

Pump Lane, Lower Rainham Statement of Community Involvement

On behalf of AC Goatham & Son
February 2019



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1. INTRODUCTION

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of AC Goatham & Son (the applicant). This report supports a planning application for a residential development of 1,250 homes, along with generous landscaped areas, open space and other community benefits to provide suitable facilities for new and surrounding residents.

This report details the public consultation the applicant has undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies, as set out in the following section of this report, and exceeds the requirements of Medway Council current Statement of Community Involvement (adopted 2014).

The key aims of the pre-application stage of public consultation, which this report demonstrates, are:

1. To inform local residents, businesses, councillors and other stakeholders about the redevelopment aspirations for the site.
2. To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.
3. To demonstrate how the applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals to address them.

In addition, this report demonstrates the applicant's continued commitment towards consultation and engagement throughout the statutory planning process.

2. POLICY FRAMEWORK

National context

Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments.

The 2018 NPPF calls for pre-application engagement and front-loading, stating that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone.

There is a requirement for applicants undertaking major development applications to carry out pre-application consultation, by:

- Publicising the proposal and consulting with residents in the vicinity of the site concerned.
- Giving local people an opportunity to comment when there is still scope to make changes to proposals.
- Taking account of responses to the consultation.
- Having regard to the local planning authority about local good practice.

It is also best practice to consult stakeholders and the local community on all significant developments before a planning application is submitted.

As part of this consultation, we have consulted councillors. The Localism Act makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, so better to represent their constituents and influence the development proposed.

Local context

Medway Council Statement of Community Involvement (adopted 2014) states:

“Where developers are proposing major or sensitive developments, the Council expects preapplication consultation and ongoing engagement. This should be carried out by developers or their agents to the standards set out in this SCI. Applicants of major developments are expected to submit a separate SCI to explain how they have built engagement into the development proposal process. The Council encourages developers to present development proposals to Councillors at early stages in the planning process, before submitting an application. Through member briefing these are useful in advising members about the proposals and raising key issues. The Council also encourages the use of models and materials to help communicate the scope and impact of developments. These can be particularly helpful at exhibitions. Design Review Panels, run in Medway by Design South East, have a particular use with larger or more sensitive proposals.”

3. SUMMARY OF PROPOSED APPLICATION

The current site

The site is located south of Lower Rainham Road, centred upon Pump Lane and extending, in part, to Lower Bloors Lane to the east and to Lower Twydall Lane to the west. The southern-most boundary is formed of the railway. The site is currently used as commercial fruit orchards.

AC Goatham & Son who own the land are relocating fruit production to other sites which are unconstrained by surrounding homes.

The proposals

The proposals are for a residential development which will provide an attractive place to live, with its own sense of place, whilst still retaining much of the rural character of the local area.

The plans include 1,250 homes, along with generous landscaped areas, open space and other community benefits to provide suitable facilities for new and surrounding residents. Along with new housing, this development will open up more green space for local people to use and enjoy.

It is proposed that at the heart of the development there will be a village green which will integrate with existing pedestrian routes. These routes will lead to further green spaces and children's play areas; providing residents a network of accessible routes throughout the site. A new primary school with playing fields is planned for the space at the rear of the existing houses on Lower Rainham Road.

It is proposed that access to the development be taken from Lower Rainham Road and Pump Lane.

4. THE CONSULTATION PROCESS

The consultation process for this scheme exceeds the requirements of the Council's Statement of Community Involvement.

Specifically, we have:

1. Made sure the consultation takes place as early as practically possible in the design development process, and is therefore 'front-loaded'.
2. Conducted appropriate engagement that fits the community's needs.
3. Used Plain English and adequate response mechanisms.
4. Analysed the results from the consultation objectively.
5. Publicised collective responses, with due regard to the Data Protection Act and General Data Protection Regulations.
6. Summarised how these responses have affected the proposals.
7. Ensured feedback, analysis and our response is available to the public and consultation participants.

Pre-application discussions with planning officers

A series of pre-application meetings have been undertaken with Medway Council. Discussions have been ongoing for the duration of the pre-application period. Over the course of these meetings the design of the scheme has been refined. Detailed information about this process and the evolution of the design is included in the Design and Access Statement.

Pre-application discussions with councillors, individuals and groups

Prior to consultation we identified the local councillors, community groups and other key stakeholders in the area of the application site, and built up a list of stakeholders. We contacted councillors, individuals and community groups to update them on the proposals and offer further information and request that they provide their feedback.

We will continue to maintain contact with these individuals and groups as the planning application progresses.

A meeting was held on Thursday 30 August at 2:00pm between the applicant and Dave Harris (Head of Planning Medway Council), Councillor Diane Chambers (Chair of Medway Planning committee) and Councillor Glyn Griffiths (Medway Planning committee). The meeting was held at the Medway Council Offices.

Publicising the consultation

We publicised the consultation to the residential and commercial units surrounding the site by distributing an information leaflet. The objective of the leaflet was to communicate information about the scheme, and to seek feedback via the leaflet feedback form and the consultation website. We distributed approximately 7,632 copies of the leaflet, which were delivered by Royal Mail post to ensure correct delivery. The leaflet was delivered to all properties in the area highlighted in the map below. A copy of this leaflet is available in **Appendix 1**



Consultation area

Leaflets were also sent to the following elected representatives and stakeholders:

- MP Rehman Chisti

Medway Council councillors representing Rainham North and Twydall Wards.

- Cllr David Carr (Rainham North)
- Cllr Martin Potter (Rainham North)
- Cllr Dorte Gillry (Twydall)
- Cllr Glyn Griffiths (Twydall)
- Cllr Anne-Claire Howard (Twydall)

Members of the Medway Planning Committee

- Cllr Tashi Bhutia
- Cllr Nick Bowler
- Cllr Diane Chambers
- Cllr Gary Etheridge
- Cllr Dorte Gillry
- Cllr Glyn Griffiths
- Cllr Adrian Gulvin
- Cllr Peter Hicks
- Cllr Dan McDonald
- Cllr Mick Pendergast
- Cllr Martin Potter
- Cllr David Royle
- Cllr Habib Tejan
- Cllr Stuart Tranter
- Cllr Les Wicks

Key local groups and stakeholders

- Friends of Berengrave
- Gillingham and Rainham Local History Society
- Kent Wildlife Trust
- Medway Countryside Forum
- Medway Pensioners Forum
- Medway Urban Parks and Green Spaces Forum
- Rainham Active Retirement Association
- Rainham Gillingham and Chatham Amenity Society
- St Mary's Island Residents Association

Project website

A project website was set up to communicate information and seek feedback on the scheme. The website has a unique URL at www.pumplane.org

The website allows people to access more information about the plans and to provide their feedback on the scheme. The website will continue to be updated and maintained throughout the planning application process. A screenshot of the website is available in **Appendix 2**.

Using appropriate response channels

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme, including:

- A freephone number, staffed during office hours: 0800 955 1042
- A bespoke email address: pumplane@yourshout.org
- A project website: www.pumplane.org

The feedback form contained GDPR-compliant information on how the responses provided would be used, which read as follows:

Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over.

You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

Quantitative and qualitative response mechanisms

The consultation included questions which allowed us to assess the response in a quantitative way.

The qualitative response was gathered from listening to individuals on the freephone hotline.

The feedback form asked for written comments about the scheme and the email service also gave an opportunity for people to send in written comments.

The quantitative and qualitative comments have been recorded and analysed objectively by team members from Your Shout.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to Medway Council.

The freephone, freepost, email address and website will all be maintained until the planning application is determined by the local planning authority.

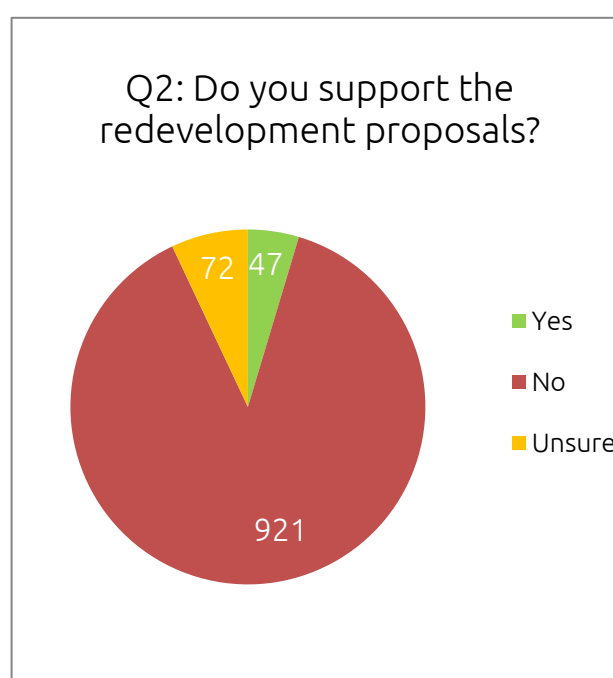
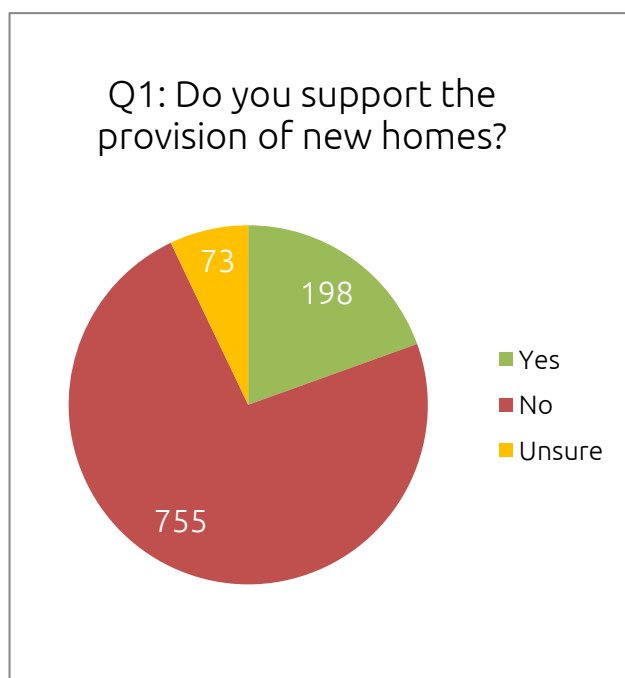
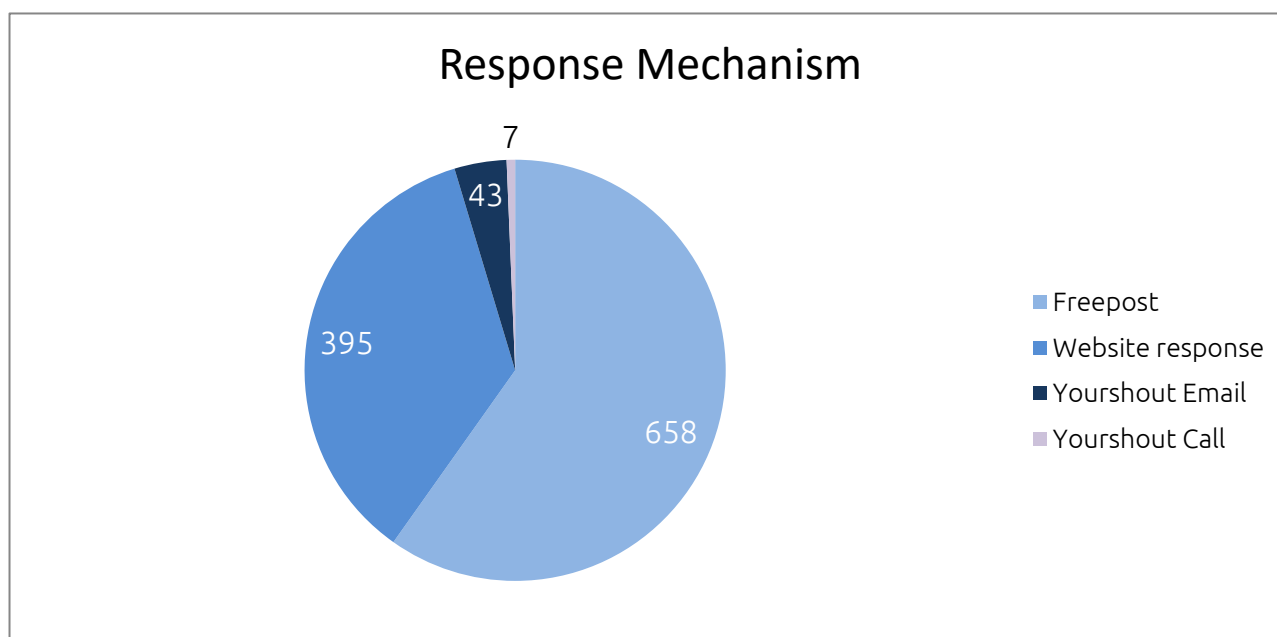
We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

Post submission consultation

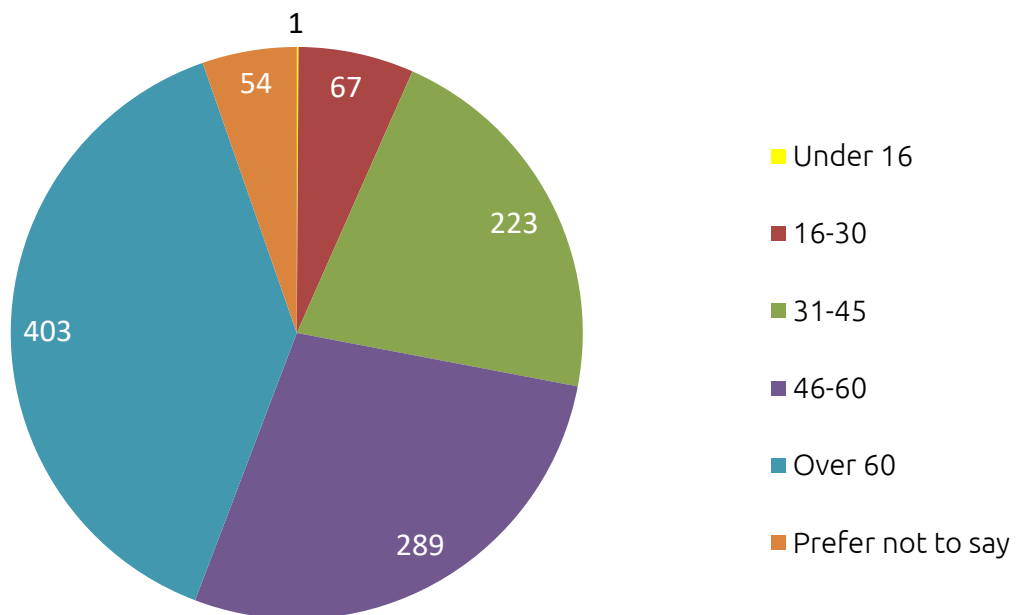
Once the planning application has been submitted the applicants intends to hold a presentation for members to run through the submitted proposals. They also intend to hold a public exhibition for local residents to view the submitted plans.

5. THE RESPONSE TO THE CONSULTATION

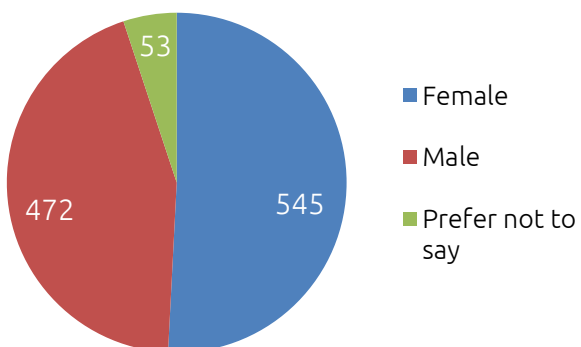
658 people sent in their feedback via Freepost and 395 people commented via the website. 43 people provided their feedback using the dedicated email address. 7 people used the Freephone line to share their feedback.



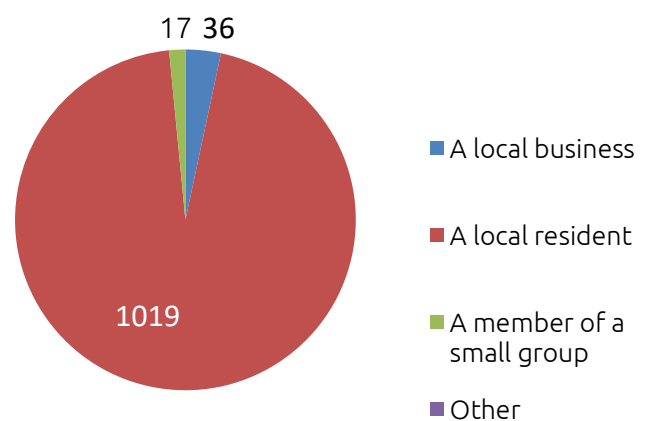
What is your age bracket?

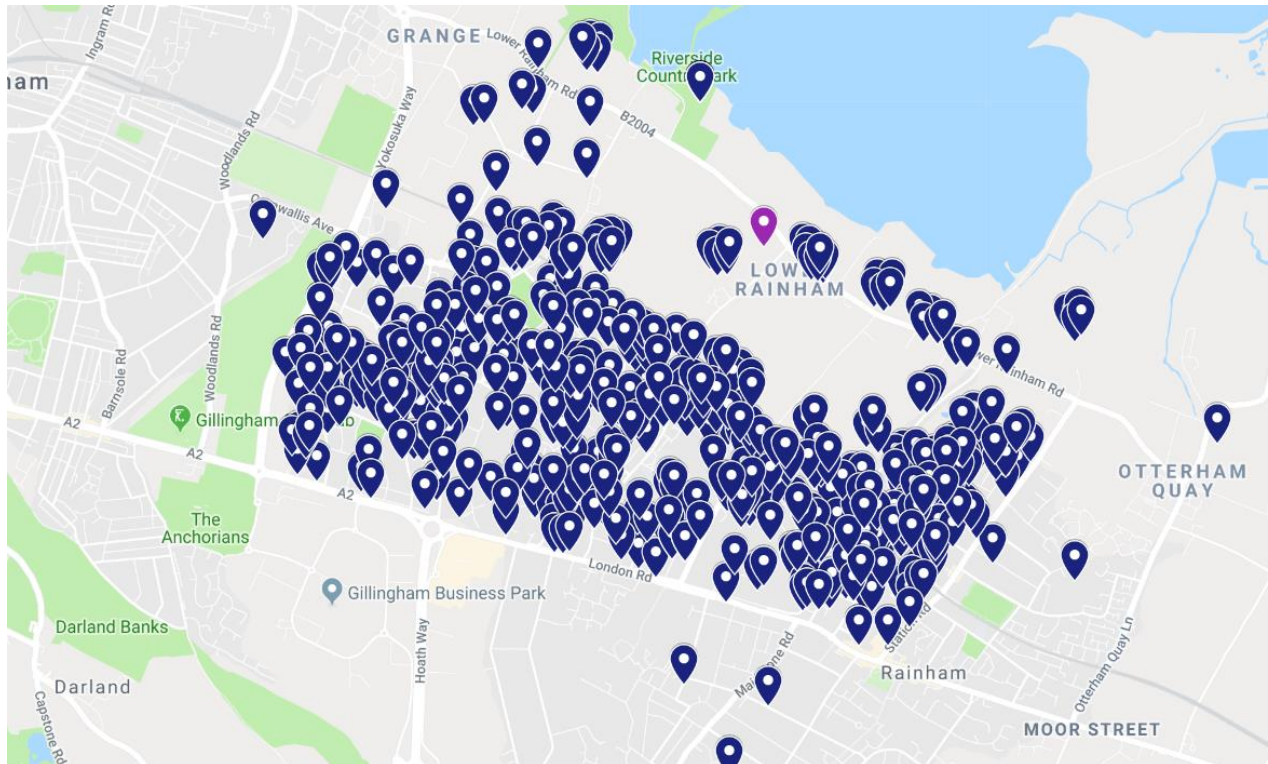


What is your gender?



Are you a...?
(Tick all that apply)





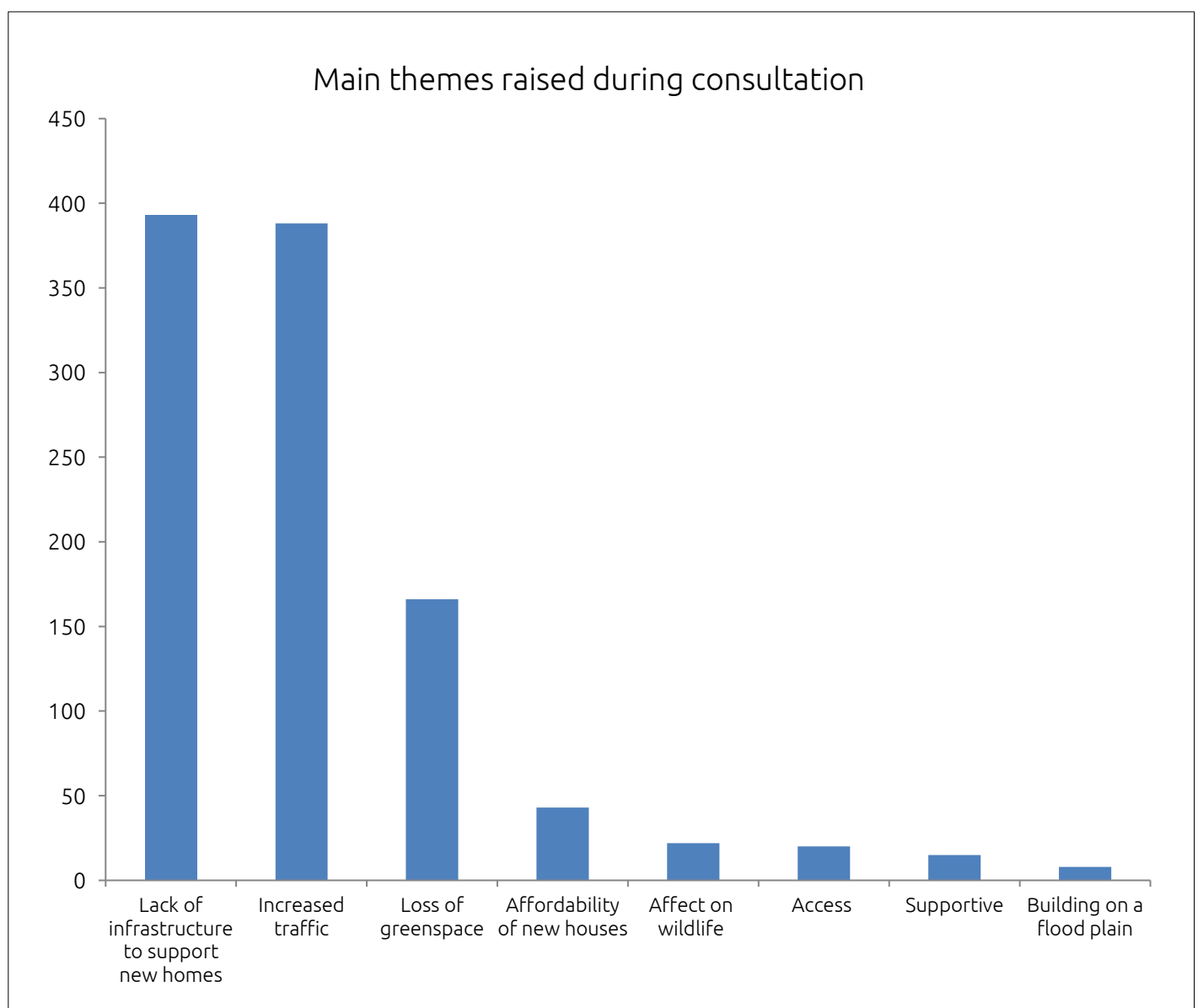
Two maps of approximate location of respondents: Zoomed in and zoomed out map

We have plotted a map, using Google My Maps, to show the locations of the addresses given by people who responded to the consultation. The approximate location of respondents is marked in blue.

Qualitative response

Recipients of the leaflet and other local residents had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The main themes raised are outlined below, along with details of how the applicant has responded to each comment. A total of **654** people left comments. The full comments received are included in **Appendix 3**.

Summary of key points and how we have responded to these comments



Themes from feedback

The feedback received covered a number of themes; the most frequent are displayed below:

1. Questions about the infrastructure in place to support the new residents (mentioned in 399 responses)

Key points:

- Residents concerned about the provision for doctors surgeries and secondary schools to support the new residents.
- Residents also mentioned there would need to be a more regular bus service to cope with the influx of people.
- Road infrastructure was also mentioned, with comments about the need for roads to be widened (linking to key issue 6: Access).

Qualitative responses included:

"We do not have enough places in schools. Doctors surgeries have closed and a very poor bus service."

"Insufficient infrastructure. Roads, schools, GP surgeries, overwhelmed Hospital (Medway) which cannot cope."

"Too many houses No amenities i.e. Doctors Infrastructure."

"The infrastructure cannot cope. There are Doctors surgeries empty as there are not enough doctors to fill them. Just a primary school will not help local facilities."

"Local services cannot cope now. Need more GP + dentist spaces, more hospital beds + schools."

The Applicant responded by confirming that the proposal included key infrastructure to support the new residents, including a two form entry primary school, a local centre which would include space for a surgery if required and other amenities for the local area, such as a 60 bed extra care facility and an 80 bed care home. The proposals also include a new village green as well as improvements to and the establishment of new pedestrian and vehicular routes through the site, improving the overall connectivity of the site with the local area. The scheme would also make appropriate S106 contributions to support the local infrastructure.

2. Comments on the increase in traffic to the area with new homes and more cars on the road (mentioned in 394 responses)

Key points:

- Concern about increase in traffic on the main roads in and out of the proposed development.
- Residents mentioning the road network cannot cope with this increase.
- Concerns that most homes will have at least one car.

Qualitative responses included:

"Before any further properties are built, everyone involved and that includes the council needs to review the road structure and make sure that the roads can cope with the potential volume. Nowadays properties have a minimum of 2 vehicles per house. With the current plans in place and this one, there is potential for another 3000 cars to require access from these already overused roads. To get from Rainham to Gillingham during rush hour can take approximately 45 minutes with the current traffic, out of rush hour it takes 15 minutes. With more vehicles this will increase the time. When the motorway is closed and the motorway traffic uses the A2 and Lower Rainham Road the area is hectic."

"This will create far too much traffic, when there is already too much."

"Concerned about the increased amount of traffic and congestion."

"The road infrastructure in the area is not adequate to support such developments-it will cause excessive traffic nightmares."

"The narrow country lanes cannot take the extra traffic."

The Applicant responded by confirming that the proposal included the provision of a new transport hierarchy within the site to include the provision of a legible and accessible vehicular and pedestrian access throughout the site. The proposal also includes improvement to the access on to Pump Lane and from Lower Rainham Road and will improve the connectivity between Lower Rainham and the Riverside Country Park. The highways implications of the proposal have been fully assessed and a report included within the application documentation. It concludes there would be no significant impact. The proposal will have a travel plan to encourage travel by sustainable means.

3. Residents are concerned about the loss of the existing green space (mentioned in 170 responses)

Key points:

- Concerns about building on green open land.
- The affect that the development will have on the green belt.

Qualitative responses included:

"Will ruin what is left of our Green Belt!!"

"I don't support the proposal because I feel it would spoil the rural feel of the area."

"Natural land is being lost sadly."

"When greenery is gone it's gone forever."

The applicant explained that the current site is a commercial orchard and confirmed the scheme will allow public access to the proposed green space for dog walking, running, walking, etc. Notwithstanding current informal dog walking, there is no public access and consequently no opportunity to benefit from using the existing green space. The scheme therefore enhances the opportunities for enjoyment of the space overall. The site would have increased permeability with pedestrian and cycle connections to the Country Park.

4. Residents also questioned the affordability of the new homes (mentioned in 45 responses)

Key points:

- Residents asked about the affordability of the new homes.
- Residents against homes being buy to rent.

Qualitative responses included:

"Do not support more 400-500k homes that no one in this area could ever hope to afford"

"I was lucky I bought my first house in 1960, I hope your houses will be affordable. Young people need a chance. Help to buy is the answer."

"The houses need to be affordable to all with social housing too? And NOT buy to rent."

The applicant responded by explaining there will be 25% affordable homes provided as part of the scheme in line with the Council's policy. This is linked to the viability of the proposal which is based on analysis of the local housing market. Therefore the proposal will include affordable housing with the values of the private homes to be reflective of the current housing market within Medway.

5. Residents comments mentioned their concern over the affect the development will have on local wildlife (mentioned in 23 responses)

Key points:

- Residents commented about the wildlife in the area and on this site and how the new development of homes would affect it.
- How will the existing wildlife be protected during construction and once completed.

Qualitative responses included:

"What about wildlife and rare species? Stag beetles for example. Why do you always want to destroy? A fair few dog walkers will leave nowhere to go ourselves included!"

"It appears you don't care about environment, wildlife etc."

"The countryside alongside this part of the River Medway must be preserved, for the wild fowl & enjoyment of the area by Medway resident."

The applicant responded by explaining that a full wildlife and ecological survey has been undertaken across the site with no significant wildlife presented, not least due to the nature of the site as a commercial orchard. The existing boundary vegetation would be generally retained and enhanced with additional planting throughout the site.

6. There were comments relating to the access into the new development (mentioned in 20 responses)

Key points:

- Residents commented that the roads to access the development would need to be widened to support the increase in traffic (linking to key issue 2: Increased traffic).

Qualitative responses included:

"Have you seen the very poor road access? Are you going to pay for a road widening?"

"Access to & from the development is on 2 country roads not sustainable unless major changes are made."

"We are worried about the access to the lower road and the A2."

The applicant responded by confirming that the access from the North at Lower Rainham Road would be improved to allow safer access on approach from the West. Pump Lane itself will continue to be for existing local access only with the new road infrastructure being provided on site at the earliest possible point upon approach from the South.

7. There were supportive comments for the new development (mentioned in 15 responses)

Key points:

- Supportive comments were received, with some residents understanding the need for new homes.

Qualitative responses included:

"I think it is a great idea for the older people living in and around the area to have a place to go to if they are unable to live in their own places due to ill health and are unable to look after themselves."

"I like the development."

"Excellent plan people need homes."

"I am supportive of new homes development as it is a necessity."

"Properties are in great need. I hope that some will be available to Medway council for families."

8. Questions were raised regarding building on a floodplain (mentioned in 8 responses)

Key points:

- Residents are concerned that the new development is located on the flood plain and the impacts this may have on neighbouring properties.

Qualitative responses included:

"This is a rural area parts of which are a flood plain area."

"Your building on a flood plain. 100% no!!"

"In living memory I can remember flooding"

The applicant responded by explaining that the site is not located on the floodplain.

6. SUMMARY AND CONTINUED CONSULTATION

The applicant has undertaken public consultation to ensure local stakeholders and residents have had an opportunity to comment on the emerging proposals in advance of submission.

A list of key stakeholders has been put together to ensure that all interested parties have been kept informed of the plans and given a chance to ask questions and give feedback. This list included, but was not limited to, stakeholder groups that were suggested by Medway Council planning officers. Where information has been requested, it has been supplied in an easy to understand way.

A wide variety of ways to respond to the public consultation were available. Feedback could be given by using the feedback form, freephone number, a freepost address, a dedicated email address and an online survey.


The key local stakeholders and councillors were contacted prior to the consultation and have been given the chance to engage since.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by Medway Council. The submission of the planning application does not mark the end of this consultation and the Applicant will continue to meet with local groups and individuals as appropriate throughout this process.


February 2019



Appendix 1: Consultation leaflet



FREEPOST RTXU-JGSR-KHLE
Pump Lane Consultation
Your Shout
107 China Works
Black Prince Road
London SE1 7SJ





Site location map

HAVE YOUR SAY ON LOCAL REDEVELOPMENT PROPOSALS

The emerging proposals are for a residential development which will provide an attractive place to live, with its own sense of place, whilst still retaining much of the rural character of the local area.

The proposals are still being developed and before a planning application is submitted to the council we want to hear your views on the emerging plans. Please either visit our website or complete the feedback form overleaf and send back freepost.

www.pumplane.org

PUMP LANE PROPOSALS

THE SITE

The site is located south of Lower Rainham Road, centred upon Pump Lane and extending, in part to Lower Bloors Lane to the east and to Lower Twydall Lane to the west. The southern-most boundary is formed of the railway. The site is currently in use as commercial fruit orchards.

AC Goatham & Son who own the land are relocating fruit production to other sites which are unconstrained by surrounding homes.


THE PROPOSALS

The emerging proposals are for a residential development which will provide an attractive place to live, with its own sense of place, whilst still retaining much of the rural character of the local area.

The plans include 1,250 homes, along with generous landscaped areas, open space and other community benefits to provide suitable facilities for new and surrounding residents. Along with new housing this development will open up more green space for local people to use and enjoy.

It is proposed that at the heart of the development there will be a village green that will integrate with existing pedestrian routes. These routes will lead to further green spaces and children's play areas; providing residents a network of accessible routes throughout the site. A new primary school with playing fields is planned for the space at the rear of the existing houses on Lower Rainham Road.

It is proposed that access to the development be taken from Lower Rainham Road and Pump Lane.



Example sketches of the new homes

CONTACT US

Email: pumplane@yourshout.org

Phone: 0800 955 1042

Website: www.pumplane.org

Write to us:
FREEPOST RTXU-JGSR-KHLE
Pump Lane Consultation
Your Shout
107 China Works
Black Prince Road
London SE1 7SJ

FEEDBACK FORM

We want to know what you think about these proposals. Please fill out this form and return it in the post, you won't need a stamp!

NAME: _____

ADDRESS: _____

POSTCODE: _____

EMAIL: _____

TEL: _____ DATE: _____

Q1. What is your age bracket?
☐ 16 - 30 ☐ 46 - 60 ☐ Prefer not to say
☐ 31 - 45 ☐ Over 60

Q2. What is your gender?
☐ Female ☐ Male ☐ Prefer not to say

Q3. Are you...? Please tick all that apply
☐ A local resident ☐ A local business
☐ A member of a local group (please state/specify) _____
☐ Other (please state/specify) _____

Q4. Do you support the provision of new homes?
☐ Yes ☐ No ☐ Unsure

Q5. Do you support the redevelopment proposals?
☐ Yes ☐ No ☐ Unsure

Your comments: _____

Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over.


You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

SEND US YOUR VIEWS ON THE PLANS

Appendix 2: Consultation website

PUMP LANE

[THE SITE](#)[THE PROPOSALS](#)[HAVE YOUR SAY](#)[CONTACT](#)



HAVE YOUR SAY ON LOCAL REDEVELOPMENT PROPOSALS

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The proposals are still being developed and before a planning application is submitted to the council we want to hear your views on the emerging plans.

[Privacy policy](#)
[Contact us on](#)
[Email: pumplane@yourshout.org](mailto:pumplane@yourshout.org)

**PUMP
LANE**

THE SITE THE PROPOSALS **HAVE YOUR SAY** CONTACT

HAVE YOUR SAY

We want to know what you think about these proposals. Please tell us your views by answering the following questions.

DO YOU SUPPORT THE PROVISION OF NEW HOMES?

☐ Yes

☐ No

☐ Unsure

First Name

Last Name

Email

Mobile phone (optional)

☒ *Send me email updates*

☒ *Send me text messages*

NEXT QUESTION

Appendix 3: Written comments from consultation – Feedback form + website

Written comments: Freepost feedback form + online survey
Too much traffic now!! How will the roads, schools, doctors and especially the hospital cope with this number of residents? 1 new school won't help much.
We have very few areas of open land (the Lungs of Gillingham). Also our roads need attention before we encourage more usage.
Make sure roads can cope with cars
no comments
Please can you email a better map of where the proposed development will be built, I cannot see from the photo what land exactly the proposal covers. I am in Eastcourt lane and would like to know how close this development will be to the house I have just bought. This is my second email asking for this info.
To whom it may concern The proposals for The Pump Lane development as they are completely irresponsible Local Schools, Hospital & GP Surgeries are at breaking point already and with the potential of 4,000 new residents in the area, this will exasperate the problem. Unless new schools and GP surgeries are built under this scheme then it should be refused. Medway is in desperate need of a new hospital, this land could be used for that or land on junction 4 of the M2 so there is easy access Medway doesn't have the infrastructure for expansion, all you need to do is drive through the towns when there is an accident on the M2 to realise this.
Dear Sir/Madam, 1250 homes so let's say 2000 cars going to work and 2000 cars coming home plus deliveries etc;. Get in your car and drive down Pump Lane and tell me how that is going to work?? Even exiting onto Lower Rainham Road means you'll have to turn it into a dual carriage way.
Kent the garden of England? Our hospital is overcrowded now, so HATE THE IDEA, what about our green belt? And the narrow country lanes cannot take the extra traffic, there are all ready new houses in Pump Lane where the farm sold off some of its land. What will happen to the lovely walk along country path ways from Pump Lane to Berengrave Lane coming out near Longleys old rose nursery. Lovely for parents & children, cannot bear the thoughts of all that land being built on- its greed someone is making a lot of money out of it.
I write in response to the Have your say leaflet that I received this day and wish to confirm my objection to this outline proposal as follows: The proposal for 1,250 new homes situated on land adjacent to lower Pump Lane is clearly the developers opening bid. There is no way the local infrastructure could cope with an additional 1,250 homes. There are already pinch points in the following areas during rush hour, when the A2/M2 is closed and at School start and finish times: Station Road - to and from Medway Tunnel, Top of Beachings Way Top of Berengrave Lane Traffic lights adjacent to the Three Mariners on the Lower Rainham rd. This is the third proposal that I have seen for the area (Berengrave Lane & Station Rd.) and I have commented that the none of these proposals are feasible until the roads infrastructure has been modernised to cope with current and additional traffic flow.

I understand the need and the government's requirements for additional housing. The council should use the developer to run modelling, run traffic flow scenarios, taking into account considering their and the other in flight development proposals and pay for any improvements as part of their planning fee. This will give the town planners a greater view on housing numbers and would be a win for the developers and the local economy.

In future, when sending out leaflets for response can I recommend adding a sealed response envelope as an open postcard beaches Data Protection IMHO.

Thanks for the chance to respond.

This is to inform you that as a family we are totally against yet another housing estate, yet again taking up our farmland! We have in the last couple of years numerous housing developments gone up in Rainham with another planned to start in March 2019. There are very few which as a normal working family you could call affordable housing, affordable housing is desperately needed for the residents of Rainham this is not happening, as the constructor's affordable and our affordable are very different. We do not have enough Doctors to cope now with the new developments a lot of Rainham residents have to go out of Rainham for a Doctor which is not right. The schools are well over prescribed so 1 new primary school will not do, have you forgotten about the senior schools? They will not be able to cope either. Basically the infrastructure is not there to be able to manage a further 1250 new homes, the roads in Rainham are in a terrible state with no signs of them being repaired in a decent manner rather than just keep filling the pot holes with cheap materials that do not last any decent length of time. The drainage system is old and cannot cope, they do not get cleaned out like they used to. So NO we do not want any more, housing as that will just add to all the problems Rainham has thanks to the other developments.

Good morning as a resident on the Lower Rainham Road I think this proposal is absolutely ridiculous firstly the surrounding roads are so heavily congested at the best of times by putting this amount of houses you would increase the traffic by at least 2000. Already all the schools are full so are all the doctors and dentists and the impact on the environment is absolutely horrendous also what about the infrastructure it's already at breaking point crazy idea.

We will strongly oppose any development of this area, the impact on our infrastructure will be overwhelming and will not be able to support the extra load placed upon it. Think again

Although I do not disagree with the development, I am concerned that there will congestion in accessing and exiting the site. There must be a roundabout at the Lower Road. Will other access routes be provided and if so, where? Pump Lane must be widened considerably and that will be difficult south of the railway and at the Lower Road area due to other housing. There will need to be a NHS facility because the current facilities cannot cope already.

I note that you have considered schooling but what public transport arrangements will be made. What shopping facilities will be provided?

No! Only sensible and quickest access used is Twydall lane.

Change this and I will agree to proposals.

we need more direct access best of luck

As a resident of xxxxx (Pump Lane), I would like to voice my strong objections to the proposal of a residential development that would completely engulf Russett Farm, for the following reasons: -

1) On purchasing my house from Asprey Homes in 2006, we were told the surrounding areas were 'Green Belt' that could never be built on. I moved from London and bought this house solely due to the rural seclusion of the development

2) On retiring as a Police Officer from the Metropolitan Police last year, I spent in excess of £30,000 revamping my home ready for my retirement. In fact, I have just finished having my garden refitted. This garden currently overlooks a beautiful orchard. I think it is absolutely disgusting that these proposals have reached this stage, without anyone having the decency to update residents. I for one would have moved and saved myself £30,000 into the bargain, had I known

3) Russett Farm itself, consists of 24 small houses in a gated development that is housed beyond an electric

gate, for which each resident contributes £42 per month. The crime rate at Russet Farm is zero which as an ex police officer was an absolute clincher for me.

I would like to know how building 1250 new homes and a school - to include open community spaces, pedestrian routes and children's play areas (for local youths to congregate) would be in retaining much of the rural character of the local area

4) As it is, Pump Lane, Lower Rainham Road and Beechings Way are already an absolute nightmare to drive through, particularly during rush hour periods, as drivers use Pump lane as a 'cut-through' and never keep to the stated 30mph speed limit!. With all due respect, building this development would do nothing but exacerbate the traffic problems - not to mention the added pollution this project would create

A shout this is indeed!

The medway towns are being drowned with new housing developments and seriously cannot cope - the roads are gridlocked, the hospital is on maximum capacity already and our green space is rapidly being swallowed up for profiteering and greed!!!

Are YOU a local resident having to battle the stress and fatigue caused by spending hours of your day in traffic jams - no, I guess not!!! This is the case for US and our quality of life and family time is being depleted just for someone to make a handsome profit!!

I AM NOT in favour of any further development within Medway and I will do everything in my power to object this and other proposals

I have just received your leaflet regarding the proposed redevelopment of land and want to record my opinion, however, I will not be completing the form to return to you as this contradicts the new GDPR legislation as you expect me to write details such as name, address, email etc. and then send it back freepost/postcard style for all to see.

Instead I will record my views here:

xxxxxx

you now have my email
Prefer not to supply phone number
prefer not to say age

I am a local resident
No I do not support the new homes or redevelopment

My reasons are that while they sound great and you propose to build a new primary school, where do you propose that the children go when they reach secondary age as the secondary schools are already bursting at the seams. Also where will the residents go for a GP we do not have enough for people who live here already, where will they go when they need hospital treatment as Medway Maritime cannot handle the patients they have now. We are already an underfunded area which has high crime volume, I propose you look after the residents that are already here before you introduce new ones.

I am writing to say that I am so against your housing proposal. I have lived in Medway since I was born and seen it change over the years. The site you wish to develop is one of outstanding beauty and is home to so many animals. I totally disagree with any proposal for housing.

I have walked many times over the railway bridge down Bloors Lane and it's a beautiful area. Developing lower Rainham would be an awful idea

I AM REPLYING TO THE FLYER SENT TO LOCAL HOUSES.

This proposal borders 2 very narrow roads. Lower Rainham Road is already congested at peak times. The junction with lower pump lane is impossible at these peak times. The infrastructure cannot support this large proposal. Also the junction of lower pump lane with beechings way is also very narrow and uses a strategic railway bridge which if damaged by any traffic incident would freeze the rail route to London.

Has anyone even considered all the extra traffic? The roads are already at a standstill!
Where will all the extra people go for a GP surgery? That are already at braking point?

Where will they go to hospital? They are already full!
Why can't you build these places in less populated areas?
I do not support this in any way shape or form, have you even tried to drive around Medway at peak times? Pump Lane is already a dangerous stretch of road this will no doubt make things even worse, The Lower Rainham Road is already like a main road, but is bumper to bumper every morning and evening!
This needs to be thought through, I travel to Maidstone hospital every day for work this used to take me 35 minutes, since the new houses everywhere it takes me between 50 minutes to 2 hours there and the same back!

I know this will fall on deaf ears but at least I can say I tried to warn you!

I have just received the letter today informing us of the proposed plans for the lower section of Pump Lane. I am a local resident and already plans have been passed for a 120 new homes on the Old Nursery site in Berengrave Lane which is less than a quarter of a mile from where I live.

Like most local residents in the Rainham area which has seen quite a bit of new builds going up in recent years, concerns are rapidly growing as to what Schools what Doctor (GP) and can the local Hospital A&E which by the way is normally a 4-6 hour wait and that's on a good day cope, also these new residents going to register with.

Already the local services are stretched to the limit.

I have lived in Rainham and surrounding area since 1968 and there are only two schools that spring to mind that have been built from new and that's Deanwood primary and Mierscourt primary.

My Wife had a scan at the local hospital in August this year and was given an appointment for this coming Monday 13th November she also suffers with an eye complaint her Monday appointment has now been pushed back to the end of December & her eye appointment that she was supposed to have at the beginning of December has now been put back till January 19.

This clearly shows that the local services cannot cope with the current demand placed upon them.

With this in mind I am totally against this new development going ahead.

I believe that any area that developers want to build new homes on then there should be provisions made to build schools etc.

All developers should be made to pay into a general kitty for funding such projects.

Comments for consideration

Pump lane (single track road) and Lower Rainham Rd will not take the >1250 vehicles without vast improvements

What will be the mix of social/private housing

Will local schools be able to take the extra children

We are not against the development just need more information on how you propose to incorporate approx. 3000 extra people on what are basically rural roads

I appreciate new homes need to be built if they are needed. However in the vicinity of my property (Macklands Way) there is currently three sites being developed/applying for planning permission (excluding this one). The A2 and Lower Rainham Road are grid lock during rush hour times without adding more vehicles to these roads. The roads cannot cope as they currently stand.

The area I live in is already becoming a commuters Car Park, not sure if it is because they don't want to pay the charges or insufficient parking available at the station. This is not fair for the residents in the area and should not be acceptable.

Before any further properties are built, everyone involved and that includes the council needs to review the road structure and make sure that the roads can cope with the potential volume. Nowadays properties have a minimum of 2 vehicles per house. With the current plans in place and this one, there is potential for another 3000 cars to require access from these already overused roads. To get from Rainham to Gillingham during rush hour can take approximately 45 minutes with the current traffic, out of rush hour it takes 15 minutes. With more vehicles this will increase the time. When the motorway is closed and the motorway traffic uses the A2 and Lower Rainham Road the area is hectic.

Please review the road structure. The current access around Rainham cannot cope and this development will put more pressure on the unsuitable roads.

As a resident of xxxx my partner and I are absolutely heart broken by the prospect of this development. Not only is deeply saddening to lose such beautiful orchards & wildlife, but the reality of an en-masse influx of traffic, reduced air quality without any reasonable provision for managing the impact on local infrastructure is deeply disturbing.

Illustrations on your website suggest a community orchard bordering Russett Farm. What certainties are you giving residents of this? Can you also let us know what stage you are with the planning?

To whom it may concern, I would like to say that whilst I understand the need for homes and that Medway Council has quotas to meet, my husband and I strongly disagree with the proposed development around Pump Lane. There are several reasons for our lack of support, not least of which is the destruction of open farmland which will substantially affect the rural nature of the area. There have already been several new developments in the area and some yet to be completed. I speak of Station Rd, Lower Rainham Rd, Berengrave Lane, Otterham Quay Lane and Motney Hill in particular. What is being proposed is, in effect, a small town plonked in the middle of another green space.

There are also many practical reasons why the development should not be located at this site. For example, access through Lower Rainham Rd is not suitable as anyone who uses the road at peak times will know. This road is already congested as drivers endeavour to avoid encountering the traffic jams on the A2 through the centre of Rainham and motorists encounter long waiting times. This is exacerbated when there are problems on the motorways, when much of the traffic has to take the only alternative routes through Lower Rainham. At these times, which are not infrequent, Otterham Quay Lane, Pump Lane, Station Rd and Eastcourt Lane are also badly affected. This development will also increase traffic through any of the small roads that provide a route under or over the railway, three of which are only single track, allowing only one way traffic, and one being managed by a very busy main line railway level crossing. This would be intolerable to residents and would be devastating and harmful to the community. It must be seen that this site is inappropriate for any development. The flyer states that it would be an attractive place to live but undoubtedly it would make Rainham a far less attractive place to live as it would devastate the heart of what gives Rainham the semi-rural identity that is so dear to its residents. Please keep us updated as to how the proposals are progressing. Thank you

Against. The traffic around here is awful as it is. By adding another 1,250 houses you are bringing average 3,000 more cars. If the infrastructure e.g. new roads to cope with demand was there might not be as much of a problem but it isn't. Have you sat in the traffic? Another 1250 houses to put more pressure on the doctors and Medway hospital. Another primary school ok, but these children get older-no mention of secondary school.

Said she would join with others in putting in a strong objection. She said there were too many kids in schools, not enough GPs or hospitals for people. She said Pump Lane was dangerous already and the facilities nearby are dreadful.

The local infrastructure is poor and an additional LARGE development will lead to around 4,000 extra people when we already have need for a bigger hospital, more doctors, better roads. The area is regularly clogged up at 'rush hour' and even worse when there are problems on the M2.

Lower Rainham Road is a busy, fast dangerous road already it does not need further traffic. I was told that we would get traffic calming years ago- it never happened- we are still a 40 mile zone which is used as a race track at night. How could you possibly bring more chaos to an already chaotic road?

I object to the removal of existing orchards and green spaces, these need to be preserved. There will also be increased traffic/pollution on roads which already get congested and are not designed for large volumes of traffic.

Not enough schools hospitals roads + Drs to support this.

TRAFFIC!

Absolute disgrace. Yet more destruction of the open countryside in this proposal. The services and infrastructure cannot cope with this amount of housing. It cannot cope at the moment. When will the destruction to our countryside stop!!! And it's a floodplain!!!

New homes will only add to the terrible traffic problems that already exist on the A2 + lower Road. Medway hospital also at capacity.

I believe you have been in consultation with Medway Council regarding 1250 new homes at the above location and wondered if you may have any detailed information to the extent of discussions, or any information that you could provide on this subject.

Please, please stop taking away the green belt and flood plains from this area. The roads cannot cope with the traffic that there currently is, let alone the extra traffic that will happen as a result. People, who have lived there for years, have been told there will be no, or an even more limited bus service; how can this be when there are more homes? There are so many areas that are brown that are being left, areas that need more money to develop these areas. It's so sad that an area that was once considered rural is no more and the support services just simply are not there. This planning is greedy.
Definitely opposed to this development as is everyone I have spoken with about it. Far too many houses and of the wrong type. There is an abundance of family homes in the area - if any housing is needed which it isn't really - it would be affordable housing for young couples trying get on property ladder. There is nowhere near enough facilities to support this. Doctors, dentists etc. are already a struggle to get - not to mention Medway hospital - A&E already under massive pressure and waiting lists for other services are a joke. Schools are already oversubscribed - not just primary but also secondary particularly selective schools. This has not been even slightly thought through. Just a money making suggestion for the developer - there is no need for yet another development of this scale in the area. Land could be put to much better use but obviously won't make so much money.
The area can't cope with anymore housing. Traffic is always at a standstill, schools, hospitals, dentists, gp surgeries can't cope as it is.
The A2 through Rainham and the Lower Rainham road are already gridlocked during peak hours- so is Bloors Lane up to the A2. These proposals will add about 2500 cars to that issue. Unfortunately the infrastructure just won't cope.
We should not be building on greenfields sites. You should be developing brownfield sites first. Although there is a proposed new school, there is nothing about new doctors surgery's this will also cause more strain on Medway Hospital, as they are already overstretched. Not to mention extra traffic in the local area.
Pump Lane Road improvement. Impact on local schools. Traffic flow on A2 & B2004. Archaeology. Grange Farm, Roman dig. Berengrave lane Stone Age finds. Plus finds all over this area. Geology. Buried streams/river leading to Medway. Evidence of Brick earth removal.
Geologically unsuitable- sink holes in surrounding area risk of flooding high levels of pollution from proximity of M2 & M20 motorways lack of facilities- health services, public transport etc.
This is one of many proposed and already happening developments but what isn't being sorted out is the congested road network and our health service which is in crisis.
How will this community support extra families, schools, GPs, traffic, etc.... Also average family income does not allow people to purchase such high value houses
It appears you don't care about environment, wildlife etc. and will destroy what green we have left, so I don't think or want it to go ahead (by her daughter).
When I cannot get off my drive for up to 15mph in this morning NOW because of the amount of traffic that comes along the Lower Rd now, where are we gone to put another 2500 car+vans, we will be grid locked No-No-No-No
The roads around this area will not be able to cope with the extra traffic. Why is all our countryside being built on?? Please preserve the garden of England!
Make area opposite current pub the village centre and cut number of houses by 4. There are new houses in the area not selling no requirement for primary school as spaces at nearest 2 Road network can't support more cars on it at peak times If you created a new (train) station at Pump Lane bridge you might be able to justify houses there. Building houses doesn't open up more green space.
The countryside alongside this part of the River Medway must be preserved, for the wild fowl & enjoyment of the area by Medway resident. The Medway conurbation spread must not destroy the community of this
Medway is losing valuable countryside at an alarming rate to concrete. The Hospital cannot cope, the roads are a nightmare. The local sewage works is at capacity. This will do nothing to improve the area, only help to ruin it.
I do support the provision of new homes but not until the Lower Rainham Rd is upgraded and indeed Pump Lane (please come and see both roads in rush hour) Also the A2 from Gillingham to Rainham. Another point is our hospital (Medway) it can't cope. Now, perhaps plans could be that you put money into the upgrading of the said hospital. So for this project it's a big no yours xxx (please phone at any time)

As due to volume of traffic on the Lower Road proposals for the equestrian centre more rejected how can the road to service 1200 homes now be a viable proposition?
The local area is already overcrowded, there is not the infrastructure to support more & more houses in the area, enough already!
What about the already very overloaded Medway Hospital!! And No doctor surgery!
Have you thought building new GP, hospital nursery etc. rather than only primary school? Lower Rainham Rd is congested at present and how it copes more houses??
We do NOT need another 2,500 cars on their local roads! We have had numerous incidents on the A21/M2 in the last few years- and they cause gridlock on our streets/roads. Also as carers, my wife and I have enough trouble looking after our parents with up to three visits a day plus trips to hospital (parking is a nightmare) and clinics!!
With so many extra houses in this vicinity the road between Pump Lane and Station Road is at peak times every day the most polluted road in the county! And must be improved to allow traffic to flow easily in both directions, also nothing is mentioned about medical facilities, i.e. doctors, dentists and chemists.
This space should be left as a green space for us and our children to enjoy. Give the space to riverside and make the park bigger.
How can yet more development around Lower Rainham Road be beneficial and continuing with the rural surroundings? LRR have to put up with large volumes of traffic usually and now developments planned for bottom of station road and beside Berengrave Lane, plus Motwey Hill any motorway problems they drive along LRR. All the trucks for the building works and once built the additional traffic of new residents. No one adheres to the 20mph what about noise + pollution? What about commuters by train who have difficulties parking? The Council car park in Station Road. There's no proper bus routes either more people more drain on NHS when cannot get a Drs appointment now! Also the police can't cope now with incidents- what will happen with all the extra persons?
There are plenty of parks country park the Stranded Romamy rd Beechings Green etc. Our hospital is under too much pressure and doctors already. The traffic in Pump Lane is horrendous most of the day. Our schools are lacking enough teachers for children already there. The bottle neck by the mariners pub at lights is very polluting with jams at rush hr. Council would not allow Rokoto have equestrian centre on Lower Rainham Rd because of traffic.
Do not think it is a very good place for 1250 new homes the traffic on the lower Rainham Road is already very busy and it will ruin some very nice country side
No more countryside should be given over to ugly developments which do nothing to solve the need for low cost and social housing. These developments are a blight on our country.
Traffic problems already exist along the lower road and with 1,250 new homes it would become intolerable! Also the designs of the houses look boring- do you not have designers with any creativity? Why are you taking more green areas from Medway?
I already had a vague knowledge of these proposals from speaking to neighbours who attended the recent meeting at Rainham Cricket Club to discuss the Berengrave Lane development. I believe every comment on the Berengrave Lane development from local residents was an objection (certainly all of those I read on the council website) - the proposal there is for 121 properties which is dwarfed by the Pump Lane Proposals being some 10 times the number of properties! You will therefore appreciate that the number of objections that will be lodged in respect of the Pump Lane Proposals will be in similar if not much larger proportions and rightly so.
All the objections we saw in the respect of the Berengrave Lane development apply but much, much more so. We are basically very concerned about infrastructure. From the limited information so far supplied, it appears that there will be no improvements to what are essentially country lanes in order to access the site. I would have thought that every new occupier will have at least one car with large numbers having two or three so we will see at least another 2,000 cars in the area - this on top of the additional traffic which will be generated from the Berengrave Lane and other new developments in the area such as Mierscourt Road and Otterham Quay Lane. It is now almost impossible to move around the area with long tailbacks on a daily basis along Rainham High Street and London Road both ways so developments of the size proposed will simply make matters far worse. What are the plans to combat these problems?
Added to the road problems we have insufficient schools, doctors, hospital facilities and trains. My

understanding is that the doctors' surgeries in Rainham are at or beyond capacity and Medway Hospital is unable to cope with emergencies and is under resourced generally. Are there plans for new doctors' surgeries and a new hospital? The information supplied talks about a new primary school but small children grow up and need to attend senior schools so where will they go? It seems likely that within a few years there could be more than 1,000 additional children requiring education so are there plans for a new senior school as well?

There are also insufficient trains serving the area. My wife and I moved here over 40 years ago and there are hardly any more trains serving the area now than there were then - in fact getting to Cannon Street and Victoria is decidedly more difficult and slower than it was then. I would estimate that the population of Rainham and its surrounds have doubled in that period leading to an insufficient train service for what is very much - and probably more so now than ever with large numbers of people being encouraged to move here from London - a dormitory town. Most trains I have travelled on in recent times have been overcrowded - therefore what plans are there to improve the train service given the proposals to introduce thousands to the area?

To recap and summarise my questions:

1. What plans are there to deal with the ever increasing number of vehicles on our local roads and to improve the existing roads to provide sensible access to the new estate planned?
2. Are there plans to increase the number of doctors' surgeries and improve the number of hospital beds available to cope with the influx of people?
3. What plans are there to improve the number of senior school places, particularly given that a need for a new primary school has been identified?
4. What plans are in place to improve other transport links (particularly trains to and from London)?

I should be grateful for a response to these points which I am sure are being raised by many others.

Like any development there is always a huge oversight or down playing of the impact this will have on an already overcrowded residential area. Medical centres within the locality have stopped accepting patients as they are full. The road networks are currently laden with excess traffic and amenities are minimal. If your proposal were to go ahead, then it will be to the detriment of the location. It's all well and good chucking up some houses but in doing so, the loss of green land affects us and our families. There is a bigger picture to building on top of a hugely overpopulated area, yet the greed for money completely blindsides those in the position of power.

I do not agree to another new large development of this size.

One primary school is not enough. The children will grow up in the families where are they to go. Our schools are already overflowing.

Our hospital is bursting at the seams. We don't see a policeman from one month to the next. How will we deal with an influx of people for another development of that size

A development site of 2,500 homes would bring a minimum of 2,500 people. An average family is 4 per persons per household. Each site from what I can gather from family that live in newly built rented accommodation have to give 10% to the council to allocate as they see fit.

In my experience of watching lovely newly built sites turn in to a rough, dirty rubbish tips with council tenants who have no respect.

LOOK AROUND – The Vineries, St Mary's Island. Lovely new sites which have council tenants in and the house and area around them look like "S...holes".

The area could do with a nice new swimming pool with a moving roof which opens more regular than the strand which has also turned into a pool just so the Eastern Europeans can wash themselves and their clothes. Our kids need sport and activity and to be encouraged away from TV and technology from time to time.

Bring something to Gillingham other than another money making scheme for the developers.

No we definitely DO NOT support the provision of new homes in this area NO do not support the redevelopment proposals We think this is a ridiculous proposal. We live on the Lower Rainham Road and what was once a quiet little country Lane is now a very busy main road. Morning and evening rush hour the traffic is at standstill outside our house. Continual rush of traffic throughout the day. There is a total lack of amenities Doctors, Schools, Hospitals etc. Far too much building going on in this area. What was beautiful countryside and orchards now becoming a concrete jungle? Our green areas are being destroyed ☹️
Where is the supporting infrastructure- the schools, doctors, hospitals, police, fire etc. You can't keep building on every piece of available space. Look instead at developing properties that lay vacant/derelict. Leave some green space for the future generations!!!
Pressure on, Ameranatis Doctors hospital, water power The area is much too overcrowded now the development will make our area much worse. People and traffic overcrowding any social housing?
I am unsure because the plan must include Lower Pump Lane being widened. Also the Upper Pump Lane section should have traffic calming and possibly traffic lights at the A2 junction. (school traffic) This is all because of the extra traffic that would use Pump Lane. Without these inclusions it cannot be supported.
Don't like the access along Rainham Road/Pump Lane.
What is needed is quality social housing especially bungalows for those with disabilities- Not private housing!
Will create more of a problem on the roads and doctors!
The site proposed has not enough road access on Lower Rainham Road no bus service no shops no extra doctors for area.
Though the proposed developments are in a beautiful area+the surrounding area will be lovely for people to live in & near; it is a great pity to loose green space; & going into the future there seem to be no more provision for water supplies, medical care-centres, schools nearby police+reserve services, shops+travel these would be needed for all people Also more traffic congestion on A289 could happen.
Due to hospital unable to cope and lack of police force
What about doctors. There needs to be more than one school. The roads in the area cannot take the traffic now, what will it be like with more roads and more cars etc.
Local amenities cannot cope. No more houses. We need another hospital
Medway hospital can't deal with current population. Traffic is already bad
Or those I use the route through the orchard like many locals to exercise my dog. I have no problem with this being developed
No way. Where are all our green lands going
We strongly disagree with the proposal as the local roads cannot cope with the amount of traffic now. We agree that people need somewhere to live but it seems to many houses for a plot that size. The roads will not be able to cope with all the traffic.
Lack of infrastructure, schools, doctors etc. Congestion is already terrible on the roads already and this will make things even worse. Destroying more wildlife
It's alright building all these homes but how about hospital to accommodate for illness etc.: for the amount of homes you are talking about building seeing as we are already overstretched
This area is already overcrowded. This development should be put on brown land and not farm land. Money should be put into the local area to improve it. This project will also affect the value of my home!
Recently there was a climate change report on the news, it clearly stated that urgent and unprecedented changes are needed to save our beautiful planet. Some of these changes include planting enough trees to fill the size of Yorkshire for UK to meet its climate targets. How on earth is this EVER going to happen if we keep destroying fields to put 1,250 houses on!!!!
Build another hospital first together with more doctors dentists and schools to cope with the extra people together with better road access. Better still keep this site as productive farmland.
Medway cannot cope with more houses being built. We have 1 main hospital only which cannot cope with the numbers now. You propose a new primary school. This is not enough, what about GP surgeries. The extra traffic will be a nightmare. Lower Rainham Road is already becoming busy before 7.30am! The roads cannot cope with more cars on the road.
I have no problem with redevelopment plans as long as there is a provision for council public housing of

around 30%. Hopefully, this will be catered for in the plans before the council gives official approval.
There are already too many houses and not enough facilities in Rainham. We are crowded already, doctors and schools are full.
Should not build on orchards that will be lost forever
I have lived in this area all my life and have seen the loss of so many orchards and allotments, I worry about the impact on people's lives and the wildlife this will have
Too much green spaces being built on. Infrastructure not available for so many houses and traffic
Will there be a doctors surgery?
Purely on the basis of lack of infrastructure-medical, schools, sewerage, power and gas. This area is a saturation point
We have precious green fields-keep them! Roads? Doctors? All these services will be affected as will trains-new school? Hmm let's see!!
Unthinkable that Medway council would even consider
The Lower Rainham Road is already blighted with traffic it's already grid locked at different times of the day absolutely ridiculous.
No-not until concerns are addressed. See below: serious concerns about the increased load on the existing infrastructure: 1. water-source and supply 2. Electricity-source and supply 3. Sewage-treatment and disposal 4. Capacity to accommodate additional traffic/access for current and new residents 5. Schools-adequate secondary school provision 6. health-GPs and hospitals already overstretched
This will destroy thousands of animals homes. Create complete traffic chaos everywhere. And make our nice quiet area loud! Not enough doctors, dentists or secondary schools around!
The infrastructure would not be able to cope. It would be much more beneficial to build a multi storey car park and get all the parked cars off the road.
Road infrastructure cannot cope with additional traffic between 1250-2500 cars particularly Lower Rainham Rd. In the immediate area at all times during the day-- no additional senior school spaces to cope with increase in children in future.
No new roads then? Just more houses and thousands more cars the roads can't cope now! Stupid idea (just greed)
With the proposal of another 1250 homes this area will become even more congested, the present infrastructure isn't adequate at the moment, let alone with this development.
Building on agricultural land, destruction of environment for wildlife i.e. Snakes, slowworms, ants, beetles, you don't see wild rabbits on housing estates etc. Volume of people and cars. The Lower Rainham Rd will not cope because of all the construction of houses on the south side of the lower Rainham Rd. You are taking away our natural countryside and parks are breeding grounds for drug addicts
Medway already has too many developments without any investment in local needs. Medway hospital is struggling to provide a safe level of care without adding further pressure, doctors surgeries are being closed at an alarming rate
There are not enough schools in the area to cope with existing children more houses! More children it is not right
There should not be no new homes in this area due to the local road infrastructure is grid lock at rush hour it takes 45 min to 1 hour to get to Gillingham. All local doctors surgeries are full now. This is also same for local schools. The walk in surgeries have waiting times of 3 hours+. Will the home owners get *illegible
All our green spaces are going!!!! Given all the recent and proposed developments, we feel the area (especially around lower Rainham Rd) is becoming over populated. Local services/road systems cannot cope
The area will benefit from another mass of houses. I mean who needs open fields, will the lower Rd be sorted?
Traffic is already a problem with long queues on the lower Rainham Rd. This new development will only add to this problem. Why can't new developments be built on brown field sites instead of green belt. Infrastructure is insufficient in this area.
The lower rainham road cannot cope with todays traffic let alone a possible 1250 (x2 cars per household). We do not have the roads in place. This will cause massive congestion which is not rural village appealing.
The area cannot take the increased demand of traffic and provisions. It will also detract from the rural setting

Our roads around this area are congested enough especially around the time of school runs. Our country side is becoming non-existent. Most of the houses built are not affordable to 1st time buyers. How will the Medway hospital cope with all these new people. It can't cope now as it is!
The traffic lights at the bottom of Pump lane in Lower Rainham Rd will cause a multitude of problems with the increase in traffic. Huge congestion
Our road is already a nightmare for traffic and this proposal will make it gridlocked
Insufficient infrastructure of roads and local schools/medical facilities make it ridiculous to consider these development plans
The local area cannot support the traffic, people, the doctors, hospitals, schools are in high demand
This proposed development is of a size which is not compatible with the area, we have many other ongoing housing developments and our local roads, hospitals, schools cannot cope with any more burdens on already over-stretched resources. What good is a new primary school without a secondary school? Come and live here yourselves and see how bad the situation already is
If the developers have done their homework and witnessed the gridlock of traffic on all roads (Lower Rainham, A2, M2) when there has been an accident further up the coastline, or even due to everyday traffic at school runs and rush hour they would realize that the roads infrastructure does not have the capacity for additional traffic were their proposal approved. We also need to maintain the ever decreasing green belt.
Think too many houses being built in Rainham with no consideration of things like roads Drs schools etc. but we all know proposals will go ahead!!!
The Lower Rainham Rd is not suitable to take even more traffic. At busy times traffic is nose to tail the whole way. 1250 homes means at least 1250 extra vehicles. 2500 people, needing doctors hospitals, dentists, schools -not just primary
No infrastructure/doctors. E.g. hospital/water/gas/electricity. Also overcrowding. Roads not able to cope these days
We need social housing desperately!! How is this development going to help people sleeping on our streets?
Too much development in Lower Medway going on and no provisions for roads, schools etc.
Further drain on local limited resources, doctors, hospitals etc. Lower Rainham road and A2 plus local roads won't cope with extra traffic. Where are the teachers coming from for this new school?
As well as a school, the development should have some kind of medical centre or doctors as local doctors are very stretched
Glad a school is planned. But Medway hospital is overcrowded as it is and there is a shortage of GPs in Medway. Pump Ln is quite narrow and will need widening. Access to the lower road at the traffic lights/*illegible point needs improvement for rush hour
As long as houses are affordable for residents and not changed to luxury houses which does not benefit area. Also need new medical centre with doctors as area already overcrowded will put pressure on Doctors appointed also strain on local hospital with 1250 new homes and transport
This will cause more traffic and congestion. Not only will this take a large chunk of our nice land, we will struggle even more within our community with the limited space for schools jobs and our hospital is not coping as it is with the vast amount of people. This will affect policing as they struggle especially with the increase of crime
There is not a housing problem or shortage-there is a population crisis
I am not completely opposed to the new development. I would like to know if provisions will be made for these homes i.e. New Dr surgery, more shops, upgrading road network
We love the countryside feel and the hospital is already struggling. A new school is a good idea
We need a new secondary school and we need to keep the green space
People need homes but, this project really concerns me. Who will afford these homes? How will our already overstretched resources cope with this many new people in our community? How will the roads cope with the burden of more traffic? If a primary school is needed-what about other services to support a community? Surgeries? Youth halls? I don't want to be a NIMBY but it is a deep concern for all
Local infrastructure (NB LR road!) not suitable for increased traffic. Plenty of brown field in Medway do not use countryside land adjacent to conservation area. We strongly oppose these plans

If this development goes ahead something will have to be done to our road. It is very busy now so traffic lights will be a must. Very bad pulling out of our drive now so with extra homes (at least 2 cars a home) our rd will be deadly. Our lane would have to be made wider
The roads can NOT cope with present traffic. This would be total chaos to close to the river Medway and wildlife. We need open spaces!
I believe you have been in consultation with Medway Council regarding 1250 new homes at the above location and wondered if you may have any detailed information to the extent of discussions, or any information that you could provide on this subject.
This is the only "green lung" left between Gillingham & Rainham and must be left unspoilt. The Lower Rainham Road is also not capable of taking current traffic levels let alone an increased amount.
The roads can NOT cope with the amount of traffic there is currently without an additional 2000-3000 more cars potentially using Lower Rainham Road. The doctors surgeries and hospital are all over-stretched.
The road/transport infrastructure cannot cope as it is now. The extra burden of traffic will be unbearable for existing residents. There have been many occurrences recently with A2/M2 blockage the whole length of Lower Rainham Road becomes a log-jam.
Pump Lane going to the lower Rainham Road is basically a narrow country lane certainly not wide enough to cope with over 1250 extra cars the lower Rainham road is highly used at the moment so not sure how it would cope with even more traffic!
Infrastructure will not sustain such a large number of people. Traffic.
Not needed. Roads will not cope. Wildlife nesting birds+ bats will be killed off+rats will need homes.
This will be the fourth development in this area which already struggles on the road networks within Rainham and Gillingham access onto Pump Lane and lower Rainham Road will cause even more congestion. All G.P. surgeries are full, hospital cannot meet demand now. Although you are providing new primary schools the older education will suffer.
Both Pump Lane and Lower Rainham Road between Pump Lane and Lower Bloors Lane are too narrow to take any additional traffic emanating from an estate of this size. Your estate roads will become "rat runs". I don't see mention of public transport provision or of doctors surgeries. Access to Twydall is non-existent. I don't see mention of houses being affordable.
I do argue this is a need for many new homes but I don't think they need to be built on this particular site! At least not as many as are being proposed. I don't feel the local roads would be able to cope with the increased traffic. Pump Lane & Lower Twydall in particular.
The country rd where these houses are proposed is already very busy and 1250 new houses will cause chaos regarding traffic. Our local senior schools are already oversubscribed. Also we only have one local hospital that is already struggling to cope with the huge population within this area and this huge housing complex will cause further problems.
Medway hospital can't cope now and where is all that extra traffic going.
The local infrastructure is struggling now doctors schools etc. Traffic is also a big issue.
There is not enough infrastructure to support this new development. Medway maritime hospital is bursting at the seams. Appointments are already too long, our doctor in Pump Lane books are closed as are many others. Dentists and schools are under pressure building a new primary school will not make a difference to junior & senior schools. The roads are crammed with cars already. How many extra cars this will create on our roads is mind boggling. We are already at saturation point without this development. No. no.no.
We are not against building on this site just the sheer quantity of houses, this area cannot with all the other new builds support or sustain the local area as it stands-doctors & hospitals are struggling already.
Why are there no 1 or 2 bedroom bungalows? Too much land being used for housing in Rainham losing the character. Whatever we have to say will be ignored and it will go ahead anyway. Money talks houses along Beechings Way were bought by not being overlooked from the back and the views across the river, disgusted by proposal. Rainham has now gone to pot.
In the better areas not Pump Lane. No no no! The roads cannot cope now! This development will clog up the traffic even more any new roads/services/infrastructure development- that will be nice!
It won't change anything about the decision making/outcome so there's no point. Anon
How can members of Medway Council support any development that are proposed, knowing that it will only increase the already conjecture that exist on the 200A road in this area. Quote "money" is the root of

all evil, Medway Council will have a lot to answer for.
Not enough GPs, dentists or schools to support this. Road infrastructure woefully inadequate Lower Rainham Road is a car park at rush hour and can't be widened.
Making the area too busy was a nice quiet area. Too many properties already been built in area.
We need more homes. If they are built to a good standard there should not be any problems.
Is this a wind up on your website it looks like Dump Lane
The area just can't cope with this amount of new housing, and once our countryside has gone it will never be the same again.
No medical facilities Medway hospital is already over stretched. Access to & from the development is on 2 country roads not sustainable unless major changes are made. No mention of local amenities. Shops, community hall etc.
I was lucky I bought my first house in 1960, I hope your houses will be affordable. Young people need a chance. Help to buy is the answer.
Create more hospital and schools instead!
This will affect the local traffic volume and make congestion worse in the whole of the area, Lower Rainham Road and Woodlands/Cornwallis Ave. Where are the local doctors hospitals catered for? Water supplies to the area will be stretched!
The Pump Lane is already congested and this magnitude of 1250 homes will *illegible havoc.
Pump Lane needs to be improved, it is very narrow for so much traffic
The roads are already over-run with traffic. The area can't support this development
Estimate 2000 cars will require exit/access to site at peak times. Options severely restricted by railway time.
All the extra houses-what about extra doctor's surgery's and better transport. We pay London price fares for a very poor service. How will country roads be with all the cars
Traffic on Lower Rainham Road very busy and gridlocked at rush hour times. No provision for doctors or health centre. Pump Lane too narrow for all those cars. Rail Bridge? Houses for Londoners not locals
Only build new houses if you are building more Drs, schools, dentists etc. to support homes/families. A supported building for homeless would be better.
We have enough new buildings being erected around our area plus our hospital cannot cope with Medway population as it stands. Also we have enough traffic travelling along the Lower Rainham Rd at peak times as it is
I am outraged that developers think they can take parcels of land from one area. I.E Rainham for building and profit. This site should be used to grow food for people
The Lower Rainham Rd is already unable to cope with the amount of traffic that is currently using it. Unless serious consideration is given to improving the infrastructure then we will always oppose these massive developments
No secondary schools planned those already oversubscribed. Medway hospital can't cope as it is without more people. Roads already full to capacity and full of potholes. If you want to build more houses SORT OUT THE INFRASTRUCTURE.
Yes we need more houses. But there isn't enough school, doctors, dentist etc. spaces at the moment. Also you are destroying natural animals habitats in doing so!!
Current road networks cannot cope with number of vehicles now. Adding another 1250 homes will make travel impossible. This issue needs to be addressed before 'mass' building plans are implemented
There is not enough schools, hospitals, roads are clogged, parking, plus most houses are not affordable for the wages round here.
Leave Rainham as it is. No more development please
I am very sorry to see another piece of rural land being swallowed up for the greed of housing for financial gain
Lack of suitable roads to take increase of traffic. Lack of secondary school spaces locally. Critical care/doctors etc. already overstretched
1. New homes must be supported with new and supporting facilities e.g. schools, roads, doctors, hospitals, police. 2. All brown field sites must be fully developed before rural development takes place. Rainham is

saturated with new builds
If you people who make decisions lived in our area you would see and feel the effect of overcrowding and buses, the whole area is flooded with small cramped housing, this causes gross traffic loads on our roads. When there is a problem on the M2 motorway the whole Medway towns suffer. Stop concreting over North Kent you are killing us!!
1. Is the developer secret i.e. who is making the proposal 2. School is one thing but who is going to fund doctors and dentists etc. GPs are hard to find anyway? 3. Have traffic audits been done on station road Berengrave Lane and Bloors? They will become *illegible
V. good idea. We do need new homes
Senior schools do not have capacity. Hospital cannot cope now. Pump Lane bridge too small and road too narrow, Lower Rainham Road cannot take the capacity of traffic now without another 2000 cars.
Area busy enough
Wrong location for so many dwellings in this area. Roads too narrow for amount of traffic we already have, local sewage works are working to full capacity with a mass destruction of housing in rural areas around Rainham already. All this proposal tells me there's a lack of respect for the local countryside and the local community
Development too big for area. Potentially 3000+ persons, 2000+ cars. Pump Lane not suitable for access. Lower Rainham Rd already busy at peak times. 2. Medical services already under pressure 3. Use of productive agricultural land should always be avoided. In the long term (decades not years) food production may become an important issue for future generations. 4. how can 1250 houses provide more access to green space
The Lower Rainham Road is overloaded due to the overloaded A2 between Suttingbourne and Gillingham. There are already more houses proposed on Berengrave lane with NO road expansions. Why are houses not being built on brown sites? This development will go ahead no matter what feedback is given. The government are giving the council a quota to meet.
Vast overdevelopment of area. Infrastructure cannot cope with this. Roads in particular are not able to handle the increase in traffic. This is a rural area parts of which are a flood plain area
We need more houses but we have not got the services for that many new homes, doctors surgeries, school places. The Medway Maritime hospital waiting times area now gone to the extreme. Parking most families have 2 cars. Just not enough space
Build as many houses as you like on all waste land, below the railway as long as you do not pull down any other houses, go down to the river if needed
The road, rail and local hospitals cannot cope with any more people or vehicles. Gillingham has one development being completed and several others under proposal. I would oppose any more new properties being built in Gillingham.
I wish to strongly object to the proposed development around Lower Pump Lane. I have been a resident of Hawthorne Avenue for many years and part of the appeal of this area is the semi-rural location just a short walk down the road. I know and have known many residents in Pump Lane and know that their quality of life will be ruined by this development. Also, I am concerned that the Lower Rainham Road will not be able to cope the extra traffic and nobody wants that road to become a dual carriageway. Furthermore, I object to farmland being dug up for housing when brownfield sites are available. E.g. The Isle of Grain and Hoo peninsula are largely underdeveloped since the closure of the oil refinery and power stations. Even Bloors Wharf could be developed as a brownfield site and this would have less impact than developing around Pump Lane.
Thank you for the opportunity to have a "say." I would like to raise the following points. 1. The proposal is over ambitious and the leaflet I received is, in my opinion, little more than a cut and paste from previous development proposals. 2. Has anyone visited the area? 3. Access via Pump Lane and Lower Rainham Road can't be a serious consideration hence my question in 2 above. 4. The average cars per household in Kent is 1.47 meaning a minimum of 1,837 vehicles the surrounding roads can't cope now. 5. An infant's school. Where do those children continue their education? Schools are oversubscribed for

<p>year 7 onwards, there is also a chronic shortage of teachers in Medway.</p> <p>6. Doctors, Dentists? Nothing mentioned. Medway hospital is at breaking point.</p> <p>7. There is a complete lack of an adequate infrastructure to support your proposal.</p> <p>8. Complete disregard for the area.</p> <p>The parts in the leaflet mention green spaces, a village green and integrating existing pedestrian routes, Oh Please. This is purely to satisfy the councils requirements contained in their policy.</p>
<p>I would like to register my objection to the planned building application for Pump Lane. The details say this is for a proposed 1,200 homes.</p>
<p>Where are the extra GP surgeries and hospitals coming from to cope with the extra families that would be there? Medway Hospital is unable to cope as it is. Waiting lists are too long, access to services is under stress. Local surgeries don't seem to be able to cope with their patient lists.</p>
<p>Not to mention the roads in the area that already struggle with the amount of traffic with frequent gridlock especially at peak times.</p>
<p>We have so few green spaces left we cannot afford to lose more</p>
<p>To many developments eating into green sites, you will ruin the landscape and the environment. Also you're building on a flood plain. 100% no!!</p>
<p>Are you joking? The area cannot take it. We are big walkers, it is quite difficult now, to cross the Lower Rainham Road. The hospitals, schools etc. cannot cope now. But you will not be happy until we have a complete concrete jungle. The walk through the orchards is our favourite walk. But you don't care. It's all about making money.</p>
<p>I have seen the fields+orchards go over the years. Very soon we will have houses from Twydall to Rainham. I like it as it is, now & hear the birds singing in the trees.</p>
<p>We both absolutely oppose this proposal. The amount of houses proposed is outrageous, and how can anyone think that the roads could possible cope. Medway now has very little green space and we seem to have to fight for every bit of that remaining. This is meant to be a green space with countryside parks- not housing. We will join actions groups that will oppose this & fight for our right to have some green areas.</p>
<p>Congestion- due to new houses built off Berengrave Lane already- this will just add to it. Noise level will increase- due to traffic- people+school. Pollution more traffic.</p>
<p>We have green space and rural character we also have traffic problems with Lower Rainham Rd, and Becchings Way. And another 1250 homes maybe 2500 cars is not going to help. Also AC Goatham relocating, tame excuse.</p>
<p>Traffic is bad enough on a normal day; to have 1,250 houses built in a large area with more cars wanting to access small lanes and roads will be added to the growing problem that exists. Let alone the impact of taking up land for having more concrete less countryside and nature!</p>
<p>The houses need to be affordable to all with social housing too? And NOT buy to rent.</p>
<p>Can't answer Q4 or Q5 until you disclose whether these will be council homes or private ownership. Not a dumping ground for problem families. Too much pressure for Medway NHS and transport infrastructure.</p>
<p>In Brownfield sites with increase in hospital other appropriate services. 1) At certain times of the day, school times and from 4.30-7.00 the Lower Rainham Road is extremely busy. Beechings Way also but not so. Adding potentially 1200 cars to the route is crazy 2) Hospital, GP clinics, dentists are oversubscribed. Cannot increase demand without improving services.</p>
<p>Keep me update please. I may be interested in purchasing.</p>
<p>We think this is a smashing idea especially as it's proposed for a new school as well as considering green spaces. Good luck!!</p>
<p>There are too many houses for the rich, we do not need any more 4-6 bedroom house in Medway It is build up enough in this area</p>
<p>This all sounds wonderful but if you live in this area you will know that the local roads cannot cope with the amount of traffic in reality no no also lack of doctors, Medway hospital over stretched</p>
<p>We feel that the Kent countryside is being vastly overdeveloped which can only be detrimental. Lower Rainham Road is already difficult to traverse and Pump Lane completely unsuited to heavy traffic which will cause problems on the A2. These roads are also unsuitable for the heavy plant necessary to build an estate</p>

such as this. How many more demands on our water supply can our existing reservoirs take not to mention the waste generated weekly by a development such as this
The interested conservationist but one must leave space for nature to exist e.g. birds, voles, hedgehogs, snakes, rabbits, hares, foxes, toads, frogs, insects etc. I open my windows in all seasons to our choked with traffic fumes. Your proposals will mean more traffic from sitting in a house built in 1972 on open land, this land had sheep and orchards, open space where children played. They climbed trees, played characters from books and fields, enjoyed being children. I'm not sure a green is the same thing. I do agree houses are needed but why so many on the same spot? Will there be gardens big enough to plant trees, shrubs and flowers or even vegetables? Children need open spaces to keep healthy. These sites are at present OPEN SPACE should it be so built upon is a serious question?
Lower Rainham Road & Beechings Way already grid locked traffic at certain times, job to get doctor or hospital overburdened, garden of England becoming overcrowded concrete jungle
Both Lower Pump Lane and Twydall Lane are small roads which would not be suitable for the amount of the traffic this development would produce!
Our hospital is overstretched now with your proposal (Pump Lane) and Rochester Riverside it will be inundated are there any plans to build or improve (our hospital) in the near future
We haven't enough facilities as it is in this area i.e. doctors secondary & primary schools, traffic is bad enough at present at Beechings Way & Lower Rainham Rd
Our infrastructure cannot cope with anymore houses, we cannot cope with the cars on the roads. Damage to wildlife habitat, destruction of homes and sources of food will disappear. If the average family is 4 that's 500 extra people, our local schools, doctors and hospitals can't cope now how are they going to manage with extra people? You are based in London what do you know about our community???
There is already a primary school at Thames View. We do not need another. Also a tech and a secondary nearby: also we have enough houses in Rainham. Build houses for English people.
Medway hospital struggles to cope with the numbers of residents in the towns already. Roads i.e. Lower Rainham Road, in peak times is at a standstill as in Beechings Way unless roads are improved this area will become a car park. As there are also plans for a housing estate in Berengrave Lane this will only add to a very wrong proposal.
This area is already struggling with the amount of people and cars. Another 1000+ homes will add to the problem. There has been too much development in the area recently. Amenities cannot cope!!!
Why? Roads more congested - hospitals & local GPs under more pressure - what about secondary schools council tax probably rise? More bin collections & more pressure on council recycling tips - destroying wildlife habitat - NO TO REDEVELOPMENT
The area you are talking about and the impact it will have with the Lower R. Road is a joke, I use the road every day and it's already a nightmare your idea will make it a no go rd for local people.
More cars on already congested roads, more strain on hospital, doctors surgeries & schools Rainham area already over developed.
Let us say 1250 homes 2 cars per home $1250 \times 2 = 2500$. 4 people per home $1250 \times 4 = 5000$. Within 3 miles from Medway Hospital. Within 3 miles from Rainham Station What Extra Facilities?
This development will house min. 2000 extra people with min 1 car per household will NOT FIT on already pressurised infrastructure. They are LANES not roads!! Major concern about ENVIRONMENTAL issues + damage + drain on public services - what schools? What public services? Congestion? - Secondary? College?
This is one of only a few green belt areas remaining between the railway and north to the river and it must remain so. It supports a large number of wildlife species would be destroyed the local infrastructure cannot support the new large population increase that a development of this size would generate. Traffic pollution and congestion would be a disaster. Construction traffic would be horrific. No more large development should be allowed in Medway.
The local infrastructure is totally inadequate to support such a large number of properties. Lower Rainham Road cannot cope with more traffic. There is no bus service, which means that cars will be a necessity. G.P. and hospital services are already under great strain too many new housing projects in this area, despoiling our countryside.
Our doctors, hospitals, schools, shops, area are all overcrowded without anymore
It appears no consideration has been made for the extra traffic this will bring to the Lower Rainham Road which is already extremely busy at rush hour & school times. My opinion is that Lower Rainham Road would

need to be upgraded & widened to accommodate this extra traffic.
We can't cope with the traffic and schools doctors jobs as it is we can't take any more cars people in this area, the Roads are grid locked, so are the Doctors schools are full!
I am horrified by your building proposal for the pump lane area. The amount of traffic it will generate for this area is unthinkable! Already this road comes to a standstill several times a day. The last ten years has seen quite a lot of development already with more proposed in Berengrove Lane. Medway is densely populated. Traffic is a big problem now - please do not aggravate this with what you propose.
New homes are vital but please more 2 & 3 beds that are affordable not everyone is a commuter to London. Local wages are not high and not everyone can afford or require 4 or 5 beds with 3 bathrooms.
I am strongly against redevelopment and provision of new homes in Rainham. Traffic is becoming a problem, local parking. We are losing all our open spaces, and no one appears to care about our concerns.
Reasons for No - Too much traffic. School that no-one could get to doctors and hospitals overcrowded. Ruination of a beauty area.
Before redevelopment we require sewage/water increase in more GPs, Secondary Schools, Community Care Improved. Hospital that can cope with the increase. The traffic will increase - re pollution
We are worried about the access to the lower road and the A2
I feel new homes are needed in the area but the sites proposed would cause traffic problems to some and a loss of habitat for well-established ecosystems
Too many houses No amenities i.e. Doctors Infrastructure - roads, extra traffic on present roads This (present) is farming and should be kept as such. A crazy stupid plan.
From the traffic viewpoint alone it's going to introduce at 1250 cars onto an already very bust road (known as a rat run). It seems to have just one entry and exit on Pump Lane it's going to be a (illegible)
Appalled at the idea of increased demands in the local infrastructure which clearly is already struggling to cope with current requirements. Noto only highways, but education and NHS will be even more stretched. Especially with schools and GPs already failing to recruit the required staff resources.
What about the infrastructure and problems caused by the redevelopment? Sick and tired of constant roadworks around Medway. Already a busy road and where are all these extra people and cars going to go?
Road network will not cope
Too many houses are being proposed with this amount of houses a primary school is not enough. Extra help at Medway hospital, another Doctors and dental surgery plus additional roads would be needed.
Far too much being built locally. The infrastructure cannot cope. There are Doctors surgeries empty as there are not enough doctors to fill them. Just a primary school will not help local facilities. At the end of the day it will be all about companies making money and nothing to do with local residents even this form is not very data protection conscious.
We need more Drs, schools, hospitals, better bus services. Send all foreign hooligans killers back to where they came from we are a peaceful nation.
1. Will main drainage on Lower Rainham Road be able to cope with extra demands? 2. No mention of a doctors surgery 3. More traffic on already congested lower Rainham road and Beechings Way. 4. Will listed building at bottom of the lane be affected? 5. Will lane have to be widened and the lines of trees cut down? 6. How will houses on lower east side of lane be affected?
There are too many new builds going up. It will over populate this area. Too much greenspace being sold to local residents.
1250 new homes and one school what about doctors, hospital, redeveloping road etc.
I am supportive of new homes development as it is a necessity. I am concerned that the infrastructure of the area is already overloaded.
This is supposed to be a garden of England not the garden of bricks and malter. I strongly oppose.
Already too many people. Not enough infrastructure to cope. Already poor national health amenities.
No new roads will be too many cars could be as many as 2500 extra cars. No new sewers. Need more schools
The road networks in medway are already a breaking point. How are 1,250 new homes going to help this massive problem?
Too many houses going up in this small area not enough schools, Doc. Hospital and roads are too busy now

taken away all country side.
There is enough housing in Medway already no school are built or now new hospitals Medway hospital is a breaking point already so if you put more housing how the hell will the NHS cope, plus more traffic on the roads/parking.
Local services cannot cope now. Need more GP + dentist spaces, more hospital beds + schools. When greenery is gone it's gone forever.
I live just off Pump Lane and I can't get of my drive now because of the amount of traffic in the mornings and early evenings on the school run. The traffic is ridiculous now so what would it be like with the proposed development.
Medway services i.e. schools, doctors and hospital cannot cope now. Building ore houses in an overcrowded area will only make things worse. This is greenbelt land. This is just a greedy landowner trying to make a fortune out of sale.
Over 1000 new homes = Over 2000 cars/vans - most of them will use lower Rainham Road which is narrow. Has speed humps traffic calming and 20mph restriction heading east or when going west it queues at roundabout Yokosuka Way.
1. Too many homes relying on inadequate narrow country roads for access, 2. Loss of good quality farming land. 3. Reasons for relocation orchards is rubbish. Very few houses of other buildings in area which constrain expansion if required. 4. Affect on wildlife.
Lower Rainham Road will not be able to cope with all the extra traffic. It now becomes grid locked if there are accidents on motorways or nearby.
The proposal is extra over to station road sites, merescourt sites. The sewage works are at their limits. These houses are going to use lower Rainham road as their main routes in and out. The road structures now at peak times. In short you need to out the infrastructure in place first. Not just a primary school and play areas.
Rainham and Twydall get very gridlocked now and when the M2 is close, so having all these houses would impact the roads schools, hospital doctors and the lower road is busy now let alone additional cars.
Pump Lane is already the main feeder road to the area and to include the traffic from this new large estate will only increase the chaos of an already extremely overused road.
Well done, too many homeless people
Too big an estate for infrastructure also haven't seen plans.
Which doctors are these new residents using? Medway roads are already congested. The waiting list at Medway hosp for certain procedures are already horrendous (eg 13 mths!) This will not improve with this redevelopment.
My uncertainty is around access- pump lane is currently a narrow, country road. Will it be widened/improved to enable access to new residents? Otherwise I can imagine there would be a detrimental impact on local traffic/residents./
The road network in this area is too congested as it is, and cannot support lots more cars. There is also a lack of secondary school places available.
I'm not in favour of such a huge development on this site; I assume lower Pump Lane will be widened because the existing road is hardly big enough for passing traffic. The burden on existing doctors I have to wait almost 14 days or more for an appointment. I don't understand Goathams reason for selling the land I wouldn't have thought that the present site was constrained by surrounding homes.
My concern is about the provision of improved road network in that area, which currently is country lanes. Parking and increased school traffic is also concerning as is the extra pressure on GP/medical services in the area. 1,250 homes could increase the local population by 3,750 (c). More housing-yes but more services too.
I don't see that any of the roads are going to be improved to take all this extra traffic it is a nightmare now As with all the other proposed buildings in the area nothing will be improved e.g. lower Rainham road+ all roads in area, schools, doctors, my next door neighbour has lived here a year and still has not got a doctor.
Road infrastructure on lower road and pump lane will not cope. How will Medway hospital cope! Doctors surgery??
Unsure, traffic flow- construction roads are already heavily used, only two roads A2- lower road.
More stress on an already under staffed and struggling local hospital. More traffic in an already built up area. More people to spread to local doctors making appointment even harder to access. More stress on

local schools. Does anyone take these factors into consideration?
The road infrastructure needs improvement before this redevelopment proposal is considered.
There are enough homes already in Rainham and Gillingham- the infrastructure is not in place to support the traffic, doctors schools etc. and these areas of land should be kept for produce to help the environment not cause more harm with the additional carbon footprint
Our local infrastructure cannot cope already! Without even more homes/people
This seems to be too close to a large residential area and I feel it would cause many problems to the local community- in particular the roads which are already congested at times.
Developments far too large- increases in traffic volume & noise. Provision for public transport not mentioned + this form badly designed- no confidentiality anywhere.
I do not support this, doctors not coping now, Medway hospital completely not coping too many patients, not enough staff or wards. Please do not allow this! Roads too busy now!
All our Green land is disappearing now. No wonder we are suffering with our climate. Will anyone listen or will it be too late when they do? People are even getting fake grass!
Need more for the elderly i.e. bungalows, sheltered housing affordable housing. These will be brought by people from London and not local residents.
Rainham will be in permanent gridlock within 5 years.
Lower Rainham Road, Pump Lane+ the surrounding roads are heavily congested now, adding 1,250 new homes will absolutely cripple Medway!!!
Too many houses, where is the provision for Dr's surgery, dentist and secondary school not to mention impact on Medway hospital and road infrastructure.
Where will the extra families go to hospital/school? It's hard enough to get a GP appointment. Also traffic in the area is manic as it is.
Utilities such as water- we need a new reserve as present without more housing the roads can't support any more traffic (up to 2000 more cars!) The hospital/ doctors can't cope with the people at present without another 2000+ school places?? Shops?? Green spaces??
The current road system does not have the capacity to support another 1250 homes. Long delays already at all times.
The road infrastructure is not up to the provision of so many homes. No mention of health services, retail- so everyone will have to drive.
There are far too many developments in this area with little extra provision for road junctions, road widening, doctors surgery's & secondary schools in this case. I am unsure as to why you waste money sending out feedback forms because it will be done anyway whatever anyone says!
The local roads struggle with current volume of traffic. The local doctors and hospital would not be able to cope with all the extra volume of people.
Properties are in great need. I hope that some will be available to Medway council for families.
Bakers field development, Miescourt Rd this is just too many homes. Berengrave Nursery is having 200appx. What about the infrastructure? Lower Rainham Road is very busy now. Are there to be any more roads or widening the existing? Doctors surgeries are also full and not accepting new patients. Medway hospital is bursting at the seams with patients already.
The roads are already unfit for purpose, this development will bring even more chaos to the roads. Medway hospital is already unable to cope with the area, as well as the police and GP's, without drastic upgrade to infrastructure our services this is not welcome.
Seriously concerned as to the major impact this proposal will have on 2 main areas. Schools- 1 primary school may cover immediate needs, what happens when children reach senior school status? Medical- Medway hospital struggles now and already insufficient G.P.'s in Rainham+ Gillingham. Other housing developments already approved.
Local infrastructure needs to be substantially improved. Local roads are already to busy, not sure if local schools could cope. Local roads are busy all day. It never seems to stop.
We agree that new homes should be built, but your development is ridiculous, because if you been to the area, Lower Rainham Road + Pump Lane would not be able to take more vehicles, it's a bottle neck in rush hour as it is. Also no further hospitals or schools are mentioned for extra people seems Goatham+Sons are buying all the land in this area for developments and blow the people who live here.

1) Roads too narrow 2) no infrastructure (schools/doctors) 3) homes for the wealthy- not those who are desperate for homes. 4) Taking up all green spaces 5) Traffic problems bad enough- 6) nightmare for those already living nearby
How will the roads cope? How will the hospital+GP surgeries cope? This will put too much traffic around my area which is already heavily trafficked!
This will cause traffic chaos, a possible 1200+ cars in the Lower Rainham Road. The area can't cope at the moment.
The roads already can't cope with traffic. Doctors and hospitals can't handle the volume of people using them there for adding more houses to the area is not going to help!
1. Poor communication of these proposals, given that you have already submitted planning in Aug '18 2. Very concerned about the environment nature, and traffic Lower Rainham Road is already congested. Road networks inadequate to cope with additional cars.
Much as we are told we need more housing I feel the Medway Towns are already overpopulated. It seems *illegible is going up everywhere in Rainham alone we have Mies Court Road, Station Road, Berengrave Lane etc. We already have to wait weeks for a Drs appt. Where are the new surgeries and a bigger hospital to cope with all the thousands of extra people? We could do with a few more decent shops as well. Most roads are already a traffic nightmare.
Absolutely ridiculous proposals. Pump Lane and Lower Rainham Road couldn't cope and getting closer to Gillingham all the time. Also A2 won't cope.
Ref Pump Lane consultation. I wish to oppose the above scheme on a number of points. 1. The site is on *illegible agricultural land not brown fields. 2. The number of 1250 dwellings each having a minimum of 2 persons or more living in or even with public transport will need one vehicle per dwelling. 3. The access to Lower Rainham Road which is a minor road from either Pump Lane or Lower Twydall Lane which are only small lanes would be very difficult as it is already overcrowded due to the other building site in Otterham *illegible here, Lower Rainham Rd and Station road (just started). There is daily congestion on this Rd with 20 mph places and residents' allocated parking. The residents would have to travel Rainham or Gillingham stations which have limited parking space or via M2 or A2 via Gillingham Rd which again very often grid locked at major junctions or by the Medway tunnel which again long tail back at peak times. Has any traffic monitoring been carried out? 4. I have NHS which is already overstretched with long waiting lists. 5. Whilst there is provision made for primary school children. There is bound to be a number of children seeking secondary schools who would have to be taken by car to all *illegible of the Medway towns. 6. To obtain grocery supplies residents will have to travel to Saver Centre Hampstead Gillingham Business Park or Chatham Docks area, causing extra traffic to the road system, this also applies to the vehicles taking on line orders. This scheme seems ill considered and to pander to government housing at any cost.
Rainham is currently over populated and lacks the infrastructure, shops and schools to support this many new homes. The residents live in the area because of the rural country side surrounding it and yet now this will all go to build new houses. There will also be a loss of habitats for animals.
Lower Rainham is in gridlock from 7.30am to 9.30pm every weekday. Congestion is causing air pollution. I cannot get a doctors appointment for 3 weeks or get the police to attend a burglary. There's no room for more housing. Move it to between Bredhurst and Walderslade next to the M2 and create a new junction
Local infrastructure already struggles with traffic, and the plan is too big a scale
Sounds good but what about sewage, water, *illegible facilities. What happens to all the trees?
Traffic bad enough now will be worse. Hospital can't cope with any more people. Not enough local doctors to cope with thousands more patients
I have grave concerns how it will impact on the wildlife, especially so close to the country park. Huge variety of birds etc use this area. Everyone knows this is only stage one of a much bigger development which no one wants. It will permanently blight the area, causing damage to the environment bringing further chaos to the surrounding roads which in the last 15 years has increased dramatically. The road in which I live at certain times, it is very dangerous to get on or off our drive, the council have been out and recognized the high risk but have done nothing. The risk will increase ++++
Why are plots that already have planning permission not being built on. This should happen first before more planning is sort. Also traffic is a main concern
The area is already overpopulated for the facilities as is. What firm plans are there for new roads, schools, green spaces, hospitals, dentists, etc etc?

Traffic congestion
The local infrastructure is already unable to cope with the current capacity. Roads are constantly queuing, long waiting times for GP appointments and the Medway hospital is stretched to breaking point. Not to mention the local shops struggle to maintain stock on their shelves. To develop the housing stock will increase the numbers of people and cars greatly and will serve only to exasperate the situation, making it extremely unpleasant for the areas current residents.
This area is green belt. The roads in this area can't cope with traffic now particularly if there a problems further afield. This development is allowed it would escalate resulting in the loss of all green land.
Lower Rainham Road is already flooded with traffic, it is at a standstill between 1600-1900 in the evening and 0800-0900 each morning
This development is too excessive. The proposal is incomplete. Please advise what secondary school the children attending the new primary school will attend?? The access is insufficient. An extra 1250 cars will mean Lower Rainham Road will become a car park! At 8am it currently takes 15 minutes minimum to access the roundabout, with 1000 + extra cars it will be ridiculous. Please give a proposal that considers secondary education and realistic access!
Too many new homes are planning in the Rainham/Medway area. The proposals only takes into account the proposal and not the overall impact of all the current building in the area
Road infrastructure is overloaded now-another possible 2,400 cars! More cars to the school. And this is in addition to other redevelopment in the area. No No No No No!!!! I object NO!
I like living in the countryside, I love to see orchards and fields. I do not support this proposal. You are not building the infrastructure to support these residents; new hospital and schools to accommodate all these new residents! NO!!!
We have too many homes being built in the Rainham area, there is not enough doctors, hospital, dentist. The roads are not large enough for the amount of cars now. Where will the water come from the gas and electric
Rainham is congested as it is. 3hr bus wait. Where is the infrastructure, narrow roads. Too many houses for such a small area. Where is the green area?
1. Traffic this area gets gridlocked regularly. I hate to think what an extra 2000 cars will do. 2. services-no new doctors/dentists/hospital all at fully stretched. Try *illegible a new NHS patient! 3. gas/electric/water issues already
Apart from the new primary school what about new doctors surgery and what about the increase in traffic on the area. Also would the hospital be extended together for the increase
My personal view is that housing is increasing in numerous places in Kent, yet nothing or little is done for infrastructure. In particular NHS hospitals. Medway Maritime cannot cope with current population!! Why build more housing when they cannot be supported
The area is densely populated. Problems with school admission, GP surgeries, dentists all oversubscribed. Lower Rainham Road and Pump Lane congested and narrow
Yes, in suitable areas not agricultural land. Development too large for area. Local infrastructure unable to cope with present local population
The area is will not be able to cope with the influx of new houses etc. The infrastructure is over taxed at the moment. The roads systems at the moment is very very busy, and with a new development open the area will grind to a standstill. With regards to doctors and hospitals i am against the development
Access to this site is very restricted. Lower Rainham Road is narrow and with it has room for improvement. Other issues, schools, surgeries, hospital already stretched
There are already too many people in Kent. Medway is croaking very dangerously, overladen with not enough infrastructure already. Air pollution danger level at times. Schools full up can't get local places to them, not enough doctors, midwives, hosp beds. Plenty of room Midlands go there
Beechings way is already used as a rat run. Not sufficient infrastructure to cope with more traffic so will create more pollution affecting people's health etc. Will take away yet more countryside which is just WRONG! Also the area is a flood plain, so would be totally IRRESPONSIBLE to build homes in such a location. If it is to be sold sell to someone else who will keep its present use. Gotham claims site is constrained, so further housing will surely exacerbate problems!
After much thought, I cannot believe 1250 new homes are being built in the area you specify. I am concerned: water- is that going to be taken from the River Medway until it runs dry? Medway Maritime

Hospital- this hospital struggles, it *illegible area and still housing is being built. Doctors surgeries- Medway struggles for GP doctors
As a couple that uses these roads on a regular basis it is obvious that they are unsuitable for the extra traffic the redevelopment will cause. The road structure struggles to cope with the amount of traffic already
Access to and from site already very busy. 1250 homes equals 1250 cars x2! Hospital, doctors, dentists already oversubscribed. Half number of houses would more feasible
Please pay an actual visit to the site overleaf, you must notice that the prospective site is already occupied- *illegible that-go to sightsavers. Or actually consult a up to date map of the area! Not enough local resources anyway
Having lived at Twydall since 1965, also brought council House, for us fine but now for future poorer people my own daughter is 50 in Feb 2019 still has no home of her own, also she was a teacher etc. but not worked for a few years due to illness, opps etc. Been on housing list for 22 years. As she is single without children they do not entertain her for a property quite wrong.
To many houses to be built. Too much traffic already absolutely no.
Don't think the infrastructure can cope more service will need to be put in place - the problem with all the housing that going on in Rainham / Gillingham is the local roads, they all ready can't cope! It now takes 45 mins to drive down Eastcourt lane to chatham a park up in mornings and evenings. The roads are just one long traffic jam. Also there's not enough GPs or schools to cope and Medway Hospice will buckle under the pressure. It's not good
We are full to capacity lowing out countryside. Also gridlocked roads schools hospital and GPs surgery's cant cope now sorry (Surrey better opt)
As long as you widen the road from top of Pump Lane to bottom and paths both sides
More pressure or hospital police and all the other services in the area. We are over populated as it is.
Excellent plan people need homes
The exit routes from the proposed development are narrow and the lower Rainham Road is heavily congested at peak times already.
The orchards will be cut down and you won't get them back, along with all the wildlife. The surrounding roads won't be able to take any more traffic.
Firstly lower Rainham road is not suitable for the increase in traffic. Secondly there are allotments in this area which help people have a healthy life.
I have lived here for 26 years. I have already seen Rainham expand quite a lot. 1250 homes seen such a lot to me all those people as well.
Area does not have infrastructure for 1,250 homes
Traffic is horrendous as now from lower Rainham road and Beechings Way, Pump Lane
Any plans to build any properties for over 60s or single people? I doubt it. Even more traffic for already busy minor roads and main roads!!
This area is unsuitable for such a large development. Traffic is already heavy in the area and pump lane is too narrow to safely support more.
The local roads cannot support rush hour traffic at present let alone another few thousand extra vehicles, also it will ultimately lead to a loss of amenities for residents
There is no infrastructure at all to support that many new homes. The traffic is currently horrendous.
With 1250 homes, will mean between 4000-5000 people extra to the area which is more at Medway hospital which is already overloaded. They will also need a local doctor. Years ago we were told there would not be new houses below the railway lines.
Housing lined in the area all my life a taken my son I now my grandchildren all over the mentioned development, I'm concerned for the loss of the "village" element the local wildlife and the existing community spirit it is a very much loved local beauty area. unspoilt
Roads not suitable for lorries (7.5 tonnes) bringing building materials. Conservation area Lower Rainham Rd to top of Pump Lane. Wildlife will disappear. Water pressure will be affected.
The number of homes being built exceeds the facility available. Currently the doctors/Hosp cannot cope takes two weeks to get an appointment. The roads cannot cope with the traffic council has done nothing to

improve road system.
I wish you would leave the countryside alone there is lot of other sites that could be planned and sold out with housing you have some already.
Too much buildings going up for profit, wildlife will suffer again, strongly oppose the idea of more homes, keep what little green we have
The road systems in the area are incapable of coping with the current traffic load. The Lower Rainham Road is at full capacity with constant queues and if going the other way Bloor Lane & Pump Lane are constant queues. 2000 more vehicles is impossible. (each household will have 1 vehicle at most 2)
Already too much traffic on lower Rainham Road and too much pressure on local hospitals.
The roads are full now and you are going to fill them with approx 2,500 cars extra+schools+ destroying the walking countryside+ adding lots more pollution to the area. Anyway I am probably wasting my time.
Traffic on Lower Rainham Road is already far too busy to support any extra cars. You are taking away green space in an already crowded area- not as quoted open up more green space-madness!
However I suggest a major road improvement to the Lower Rainham Road, due to the ever increasing car numbers.
If you build more houses that means more cars on the road which can't cope now.
This will make traffic sooo much worse than it is. I say NO to this development.
This is wanton destruction of one of the remaining green spaces. Gillingham is over populated as it is- this will only make the situation. It is pure greed by the owners of the land shame on them!
More housing will inevitably result in increased traffic on already over-trafficed roads. Talk of a new primary school seems to be small but when you have to take into account all of the other infrastructure that ought to be provided
I do NOT support this development. The roads in the area are already extremely busy with traffic queues every day and this development will make the problem a lot worse. It would also impact heavily on our local services, the hospital (already at bursting point) as well as gas, water etc. I do NOT support the plans
We do not need any more houses, cars and people in this area. We have enough already
I like the development, but, as most of the houses will be occupied by commuters moving in from London a railway station should be included on the line shown on the plan to help relieve the congestion coming to the Lower Rainham Road
Cannot believe what is happening here. Give a thought about the infrastructure!! The Lower Rainham roads will never cope, there will be no green spaces left, total devastation
We already have poor infrastructure, hospital facilities and limited school places. Will these problems be addressed first? How on earth will the roads cope?
Health service already under pressure. Education will be oversubscribed. Roads and infrastructures not adequate for these proposals-immediate area possible if all measures undertaken-but *illegible people massage the truth/figures
Infrastructure. Doctors? Schools? Extra traffic pollution? Public transport 7 days a week? Plus roads too narrow for all the load of cars. What about this green belt we'll loose?
There are not enough facilities to support a development of this size in the area. IE hospitals, doctors, dentists, shopping areas, schools, transport, buses. Its agricultural land
Congested local and main roads, regular accident closures of M2 motorway. A2, Bloors Lane-Bowater congested at many times of day. World health figures show this area has higher pollution level than London. Retiring GPs=no places. Overcrowded emergency department serving too larger area.
Drs? Secondary schools? How is the Medway Hospital going to cope??
How many more residential sites do we have to endure living in this once peaceful village? I have lived here for over 40 years and the traffic has increased so much, it is a battle to drive anywhere. This is supposed to be a conservation area, please save our countryside
Hundreds of houses being built in Lower Rainham already. Shortages of school places, not enough doctor surgery's, roads already gridlocked, at peak times. How many of these houses will be affordable homes? Sort out infrastructure. People need open spaces not blanket housing
The southeast is overpopulated as it is without more developments to attract even more people here! The loss of orchards and fields mean loss of birds and wildlife and enjoyment of green fields etc.

There has been too much building in this area already. The local infrastructure already cannot cope-schools, drs, roads, etc. Traffic barely flows as it is! Add all the extra cars and nothing will move!
Road structure and hospital, doctors, all unsuitable
Having lived here for 50 years, it would have been nice for the land to still be used for fruit trees. However a development of 3 bed houses which people can afford needs to be built to replace those sold off by Margaret Thatcher. Until we see the plans of the site we cannot comment. we dont have enough information
We think it is an awful idea and would ruin the proposed area. It would largely reduce wildlife in the area, remove an orchard and add extra traffic into an already congested area, never mind added pressure on to local schools and GPs
The building will be on productive farm land. Pump Lane is a narrow 2 way road with passing places and is not suitable for 1-2000 cars using it everyday. There is no extra provision for doctor's surgeries and there will be an impact on the local hospital and other NHS services. Building here will be the beginning of the *illegible the whole strip of land from Rainham to * Way.
New houses are built so new residents come to the area with at least one car. New roads are not built! The traffic is horrible!!!
Too much of our green spaces are being lost to poor quality housing without thought of adding strain to our already failing public services. This is about money grabbing not providing affordable housing
Too much development in the area (e.g. station road, miescourt road, berengrave lane) the proposed development opposite Twydall Estate will mean an urban sprawl into Gillingham
Not on agricultural land. This green field site should be kept as farm land, surrounding roads will not be able to cope with additional traffic. Also 1250 new families will increase the pressure on an already over-burdened health service in Medway
The Lower Rainham Road cannot cope with the amount of vehicles on it at the moment. And there is not enough schools or hospitals for the number of houses already
Not enough structure in place to support current population let alone 1000+ more houses- roads/schools/hospitals/GP surgeries etc. Enough in Medway-otherwise there will be concrete from London all the way to the coast-NO
My daughter has been on housing list for 16 years so I'd be happy if she even had a chance of one of these. 5 all living in 2 bed rent accommodation it is so wrong
I would absolutely be in favour. However the current road infrastructure could not handle any additional residents. The Lower Rainham Road during rush hours is already over capacity
This area is already bursting at the seams with traffic and provision of shopping areas. There is nowhere to park and it is currently unsafe just getting round. Also schools, doctors, dentists and hospitals cannot cope! no point it will happen anyway
The small village idea with school and play ground on smaller scale would be ok. Access by car in the area down Pump Lane would be a nightmare. Too many houses
HONESTLY! I do NOT support the provision of new homes as Medway Hospital cannot cope now. I do NOT support the proposal as the Lower Rainham Road is a NIGHTMARE in rush hour, it cannot take more traffic
Would support if roads are much improved
I believe the area is unsuitable for such a large development as resources would be even more stretched than they already are.
Not in Medway as already congested there are far too many cars on our roads already. We will need another hospital- 11 hrs wait in A&E to be seen last week. Wildlife habitat is being taken over by houses. We cannot survive without the flora & fauna Kent is no longer the garden of England
We need more social houses for the homeless & those in need. Not affordable houses for those who don't really need help.
But only 1 & 2 B/room houses How big will the new road be. We have 3 mile tailbacks now.
I am all for building affordable housing for the Medway community only. However the site you have chosen is NOT suitable. The local roads cannot cope, we have insufficient medical care in the area. Hospital cannot cope. Water reservoirs cannot cope, not enough school places for children, plus I thought you can't build on agricultural land?
The last thing we want in our quiet oasis of Gillingham is another faceless character-less mass

development!! Leave our arable area alone please.
The local infrastructure cannot cope at the moment doctors, roads, hospitals & schools are struggling. Without the addition of more homes & families. I strongly oppose this proposal.
More houses=more people! 1 hospital, not big enough, not enough doctors surgery's, police, not enough school places.
1. How many of the 1250 houses are for families that cannot afford to buy their own homes> 2. How will the Lower Rainham Road cope with the extra volume of traffic? 3. Are there additional GP surgeries on site?
Not enough docs, dentist+ hospital space for more residents. The two 'rat' runroads i.e, The Lower Rainham Road+Beechings Way cannot take any more traffic! Your problem will mean over 2000 more cars and over 4000 residents! Not to mention the loss of acres of countryside! P.S- bet this is not read!! Or noted.
More doctor's surgery's needed, shops, more frequent bus services and possibly bus routes as well
Gillingham area already heavily over-populated roads hospital services G.P.'s wildlife unable to cope with any more development No more please.
Support only if these homes have an allocation of 25% for social housing. Medway is in need of homes for young families who due to the austerity measures have no chance to buy and private rents are extortionate.
At least 1,500 cars with no roads to support. No doctors. No hospitals, no schools, narrow Pump Lane is a accident waiting to happen. The whole plans are crazy.
At this current time in Medways life with only one hospital that cannot deal with the demands of the huge population of Medway and the A2 which being the major thoroughfare becomes busier by every weekend, I cannot willingly say yes make it even harder for the infrastructure of Medway to cope. If redevelopment were to involve the building of a new hospital, new schools (secondary and 2/3 primary) the improvement of Rainham precinct and removal of parking charges i may reconsider my lack of support for this proposal. I'm not convinced you wholly care about residents news with this pathetic amount of space to respond however.
I PLAYED IN THE COUNTRYSIDE AS A CHILD; ORCHARDS AND FIELDS WHICH ARE BEING CONCRETED OVER. DEVELOPERS ARE GETTING RICH ON DESTROYING THE GARDEN OF KENT. THERES NO INFRASTRUCUTRE WHERE ARE THE SCHOOLS, DOCTORS, SURGERIES AND ROADS TO COPE WITH THIS STUPIDITY
Whilst I agree there is a need for affordable housing, I question whether this is for that specific requirement. As for building on greenbelt land, I disagree that it should be used for this purpose. There is a need for rural land in this part of north Medway and there is no infrastructure in place to support this development in this location.
This is a disgraceful proposal - the company selling the land cite that they have difficulty with the location due to the constraints of surrounding dwellings? There are a small amount of residential properties outside of their boundaries but otherwise they are surrounded by other agricultural land a railway line and a frequently used 'B' road is barely adequate to cope with the present traffic!!
We need a new hospital or secondary mixed school more.
The country (& County) has become the concrete jungle - I'd like to hear more parks and conservation being a topic of conversation
Too many cars on the road in the area
Too much development in and around Rainham. Not enough infrastructures to support it greenfield sites should be pressured.
Anyone proposing these ideas obviously doesn't live in the local area! This many houses will cause a devastating effect on local schools, hospitals, doctors, roads - not to mention the impact on local wildlife. I'm gutted to think this may go ahead.
Our roads are already overcrowded - to little infrastructure to help this is being created - any congestion on M2 already has huge impact on our roads around the area no other, facilities are thought about - Dr's surgeries impact on hospitals reservoirs in the area. Impact of parking on Twydall with so much more traffic how would you help this. Are there ideas of a sub station on railway and impact of traffic.
Lower Rainham rd will struggle to cope with a vast increase in traffic, or the hospital or doctors with so many extra patients
The Medway Hospital is unable to cope with the amount of people in winter. The Lower Rainham Road was

not built for the extra amount of Traffic we has far to many new homes in Medway anyway
This area supports a lot of birds etc. We support new homes but we need homes for our kids not luxury homes with a view. We don't want these built on our back door as we will loose our view not that you car
This will make too much traffic one very small country roads that are already too small for the current residents and cause accidents Beechings way will also be hit by more cars and polution, as this road is already used by motorists to avoid the already congested A2. No no no
Insufficient infrastructure the lower Rainham road is already congested due to extra housing development in the area. Also lower Pump lane is not designed to deal with the extra volume this will cause.
To much strain on local resources already i.e. hospitals, police, fire ambulance. Area is to over populated for its resources, also road system can not cope with any new developments as already had to many in this area.
It is ridiculous to even consider that many houses on top of all the other developments that have been built! We do not have the infrastructure to facilitate this! One primary school will not remedy that? What about Dr's, secondary schools to name a couple.
I would welcome new housing "affordable" to young people. When will there be new hospitals, Dr's, Dentists etc.? until then No
What hospital & water supply will these houses use? Already over stretched with thousands of houses just built and being built in Rainham already!!
Medway is already over crowded roads are congested + schools + hospitals full
The infrastructure is unable to cope with the current housing adding to this will cause even more congestion, the Medway hospital and Dr's surgeries are unable to cope now, adding a possible 4,000 people, 4 per home will make it even worse. A new school will only add to tis.
Biggest problem not enough schools not enough doctors surgeries. Local hospital is struggling now without more houses and roads are already oversubscribed.
Our area does not have the infrastructure to support new homes. Doctors are already oversubscribed, schools secondary are stretched. Medway Hospital cannot cope as it is. Roads are already congested and in a poor state without adding to it.
Although a new primary school is mentioned there is nothing about additional medical care e.g. drs also there is only 2 ways out of Rainham which already causes problem.
Local roads and resources already unable to cope with volume of traffic extra 2000 + cars is impossible pump lane is single track! Lower Rainham Road has severe congestion
Locally there is a large amount of green space for public use. I understand the need for "affordable" housing, however I would be surprised at yet another local development that would benefit the new prospective house buyer. There at least 4 developments all ready within a 2 mile radius many of which are still up for sale. Really another development
The traffic to get to Gillingham from Rainham cannot cope now this is absolutely going to cause more traffic congestion.
Yes as long as it is affordable for the young and old. Just as long as there is there correct amount off infrastructure and to include hospitals and schools and that the roads can accommodate!!
Killing our countryside and wildlife. Don't do it the garden of England? Joke!
1. Housing yes but affordable/Rent? 2. Amenities, shops, doctors, hospital (Medway already under pressure) Secondary school. 3. Traffic level already causing problems however Rainham Road other "Gridlocked" 4. Widening of whole of Pump Lane Dangerously narrow/bends/blind spots.
"It was absolutely shocking and depressing to learn that 1250 homes are proposed on this site. Everywhere, in it seems every possible space, homes are going up in this area. Nearby 121 new homes are to be built next year in Berengrave Lane, Rainham; now we learn that 1250 (!) are proposed. The amount of traffic has reached gridlock proportions round this area, especially the Lower Rainham Road (where these houses are proposed) and on the A2 nearby, which is the route one has to use to reach the M2 motorway. The thought of all the extra vehicles (maybe 1250 x 2 cars per household) must fill commuters' hearts with dread, as already journey are pretty horrendous during rush hour, both on the Lower Rainham Road and the A2. Also, we are talking about a reduction in the current residents' quality of life. On the front of your leaflet you state: '...whilst still retaining much of the rural character of the local area' - this is so obviously not going to be the case, as not much is left, even now!

The Medway & Maritime Hospital, being our nearest hospital, cannot cope now with the number of Medway residents. It has been a failing hospital in the past. So how will it cope?
No mention is made of GP surgeries being unable to register current residents.
The building of a new primary school won't solve the problem of getting your child into a secondary school. All the local secondary schools are currently over-subscribed, even before inflicting many many more pupils into the area.
The influx of more hundreds of more residents into the area will bring mayhem onto our already gridlocked roads during rush hour, mornings and evenings.
Please do not inflict this on the current residents in this area, who (as mentioned previously) are already seeing houses going up in every available space. I have spoken to many residents, who are all as concerned about this as I am, and who see their quality of life deteriorating.

"It was absolutely shocking to learn that 1250 houses are proposed on this site.
Everywhere, in it seems every possible space, houses are going up in this area. Nearby 121 houses are to be built next summer in Berengrave Lane and many recently in Otterham Quay Lane. Now we learn that 1250(!) are proposed.
The amount of traffic has reached gridlock proportions in this area, especially on the Lower Rainham Road (where the houses are proposed) and on the A2 nearby, which is the route one has to use to reach the M2. The thought of all the extra vehicles (maybe 1250 x 2 cars per household) must fill commuters' hearts with dread, as already journeys are pretty horrendous during rush hour, both on the Lower Rainham Road and A2. Also, we are talking about a reduction in current residents' quality of life and all the extra pollution, Medway already being one of the highest polluted areas in the UK. (And I have asthma).
On your leaflet you state: '..Whilst still retaining much of the rural character of the local area'. This so obviously not going to be the case, as not much is left even now.
The Medway Hospital, being our nearest hospital, cannot cope now with numbers of Medway residents. It has been a failing hospital. So how will it cope?
No mention is made of GP surgeries who even now cannot register patients.
The building of a primary school won't solve the problem of getting your child into a secondary school, all of which are oversubscribed now.
PLEASE DO NOT INFLICT THIS ON THE CURRENT RESIDENTS, who are seeing houses going up in every available space. We all can see our quality of life deteriorating.
"

No thought has been had around current traffic issues in this area and lack of GP/hospital/schools in this area

The increased road traffic from smaller developments in this area (4-20 hours) has caused problems. Any further developments would cause gridlock in this area. 1250 homes x min 2 cars=chaos

There is no justification for infilling this large and important pocket of agricultural and with housing, especially not at the high-density obviously entailed by the illustrated design examples, and 1250 of them. The ability for "local people to use and enjoy" ("more green spaces" would entail them entering a new large housing estate, not a viable substitute for the present orchards vista. further, local infrastructure would be overloaded

Medway is a much built up area and we need as much green space as possible. The site helps with often it's of air pollution and provides a habitat for small wildlife. It will put too much traffic pressure on the Lower Rainham Rd, Pump Lane, Breechings way, and surrounding areas. Although a new school is mentioned these major developments put more pressure on the hospital and other social providers which they can barely cope now

Rainham used to be a lovely quiet village, already the schools are full and doctors etc. The roads are clogged up now. I also feel as if we lose any small greenspaces that's left, it will affect wildlife. Who wants to live in a concrete jungle??

The infrastructure will not be able to cope with the influx of this amount of families in over 1200 homes. Will affect the traffic on roads, utilities and schools

Medway hospital already overworked. Shortage of schools and doctors to cover residents of new estate

Not on greenbelt

We do not not have enough places in schools. Doctors surgeries have closed and a very poor bus service. Our roads are not more than a country lane. We cannot take more traffic

Concerned about the increased amount of traffic and congestion
This will create far too much traffic, when there is already too much
I'm assuming you don't have to drive along the Lower Rainham Road daily during rush hour, or you would know how busy it gets already, let alone adding another 1000+ cars to the road! It can't cope as it is so unless your planning on widening the roads so its 2 way the whole way along. This will only cause more congestion! Plus the local hospital and doctors surgery!
We have a serious social problem with lack of social housing and feel that an injection of 1250 houses would have a major impact on the problem
We are lucky in Twydall to be surround with orchards, nature walk, greenery and be part of the countryside. To build 1,250 home is madness when Medway Hospital can't cope as it is. The doctors surgery are fit to bust and it's a job to park cars. And how can you say "these routes will lead to further green areas" is yet more madness, when in fact you are destroying "THE GREEN AREA".
I feel that the area proposed is too big. I am concerned about the impact on the environment, and already very busy roads in lower Rainham.
Will ruin what is left of our Green Belt!! This is an extensive Housing project that will bring more traffic congestion and pressure on local Resources and intra structure. Loss of Kent countryside - appalling!
Have you seen the very poor road access? Are you going to pay for a road widening? Is there sufficient water supply and sewage treatment?
Where are there provisions for doctors surgeries, secondary schools, parking in Rainham itself if these people need to use station, we live in a permit controlled road that is abused outside of hours by people not wanting to pay to use the station car park.
The road infrastructure in the area is not adequate to support such developments-it will cause excessive traffic nightmares.
I don't support the proposal because I feel it would spoil the rural feel of the area. My road (Eastcourt Lane) would bound to be used as a cut through causing more traffic in a narrow lane. There isn't enough infrastructure either.
I would like you to live at the above address for 1 week and witness the amount of traffic down our lane which everyone uses because of traffic on top road and however Rainham is hell queues for ages, we are having new builds in Berengrave Lane our lane is used as a speed road, Rainham cannot take this extra traffic, also Medway Hospital cannot cope or doctors or schools.
There are many dilapidated sites and old buildings in ruins. These should be considered first. The roads will be far too congested and people's lives will be at risk.
Until to hospital is made bigger new GP surgery are up and running more school placement or made and betting road roots no more housing.
The infrastructure of the area cannot sustain this additional housing; roads, healthcare, schools etc. This will also massively impact those houses which are surrounded by green!
There are plenty off brown sites in Medway to develop not good fruit farms which are part of kents heritage.
Lower Rainham road already struggles with traffic in rush hour. This will make the problem worse. What about the extra pressure on services such as hospital? Medway Hospital is already struggling as it cannot provide care for the population!!
Sincerely hope this doesn't effect bloor's lane allotments; we haven't enough of these in Rainham/Medway. I find the land what is being used for housing is a travesty; we are supposed to be providing homes for wildlife, not ethic people from London, they are changing the s/east forever, I fear for my family here now!
Do not support more 400-500k homes that no one in this area could ever hope to afford
The concern with these proposals is the infrastructure and the enormous strain on roads, schools, hospitals, and doctors etc. which are already @ maximum capacity. Are there plans to widen the lower Rainham road? There is a potential to have an additional 2000 cars on the roads in the area - this is not viable in their current state.
1,250 homes here would put incredible pressure on infrastructure schools, hospitals and roads. Traffic to Pump Lane school and Medway City Biz Park would be more horrendous re schools - I mean secondary schools
I am totally opposed to the building of 1,250 houses in the area you have chosen. It will be building a town

within a town. The roads around the proposed development are already approaching grid lock. Also where are the new residents going for doctor & dentist surgeries. How can you open up green spaces by building 1,250 houses on green fields.
Insufficient infrastructure. Roads, schools, GP surgeries, overwhelmed Hospital (Medway) which cannot cope. Sewage issues water pressure and invading of remaining green spaces. No local bus services.
As lovely as the talk of a village green/school etc, there is poor infrastructure in the area & struggles with the volume of traffic at present. Hospitals/doctors struggling with local services set to close (Twydall). Natural land is being lost sadly.
What is your eco structure? Schools, doctors, shops! Roads and schools especially are already overcrowded. What about wildlife and rare species? Stag beetles for example. Why do you always want to destroy? A fair few dog walkers will leave nowhere to go ourselves included! We love *illegible to say been here all our lives!!!
Pure madness, probably fuelled by greed. Have you seen the traffic on Lower Rd: B2004 at rush hours, nose to tail and at a standstill when there is a problem on the M2 or A2. There will be gridlock if these houses are built
Whilst I am not against and do understand the need to build new homes, these proposals, I believe will at many times throughout the day, week, etc bring Rainham to a standstill with all the 1000 extra homes and more than 1000 cars as most houses now have 2. The roads and services here cannot cope with more. Plus more green space gone.
The road isn't wide enough and there's too much traffic as it is. And for one thousand 200 homes you would have to have shops on site. It would be a nightmare
Although I support the need for more social housing the development in Rainham has been excessive in the last few years. Local infrastructure is not keeping up with this. GP services and the local hospital are at breaking point. The situation of this particular site is ridiculous because of the country roads
In my opinion the surrounding roads struggle to cope with traffic at peak times. Adding more housing would only exacerbate the problems
Proposed development is on green belt. Traffic gridlock in area on a daily basis, this won't make it any better. Medway council can't look after the infrastructure they already have without more. Take a look at some local facilities some are in desperate condition. There is litter and fly tipping all over Medway this will not improve the problem!
It should be used for leisure activities and made into woodland walks and green areas
We are crowded as it is, traffic will be worse, more people for the Medway hospital and local doctors which is already strained enough and people can't afford property prices
This box is too small. Site would require major improvements to roads around the site we are already experiencing almost gridlock at peak times. This development would cause even more pressure on the local infrastructure
No No No No the Lower Rainham Road has too many cars and lorry *illegible it due to all the redevelopment already so on you will be killing the countryside in Rainham
This land should be used for agricultural purposes, as it has been for years, hope any new developments, there should be a new hospital for Medway and Swale. There are too many people here already, so-schools, doctors, diners etc. Have lived in this area-born in Pump Lane- all my life, its one little piece of rural *illegible for people on the large states we have already got here. I watched all the woods cleared for the biggest estate in Europe at the time. No more. Thank you
I object to the proposed develop because: 1. Medway Maritime Hospital is not fit for purpose for the present population and certainly will not be able to cope with the increase in population this development will create. 2. there are insufficient GP surgeries in Rainham and local councillors have so far been unsuccessful in recruiting doctors. The infrastructure is not suitable for 1,250 houses- both by road or rail travel. Travelling at rush hour is a nightmare at present. The Lower Rainham Road is certainly not suitable for any increase in traffic. 4. If the orchards must be cut down, i would suggest that trees be planted over the whole area in order that the health and environment of the present population can be enhanced and preserved. We need green areas not more houses. Planting trees is something that was raised in the news only today. 5. However, I have little faith that this development will not proceed because the owner of the land, the Council and developers think "money" over all else. I would therefore suggest that, prior to any building being approved, the developers pay for a NEW HOSPITAL to be built. (and suggest the business park just off the A2 as an ideal site). Or at a minimum, incorporate a new medical centre into the scheme

with the developers paying for it and contribute to the cost of any doctors/staff. Both suggestions would alleviate some movement of traffic on the roads around Rainham. Kent was known as the garden of England but already this is not the case. We now have to leave the area to escape the constant building work of new houses and traffic which is untenable. Although my above comments are very relevant, on further reflection, I would suggest that the proposed site would be an ideal position for developers to build a retirement village. Rainham and surrounding areas has an aging population and if such a facility was built with say its own mini store, a health service/community hub which would be an asset to the area and community. Such a 'village' would release houses occupied by an older generation who would like to down-size thereby releasing affordable existing houses suitable for families. Many of the new homes being built at present are beyond the price range for younger families.

I am absolutely shocking to learn that 1250 homes are proposed here. Everywhere in it seems every possible space houses are going up in this area. Nearby 121 new houses are to be built next year, now we learn that 1250 (!) are proposed in the area. The amount of extra traffic has reached gridlock proportion round these towns. The thought of all the extra (maybe 1250 x 2 cars per household) must fill commuters' hearts with dread, as journeys at the present time are pretty horrendous during rush hour, both on the Lower Rainham Road, where these houses are proposed, and on the nearby A2. Also we are talking about the current residents' quality of life, including even higher pollution, which adversely affects asthma sufferers, I being an asthma sufferer. Medway has recently been rated as one of the highest polluted areas in the UK (national news). On the front of your leaflet you state '...whilst still retaining much of the rural character of the local area'. This is so obviously not the case, as not much is left even now! In the Daily Telegraph last week there was an article by Prince Charles, who was pleading with the Government, councils and powers that be to preserve the countryside that is left. Medway hospital cannot cope with the population in this area, and indeed has been a failing hospital, so how will it cope? No mention is made of GP surgeries. I know of local residents unable to register with a GP due to no vacancies-this will only exacerbate the situation. The token build of a new primary school will not solve the problem of places at local secondary schools. All the local secondary schools are over-subscribed, even before inflicting potentially hundreds more pupils to the area. Please do consider quality of life for current residents and don't take from us the last vestige of countryside in this locality and increase the already traffic gridlock and air pollution in one of the already highest polluted areas in the UK (see above).

I am totally against this plan

It would be ridiculous to build 1250 new homes on farm land around pump lane area, 1250 homes = plus 2500 cars the lower Rainham road cannot cope with this neither can other roads that they will be using.
Has anyone thought about Medway hospital that is already bursting at the seams this is already affected by numerous other housing estates that have been or will be built as well.
Where will everybody work and if they are travelling to London the roads and trains cannot cope.
Hoping you will look at this seriously

This proposal is utterly ludicrous and for many reasons:
You say you cannot farm due to the constraint of surrounding homes. Then how do you propose to get arctic lorries, diggers etc. to a site where a tractor struggles!
The infrastructure required for more than 2,000 vehicles is not part of your plan. A school will only increase traffic!
Pump Lane is too narrow to accommodate additional traffic and the Lower Rainham Rd is already clogged.
The main sewage drain on LRR is also at maximum capacity...
Locally we do not require a school - there aren't any GP practices taking in new patients! So where are these people going to get medical help.
This proposal is simply unfeasible. This amount of homes is not in keeping with the local area.
Lower Rainham is one of the few green lungs left in Medway. The loss of wildlife, trees and green spaces coupled with the increased particles due to traffic means locals will see detrimental effects on their health.
A much smaller number of homes would be tolerable, but the sheer magnitude of the development will destroy the surroundings.
Locals should be given an opportunity to purchase the land instead of you speculating and turning a profit on the destruction of green spaces.

Totally opposed to any houses being built on this land. Too much building is already going on in the area and services already under pressure. All very well building a new primary school, but what about doctors,

we hear its hard enough now without any extra people. Do you think Medway Maritime Hospital can cope with an additional influx of people? I feel enough building has already been done in this area. Lower Rainham Road can be absolutely chaotic when there is a problem on the A2 or M2 and extra housing in this area will only mean extra traffic.
Already over populated in this area. Have eight schools in short vicinity. Roads are all congested. Green spaces disappearing rapidly. Kent the Garden of England, a joke. Council and government are encouraging unrest
The roads, GPs, hospital, sewage, water, secondary schools etc has not been taken into account. Also parking. Most houses newly built allow 1 space most houses need at least 2. Also not provided *illegible
Lower Rainham Rd is almost a car park most mornings except school holidays. With all those extra houses and school it'll be a nightmare for drivers, pedestrians and residents
The roads in surrounding areas are too narrow to cope with more traffic. Schools, doctors, dentists and hospitals cannot cope now, let alone with more residents
There seems to be development all around Rainham in the last few years. How many houses I don't know but the infrastructure is at a bursting point. Rainham does not need any more houses. Certainly not on this scale. I hope the council comes to their senses and refuse this rape of the land by developers
The rds, schools, doctors, local amenities are already oversubscribed and over populated. The high St and Lower Rainham Rd just cannot support any more cars
This can only be acceptable if a new road is provided through this proposed site to by pass Lower Rainham (B2004) because our village is gridlocked now at certain times. Extra traffic generated by this site would be totally unacceptable
(Not this development) not on greenfield sites where brown field sited in Medway are still not used at all. *illegible transport links and amenities cannot cope with an extra 4/5000 people. *illegible can't cope. Doctors can't cope. *illegible
I live at Riverview. I bought this property because of the view. I feel the value of my property will devalue in price
No proposals for upgrading the B2004 Lower Rainham rd cope with increased traffic
I am totally opposed to this proposal. The scale is far too large for this rural area which already has several residential developments proceeding. Even over recent years the Lower Rainham Rd and Pump Lane which are minor country roads are already over used. I hope common sense prevails
Infrastructure isnt there to cope with the extra amount of vehicles. The traffic is horrendous now from Yorkshire way through to the tunnel at 8.00am. The town will come to a standstill. Not to mention local services! Eg Water!!
This area has had its fair share of developments over the last few years. All our local green spaces are under constant threat from greedy developers. Roads are too busy as it is
This area is already full with new developments! I wanted to live in a rural area and this is becoming closer to a town. Lower Rainham Rd already experiences high level of traffic, it is not sustainable. NO
I am against the redevelopment as I am born in this area and can see the gradual way the area has been overtaken with the lose of the green, country areas. Where will it stop?
Insufficient road capacity for vehicles from 1250 homes to flow into Lower Rainham Rd. Pump Lane is far too narrow to cope with anymore than it gets now
The Lower Rainham Rd at rush hour is in gridlock. When an accident ton the A2 and M2 it becomes so much worse. The Lorries needed to make this happen, for years it will take is not possible especially with the small road. *illegible ripping stables was denied this opportunity for the very same reason. There was, currently too many developments in North Rainham, which will also compound this problem
The proposals make the development sound idea but let's be realistic 1250 homes at least 1 car per household 1250 cars at least. Traffic is insane at school time already 1 primary school not a bad idea but senior schools fit to burst already! Best of luck getting a GP! What we need is affordable housing. Leave our green spaces alone!
A new estate yes but not this size. The surrounding road system is not good enough, the hospital can't cope now without another r1250 homes. This will not affect me but it will those living here in the future
We do not support the proposals unless there are adequate facilities i.e. - provision of health- i.e. doctors- the current facilities in Rainham are overstretched as it is. Plus the increased sewerage can the local works cope? Plus schools. These (and I'm sure many others) questions/issues require answering

Schools and dr surgeries already full. Have lots of problems with traffic getting onto A2 local hospital cannot cope
The land you propose to build on is a place for birds and wildlife and there are not many places left for wildlife habits. The road networks are not sufficient to sustain a large building estate
Once again the wildlife suffers! Lovely countryside destroyed! I have had many walks round there with my dog, and have seen many rabbit warrens and fox's dens which are beautiful creatures being forced to our concrete city. For the sake of people making money for development. This of the wildlife!
I think it is a great idea for the older people living in and around the area to have a place to go to if they are unable to live in their own places do to ill health and are unable to look after themselves
I do not support this housing development because this area is already short of doctors and other health facilities. Also the Lower Rainham Rd and other roads in the area are too narrow for more traffic also appears to be no community cheap housing
We live in an area that is already over populated. The local hospital is already on its knees. Bringing more people into the area will add to this problem
This feels solely about money! Medway doesn't have the infrastructure to accommodate another 1250 houses i.e. min 2500 people and at least 1250 cars. Medway hospital, GPs, dentists, and schools are already stretched to capacity. Not to mention water, gas, electricity. This is a crazy idea!
The homes are needed just not in Kent. The roads are gridlocked at rush hour. The infrastructure currently will not support the additional traffic produced. Why should my commute be extended for someone else's gain. Even train car parks are full, we over our transport now no need to *illegible further
Getting in and out of Rainham by car between 7.30 and 9am and between 3.30 and 6pm is already very slow if these redevelopment proposals get the go ahead it would further add to the severe traffic congestion on local roads. It would also increase our pollution levels in the local area to the detriment of the health of the local inhabitants
There are too many houses being built in Rainham ie Berengrave Lane, Oherham Quay, Station Road and Mierscourt Rd to name but a few. Soon there will be no green spaces left. Also the infrastructure isn't there to support all these houses
I cannot believe we need another 1200 houses given the many sites already allocated for house building. We already lack GP surgeries. The local infrastructure cannot support endless increases in population. The Lower Rainham Rd is not suitable for more cars and Pump Lane and Lower Blors Lane are country lanes. What we need is to preserve the orchards and country side that we have so that everyone can enjoy it.
If we had a decent hospital and sufficient schools, water supply, doctors and social services I might agree. As it is the land is being covered with concrete and our long term residents neglected
I am writing in response to the proposals to build an infant school and 1250 homes on land near Pump Lane in Rainham. I do not support the redevelopment proposals, feeling there are too extensive and unsuitable for the area chosen. Currently much of Rainham is already being built on and this site is one of the few remaining sections of agricultural land in the town, providing a pleasant outlook, country walks and habitat for wildlife as well as a reminder of Rainham's long fruit farming history. The current roads surrounding the proposed site are narrow, single track in places, and unsuitable for the estimated 2000 cars a development of this size would require. As the site is located a lengthy distance from the train station and bus stops the new residents will be forced to drive, increasing both noise and pollution on local roads. Much of this increased traffic will affect areas close to schools risking the health and welfare of the pupils. Whereas i acknowledge that AC Goatham and Son no longer wish to farm this land, can the land not be kept as agricultural or, at least, a wildlife/country park for the enjoyment of locals? I not that a primary school is being provided but what will happen in regards to the provision of additional school places for secondary school pupils? Will our child, already at the local primary school, find it difficult to get a place in a secondary school? Will local dentists and doctors be able to cope with another 3000 plus people requiring their services? Having a plot on the Church Allotment site off Lower Bloors Lane i am concerned about the detrimental effect on those using allotments (and nearby Community Orchards) whose enjoyment stems not from just producing their own produce but also being surrounded by the peace and quiet of the surrounding orchards, leading to better physical and mental health. The creation of housing close by will increase the noise, air pollution, and likelihood of vandalism to plots. We are currently lucky enough to enjoy visits from varied wildlife such as toads, newts, hedgehogs, hares, and badgers, all of whom would include the orchards as part of their territory and would suffer if the land was built upon and the trees destroyed. I ask you to please reconsider these proposals, Rainham is only small town and by increasing its

population by so many and affectively building a new village in its midst it will find its road network, schools and health services unable to cope as well as losing part of its history, destroying one of the most picturesque area of the town, and damaging local wildlife.
I have received your leaflet regarding the plan for 1,250 homes in Lower Pump Lne. Quite frankly I am shocked at the amount of homes being planned in an area that cannot support this level of housing. Lower Pump Lane is a thin country lane, and has passing areas as it is difficult for two cars to pass each other let alone vans etc. This road can't be widened as there are properties already in the road. There is no way that this lane can cope with the 2,000+ additional cars that this estate will generate. Lower Rainham Road is already very busy, and the additional level of traffic caused by this development will cause significant delays.
I live in Langdale Close, which is off Pump Lane. Pump Lane is already an extremely busy road as it leads onto the A2. The planned development will add significant traffic to Pump Lane. It is already difficult to turn onto the A2, especially if you wish to turn right. Unless there will be a change to the exit at the top of Pump Lane, the delays will be extreme, especially in the rush hour, when parents are dropping off children to the Grammar School in Pump Lane and the two Twydall schools and then going back onto the A2. I realise that new properties are required in Medway, but believe the chosen area and road infrastructure will not be able to take the amount of additional traffic that this development will generate.
On the face of it this looks a good proposal however can this infrastructure currently in place support it?? I would like to know more. Thank you.
Before building new houses, get infrastructure in place such as new hospital to take the pressure off "Medway Hospital" schools etc.
Not enough support in place for provision of GP surgeries, schools at all levels or at the local- already under too much stress-Medway maritime hospital. Infrastructure needs to come 1st. While I appreciate new homes need to be built, it doesn't need to be right next to existing residential at all. Where infrastructure is already struggling, Peters village nearby is a good example of new new developments should be supported.
The schools and the roads cannot cope.
Pump Lane cannot cope with extra traffic flow the traffic on the Lower Rainham road is dangerously high, especially lately when accidents occur daily on M20 & M2. This will just add to our misery and inconvenience+safety worrries.
It will spoil our greenland
Secondary schools are already over subscribed. Does not improve infrastructure of the area. Nature + community riverside will be compromised.
I have zero confidence in Medway Council to make the correct decision regarding housing developments. The local area already suffers badly from poor road networks & infrastructure. Developments like this in areas of poor accessibility only add to the problem. This and other developments in the Medway towns will force residents to move away from the area in search of a more accommodative council.
Assuming that each home has at least one car, this will lead to more congestion on roads at peak times. This plan will remove the last area of countryside in Gillingham.
There are not enough GP's, schools, NHS services, parking places or infrastructure for the current population. My kids will never be able to afford to buy a property. New housing estates on current green land is a diabolical idea. The roads are not sufficient, the hospital not big enough- I could go on for ages but nor room like Rainham Twydall really.
This development is massive and Rainham has already been subject to numerous house developments. I note a school is planned but not GP surgery. Currently I cant book a GP apt even 3 weeks ahead! Many local residents use the orchards to walk dogs. There are few places within walking distance to get that sense of a countryside space. Fields/orchards are needed to keep a cleaner atmosphere. Rainham is becoming increasingly congested on our roads. More commuters will require increased parking at the station as currently use Chalky Bank Rd!
The local roads already struggle and if these proposals go ahead there will be further problems. If new houses are built access needs to be a priority as the surrounding roads will not cope.
Roads at capacity, no additional doctor, dentist, senior schools etc etc etc. No longer building for loyal residents. Land I believe is prime agriculture.
New school mentioned. What about new doctors/dentists? Shops? Doubtful that existing doctors/dentists

could cope with extra numbers. No mention of low cost housing for young people. Shared ownership or other schemes needed. Road/infrastructure improvements also needed.
Not affordable for my age there are too many cars on the road with loads of traffic and trouble parking doctors are full. I am registered in Gillingham because all of the surgery's refused me in Twydall. Schools are too populated.
Also this is green belt land where is farmer moving its only greed. 1 if permitted traffic on Lower Rainham Road. (Its bad already/ air pollution 2 schools are already overcrowded. 4 Doctors surgeries my son lives in Rainham and has to go to Gillingham to the doctor as orchard practice closed one section down 5 Hospitals are already overcrowded 6. homes will be for people moving out of London not enough room for us commuters
It would be awful to see such a lovely part of Rainham destroyed.
To many in small space need to keep some green space schools will not cope. Especially senior schools. Riads are already congested around this area lets keep some space for future generations to see not just houses.
Very narrow lanes & roads in the area are already crowded & certainly won't help congestion. Drs & hospital in the area are already at breaking point causing major waiting times.
The area will lose its rural feel if this goes ahead, and the roads which even now can't cope with the traffic at certain times of the day, would be totally inadequate. Thus 1250 homes sounds horrendous to me.
New hospitals+ schools+doctors more good roads
The proposals completely ignore the issue of infrastructure. How can the hospital (s) doctors/dentists, schools of all levels, the roads al cope with an increase of 1250 houses (translating to 2500 individuals at least!) Where will the jobs be? How will the narrow roads cope in the first instance with the construction traffic, cabling, water (drinking and waste) and gas pipelines etc. And=given the fairly frequent warnings from Southern Water of shortages+can the water table/supply generally/catchment area be sufficient during the construction, as well for the increase in demand when the houses are occupied? RMGS is a succesful school which could well be expected to attract more than the present 1150 pupils. Yet more congestion- for residents and pupils/parents alike- in the upper part of Pump Lane which regularly suffers slow/blocked traffic. The lower section of the Lane is even narrower as well as being restricted by the narrow rail bridge- e.g. for construction vehicles. Will the Lower Rainham Road in its present layout be able to cope either? And this is ignoring the infrastructure demands of other proposed housing developments in the Medway towns area? There is no indication that these wider issues are being addressed let alone how the fundamental problems are going to be solved!
Even though I know any comments from the public on this development will not make any difference (as your companies are all about money and not about the daily lives of residents) I will give you our views on this site. Having lived in this area for 45 years, we have already accommodated many changes, some for better some for worse. The main problem we have is the fact that Medway Maritime Hospital already struggles to cope with todays population, so goodness knows how it will fair when not only your houses but the hundreds of others already being built become occupied. So just providing a primary school won't even begin to address the problems these extra homes will cause. To properly understand the impact of dramatically increasing the local population, there are many other factors that need to be considered. The shortage of doctors is one. We have recently lost several just from the Healthy Living Centre in Rainham. The potential shortage of water is another major problem especially with warming summers and lack of rain, all those extra dishwashers, washing machines and showers. We also can't forget to mention the traffic. What was once a 10 minute journey into work already takes 30 minutes, I dread to think how long it will take once all that extra traffic joins the Lower Rainham road. It's so sad that we can't keep our green space to help protect our carbon footprint and instead redevelop run down areas in the town.
We will be forwarding our views to our local councillor and MP
Medway especially Rainham is becoming, if not already, over populated. The traffic is always at a standstill, schools are over subscribed. There are no beds at the hospital and you cannot get a doctor's appointment.
The development will make an already busy area even busier. We are disappointed with more land being sold off for houses. The roads will be busier and it will have an extremely negative impact on local environment, wildlife & pollution, congestion.

I am visually impaired and have learnt routes on and around the site you propose to develop. They are places I will enjoy taking my guide dog and it would be a great loss. Furthermore, I cannot even begin to imagine the toll it would have on public services and public transport which already struggle.
As a road user I fear that the already congested area will only get worse, the DRs surgeries are already full + the schools at capacity. This will also overtake another green area of Gillingham.
Lower Rainham Road and Pump Lane cannot deal with the amount of traffic as it is let alone with this redevelopment. Local schools and doctors are at the maximum intake. Also wildlife will be affected with land being built on.
Can't believe this proposal, we don't all want to live in built up area's (that's why my Mum & Dad and surrounding neighbours moved out of London. This beautiful countryside and cant believe the council want this as they say they over budget anyway if you want them to do anything
This is the green belt buffer gone between Rainham+ Gillingham and agricultural land. If this is approved it will open the door to the rest of the greenbelt being developed over (illegible) built on just another housing (illegible) Medway hospital cannot cope with the present population. No! Leave the land as it is and find a brown field site.
My concern with this development is over the road infrastructure, currently the lower Rainham Road can already get very congested and adding a large number of new homes could cause serious congestion issues
This amount of houses is obscene. not enough services now roads are congested. Now.
Too many homes here already. Shouldn't redevelop green space. No road infrastructure for new homes. No provision is ever made for elderly (i.e bungalows). (will result in overcrowding traffic congestion and eventually new roads being built
How dare you attempt to desecrate our environment
Yes, just not at this location. No main road to take traffic away from established residential roads. Local roads could not cope with additional traffic from 1250 homes. Loss of rural area/footpaths, in an area of high density housing already
Stricter control on land banking. Force the sale of empty houses. Enforce the redevelopment and refurbishment of empty buildings. We must look at what resources are already available. No more impact on wildlife please
It's killing off our wild life. Soon there won't be any countryside left. Immigration needs to step up to stop illegal immigrants entering England then you won't need to build so much. No further infrastructure implemented.
We like living in a semi-rural area. We like the orchards for walking and the outlook down to the river. Twydall cannot support the extra traffic!!
1. Medway hospital has been in special measures for failing to meet needs of current population. 2. Local grammar schools already having to provide extra places to meet current demand. 3. nearby road network will not cope with extra traffic-especially the bottleneck by The Three Marinas public house. 4. Medway council already seem incapable of maintaining roads and green spaces in and around the Twydall area. 5. no mention of affordable housing being part of this development. 6. Fail to see how building on green sites will retain the 'rural character of the local area'.
No, no, no! I feel that I must protest strongly about the proposals which have been put forward to build another 1,250 homes in Lower Rainham. This is a massive development and, together with various additional developments which have already been given the green light for this area, will cause unlimited irreparable damage to the whole area. Currently roads cannot cope with rush hour demands, with traffic jams already the norm on the Lower Rainham Road and the A2. The road network simply would not be able to manage with more traffic, since every proposed house to be built is likely to generate between two and four additional cars. Everyone would have to allow for much longer journey times to get to and from work and home. This would cause a great deal of stress to all concerned. Additionally, building on this scale will transform Rainham into a large town with no-one wants, however attractive the intended buildings may be. Already, doctor's appointments are becoming much more difficult to obtain, and are now two or three weeks hence as opposed to the former two or three days. Local schools would also struggle to cope with the huge increase in numbers and parents would have much more difficulty obtaining a place for their child at their chosen school. Public transport systems will not cope either, since trains at rush hour times are already usually standing room only. Buses too. Already, our road is clogged from Mondays through Fridays with cars parked by commuters. I don't know how the dustcart and emergency vehicles manage to get

through. What will it be like if this new development is permitted? How can the developers say that ripping up all the fruit orchards and building this enormous estate will retain much of the rural character of the local area?!! The wildlife already struggle to survive as trees, fields, hedged and green spaces are being destroyed at an alarming rate!! We used to love watching the hedgehog wandering in our garden, but never see one now. The dawn chorus used to be deafening and the same at sunset; however now we may hear just a few birds twittering briefly if we are lucky. We do not need more bricks and mortar! I am old enough to remember the lovely woodland and open spaces such as The Dell which were swept away and built upon with the creation of the Parkwood Estate near Wigmore and other nearby developments. We all wept to see such carnage then, and the proposed development of Pump Lane, Lower Bloors Lane and stretching to Lower Twydall Lane and the Lower Rainham Road will be just as destructive. My husband and I, together with most other people living here, chose Rainham because we loved the rural character of the local area, together with the ease of access to London and the Kent Cross. Further development of this magnitude will totally destroy all of these advantages. Please, do not permit this development to go ahead.

My Wife and I have lived here for 21 years and as such have a good knowledge of the Area. Our initial reaction to such a large Housing Development in a rural part of Rainham was that it was much too large. Our second reaction was that if it were approved, it would be the precursor for developing all the land from Eastcourt Lane to Otterham Quay Lane along Lower Rainham Road. We know that Government have been pressing Local Authorities to provide substantial numbers of new houses but is apparently ignoring the cost of highway, improvements, shopping infrastructure and extra essential services required to cope with the needs of the people buying the new houses, which it sees as having to be met locally. Government subsidies to Local Authorities have been cut and there is, therefore, no money for new infrastructure and services. Highway infrastructure 1200 Housing Units will inevitably result in your buyers needing one car and two when children reach driving age. The number of cars generated on completion of the building work could be 1200 plus an extra 1200 cars in 20 years time. There are highway network problems both between the Development and the A2 shopping areas and the Rainham Shopping Centre. (Lower) Pump Lane is currently a rural lane, unsuitable for modern traffic needs from the Railway Bridge to Lower Rainham Road. Lower Rainham Road traffic eastbound from its junction with (Lower) Pump Lane is controlled by traffic signals through the hamlet of Lower Rainham. At peak hour travel times in the morning and afternoon, Lower Rainham Road is used by commuters from the villages to the east of Otterham Quay Lane and from the Isle of Sheppey as an alternative to using the A2. Traffic build ups occur at Lower Rainham because of the traffic signals and West Motney Hill Road because of the one way only width restriction there. Turning right from Pump Lane into the A2 to travel westbound is difficult even at quieter times of traffic flow on the A2. Essential Services Infrastructure Our local newspaper tells us that a significant proportion of local GPs are approaching retirement age and that there could be a problem of replacing them. Medway Maritime Hospital continues to struggle to cope with the demands of the existing population as does the Ambulance Service serving it. There are no local shops within safe walking or cycling distance using existing highways. Most of the local shops that will be attractive to your house buyers are situated either on or close to the A2 Principle Road. If the development were to go ahead, the provision of an Aldi type supermarket could be essential. The proposal to provide a primary school would be essential to avoid the travel issues mentioned earlier. Our local bus service provider, Arriva Buses, should be persuaded to provide a service to the development. It is inevitable that your buyers will see (Lower) Pump Lane to Beechings Way as their preferred means of access away from the development and if so, this could mean that the developer undertakes the widening of the Lane from the Railway Bridge to some point north. Positive aspects The development will provide jobs for construction workers, local firms, materials suppliers and plant and machinery providers. Summarising we think that the problem with your proposal as with other large Housing developments proposals in the Medway Area is that infrastructure must be provided first to cope with the extra demands.

We strongly protest at the massif housing estates proposed for Pump lane Rainham. There are already too many lately. 1, 250 homes will mean an extra 2,500 vehicles has anyone bothered to survey pump lane in school times and rush hour. All surgeries are struggling to cope now, especially Medway hospitals.

I agree as long as there is plenty of "off roads" parking provision.

Lower Rainham Road- bad enough on the best of days- new proposed dev. In Berengrave Ln will add to chaos- why destroy orchards- surely there are brownfill sites elsewhere? Total disregard for locals again.

1) Already too congested 2) losing even more countryside 3) Already overcrowded schools in the area 4)

hospitals and medical centres, doctors surgeries already overstretched for any more housing in this area. Several developments are already taking place.
There are at least 4 large developments of over 100 houses proposed in Rainham. How are the roads going to cope and then there are schools, doctors dentists etc. and Medway hospital. I moved to Rainham for its village feel. This is rapidly being lost. Is there any plan to keep at least a few green spaces in Medway? It seems not. There is already far too much housing development in the Lower Rainham area. It used to be rural and now it is turning into a housing estate NO!
Ridiculous. 1250 homes= 2500+ cars. The Lower Rainham Road cannot take any more traffic neither can A2 to London. Where will everybody work? And Medway hospital is already bursting at the seams. Save our farmland.
The current infrastructure can't cope as it is- doctors, hospitals, roads, schools. Lower Rainham Road is already a busy road. Pump Lane is a single track road, not suitable for 2000+ cars.
We foresee bad traffic congestion on Berengrave Lane, Lower Rainham Rd (and others) your claim that there will be more green spaces is ludicrous- you will be reducing the amount of green spaces that we currently 'enjoy'.
Too busy in the area already local hospital cannot cope now let alone in the future. Not enough schools- doctors etc. Problems with GPs as is already. Where is extra water coming from?
I do not feel the road infrastructure can support the extra cars that will use the Lower Rainham Road and Pump Lane, congestion is already bad as it is. Also you are only proposing a junior school, what about a senior school and doctors surgeries etc. This area around Twydall cannot support this added housing. Our schools and surgeries are full. Medway hospital struggles already!
This proposal is ridiculous and unrealistic! Obviously you are not familiar with this area already being over developed by new houses being built. The Lower Rainham Road is already far too busy with traffic and not at all wide enough at present...
What will happen regarding the surrounding roads & roundabouts to cope with the increase in cars/traffic??
I am against redevelopment in the said area. Due to the fact that there is no provision for anymore GP surgeries, hospital facilities. The only expanding I can see in is more homes- and we need facilities i.e. DR & hospital services before adding another 2400+ people into our area.
The Medway towns are already an urban sprawl + in danger of becoming a London suburb. Medway maritime hospital has just come out of special measures + is woefully inadequate. Local roads will be insufficient, as will schools, GP surgeries + all other public amenities. In addition, water, i.e. rainfall, is very low in the South East. Will you be building a reservoir I doubt it very much.
This will bring too much traffic on the Lower Rainham Road, also our hospitals are overcrowded now, where are all these people going to go.
You keep building+building round Rainham. But not changing the infrastructure our schools are full. We can't get DRs appointment our hospitals are over flowing. At this point I would like to point out that xxx has just spent 28 hrs in a chair at the hospital because of no beds. This is just crazy enough is enough the roads are a tangle!!
The general surrounding area just has not got adequate schools, shops, amenities etc. to service this proposal. Lower Rainham Road & Pump Lane will not take extra traffic.
How will the infrastructure support this number of houses- we will need much more information about roads traffic, utility supplies to think this is well planned.
The roads will not take the additional traffic. They are already over capacity. New larger roads would be required first.
There will be too many cars using the area possibly 1000. What about medical facilities which are struggling in Rainham at present
There is not sufficient infrastructure in Rainham to support a development of this size. B289 cannot be improved/widened to cope with the traffic. Already there are insufficient GP appointments available & lack of corresponding health services. Train services could not support the extra capacity required.
Far too big for such a rural area with poor access.
Think we have enough new builds going on in Rainham. Need to build more doctors/schools and hospitals! Medway hospital can't cope at the moment as it is.
Traffic alone is awful cannot cope with anymore 3000 +cars! Doctors, school etc. already at capacity- love new homes but not right place, already new house sites in Rainham.

Should build new homes on brownfield sites. Would be more acceptable if they were council houses.
Rainham cannot cope with all the current new developments for new houses. We do not need further residents adding to the struggle for doctor appointments, school places etc. + the roads certainly cannot facilitate further excessive traffic to use the Lower Rainham Road + the A2. It is a nightmare already!
Gillingham/Rainham is already rapidly becoming overpopulated, there are already several new estates planned but no change to the infrastructure. The 'countryside feel' is being eaten away!
Local road network cannot cope with the amount of current rush hour traffic as it is!! If there are an average of 2 cars per household, this is just a nightmare waiting to happen! And an average of 3 people per household, how will the local Medway hospital cope. It cannot cope at the moment. Then there are the junior and secondary schools.
1 Our local hospital cannot cope already without more people to deal with 2. Lower Rainham Road area has been known to flood+ residents in that area are sometimes given sandbags 3. Feel sorry for the residents at Russett Farm development who bought into a semi-rural lifestyle.
The road infrastructure cannot cope with the extra demand. Lower Rainham Road is very heavily congested during rush hour and is in a poor state. You're building a new primary school, what about secondary? Or Drs? Dentists? Hospitals?
To build 1250 homes will affect the local area, will seriously impact on the local infrastructure including roads which are already gridlocked at peak times. Where are the community benefits? I can see none from adding this *illegible just a strain on local services
No hospitals. No schools. No roads. Only traffic jams
A ludicrous proposal. Any amount of housing in the area will amount to overload. The roads (many are country lanes) cannot cope even now. So it's a BIG FAT NO! from me.
Development is too large. 4000 extra residents?? 2500 extra cars?? Pollution?? Doctors, dentists, hospital are at breaking point now!! More rail passengers?? Traffic congestion is bad now and it will become even worse. This is a bad option on so many levels.
If you are going to build. Compensation please. Outrage!!
The infrastructure cannot cope now with the local residents, the one local hospital is in crisis, it's not the locals get the housing, all it will do is encourage more people from London.
Leave our countryside and walkways alone!
Pump Lane is already a rat run. More houses will exacerbate this problem. The Lower Rainham Rd is often blocked due to the contraflow past the Three Mariners with a result we cannot set out of Pump Lane. Breechings Way is also heavily trafficked so we have the same problem now without another 1200 homes.
Roads already congested especially Pump Lane, Lower Rd and further down on Flood plain. In living Memory I can remember flooding- insufficient infrastructure to support additional proposed population increase in this area
You say access from pump lane and lower Rainham Road but traffic is really grim on the Lower Road. Without 1200 + houses with possible 1350 car using Pump Lane and lower Road. With country roads running to batchings Rad and so those lands which are narrow have narrow railway bridges which will cause plenty of *illegible* I can remember local farmers driving flocks of sheep through and parring my house moving there to field.
This area already suffers from congestion and poor air quality, Traffic at peak times along Lower Rainham Road and A2 is bad already/ Adding further homes and therefore more cars will add to these problems. Additionally how will hospitals, doctors, and schools cope - already over stretched.
Hospital cannot cope
Terrible idea! 1250 homes= 2000+ extra cars in this area. The roads cannot cope with current levels of traffic without adding to it. Services and infrastructure will not cope. Our quality of life will be diminished - more pollution and noise. The whole area will become one huge sprawl. Agricultural land provides a break in the housing - a breathing space, that would be lost. Twydall will lost its identity.
This development will place too great a demand on local amenities and the road system with 1250 homes it can be expected to have a least 2500 cars!
Both Pump Lane and Lower Rainham Road will have to be significantly upgraded to cater for the proposed development. We need more housing like bungalows for the elderly and disabled. Also more cheaper houses for the Lower Road.

Lower Rainham Road cannot support the amount of traffic it has now let alone with the addition of a further 1200 homes.
We are already packed of residents in our area with traffic congestions that make your life a nightmare on a daily basis and new developments do not suggest solutions for this big issues. Why not redeveloping empty shops and houses around Medway first?
With all the other development going on in Rainham at present this is far too big. Rainham needs to absorb this before anymore happens. What exactly is "its own sense of space".
Leave the countryside alone! There is hardly any left in Medway. The lower Road cannot cope with extra traffic. Medway hospital cannot cope with existing numbers.
If you keep building houses we won't have any countryside left. We like the green grass.
Rainham is overcrowded with people and houses. A2 from Gillingham to Rainham is congested with traffic. When there is an accident on the M2 it's a nightmare with juggernaut lorry's through narrow roads in Rainham. The services are already stretched more people would only make things intolerable.
These will not be affordable new homes. These will bring more people to the area. Local GP and Hospital cannot cope at the moment. Roads are overcrowded the traffic increase will lower the appeal of living in this area will take away green belt land unacceptable and should not be allowed.
Instead of houses there should be built flats - attractive like at Victory Pier in Gillingham, Flats will put less pressure on space, environment and infrastructure. The current houses built are too small and uncomfortable.
Traffic is already a nightmare - introducing 1250 new homes will compound the issue.
Pump Lane is a dangerous road. It is narrow, bends and a large number of cars ignore speed limit. It cannot support any more traffic.
Only affordable starter homes for locals. Local services and infrastructure cannot support more housing or people it is also destroying what little countryside is left in the area. We already have a hospital struggling to cope.
Dear sir/madam I live in Lower Rainham Road by Pump Lane and am very strongly against the new development. Reasons being: The road is not suitable for lorries (7.5 tonnes) and trucks bringing all the materials in and all the machinery needed. Have you not thought about the congestion this is going to cause especially during rush hour traffic and the noise level is going to go up considerably. Pump Lane itself will not be able to cope with this amount of added traffic. How are the lorries etc. going to turn out of the site safely onto Pump Lane, this is going to be a danger to other road users, or are you planning to shut the road, this will add extra time to my journey every morning and evening. Having traffic turning out onto Pump Lane on either side is a danger in itself, Pump Lane is what it says, and it's a lane not a main road. Lower Rainham Road to the railway line (top of Pump Lane) is a conservation area, at the moment I go walking through the orchards and it's lovely to see birds, rabbits, squirrels, etc. There must be so much more than I've mentioned, you are going to destroy all of this, why do i want to walk through a housing estate. I have a variety of wildlife in my garden including newts, so there must be lots of them where you are planning to build. I feed the birds everyday, my back garden is surrounded by trees and very quiet. The school you are planning to build is going to be very near my property. I do not want to hear children playing and shouting and spoiling the time i spend in my garden. My garden is my haven, I enjoy the quietness of it and the joy it brings to my life. I'm so worried all the noise will frighten away the birds that come to feed, not being able to spend time in it because of the noise level will be devastating. All the extra traffic from from the machinery and lorries is going to add to pollution levels and then the levels will increase as people move in. This could cause health issues. Is our water pressure going to be affected (i.e.) pressure not so good, there are a lot of houses that need to be added to the system. The drainage system has got to go down Pump Lane to Lower Rainham Road, will existing or new pipework be able to cope, can you guarantee it will be able to take all waste away. You mention a primary school, where are they meant to continue their secondary school education. No thought has gone into that. No mention of a doctor's surgery?? There must be lots of other points that other people against the development have pointed out to you. I know I've only touched the surface. I do not know how any of this new redevelopment is going to benefit me. Your sincerely XXXX. another point Will Rainham train station be able to cope with extra people. Trains will need more carriages.
The redevelopment would generate lots of extra traffic and overload local roads. Lower Rainham Road would need upgrading to a through route from Gillingham to the overside of Rainham with the choke points being removed. Extra people will overload local services NHS/GPs, schools.

The redevelopment would put a strain on local services - NHS/Schools etc and overload the local roads. Pump Lane would need widening with a pavement all the way round from the Railway down to the lower Road. The Lower Rainham Road would need upgrading all the way from Pump Lane to the other side of Rainham. Remove the choke points and speed bumps.
The proposed development will adversely impact on Twydall. Overcrowding plus lack of parking is already a serious problem. Your proposal would have a devastating effect.
These proposals are shocking. No consideration for existing residents. This area is already fully congested and how will they access this estate??? Try driving along lower Rainham Road or journey the old A2 above?? No thought in this just greed. No more room here.
Have you tried to drive along lower Rainham road in the mornings - it's a nightmare. Have you tried to see a local doctor - 3 weeks wait. Have you had to wait for hospital support/treatment - its takes ages. 1250 new homes (3-4 thousand more people) Think again.
Myself & would imagine most people are not against developing new housing in Medway, however, it needs to be done in harmony with the existing properties & infrastructure.
Briefly, I would want to see more detailed plans of the proposed development including new roads & how they would connect up.
My comments include:
<ul style="list-style-type: none"> • Where are the 3D renderings & fancy graphics to help visualise the proposals? • What is the total area being developed to enable the housing density of houses/km2 to be compared to the surrounding areas. • How many different types of property are planned, & what % of affordable housing is planned. • How does this development compare to the recent Redrow - Manor Park, in Mierscourt Road, also in Rainham.
Traffic is already horrific; schools at capacity; Medway Hospital constantly on black alert. You need to be responsible developers and consider infrastructure; new roads need to be built; schools; a hospital.; doctors surgeries. And you can't just build, they need to be staffed and with all public services in crisis, how do you plan on doing this?
This area is devoid of accessible NHS services inc. doctors, dentists, and the local hospital in Medway doesn't reach targets because of the high population. The roads are choked already, Pump Lane is just that, a Lane, the water and sewerage company is at capacity. This development is huge.
I support new homes, but not a development of this size. The infrastructure is not in place. 500 homes would be more manageable but it will put even more strain on Pump Lane and surrounding roads. Also it would attract more people from London and put more strain on our already overstretched hospital, schools etc. A new primary school means more pupils for over subscribed primary schools.
I believe the road infrastructure is not sufficient for this amount of housing.
We are of a very strong opinion that a size development of this size is totally inappropriate for the area especially as there is already a housing development planned for the Berengrave nursery site which we overlook and spoil our view of the open countryside. Yes another development of even greater size will put too much pressure on local services and will spoil the countryside we love to enjoy. We cannot afford, and don't want to lose anymore countryside and orchards from this area and have it turned into another parkwood. People come to this part of Rainham to enjoy the peace and quiet of the Medway Estuary and surrounding area.
There are already *illegible* sites being built in the surrounding area, roads at present are not coping with existing traffic, proposed primary but nothing for further education. This proposal is just not acceptable and sounds like just making this vast track of farmland into more valuable land.
You've just given me another reason to move out of Rainham! Have you not seen the local traffic jams?? Particularly on the lower Rainham Road! GET REAL!
Too many houses. Area will lose its rural feel. Damage to habitat to plants and animals. Traffic congestion

issues overcrowding. Strongly 'No' to this plan!!
I know new homes are needed but do they all have to be in the medway green areas. Ive not heard how many new homes they are building in Surrey??
The area is already very crowded, we cant cope with more traffic etc.
Enough is enough! No more green belt house building! No! No! No!
The huge amount of new housing in the local area is already putting a huge strain on our infrastructure and services i.e. insufficient doctors surgeries. The Road network is already too busy and the small lower Rainham road is inadequate for this.
The roads cannot take the amount of extra traffic without massive investment to improve flow. Pump Lane is a single track lane and the lower road is over used as it is.
There is too much redevelopment in this area where there is no infrastructure - development in process before planning is applied for. The cart before the horse principle.
This will impact on the value of my house. I live at River View and this development will remove that view. Medway is already overcrowded and with poor road networks. The lower rainham Road will not cope. A struggling local police force will not cope with the increase in issues this proposed estate will bring. This increase in people and traffic will impact dramatically on the little rural area remaining. BIG NO!
There is already too much in the area with no road structure in place. Not enough doctors, and a hospital at bursting point.
Ridiculous!! How are the doctors, hospitals & schools going to cope with all these extra houses. None of which are houses for younger people to buy. You should be ashamed of yourselves!!! Gone will be my walks with the dog & grandchildren.
Where is the social/first time buyers properties. Local residents will not be able to afford them. Incomers from London and local resources will not cope.
We live on a very busy road, the re-development would make Hawthorne Avenue a 'rat run' and the resultant traffic increase would be intolerable for residents.
Phone Calls
Resident mentioned that the description stated the new village green would integrate with existing pedestrian routes but there are no existing pedestrian routes. Lower Pump Lane is narrow and winding and not conducive for walking.

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