

Land Off Stoke Road and Binney Road

Allhallows

Catesby Estates is preparing proposals for new homes, public open space and other community facilities on land off Stoke Road and Binney Road, Allhallows.

As part of designing a high-quality development we are seeking your feedback on our emerging proposals before we submit an outline planning application to Medway Council

To assist this process, we have prepared an indicative masterplan showing the potential layout of the proposed development including vehicle/pedestrian access points, public open space and other infrastructure.



The Government requires every Local Plan to be reviewed at least once every five years.

The Medway Local Plan is currently out of date, and in line with new national policy introduced by the Labour Government, Medway Council will need to plan for at least 1,658 new homes a year.

A Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area. Local Plans usually cover items such as housing, employment and retail, and they also identify where development should take place along with areas where development should be restricted.

The latest Medway Local Plan consultation (Regulation 18) closed in September 2024. It is the Council's intention to consult on a revised version of the plan later this year.

The most recent consultation showed Allhallows to be an area for residential growth which would also support non-residential (industry) growth at the Isle of Grain.

This site was shown to be an 'Indicative Preferred Site'.

Come along and speak to our team:

Allhallows Village Hall, 28-32 Stoke Road,
Allhallows ME3 9PG

Wednesday 28th May 2025

Session 1 2.30pm – 4.30pm

Session 2 5.00pm – 7.30pm

If you are unable to attend, you can find out more, submit your feedback and track our progress via the consultation website:
www.catesby-allhallows.co.uk

Further information and plans are available to download and view on the consultation website:

www.catesby-allhallows.co.uk

View online



Redline Aerial Image

Key features of our proposals include:

New Homes



Approximately 350 sustainable net zero new homes with a mix of house sizes and types, ranging from 1 to 4 bed properties to meet local policy requirements and identified need.



25% affordable housing (88 homes).

Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market.

Public Open Space

As part of this consultation, we are looking to the community for suggestions on what public open space facilities are required in Allhallows and would welcome further suggestions.

Our initial proposals include:

- Memorial garden
- Community orchards and allotments
- Exercise trim trail
- Junior and senior sports pitches
- Pump Track – this is a continuous loop of rollers and banked turns designed for wheeled sports like BMX, skateboarding, scootering, and rollerblading
- MUGA (*Multi-Use Games Area*) often used for football, basketball or other sports
- LEAP (*Local Equipped Area for Play*) for children who are beginning to play independently
- LAPS (*Local Areas for Play*) designed for very young children

Community Facilities

There is the opportunity to provide additional community benefits, and we need your help to ensure we deliver the right benefits for the Allhallows community.

We recognise there is a well-used existing village hall and local cafe, and we would welcome feedback on additional community benefits and facilities that local residents would like to see provided alongside the new homes. We will also be seeking your views on the current bus services and how these could be improved to help make accessing services and places of work in nearby towns easier and more convenient.





Outline Planning Application

An outline planning application seeks to establish whether the principle and size of a proposed development is acceptable before a detailed Reserved Matters planning application is put forward.

A Reserved Matters application typically includes information on the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

Local residents and statutory consultees for example the Environment Agency and the Highways Authority will also have the opportunity to formally comment on the application once it is submitted and registered with Medway Council.



Have Your Say

The website www.catesby-allhallows.co.uk contains a range of plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning application for the site progress.

Your feedback will help shape our proposals before we submit our planning application to Medway Council.

Comments received may be compiled in a Statement of Community Involvement document and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process



How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN Sunday 8th June 2025

You Can Submit Your Feedback In A Number Of Ways:

- Online via www.catesby-allhallows.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

View online



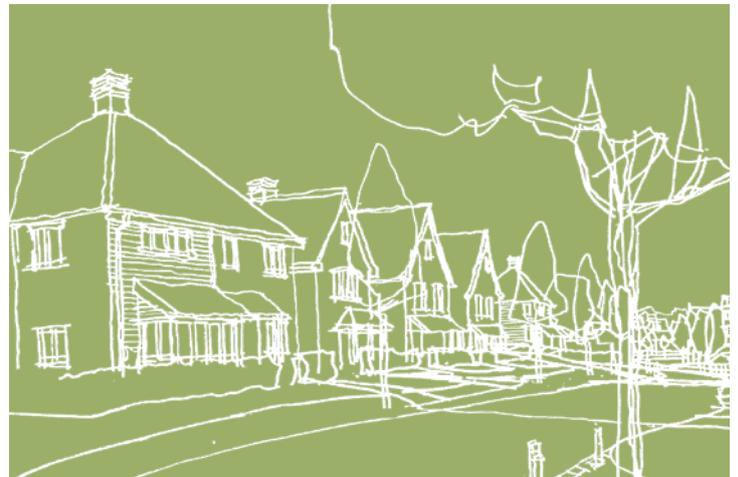
About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at www.catesbyestates.co.uk

Catesby Estates

part of Urban&Civic



© The contents of this document must not be copied or reproduced in whole or part without the written consent of Catesby Estates

DISCLAIMER
We have taken all reasonable measures to present this information with due care and it is considered correct at time of printing. However, the information contained within, is subject to change without notice, and Catesby Estates and its employees and agents shall have no liability to the users for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on this information. Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: 01788 726810 / info@catesbyestates.co.uk