.

