

Lodge Hill – Stage Five Public Information Event – Supporting Information

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Appendix One: Exhibition Invite Letter - General

«Prefix» «Prenome» «Surname»
«Address_1»
«Address2»
«Address_3»
«County»
«Postcode»

10 October 2011

Dear «Prefix» «Surname»

Lodge Hill Planning Application – October 2011

Thank you for your continued interest in Lodge Hill, Chattenden. I am writing to invite you to the last Lodge Hill public exhibition before an outline planning application is submitted to Medway Council.

The exhibition will be staffed by members of our development team and will take place on:

Friday 21st October 2011

3pm to 7pm - The Lodge, Lodge Hill Lane, Chattenden, Rochester, Kent, ME3 8NE

Saturday 22nd October 2011

11am to 3pm – The Lodge, Lodge Hill Lane, Chattenden, Rochester, Kent, ME3 8NE

A map to The Lodge is provided overleaf.

As part of the exhibition event, we are also offering a **guided tour** of the former Chattenden Barracks (now demolished) and part of the Lodge Hill Training Area. This will be by vehicle. Places should be booked in advance and will be provided on a first come first serve basis. The tours will run approximately every half an hour during the public exhibition sessions. Please call 0845 683 2544 to book a place on the tour.

We are committed to keeping people updated about the progress of the project and have held a number of consultation events for people to input into the proposals over the last three years. This is the last event we will be holding before an outline planning application is submitted.

However, there will continue to be opportunities to get involved in shaping the detail of the Lodge Hill plans once we are able to proceed to the next stage of bringing the proposals to life.

We look forward to seeing you at one of the exhibitions.

Yours sincerely



Stephen Neal
Development Director



Land Securities' building, The Lodge, is indicated by the red arrow on the map

Appendix Two: Exhibition Invite Letter – Exhibition Invite Letter – Medway Council Members

«Councillor» «Prename» «Surname»
«Address_1»
«Address2»
«Address_3»
«County»
«Postcode»

10 October 2011

Dear Councillor «Name»,

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We are committed to keeping people updated about the progress of the project and have held a number of consultation events for people to input into the proposals over the last three years. This is the last event we will be holding before an outline planning application is submitted.

However, there will continue to be opportunities to get involved in shaping the detail of the Lodge Hill plans once we are able to proceed to the next stage of bringing the proposals to life.

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Yours sincerely



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Development Director



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Appendix Three: Advert

LandSecurities

THE LODGE HILL

Lodge Hill Planning Application – October 2011

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We are committed to keeping people updated about the progress of the project and have held a number of consultation events for people to input into the proposals over the last three years.

For further information, please visit www.lodgehill.info

Please come along to one of the public exhibitions:

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Eight quarter-page adverts were placed in the Medway Messenger (Monday and Friday editions), Medway Adscene (free paper), Medway Extra (free paper) and the Medway News w/c 10th and w/c 17th October .

	<p>Publication: Medway Messenger Circulation: 10,676 Date: 14th October 2011</p>
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Slow response to army site plan



FEWER than 30 residents have written to the council about plans to build a small town from scratch on the Hoo Peninsula.

A former army base at Lodge Hill, Chattenden, could begin redevelopment next year with 5,000 homes, shops, offices, schools and playing fields.

The council's formal consultation has been taking place since August and was due to finish today (Friday). Just 26 residents have written to give their views, with more attending public exhibitions.

The army site includes ancient woodland and an anti-aircraft battery thought to be the oldest-surviving in the world, used against First World War Zeppelins and Gotha bombers attacking London.

It is set to be turned into a major settlement by developers Land Securities to accommodate Medway's growing need for homes over the next 15 years.

Developer Land Securities is holding a public exhibition on Friday, October 21 from 3-7pm and Saturday, October 22 from 11am to 3pm in The Lodge, Lodge Hill Lane, Chattenden.



Publication: Notes from Medway's Hoo Peninsula
Circulation: N/A

Date: 18th October 2011

NOTES FROM MEDWAY'S HOO PENINSULA

TONY WATSON'S RECORD OF PENINSULA LIFE



talking about the past, the present and the future . . .

TUESDAY, 18 OCTOBER 2011

Latest from Lodge Hill - Public Exhibition on 21 & 22 October 2011

Land Securities have arranged a final exhibition before submitting an outline planning application to Medway Council. The exhibition will be staffed by members of their development team and will take place later this week, on:

Friday (21 October)

3pm to 7pm - The Lodge, Lodge Hill Lane, Chattenden, Rochester, Kent, ME3 8NE

Saturday (22 October)

11am to 3pm - The Lodge, Lodge Hill Lane, Chattenden, Rochester, Kent, ME3 8NE

As part of the exhibition, Land Securities are offering a guided tour of the former Chattenden Barracks (now demolished) and part of the Lodge Hill Training Area. This will be by vehicle. Places should be booked in advance and will be provided on a first come first serve basis. The tours will run approximately every half an hour during the public exhibition sessions. Call 0845 683 2544 to book a place on the tour.



Visit the Land Securities (Lodge Hill) website by clicking [here](#).

POSTED BY TONY WATSON ON TUESDAY, OCTOBER 18, 2011

LABELS: CHATTENDEN, HOO PENINSULA, LAND SECURITIES LODGE HILL DEVELOPMENT, MEDWAY

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Lodge Hill Planning Application – October 2011

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We are committed to keeping people updated about the progress of the project and have held a number of consultation events for people to input into the proposals over the last three years.

For further information, please visit www.lodgehill.info

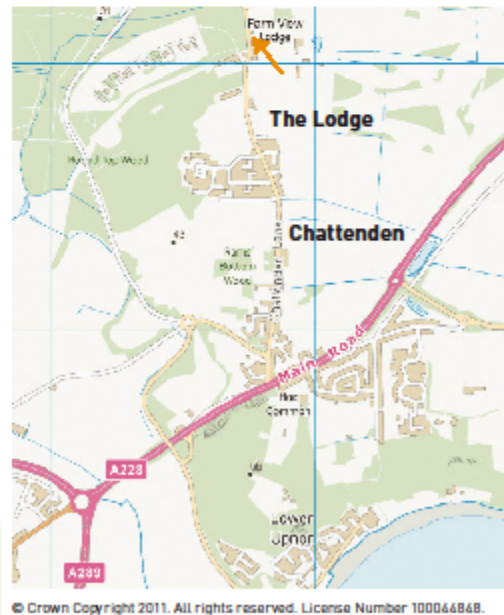
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The purpose of today's exhibition is to explain the Lodge Hill outline planning application, which is due to be submitted to Medway Council shortly.

What is an outline planning application?

An outline planning application establishes the general principle of development on a site. It explains the amount and type of development proposed, along with possible layout, scale, landscape and access arrangements for the development.

Once the application has been submitted, all of these documents will be available at www.lodgehill.info and from Medway Council's offices.

Land Securities has prepared a number of documents which will be submitted as part of the Lodge Hill planning application:

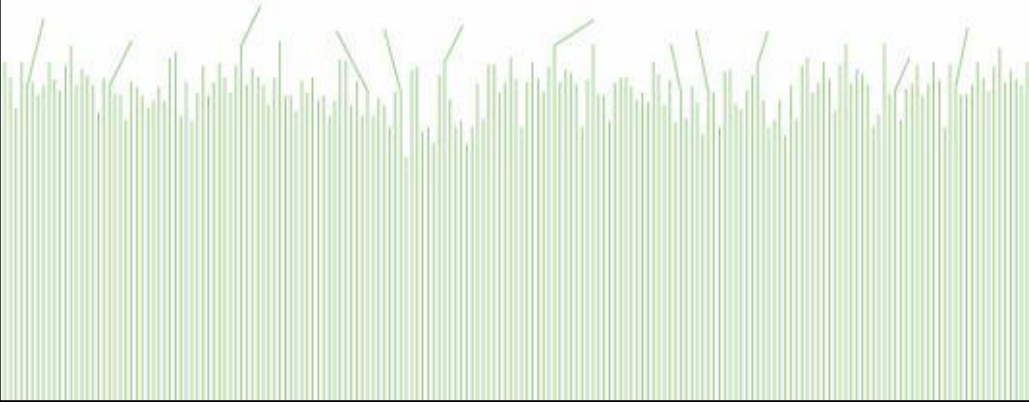
The grid contains the following document thumbnails:

- Planning Statement** - sets out key information about the site, the importance of the site and any issues that need to be addressed.
- Detail Statement** - sets out details regarding the most relevant of the development.
- Equal Infrastructure Report** - provides information on the facilities required to be provided to serve the site and nearby community, such as schools, educational and recreational facilities.
- Affordable Housing Strategy** - explains the need for affordable housing in the area and how affordable housing will be incorporated into Lodge Hill.
- Statement of Community Workability** - describes the amount and type of residential units (one, two or three bedrooms) and how the community have shaped the proposals.
- Transport Assessment** - looks at what impacts the scheme could have on the wider transport network and how they can be dealt with.
- Energy Statement** - provides an assessment of the energy demand of the development and includes details on any renewable technology to be used.
- Sustainability Report** - explains how the development will be environmentally sustainable.
- Supporting Infrastructure Report** - details the type of infrastructure that will be needed to support the development.
- Development and Contextual Land Use Investigation** - looks at the potential for any land contamination on the site.
- Heritage Statement** - explains how the development respects the military heritage of the site.
- Design & Access Statement** - explains the design vision, the design and access and includes an illustrative masterplan layout.
- Strategic Design Code** - provides information on design features and standards across the whole site which should be adhered to.
- Landscape, Open Space and Recreation Strategy** - provides information on the scheme to enhance the landscape and features of the site.
- The Environmental Statement, water table 1** - provides information on the environmental impacts of the development.
- Environmental Statement, water table 2** - provides information on the environmental impacts of the development.
- Groundwater Strategy** - describes the maximum risk of Lodge Hill to the ground of the wider Working Waterway.
- Flood (Drainage)** - sets out the upper and lower limits for the water of the adjacent watercourse the whole site.
- Soil and Groundwater** - sets out the possible land use, system, infrastructure and management methods across the whole site.

What happens after an outline planning application is approved?

Once the principle of development has been established, work on the detail starts. To make this more manageable Lodge Hill would be divided into smaller parcels of land. Detail is then created on the exact layout and appearance of each of the buildings, functionality, the relationship between buildings and open space, road layout and design and landscaping for each of the parcels.

These details are then submitted to Medway Council in what are known as 'reserved matters' applications. There will be further consultation on the content of the reserved matters applications. An outline planning permission cannot be acted upon until the reserved matters applications have been approved.



Vision for Lodge Hill

As a truly sustainable development, Lodge Hill should make a beneficial contribution to life and business on the Hoo Peninsula.

The rural landscape is a positive asset which continues to attract people to the Peninsula, but it also presents challenges common to many rural communities. The consolidation of many public services can mean relocation to larger centres further away. Education, health, emergency services and a police presence are all perceived to be stretched on the Peninsula, as are private services such as water, sewerage and power supply. At the same time, local shops, pubs and cafes face growing competition from neighbouring areas such as the Medway Towns and Bluewater.

This has meant that residents on the Peninsula have to travel greater distances for employment and services, in turn putting pressure on the local transport network. Providing new facilities at Lodge Hill will help redress this balance, without detracting from the facilities already on offer in existing villages.

To date, residential demand on the Peninsula has largely been met by continual expansion at the edge of each village, meaning that villages have gradually grown closer to each other, with a risk of losing their distinct identity. By concentrating new development at Lodge Hill, this can be avoided.








Lodge Hill demonstrates a substantial investment in the Hoo Peninsula.

The Lodge Hill Vision:

- Lodge Hill will be “of the country” not “of the city”
- Lodge Hill will become a new community and amenity hub on the Hoo Peninsula
- Lodge Hill will take the pressure off other villages to keep expanding
- “Lodge Hill Living” means being within easy reach of both the town and the countryside



The Lodge Hill illustrative masterplan makes provision for:

<p>Community Facilities</p> <p>Given that this is a circa 20-year project, community facilities must respond to changing needs and demands and type of demand provision. Community facilities will be provided for across the site and will respond to the demands of the community. In addition to community hubs, there are also plans of worship and other spaces.</p> 	<p>Environment</p> <p>A new countryside park will be created, as well as a park running along the ridge in the centre of the site. In total, there will be over 140 acres of new parkland at Lodge Hill. All existing woodlands will be preserved and the countryside park will be created in the first phase of development, to encourage people away from the more urban residential areas.</p> <p>Development will be set back from existing woodlands by up to 200 metres and a wildlife corridor has been shown with Natural England to help ensure wildlife protection.</p> <p>Over the course of development, a range of different types of habitats will be provided. These could take the form of traditional allotments, neighbourhood allotments, which take regular plant and community gardens.</p> 	<p>Leisure</p> <p>Recreation sports facilities and children's play areas are planned, along with funding to improve the existing facilities at Georgian Ridge Sports Complex.</p> <p>New tennis are planned. One country house hotel with spa and leisure facilities, overlooking the Georgian Ridge Golf Course, and one business hotel at Chatterton to serve the businesses based on the Peninsula.</p> <p>A garden centre fulfils a practical need and encourages people to engage with the countryside.</p> 
<p>Education, Worship, Chatterton and the central hub</p> <p>Lodge Hill covers circa 200 acres. Within this, development has been grouped into four key areas. The central hub fulfils the key 'marker town' role with a high street and market square park along the central bus for business, leisure, daily shopping and the weekly shop. A knowledge park provides space for business enterprise and the Secondary School Development at Lodge Hill is underway in the future.</p> <p>The central hubs of Education, Worship and Chatterton provide the local centres of commerce, culture and primary school, all within walking distance of homes.</p> 	 <p>Residential Mixed Use Education Existing Building</p>	<p>Housing</p> <p>Up to 5,000 homes are proposed in phases over a circa 20-year period, ranging in density across the site. Just under 25% of the new homes will be affordable housing and funding has also been set aside for additional private care homes in the future.</p>  
<p>Education</p> <p>A new secondary school is proposed, plus six primary schools. It could also include a library, sports hall, multi-use gymnasium, social spaces and land play areas.</p> <p>Two new primary schools could each accommodate up to 400 pupils, with associated play school provision. At Chatterton, two school options are being considered: a provision of the Chatterton Primary School on its current site, or relocation to a new site within the Lodge Hill development, but still in the Chatterton area. All schools have been located in areas of high heritage interest and with good access to the green grid - to encourage a sense of learning, safe cycling and walking to schools.</p> 		<p>Heritage</p> <p>The rural and military landscape elements have defined the periods of land available for redevelopment. All listed WWI sites will be retained in situ and could be used as, for example, wildlife study centres or mini-museums for example.</p> <p>The highest point of the Lodge Hill ridge offers panoramic views of the Peninsula from the Thomas at the Midway Lodge Hill House since occupied the high point but has since been lost. A high business project hopes to restore the site to its landmark role and provide a focal point within the countryside park - for public use.</p>  
<p>Health & Community Services</p> <p>A new healthcare centre for at least 100 GPs will be provided. This facility could also provide a dental surgery and other services such as physiotherapy, care in the community and outpatient facilities.</p> <p>The provision also makes provision for a central police facility, either in the central hub or in Chatterton, subject to consent from the police. There is also provision for an outpatients building should it be required.</p> <p>The development provides a range of residential accommodation. Employment homes provide accommodation for people who can no longer live independently, but do not need the 24-hour medical care provided by a nursing home. A nursing home is also planned.</p> 	<p>Employment</p> <p>Lodge Hill is expected to provide in the region of 40,000 sqm GVA of new business space, a quality and is currently available in Midway. The juxtaposition of employment opportunities will be covered by firms companies seeking an expansion and as their footprint grows into the business parks, so these firms have a business building as a target/healthcare. Lodge Hill has the potential to house or 2,000 employees, covering the requirements of the New Peninsula as an economic development for the South East.</p> <p>Employment will be generated at Lodge Hill in a number of different ways. In the smaller hubs of Education, Worship and Chatterton, Lodge Hill can accommodate a significant amount of small scale village office units. These village offices are primarily for small business, servicing and supporting the open up entrepreneurship of local business. The Chatterton and Georgian knowledge parks provide business office space, and the town also has the potential for some smaller industrial units as it derives from any residential development.</p> <p>In total, it is envisaged that over 5,000 jobs could be created at Lodge Hill.</p> 	<p>Retail</p> <p>A food centre is proposed at Lodge Hill - the details, format and the operating day to be determined. This food centre will be uniquely surrounded by agricultural land, residential allotments and adjacent to a market square encouraging the sale of local produce.</p> <p>Shops will also be created in each of the Edge Hubs to serve nearby needs.</p>  

Proposed Sequence of Development

It would be possible to commence construction in 2013, subject to receipt of outline planning permission in early 2012.

It is anticipated that Lodge Hill would be delivered in three core phases over 15 – 20 years. Crucially, each phase would be completed before work starts on the next.

Indicative phasing sequence



First Phase – year 1 to year 8

The first phase of work is planned to commence at Eastgate. Construction traffic would access the site via a new slip road off the A228, minimising the impact on Chattenden.

The new countryside park would be created to include a section of the Lodge Hill ridgeline. Eastgate is the greatest distance from Great Chattenden Woods SSSI, so we have time to establish protective measures for this ecologically sensitive location before any development takes place adjacent to it.

Concurrently with Eastgate, improvements to local facilities are proposed at Chattenden. Rams Bottom Wood could become a local park with a new cafe as a community focus, along with a new shop. Subject to agreement, work could also start on testing a new location for Chattenden Primary School. Residential development would also commence at Chattenden.



Second Phase – year 8 to year 16

Development within the Lodge Hill training area continues to move westwards, with the remainder of the central hub created, along with a further primary school at Westgate and the start of the nursing home and assisted living accommodation. Development would also continue at Chattenden.

The Lead Developer, Land Securities, is responsible for preparing the site for development. This includes providing site remediation, water, sewerage and power, primary access roads and key green infrastructure such as the countryside park and valley park. The Lead Developer will also ensure the masterplan vision and character is adhered to by other developers and facility providers.



Third Phase – year 16 to year 20

Development is finalised at Eastgate and Chattenden and Lodge Hill is eventually completed.

Parcels of land will be released for development to individual plot developers. A Strategic Design Code has been prepared to guide plot developers as they translate the outline planning application into detailed plans.

A wide range of partners will be required to successfully deliver Lodge Hill. These include schools, business groups, community groups, sporting, wildlife and heritage groups.

Green Infrastructure

Lodge Hill has been used for military training for over 130 years and the MoD has been a good custodian of the land. The positioning of new buildings within Lodge Hill has been dictated by previous military use, the natural landscape, and sensitive environmental areas which need to be protected.



There are no heritage markers within Lodge Hill, which also then can form the historic military use of the site. This image shows what one of the heritage markers could look like.

Ecologists have been monitoring and identifying all the different species and habitats present at Lodge Hill to provide an overview of what's currently happening on the site. However, things can change over time and although these initial studies provide a base case, further studies will be needed throughout the lifetime of the project.

Land Securities will work to this rule: where wildlife habitats can be protected, they will be, where they are disturbed as a result of development this will be compensated for and where habitats are unavoidably lost, they will be replaced elsewhere nearby.

Approximately half of the site has been set aside for the natural environment and all woodland has been protected within Lodge Hill. There is no development proposed within or near to Great Chattenden Woods, Rough Shaw Wood and Lodge Hill Wood. All of these sites are designated as Sites of Special Scientific Interest (SSSI) and will be protected by an ecological buffer area which varies in size between 50 metres and 200 metres (the same length as Rochester Bridge). In addition new habitat which is particularly important for certain species, such as rough scrub for nightingales, will be created.

Land Securities has benefited from detailed interaction with a number of environmental organisations. Natural England, the non-departmental public body of the UK Government responsible for protecting and improving England's natural environment, has been influential in shaping the current proposals.

We have also met with the British Trust for Ornithology (BTO), an independent charitable research institute, to discuss their involvement in monitoring development activities at Lodge Hill.

As development progresses, effective management of existing and new habitats will be key to creating the correct environment for fauna and flora to flourish. We hope specialist organisations and interest groups would also be happy to work with us, as we formulate and implement the green infrastructure strategy over the next 20 years.

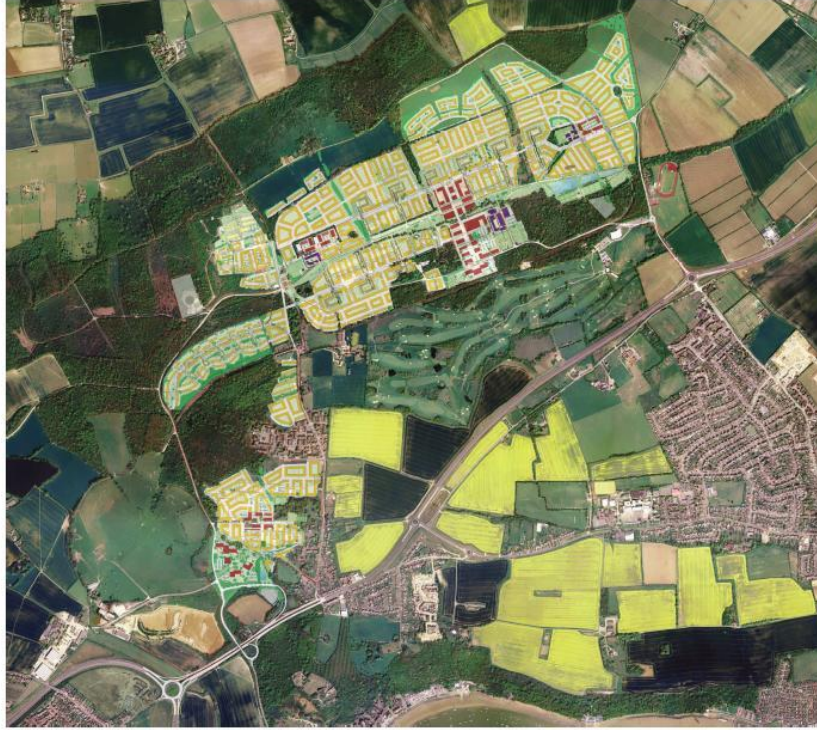


Next Steps

The outline planning application will be submitted to Medway Council shortly. A period of statutory public consultation will follow. Medway Council's planning officers will then assess Land Securities' proposals and decide whether to approve or refuse the plans. However, the final decision is made by Medway Council's planning committee. The planning committee are likely to consider the Lodge Hill application in early 2012.

Once the planning application has been submitted, Land Securities will write to everyone who has taken part in the Lodge Hill consultation to let them know how to make their views known to Medway Council as they consider the planning application.





The Lodge Hill illustrative masterplan in context



The Lodge Hill Masterplan makes provision for:

- Three village hubs which provide local services, such as a corner store, cafe / pub and primary school, along with a central hub with high street, market, business space and secondary school
- Up to 5,000 new homes in phases over a 20 year period
- High quality new business space, which has the potential to house over 3,000 employees (with more employment generated from other uses on the site)
- A new secondary school and three primary schools
- A healthcare centre for at least six GPs
- Provision for a small police / ambulance facility
- Retirement homes
- Nursing home
- Garden centre
- Country house hotel with spa and leisure facilities
- Business hotel
- Extensive sports facilities and children's / teenagers play areas
- 160 acres of parkland, along with the retention of all existing woodland
- Five acres of allotments
- Food store
- Retention of listed WWII pillboxes and other military heritage elements
- Community space such as community / village halls, youth centre, place of worship and other activities

Lodge Hill – Outline Planning Application

The Lodge Hill outline planning application is due to be submitted to Medway Council shortly. An outline planning application establishes the general principle of development on a site. It explains the amount and type of development proposed, along with possible layout, scale, landscape and access arrangements.

Once the application has been submitted, all of the planning application documents will be available at www.lodgehill.info as well as at Medway Council's offices.

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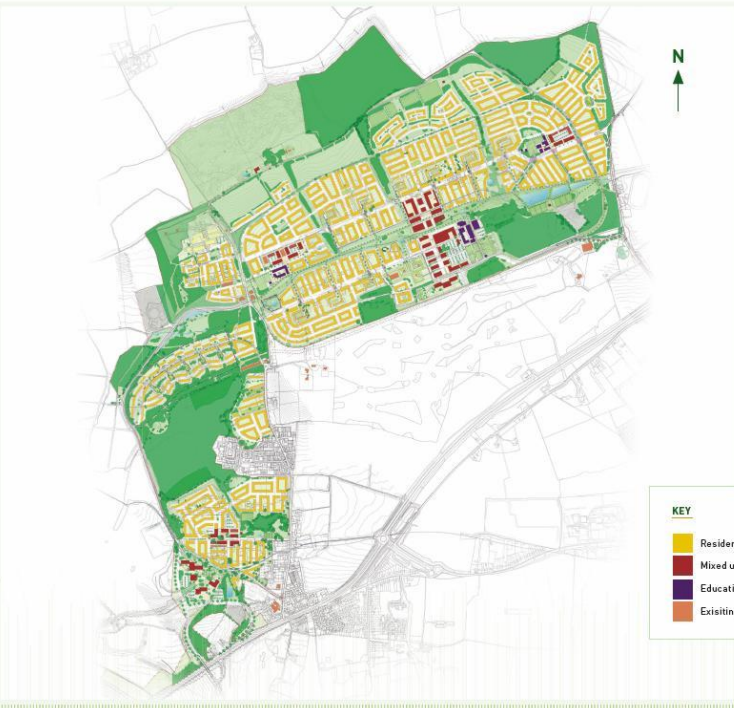



October 2011

Lodge Hill Development update and overview of the outline planning application

www.lodgehill.info
0845 683 2544

The Lodge Hill Illustrative Masterplan



KEY

- Residential
- Mixed use
- Education
- Existing Building