



# PUBLIC CONSULTATION

CGI of the proposals

## YOUR VIEWS ARE IMPORTANT TO US

We recognise the importance of the redevelopment of this site to the local community. Please visit the MedwayOne website to find out more about our emerging proposals, to visit our virtual exhibition room and to view our flythrough. Our public consultation is running from **Wednesday 3rd February until Wednesday 24th February 2021**. All feedback received will be carefully considered before we submit an outline planning application to Medway Council.

We are also holding three live Q&A sessions where the MedwayOne project team will be available to answer any questions you may have. More information on how to join these sessions can be found below.



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MedwayOne Community Engagement Team, c/o Barton Willmore, 7 Soho Square, London, W1D 3QB

We fully appreciate that not everyone has access to the internet or is comfortable navigating websites and commenting online. A printed copy of the feedback form has also been included with this leaflet which you can return to us in the post. You can also scan or take a photograph and send it back to us via email. Please send us your comments by **Wednesday 24th February 2021**.

If you have any questions about the scheme or would like to discuss the proposals further, please do not hesitate to contact the project team who will be very happy to assist you.

**MedwayOne is the proposed redevelopment and regeneration of the former Kingsnorth power station site on the Hoo Peninsular, Medway, Kent. A strategic brownfield site, MedwayOne is in a unique position to deliver new employment opportunities and support continued economic growth in Medway.**

Leading international energy company Uniper, owns the site which comprises a total area of approximately 279 acres (113 ha). Uniper plans to submit an outline planning application later this year to establish the principles for the development of part of the site, which covers the area within the red line boundary on the plan below.

With approximately 330,000sqm of employment space the development could create around 2,000 to 2,500 permanent, full-time equivalent jobs once MedwayOne is fully occupied. In addition, around 700 construction jobs could also be created as a result of the proposed redevelopment, predominantly on the site and over the lifetime of the build.

Engaging with the community is very important to us as we prepare a planning application for the site. We would really like to hear your views on the proposals, and we are holding a public consultation from **Wednesday 3rd February until Wednesday 24th February 2021**. More information on our proposals for MedwayOne and the benefits they could deliver, along with details of the consultation can be found on the following pages.



Site location plan and surrounding context

Red line: Planning application site boundary  
Blue line: Other land owned by Uniper

[www.MedwayOne.co.uk](http://www.MedwayOne.co.uk)

## VIRTUAL EXHIBITION

The virtual exhibition room will be available on the project website from **Wednesday 3rd February until Wednesday 24th February 2021**.



SCAN THE QR CODE TO VISIT WEBSITE

## LIVE Q&A

We also hope you can join us at one of our three online live Q&A sessions taking place on:

Thursday 11th February at 19:00 - 20:00  
Saturday 13th February at 10:30 - 11:30  
Monday 15th February at 15:30 - 16:30

To register to attend one of these sessions, email or call us using the details found in this leaflet.

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## THE SCHEME

MedwayOne is located approximately three miles east of the community of Hoo St Werburgh and approximately nine miles north east from the town of Chatham. It is nine miles to Junction 1 of the M2 motorway, and just 18 miles from Junction 2 of the M25 motorway.

Uniper's vision is to bring forward plans for new employment space, which stimulates the local economy by attracting leading national and international companies to the site.

The proposals include a mixture of commercial, manufacturing and industrial spaces, along with the potential for storage, distribution and data centre uses.

An Energy Hub is also proposed, which could provide an energy source, steam and heat for neighbouring businesses, as well as a district heating scheme for the proposed housing development - Hoo Rural Town.

An HGV layover area for around 40-50 HGVs to park overnight is incorporated in the proposals. Wash and canteen facilities for hauliers will be included to serve those using the layover area.

The proposals would deliver a landscaped setting creating an attractive place to work, whilst being sensitive to the surrounding environment and nature conservation areas.

## SUPPORTING LOCAL PLANNING POLICY

Uniper's plans are in accordance with planning policy as the majority of the site is allocated for commercial and industrial use in Medway Council's 2003 adopted Local Plan.

Uniper's proposals for MedwayOne support Medway Council's ambitions for future economic development in the District as part of its emerging Local Plan to 2037.



Illustrative Masterplan of the site

- 1 Site access
- 2 Proposed footpaths connecting through the site
- 3 Retain and enhance existing trees/hedgerows
- 4 Ponds and wetland ditches to form a network to reflect the character of surrounding marshes
- 5 Informal landscaped spaces, naturally regenerated vegetation and marshland with reeds and ditches managed for biodiversity
- 6 Formal landscaped spaces including amenities, grasslands, hedges and tree planting
- 7 Indicative layout showing one way the site could be developed
- 8 Primary vehicular access road with proposed avenue tree planting
- 9 Secondary vehicular access road
- 10 Kingsnorth Substation to be retained
- 11 HGV layover area