



Homes
England

The Housing and Regeneration Agency

Chattenden Barracks Engagement Summary and Feedback Report

Stakeholder Engagement during
January-July 2025



“Homes England’s mission is to harness our expertise, funding, resources and influence to enable the delivery of high-quality, safe and sustainable homes and vibrant, inclusive communities.”

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Aerial view of the site



Introduction

Homes England have been taking a fresh look at how former military land in Chattenden, on the site known as Chattenden Barracks, can be reimaged to provide new homes, greenspace and community infrastructure within Chattenden whilst acknowledging the site's military legacy.

Who are Homes England?

Homes England is the government's housing and regeneration agency. We believe affordable quality homes in well-designed places are key to improving people's lives.

Place-making, partnership working and a focus on sustainable development are part of our core objectives to create vibrant and thriving communities. Our role is to support the creation of high-quality housing, helping to create jobs and drive local economic growth.

Why is Homes England different?

Homes England's mission is to harness our expertise, funding, resources and influence to enable the delivery of high-quality, safe and sustainable homes and vibrant, inclusive communities. Through collaboration with the housing sector and local leaders, we will unlock housing and regeneration opportunities, transform the housing market and drive innovation for lasting impact.



2025 Stakeholder Engagement

Stage One

February-March 2025

Between February and March 2025, we held our first formal stage of engagement. This involved inviting a range of stakeholders including the local community of Chattenden to share their knowledge and experience of living, working and visiting the area so that we could better understand local needs and aspirations. We also presented early concept ideas and sought feedback on what might support good development. The engagement material presented was designed to help us understand the key matters that we should be considering in bringing the former Chattenden Barracks site back into use.

Insightful feedback and valuable knowledge of the site and the wider Chattenden area was provided by participants. As part of the **'You Said, We Did'** approach to the engagement, we used this feedback to help develop the proposal further for the second stage of engagement.

Stage Two

June-July 2025

We undertook a second stage of engagement between June and July 2025, to help further develop our proposals in response to the helpful feedback provided at the Stage One engagement. A vision and more detailed development concepts were presented for comment. We also began to seek ideas from local communities on the ways that the proposed development could deliver tangible social value to the Chattenden area. We have used the verbal feedback and written comments received from engagement to further progress our proposals with a view to making an application for outline planning permission to Medway Council in early 2026. A Statement of Community Involvement (SCI) will be submitted as part of the planning application which will summarise all our approaches to engage local communities and other key stakeholders, the feedback received and how this has been used to shape our proposals.

This summary report:

- Provides an overview of the public engagement activities that we have undertaken to date.
- Provides information about the two stages of engagement that we held last year.
- Describes how we reached out to the local community and other stakeholders and how they responded.
- Sets out the key themes raised by stakeholders, and verbatim quotes taken from the feedback received during each stage of engagement.

This summary does not:

- Detail all individual comments received.
- Provide responses to individual feedback and comments made.

A list of FAQs and further information can be found on our dedicated website.

How have we engaged with the community?

We engaged with local communities and other key stakeholders as we have developed our proposals for Chattenden Barracks. We held two public engagement events as part of the first stage of engagement in February and March 2025, and again as part of the second stage of engagement in June 2025.

These events gave the local community the opportunity to see at first hand our considerations of the site, and to inform Homes England's initial thoughts on the issues that should inform our proposals and how development could deliver benefits to new and existing residents.

We wanted to ensure we engaged with as many people within the local community as possible, particularly those who might not ordinarily take part in an engagement process.

To do this we:

- Launched a bespoke engagement website using the 'Commonplace' platform, chattendenbarracks.co.uk, to share information about the emerging proposals, provide newsletter updates to website subscribers, supply information regarding the emerging masterplan, and invite feedback from visitors in a variety of formats. All comments received through online channels were published verbatim on the website.
- Sent digital versions of the leaflet advertising the engagement to newsletter subscribers and elected representatives, as well as advertising the events and online engagement platform on a dedicated Chattenden Barracks Facebook page. Posts on Facebook have reached over 23,000 views across the two engagement stages.
- Organised print and online adverts with the Medway Messenger (part of Kent Online). These were placed in the print editions of the the Messenger during the weeks commencing 17 February and 2 June 2025.
- Distributed 1,981 leaflets to addresses in the ME3 postcode area for each stage of engagement, detailing the dates and location of the engagement events, as well as how to access information online.

- Held two in-person engagement events for each stage of engagement. For each stage, one event was held on a weekday, and one was held at the weekend. All four engagement events were held at the Chattenden Community Centre, ME3 8PH.

Event dates were as follows:

Wednesday 26 February, 2pm to 8pm

Saturday 1 March, 11am to 5pm

Thursday 12 June, 2pm to 8pm

Saturday 14 June, 11am to 5pm

- Invited local members of Medway Council, parish councillors on the Hoo Peninsula, and the MP for Rochester and Strood to engage and to share details of the events with their constituents.
- Provided local representatives a preview of the materials before the public engagement events began so that they had an opportunity to better understand the proposals and allow them to facilitate detailed discussions with key stakeholders.



Local priorities

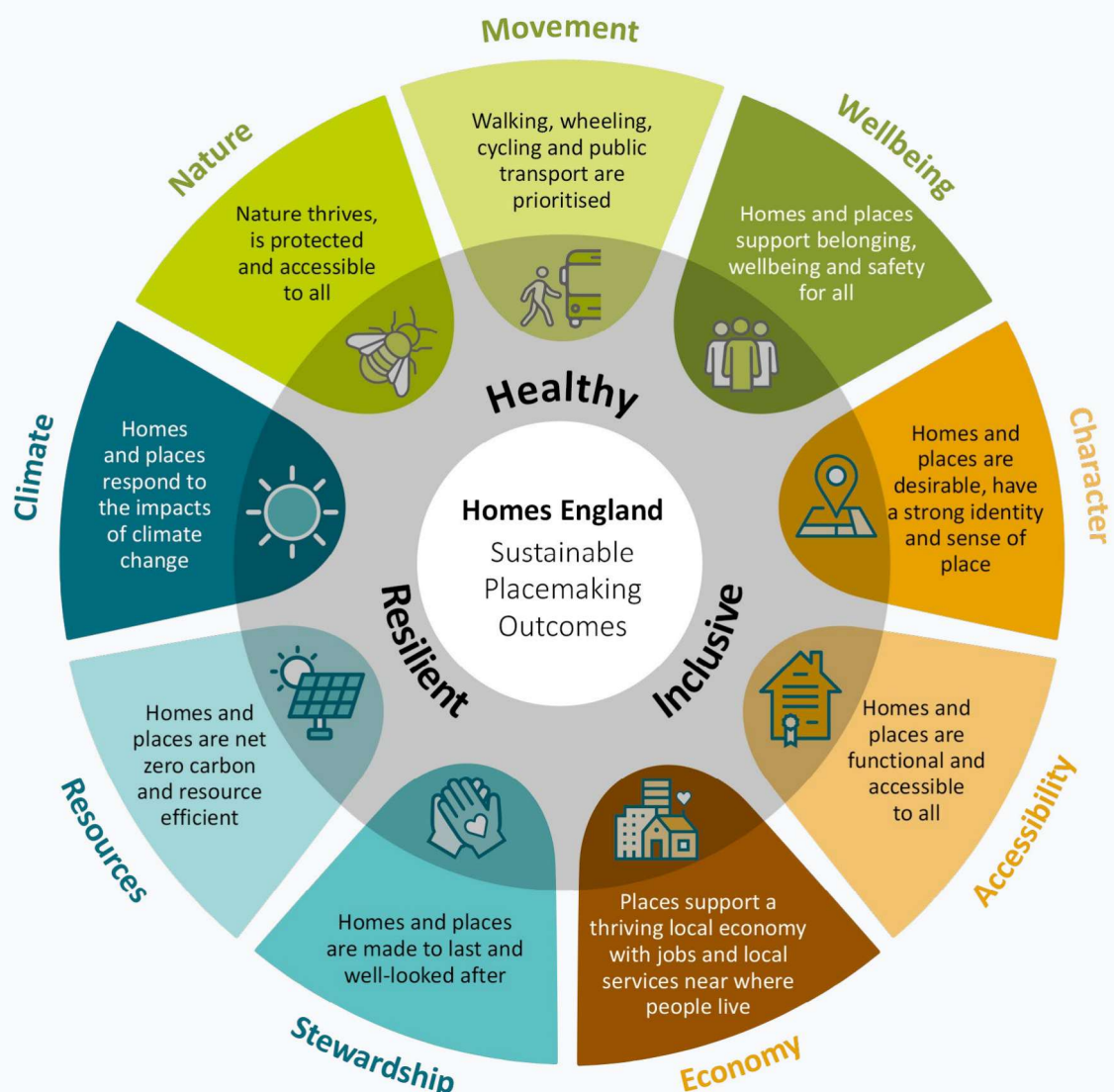
A major aspect of our approach has been to gain an understanding of local communities' priorities that the regeneration of the site could address. Understanding these priorities has helped us shape its proposals. To do this, we used the Homes England Sustainability and Design Outcomes tool.

Homes England Sustainability and Design Outcomes Tool

The Tool helped us structure conversations with participants. It is designed to help people reflect methodically about how they feel about a place, using a series of themes that aim to ensure homes and places are sustainable and well designed.

We used this tool to:

- Understand what each theme means to local communities in Chattenden;
- Help us to understand local communities' priorities; *and*
- Identify a common purpose and opportunities in the context of this project.



Who responded?

A total of **88** people attended an in-person event during the first stage of engagement.

Over the course of the engagement process, we received a total of **4,000** visitors as of December to the dedicated website (chattendenbarracks.co.uk) to view the plans and engagement boards.

Of these, **207** subscribed to receive further updates about the site as the project progresses.

Respondents were able to provide feedback in multiple ways:

- Via the online engagement platform (36 contributions made on Commonplace at the first stage; 51 contributions received through Commonplace during the second stage).

A total of **70** people attended an in-person event during the second stage of engagement.

- Completion of a hard copy feedback form during the engagement events via Freepost (16 paper forms received at the first stage; 14 paper forms received at the second stage).
- Adding sticky notes to the boards at the in-person events (117 sticky notes received at the first stage; 102 sticky notes received at the second stage).
- Placing stickers to answer questions on the boards (94 stickers placed at the first stage; 76 stickers placed at the second stage.)

We captured demographic data from those that responded to our survey.

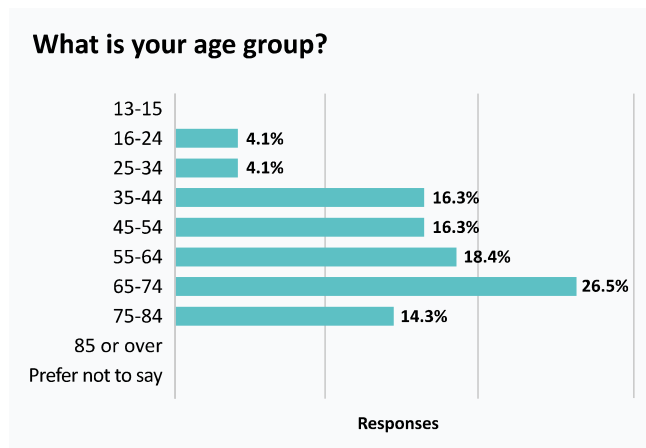
Map of the postcodes attendees provided on the sign-in sheet at the engagement events.





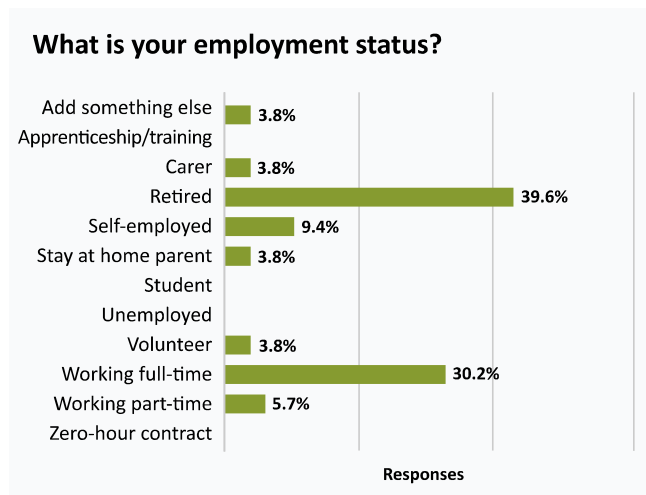
Age group

Comments were received from across most age groups. While the largest individual group of respondents were aged between 65-74, the table below shows the broad range of age groups who responded.



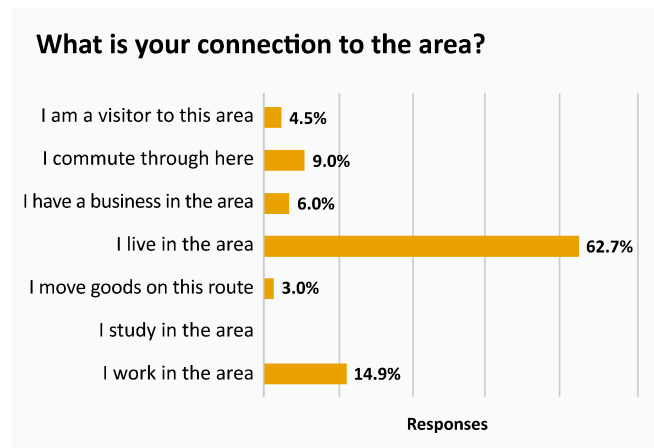
Employment status

The two largest cohorts of respondents indicated that they were retired (39.6%) or working full-time (30.2%). However other groups, including part-time workers, carers, stay-at-home parents, volunteers and the self-employed also responded to the feedback form in some format.



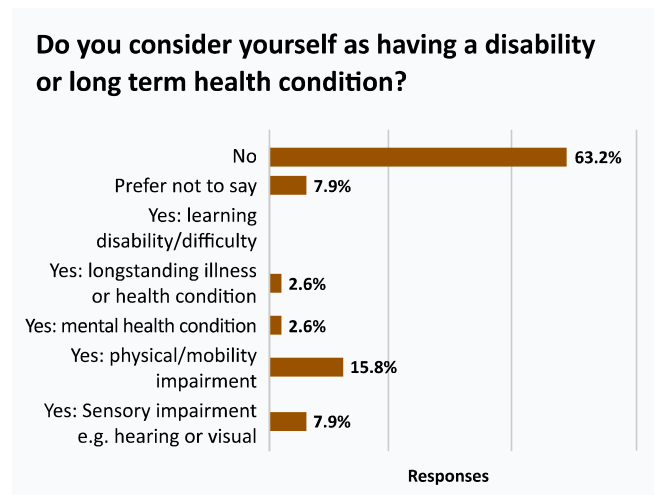
Connection to the area

Our approach sought to involve a wide range of groups with differing interests. While the majority of respondents indicated that they lived locally to the Chattenden Barracks site, the chart below indicates that other stakeholder groups – such as those who worked in or spent time visiting the area – were also reached by the engagement methods and helpfully took time to provide feedback.



Disability and long-term health

Ensuring that we reached people with experience of disability or long-term health conditions was an important consideration. The demographic survey data indicates that approximately 30% of respondents considered themselves to have a disability or long-term condition of some kind.



Stage One Engagement

What we shared with you

In 2018, Homes England took ownership of the Lodge Hill and Chattenden Military Camps. Since then, we have been working to maintain the overall landholding, while learning more about the local area, and considering how some previously-developed parts of the estate could be used more effectively.

One such area is on the site of the former Chattenden Barracks. Following a thorough process to consider the constraints and opportunities of the site, in early 2025 we presented the local community with our very early ideas for how the Barracks could provide much-needed homes while respecting the local context and enhancing Chattenden as a place to live.

The first stage of engagement looked to build upon this initial assessment work through exploring with stakeholders how initial ideas, including good design principles, could shape our proposals for a residential scheme with high quality landscape features at its heart.

Our engagement materials for this stage outlined our understanding of the opportunities and considerations associated with the site. We set out some initial high-level concepts regarding site layout, transport, and ecology.



Our engagement materials included maps indicating how the site related to other key features within Chattenden Village, including existing community facilities and planning policy designations including the Chattenden Woods and Lodge Hill Site of Special Scientific Interest (SSSI), which is located adjacent to the site.

View the information boards from the engagement events on our website chattendenbarracks.co.uk.



The Housing and Regeneration Agency

Why are we here?

Purpose of this event

We are taking a fresh look at how former military land in Chattenden, on the site known as Chattenden Barracks, can make a bigger contribution to the area, and we want to hear from you!

We are keen to get a detailed understanding of how the site can be developed, in consideration of what the local needs and aspirations are. We want you to share your knowledge and valuable understanding of the site and the wider Chattenden area.



Overview

The site is located in the heart of Chattenden, between the Lodge Hill Estate, Chattenden Lane, Kitchener Road and Lochat Road. Chattenden Barracks has been identified as an 'Indicative Preferred Site HH3' for a residential development in the emerging Medway Local Plan to 2041. We are seeking your views on the future of the former barracks site and improving the Lodge Hill Recreation Ground to the north.

Bringing the site back into use could benefit the whole community by making it possible to get around more easily, improving access to green space, contributing to new facilities and providing the quality homes that people need.

How are we taking your feedback on board?

Engaging with the local community will help shape our ideas for the former Chattenden Barracks site. Following this week's events, we will take feedback on board as we continue to develop our proposals. We will return for a second round of events later in the spring, where you will have the opportunity to comment further on more detailed proposals. Later this year, we will submit an Outline Planning Application to Medway Council.

What is an Outline Planning Application?

An Outline Planning Application sets the principles of development, including the general arrangement of open space and development areas, access points, key streets and connections. The detailed layout of houses, streets and landscape will be submitted after the Outline Planning Application and are called 'Reserved Matters'.

Feedback that you give us today will inform the Outline Planning Application.

Examples of exhibition boards from our Stage One engagement ▶

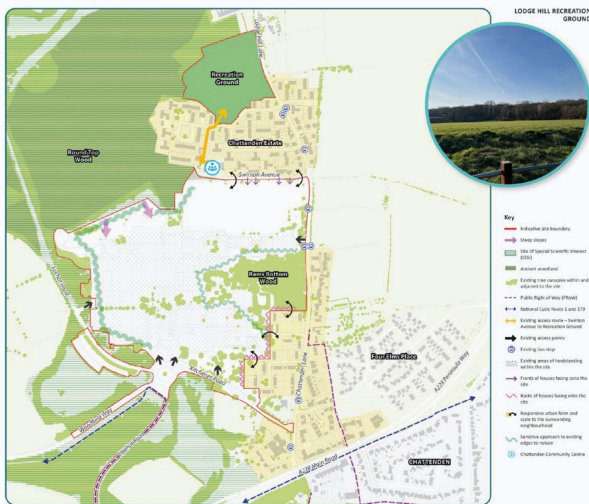
Site considerations

We have been progressing a thorough site considerations process which has involved the identification of key physical characteristics within the site and its boundaries, an understanding of planning designations and notable built features located adjacent to the site.

The Chattenden Barracks site is located outside of the Chattenden Woods and Lodge Hill Site of Special Scientific Interest (SSSI).

The land directly to the north and west of the Chattenden Barracks site is within the SSSI and will need to be sensitively considered, in particular in relation to its notified features including Ancient Woodland and Nightingale habitat.

Whilst we are also aware that key matters around protecting existing local amenity, understanding infrastructure capacity, respecting ecology and how existing open space is being used are all important, we would be really keen to hear from you as to whether there are any additional key site features that we have not identified.



“Enable the delivery of high-quality, safe and sustainable homes and vibrant, inclusive communities.”

Green Spaces

Having access to green spaces on your doorstep is a key part of what makes Chattenden a unique place to live. We want to understand directly from you how you use local existing greenspace and how you would like to see existing and newly created greenspace being used in and around Chattenden Barracks.

We have already identified the Recreation Ground site to the north of the barracks as a key local green space and want to improve access to it as part of our proposals.



What you told us

All feedback is important to us. By sharing views and insights, residents helped us to shape our emerging proposals so they can reflect what the community values, and can deliver upon the needs and aspirations of the local area.

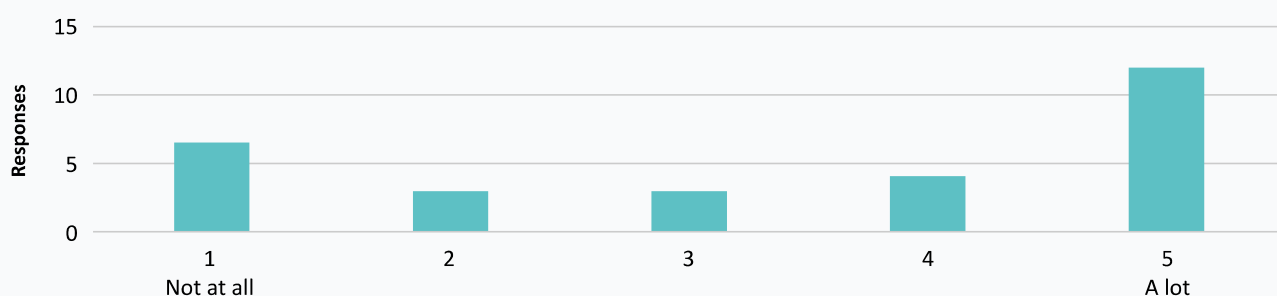
The feedback forms contained a mixture of multiple choice or ranking questions, asking directly about respondents' views on the site and the proposed development, and 'open' questions which sought more granular feedback about the local area and the ways in which the proposed development could improve or impact it.

As can be seen below, there was strong feeling from respondents that bringing the vacant site into use would support Chattenden's future sustainability.

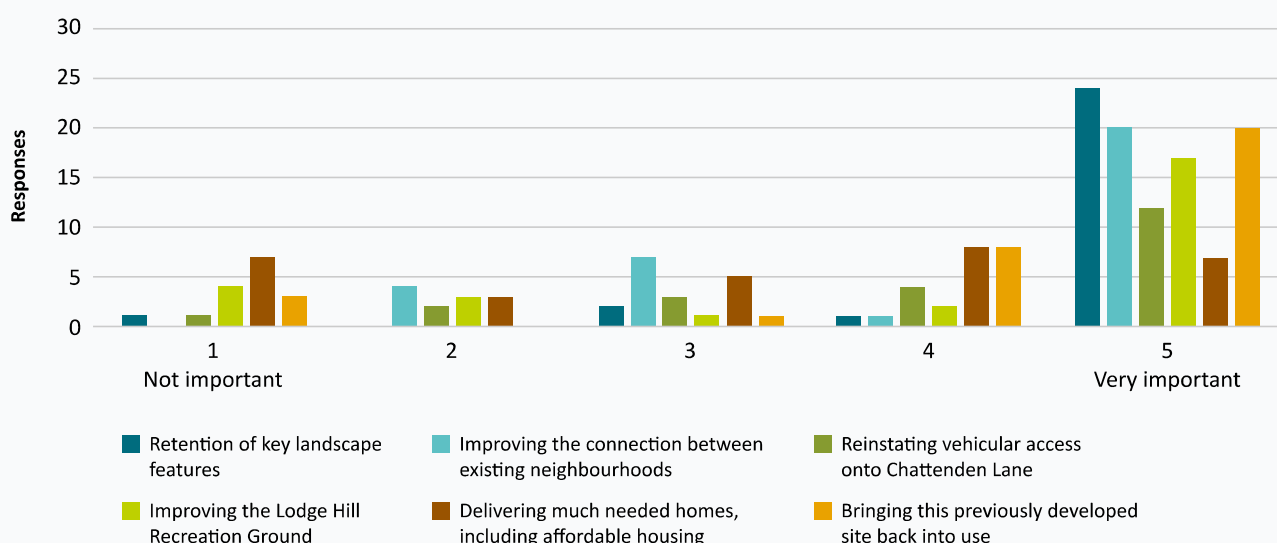
The need to bring a vacant site back into use, promoting the sustainability of Chattenden, was a useful starting point, but the design of a sustainable development relied on understanding the challenges facing those living, working and spending leisure time in the village and local area.

The retention of landscape features, improved connectivity and improvements to the Lodge Hill Recreation Ground emerged as issues considered 'very important' by respondents.

To what extent do you agree that bringing this vacant site into use will support the sustainability of Chattenden?

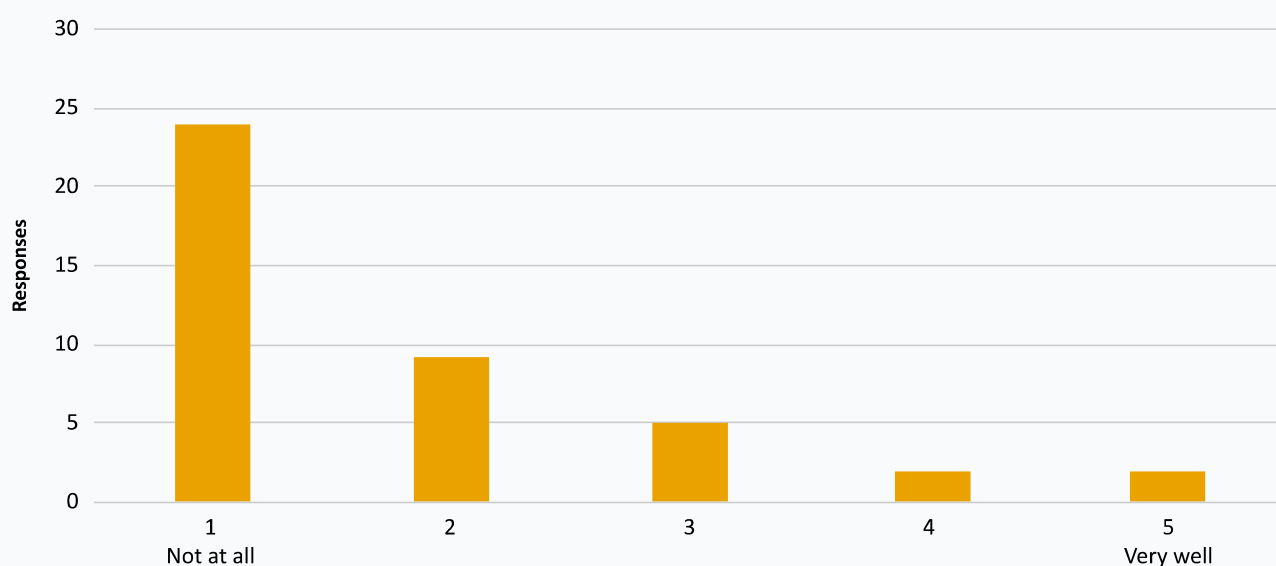


When developing Chattenden Barracks, how important do you consider the following?

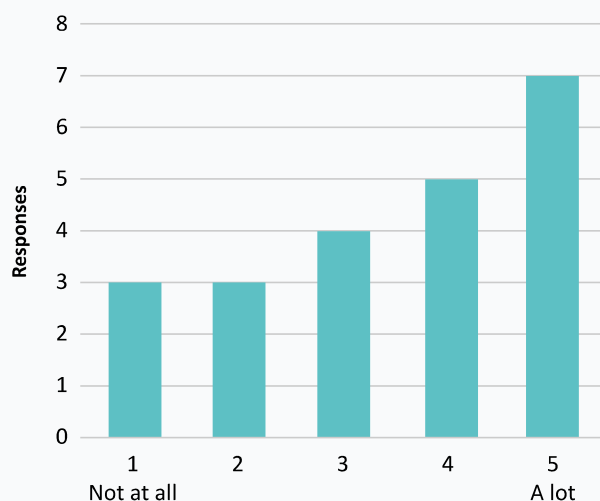


A number of questions also sought stakeholder views on how well Chattenden’s facilities and services met their needs. Respondents were in broad agreement that local facilities and services did not sufficiently meet their needs, while many residents agreed upon the impact of traffic and parking on their ability to move around Chattenden – for instance through frequent driver delay, and a lack of available parking.

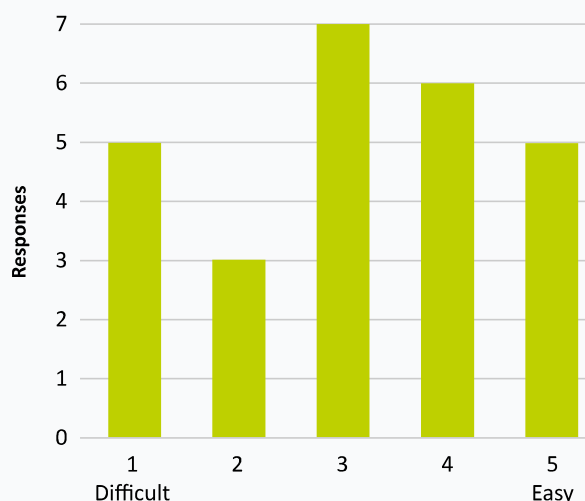
How well do current local facilities and services meet your needs?



How much does traffic and parking affect how you move around Chattenden?



How easy do you find it to travel in and around Chattenden?



Key themes

As the purpose of this engagement stage was to gain an understanding of local needs and priorities, we invited views on existing public services and how development could look to respond positively.

Several key themes were identified in the first stage engagement responses. The written feedback presented below is reproduced word-for-word from comments received from respondents. We have not corrected any misspelling or points of grammar.

Site considerations

Responses about what should be considered when developing the site focused on the lack of local facilities. There were concerns about traffic and the lack of nearby shops, medical facilities, and school spaces:

“The whole area has suffered from neglect since the army moved out, taking lots of facilities with them. Therefore, a new development should include the following: 1) new access roads (the existing road system is totally inadequate) 2) shops. Commercial centre, facilities for all ages. 3) Better transport links 4) New school (two form entry).”

“Entrance from Kitchener Rd (roundabout) would be best.”

“Concern over lack of retail with growing population.”

“Support the development – lack of doctor facilities – lack of shops, convenience store – maybe a hub, something on this side of the road”

Some details were provided for consideration including details on gas pipes, requests for the site to be made safe with CCTV and more policing, as well as comments on water and drainage:

“Infrastructure, CCTV.”

“Potential main gas pipe across recreation ground.”

Ecology was mentioned by some respondents. Four responses mentioned the nightingale population, while some others requested for Rams Bottom Wood to be retained, and one requested that elm trees are planted.

Heritage, in light of the area’s historical military significance, was highlighted as a site consideration:

“There is a greater role for heritage and perhaps historic routeways.”



Engagement event in Chattenden Community Centre

Community facilities and improvements

When asked directly, a large proportion of people responding replied ‘not at all’ when asked how well current local facilities and services meet their needs.

Many commented that there were no facilities that they currently used in Chattenden. Others said they used the Jet petrol stations but noted that the stations are not conveniently or accessibly located.

"None, well not in Chattenden. I usually go to Hoo for shopping, doctors, cafes."

“There are none available apart from a garage and small shop (which is a long walk from the development and across a dual carriageway road).”

Regarding facility improvements, several people made requests for the provision of a medical facility at the site, such as a hospital, GP surgery, health centre, or dental practice:

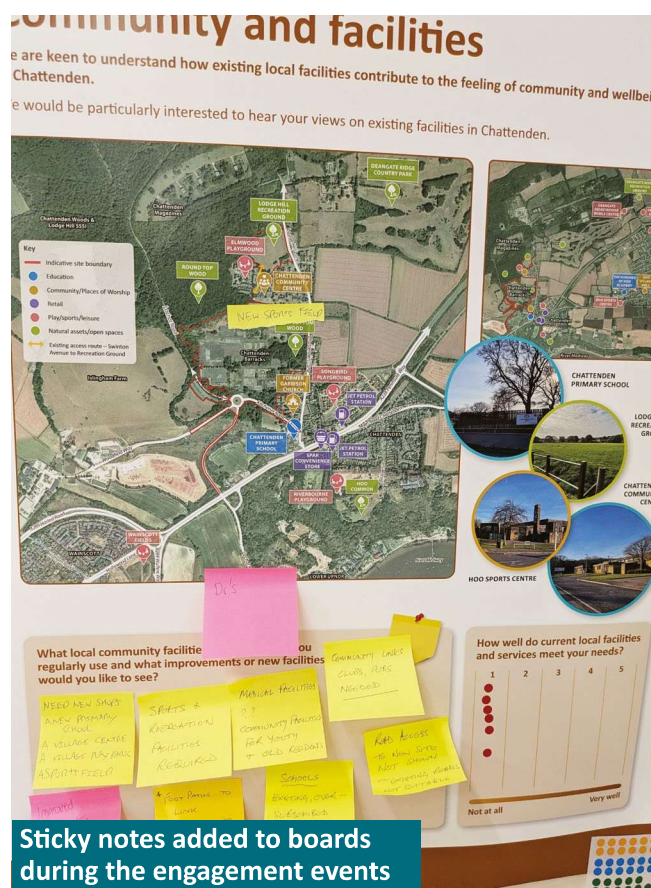
“Include new doctor and dentist surgeries that also have calming green spaces to aid mental health and wellbeing.”

A shop with fresh and more varied produce than the current petrol station offering was also a common response:

"A small supermarket, health centre."

A larger primary school and an improved community hub were popular suggestions. Respondents said that there is a need for more activities to be provided for children and teenagers of all ages, and the elderly. A pub, banking facilities, and a nursery were also identified as facilities that the community would like better access to in Chattenden:

“Playing areas for all ages. Youth facilities, day and night. Commercial facilities for social gathering, to allow locals to meet and create a community (pub/club). New access from the main roads and an alternative route in and out of the area.”



“A recreation ground for kids would be welcomed. This would 100% be needed should more housing be built on the site.”

Open Spaces and Recreation

This stage of engagement also asked how residents use existing green spaces and what they would like to see in newly created ones. Ideas for the Recreation Ground in particular were sought.

Allotments were the most requested type of green space, followed by play areas:

“New play park, New allotments (none in Chattenden), Sports Pitches (None in Chattenden).”

The need for there to be suitable play areas for older children was noted. There were calls for more CCTV around the Recreation Ground to prevent anti-social behaviour. A natural, woodland themed play area was requested. Similarly, having separate spaces for dog walkers was requested alongside making sure walking routes are accessible to all users.

“A safe area for younger residents and teenagers.”

“Something for both kids and teenagers.”

“Fence off and restrict access into woods all around estate to stop ASB and motorbikes.”

Some respondents commented that their children/grandchildren play on the Recreation Ground currently and others use it for dog walking, but others believed it was not accessible to the public.

“A recreation ground for kids would be welcomed. This would 100% be needed should more housing be built on the site.”

Comments requested sports facilities and better football pitches with changing rooms.

“Football field required as the fields in Deangate are only accessible by car.”

“A proper recreation ground with sports facilities. Not an overgrown patch of grass strewn with rubbish”.

Other suggestions were for the recreation ground to have benches and for the grass to be mown, a fenced dog walking area and one suggestion for the Recreation Ground to be handed over to the Parish Council.

“Rec ground handed over to Parish Council.”

Movement and connectivity

Several suggestions were made about how development at Chattenden Barracks could help address existing peak time traffic concerns on the Hoo Peninsula.

“Queueing on Chattenden Lane – particularly during school drop off. Opportunity for through route through site?”

“A228 peninsula has heavy traffic going to industrial area – military roads no drainage.”

“I support housing on the site. However a great deal of consideration must be taken into the impact on the existing layout of road ways and the current state of the roads.”

The quantitative questions did show that many people currently find it relatively easy to travel around Chattenden. Current bus routes are useful but local people believe that they need to be more frequent.

“Main Road bus stop. Good facilities off peak 191 good service.”

“Bus. 173 only 4x a day. Good route. Return journeys, times problematic.”

General improvements to footpaths were suggested including improving their maintenance, making them accessible for wheelchairs and pushchairs, and making them better lit and more usable in the winter months:

“Remove the stiles and replace with kissing gates.”

“With proper pathways so older people can manage to walk safely and young mums with prams etc.”

Better walking connections were requested for routes from Chattenden towards Upnor, Wainscott, Hoo, and local schools. Currently there are no footpaths to Upnor and Wainscott and walkers have to walk along the roads. A new route to Deangate Ridge was also requested:

“Make a path to Deangate Ridge”

“Perhaps resurrect older routes through the area. Look at historic mapping for examples.”



Stage Two Engagement

You Said, We Did

Following the conclusion of our first stage of engagement, we spent time considering the feedback received and identified key emerging themes.

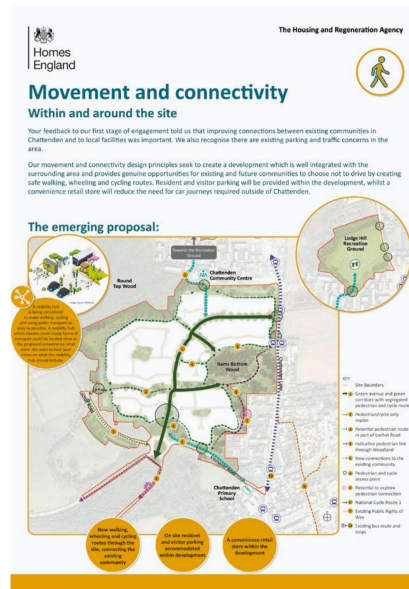
Our early engagement had suggested that local people understood the potential benefits associated with having the Barracks site brought back into use. Those attending the Stage One events were enthused by the potential for quality new homes, enhancements to existing local recreation facilities, improved access to open space and the potential for new community-based infrastructure. What also emerged was a fond recollection of the historic presence of the military in Chattenden and the community spirit that they created.

As part of our 'You Said, We Did' approach to the engagement, we took on the extensive feedback provided at Stage One and updated the proposals to reflect the comments.

At our second stage of engagement in June 2025, we presented a vision, design principles and emerging masterplan, and invited additional feedback on key areas of consideration.

The engagement material shared at these events included information and questions on the following:

- Our vision to create a landscape-led new neighbourhood that reflects the site's military heritage.
- Options to locate a potential convenience retail outlet.
- The potential to provide new allotment space.
- Proposals to improve connectivity between existing communities in Chattenden and create genuine active travel opportunities for communities to choose not to drive by creating safe walking, wheeling and cycling routes.
- Plans for a mobility hub which would bring together several pieces of mobility infrastructure such as EV charging, bike storage and real-time public transport information.
- Proposals for new green spaces and play amenities for all, including improvements to the existing Recreation Ground, where Stage One feedback suggested that the area was used but felt 'unloved' and current recreational uses of the ground were limited. The proposals took on board comments around how this area could be better accessed and used by all residents for both organised and casual recreation and potentially local outdoor community events.
- Proposals for the development to respond to local environmental features, reflecting its relationship with both Ramsbottom Wood and Round Top Wood, the latter forming (part of) the wider Chattenden Woods and Lodge Hill Site of Special Scientific Interest (SSSI).
- A commitment to implementing longer-term wider woodland management in Ramsbottom Wood.
- Our commitment to submit an application for outline planning permission that includes high-quality design that reflects the site's heritage.



Examples of the exhibition boards displayed during our Stage Two events

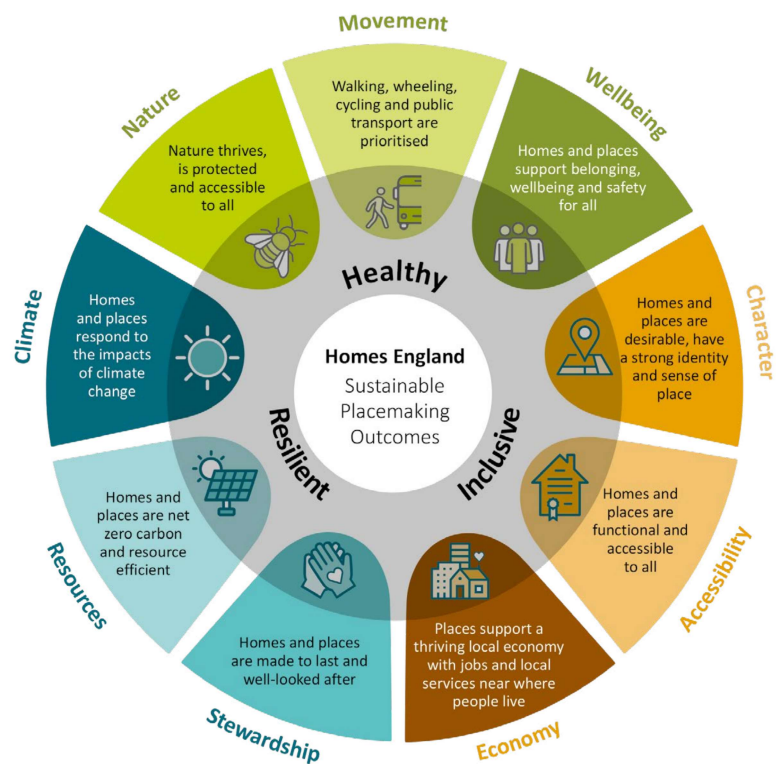
What you told us

Similar to the first engagement stage, Stage Two feedback forms were provided (both in hard copy and available online) alongside the engagement boards and other printed materials. The feedback forms incorporated a range of quantitative questions to invite views on the key aspects of the evolving scheme.

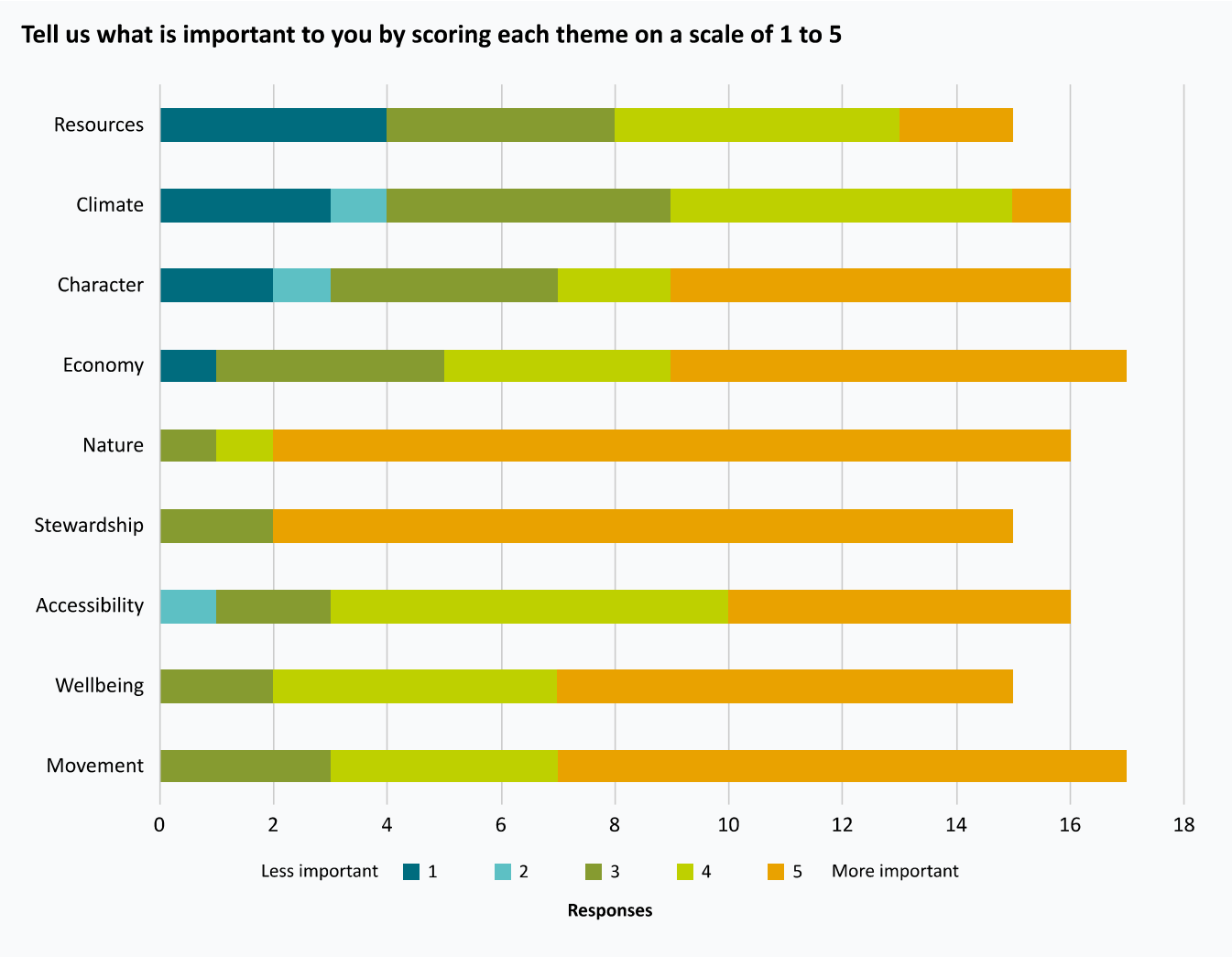
Using the Homes England Sustainability and Design Outcomes Tool, we gathered feedback on nine 'Sustainable Outcomes' themes:

- Movement
- Wellbeing
- Character
- Accessibility
- Economy
- Stewardship
- Resources
- Climate
- Nature

By gathering thematic feedback at multiple stages of the engagement process, we have been able to gain a strong understanding of the needs and aspirations of people in the local area and other stakeholders, which will enable us to progress a landscape-led masterplan for Chattenden Barracks that will deliver locally relevant Social Value to existing and new residents.



In applying the Sustainability and Design Outcomes Tool, we asked respondents to rank the nine Sustainable Outcomes themes. The chart below presents how respondents rated the importance of each Sustainable Outcome theme, using a scale in which 1 indicates low importance and 5 indicates high importance.



- **Nature, Wellbeing, Movement and Stewardship** received the highest proportion of top scores, suggesting these are regarded as the most important themes.
- Responses for **Resources, Economy and Character** were more evenly spread, indicating a broader range of views and suggesting mixed views on their relative importance.
- **Accessibility and Climate** also received strong support, though slightly less than the top three.

We asked people to share which themes mattered most to them, reflecting on their experience of Chattenden.

The top priorities identified were:

Nature
Wellbeing
Movement



Nature

Our ambition: Nature thrives, is protected and accessible to all

Why is this important?

- High-quality, versatile, easily accessible and nature-rich green spaces improve our health and wellbeing, support wildlife, and help us handle climate change effects.

Nature was consistently ranked as a top priority by residents. Respondents emphasised the importance of protecting important habitats and responded positively to the suggestion of meaningful ecological buffers.

A number of respondents selected 'Nature' as a top priority and we received some helpful written feedback including:

"I believe we should take care of our natural habitats and live alongside it without damaging it."



Movement

Our ambition: Walking, wheeling, cycling and public transport are prioritised

Why is this important?

- Reducing reliance on cars benefits the environment and our health by reducing air pollution, increasing physical activity, and boosting mental wellbeing.

Movement and connectivity were among the most frequently raised issues. Residents expressed frustration with the lack of alternative access routes to the Hoo Peninsula.

Some respondents said they would like to see:

"better pathways for walking and cycling."



Wellbeing

Our ambition: Homes and places support belonging, wellbeing and safety for all

Why is this important?

- Well-designed and maintained places and buildings can enhance our physical and mental health, allowing us to feel safe, comfortable, and included. Giving local people a say and opportunities for social interaction strengthens community and creates more resilient, sustainable places.

Respondents selecting 'Wellbeing' as their most important priority passed the following comments:

"Wellbeing, security and safety: In and around there is anti-social behaviour. Therefore safety is a huge priority."

"If there was a nice area near houses where it was accessible and safe to walk whilst in nature that would be great."



Stewardship

Our ambition: Home and green spaces which are made to last, and are well looked after

Why is this important?

- Places which are built to last and are well looked-after are desirable, attractive places to live. They have longevity which is important to reduce waste and our impact on the planet.

'Stewardship' was also placed as a priority as:

"This is the most appropriate way for the improvements to last!"

Key themes

The following is a summary of the most frequently raised comments on thematic plans presented for the site that were shared at the Stage Two engagement events and online. We have summarised the most frequently raised comments on plans represented for the Chattenden Barracks site that were shared during this engagement.

The written feedback collated from respondents is represented 'verbatim' below. We have not corrected any misspelling or points of grammar. Feedback has been grouped into key themes, with sub-themes identified where relevant.

Vision and Masterplan

Many respondents continued to support the principle of redeveloping the Chattenden Barracks site.

"I do feel that it is a worthy site to come forward for development. The proposal has been scaled back to account for changes over the years to create ecological specific zones to improve BNG and enhance existing habitats. I think it is a positive use of a partly brownfield site."

Some respondents retained reservations about the potential impact of development on the environment.

"The proposed development raises significant issues regarding environmental impact and accessibility. If the plans move forward as currently proposed, we risk jeopardising the existing natural habitats which are essential for local wildlife. Moreover, the development may limit public access to green spaces that many community members rely on for recreation and connection to nature."

Respondents similarly raised concerns regarding current pressures on local infrastructure:

"The houses yes. But more people trying to access local doctors, dentists, clinics, schools etc that are already struggling to cope with all the other new builds in the area is a big worry."

Movement and connectivity

Traffic, road safety, and public transport were among the most frequently raised concerns.

Respondents repeatedly raised problems about Chattenden Lane:

"Chattenden Lane road surface poor, not fit for volume of traffic."

"Parking on Chattenden Lane problem often on both sides."

"Chattenden Lane traffic calming doesn't work – hazard, but speed table would be better."

A number of comments called for additional road routes on the Hoo Peninsula:

"Second access into/out of Peninsula – Woodfield Way, no notice of closure."

"B2000 instead of Four Elms, come out at farm shop."

Several junctions were identified as needing improvement, particularly around Four Elms Hill:

"Junction improvements – Chattenden/Four Elms, Upchat Rd/Four Elms."

Pedestrian safety was also raised as a concern:

"Pedestrian crossing at Four Elms roundabout into/out of Wainscott – not traffic lights."

"Crossing for Elm Hill to be improved – traffic calming, CCTV cameras."

"Bridge crossing not traffic light at Four Elms roundabout for school."

Respondents shared their views on public transport reliability and frequency:

“Improved bus service would be welcomed.”
“Poor or no service after 7pm. We need evening services to facilitate evenings out in Rochester.”

There were also calls for better connections to key destinations, within the Hoo Peninsula and towards Strood and Rochester:

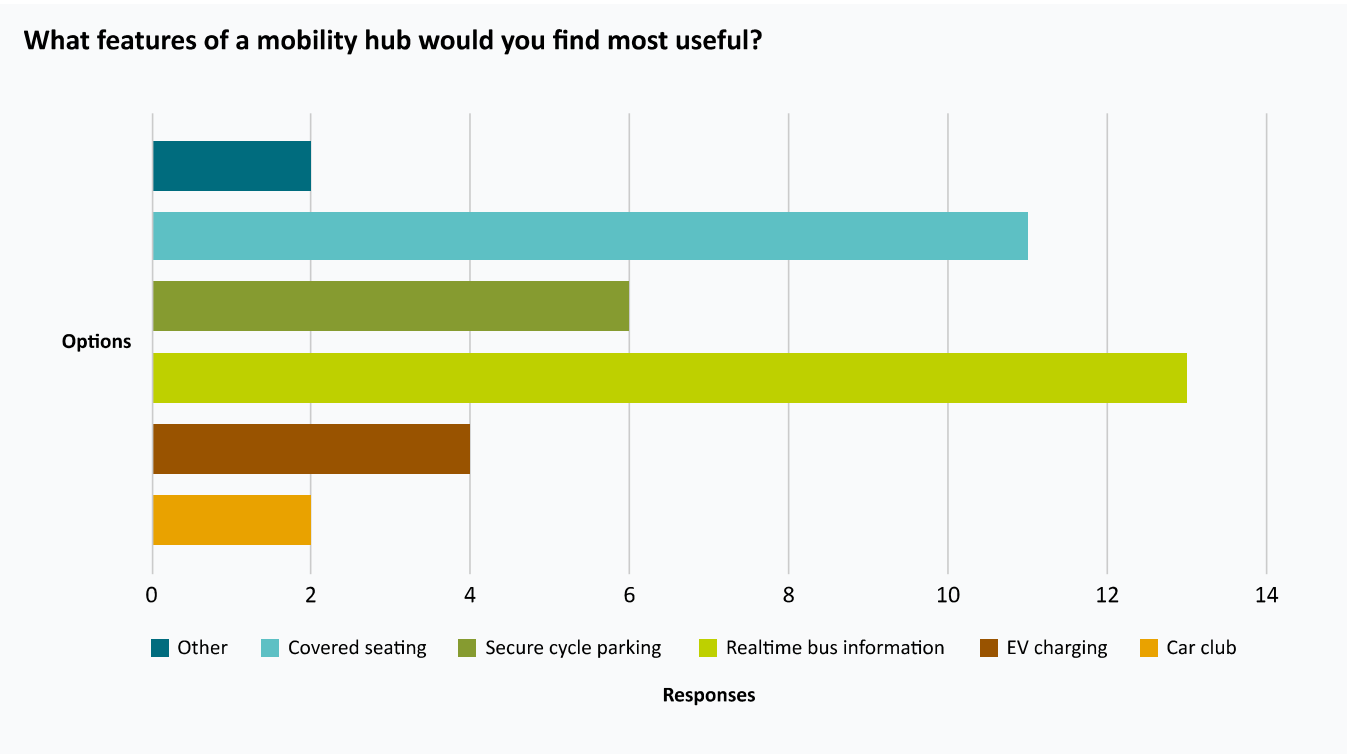
“Bus routes to Hoo for school and amenities and interchange.”

Many respondents supported improved infrastructure for walking, cycling and horse-riding:

“Ped and cycle routes to Hoo schools.”
“Bridleways to be considered.”

Mobility hub

Our engagement materials offered options on different potential features which could be incorporated in a mobility hub on the developed Barracks site:



The features of a proposed future mobility hub that respondents would most like to see were:

- Real time bus information
- Covered seating

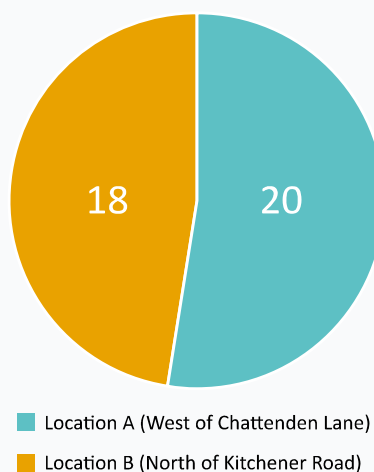
“Convenience store would be very helpful. Current situation (walking to Jet Garages) not great. Especially for those with mobility problems.”

Community and facilities

Following feedback received during the first stage of engagement about the perceived lack of community amenities/facilities in Chattenden, the second stage sought views on two possible locations for a potential convenience retail outlet within the site. There was widespread support for such a use within the development, with respondents almost evenly split between two proposed on-site locations: West of Chattenden Lane or North of Kitchener Road.

The results are below:

Which of the following options is your preferred location for a potential retail development within the site?



“Convenience store would be very helpful. Current situation (walking to Jet Garages) not great. Especially for those with mobility problems.”

Many respondents highlighted the need for a larger food store or supermarket, as well as health facilities and a post office.

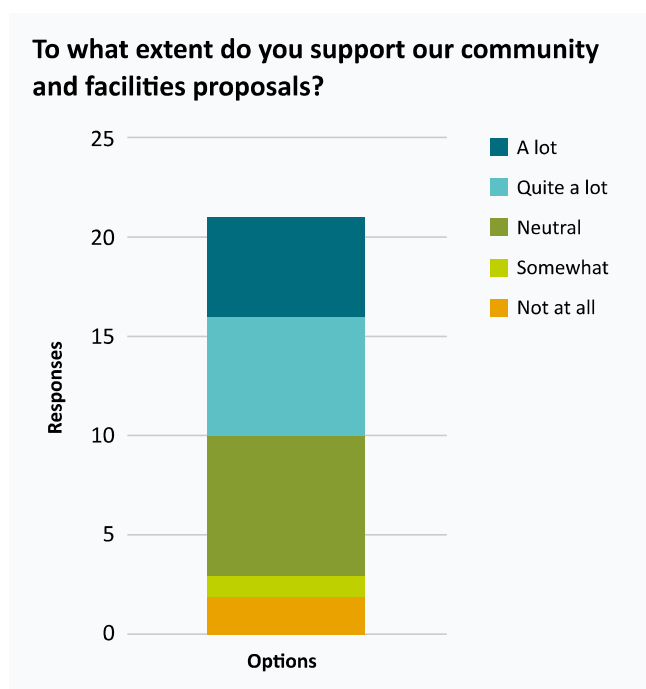
“Post office facilities & convenience shop please.”

“The food store needs to be bigger to serve the wider community.”

“Consider health facility within the site.”

In addition to the proposed convenience retail outlet, our second stage engagement materials included proposals for allotments and accessible recreation, and informal areas for social interaction and contemplation.

Overall, the majority of respondents who were asked to what extent they support the community and facilities proposals indicated they supported them 'quite a lot' or 'a lot'.



The community expressed strong support for the proposed open spaces and recreational facilities. 47% supported our open space proposals 'a lot', whilst a further 20% said they supported them 'quite a lot'.

Suggestions for proposed recreational facilities included a pump track, a multi use games area, and additional play areas:

"Pump track in place of allotments."

"Additional play area for older children – playing football etc."

"Get a football pitch."

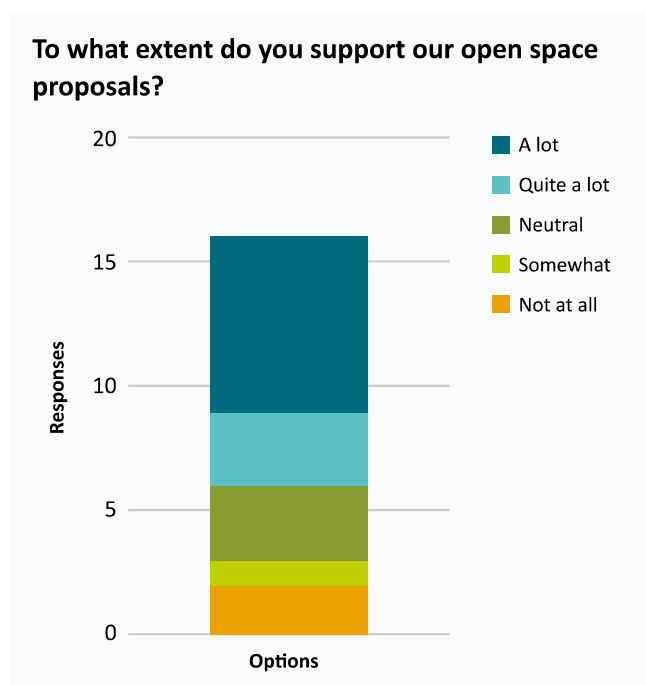
"Play area @ Wainscott good use. Suggest something similar here."

"Muga or pump track on rec ground?"

"Teenage kid need useful space too."

"The Recreation Ground needs its own play equipment and play area. The Recreation Ground should be handed over to the Parish Council, along with the new allotments."

Open spaces



There were also calls for community events, a café, and covered areas:

"Add a parking area. Add a small leisure centre or cafe."

Concerns about antisocial behaviour were also raised:

"Please keep the play areas closer to the new builds. If you put some near Swinton Avenue then if there is anti-social behaviour (not impossible) it becomes our problem as it is across the road from us. We just want a quiet life please."

This led to suggestions about improving security, deterring illegal motorbikes, and improving the local offering of activities for teenagers:

"Please look into different bridleway styles/gates that deter illegal motorbikes etc."

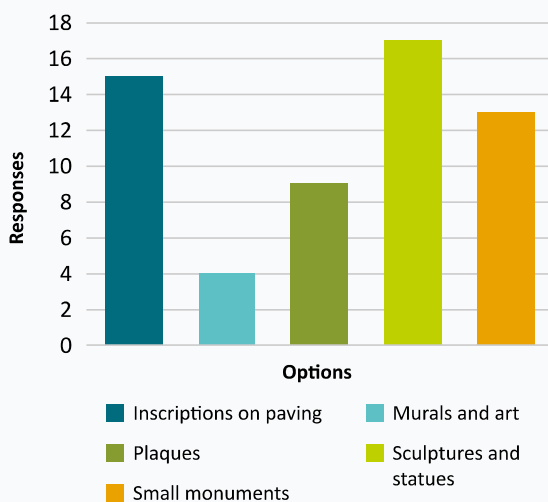
"Yes, but those [open spaces] must be properly protected, and there should be security for users (cameras? security patrols?)"

"Access to the woodland by foot would be better suited coming directly from the main road on Chattenden Lane."

Heritage

The need to sensitively reflect the site's military heritage was a key consideration during the concept design stage of the Chattenden Barracks masterplan. Our Stage Two engagement included options for how to incorporate the military heritage into the project.

How could the development reflect its previous military heritage?



There was strong support for reflecting the military heritage of the Barracks site:

"Important that the military heritage of the site is recognised."

"Reflect the importance of the people who went to war from the Barracks."

Suggestions to reflect heritage on the site included:

"Road names should have military connection."

"Include history boards."

When given choices about ways to reflect heritage, statues, inscriptions on paving, and a small monument were the most popular choices.

Some respondents proposed reusing the former Garrison Church (albeit this is not owned by Homes England):

"Consider using the former Garrison Church for public use."

"Use the old barracks church as a youth centre and a football pitch changing rooms."

Design quality

The emerging design code aims to reflect the existing character of Chattenden. At the second stage of engagement, we asked: "what does good design for Chattenden Barracks look like for you?"

Respondents expressed a strong preference for a mix of housing types, including bungalows and accessible homes:

"A mix of house types to create community."

"Adequate space in kitchens to help the disabled... creation of disabled-friendly bungalows."

"Non-uniform looks. Different types, shapes, colours."

"Inclusive, well integrated, varying in density."

There was a clear desire for traditional architectural styles:

"Not too modern or stark – more traditional build."

"Reflecting the attractive heritage and history of the site. Unfortunately, the old Chattenden Barracks building was demolished"

"The new buildings should reflect the historic Victorian (and older period) military barracks that was on the site originally."

Many people opposed the idea of high-density housing or blocks of flats:

"No more blocks of flats."

"Houses not too densely packed in. A lot of green space."

"Mixed housing, garden for each, parking on own drive, good street lighting".

Incorporating sustainability into the house design was also a key theme:

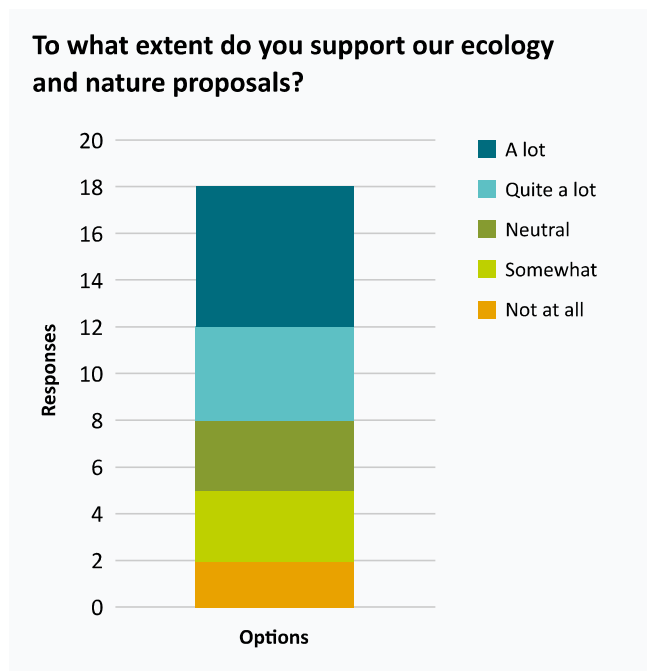
"Solar panels, supercharger for EVs, swift bricks, bat boxes."

"Grey water collection and reuse."

"Weatherboarding, solar panels, water permeable paving, soft white street lighting, more durable road surfaces."

Ecology and nature

Whilst the majority of respondents supported Home England's objective in bringing the vacant Barracks site forward for development, there was a clear recognition that stakeholders were keen for the site's sensitive location (landscape and ecology) to be respected.



Respondents made the following suggestions for how existing and new residents could get involved in looking after key habitats:

"Local stewardship of the SSSI."

"Litter picking (organised monthly)"

"Take their litter home with them. Respect the countryside."

Some respondents offered helpful suggestions regarding potential measures that could be considered within the development to support nature, including:

"Swift boxes in every house. Owl boxes."

"Make sure we keep or add the appropriate trees, shrubs etc for the wildlife"

"Different scales on walking routes that attract all kids' attention – carvings, species, play on the way, bird boxes etc."

However, some respondents did not support building on the site due to concerns about ecology:

"I can't see how building more houses on a space that is currently green and untouched improve things for wildlife."

"Residents should have an effective veto over any developments in green zones, woods recreation areas."

The potential future management of open spaces was also raised. Several respondents wanted to be able to trust future managers of the open spaces to keep up a good standard of maintenance:

"Going forward, green spaces on new developments should be the responsibility of the Parish/Town Council – these areas should be transferred once created by the developer. Sites such as Deangate Ridge are too large for the Parish/Town Council, therefore the senior local authority (such as Medway Council) is responsible. Lodge Hill is a huge site and its long-term future should not remain in the hands of Homes England. The site will need to be adopted and maintained by the senior local authority or a wildlife charity/trust (or combination of the two) at some point."

Next steps

We have continued our design journey in updating the masterplan and refining our ideas on how development on the Chattenden Barracks site can make a positive contribution to the local area.

We will submit an application for outline planning permission to Medway Council in early 2026. There will then be a further opportunity for all stakeholders to comment upon the submitted planning application.

Illustrative masterplan



If you have any additional comments, questions or suggestions regarding the proposals, please get in touch with the project team directly at your convenience:

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