



# Medway Local Plan 2041

Summary booklet: Regulation 19

June 2025

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Consultation closes Monday, 11 August



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# What is a local plan...and what stage are we at to deliver a plan for Medway?

## What is Medway's Local Plan?

The council needs to set out a plan for how Medway should grow in future years. Our new plan will cover the period up to 2041. As our population grows and changes, including more older people, we need to make sure that we have land for new homes, jobs and services, like schools and health facilities. The plan looks to set out a framework for where and how Medway could grow sustainably.

The Local Plan is a statutory document that goes through an independent examination and is used to make decisions on planning applications for new development.

## What is this consultation about?

The council consulted on the emerging plan in 2023 and 2024. We are now presenting our proposals for the final version of the plan before it is submitted to the Planning Inspectorate for examination. This plan sets out a strategy for our ambitions for Medway's communities, environment and economy and shows

areas proposed for development over the plan period. It also includes policies to protect the environment and heritage, boost housing, support businesses and our high streets and centres, improve health and wellbeing.

The plan promotes good design and better infrastructure and services. It also provides guidance on how we manage minerals, waste and energy in Medway. It is a wide-ranging document with close links to other council plans and strategies.

This is the last stage of consultation when you can make comments before the plan is submitted for independent examination.

**It will be for the Planning Inspector to consider any changes that should be made.**

**The consultation runs from Monday, 30 June to Monday, 11 August 2025.**

**You can find out more and make comments via our website:  
[Medway.gov.uk/FutureMedway](https://Medway.gov.uk/FutureMedway)**



# Proposed Development Strategy

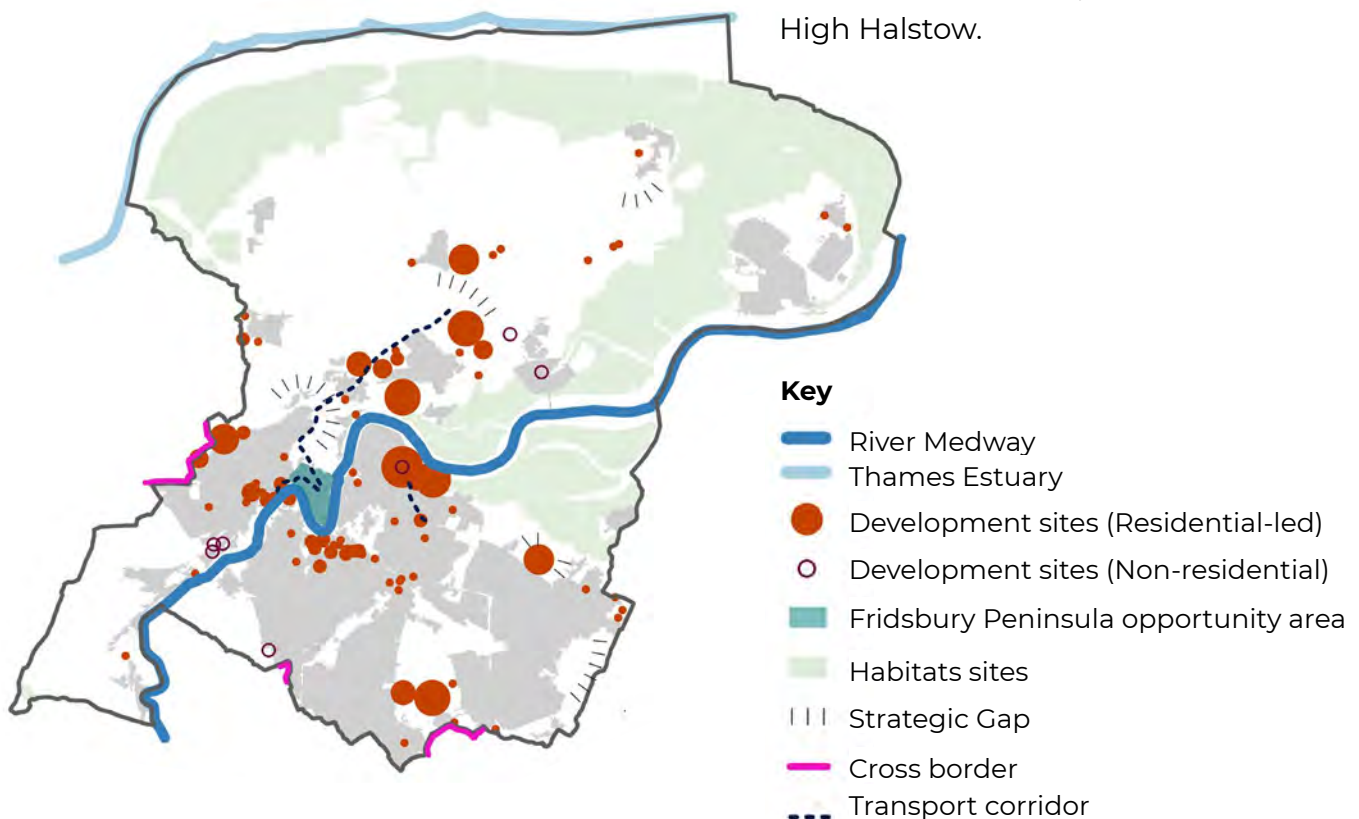
The council must follow national planning policy when it comes to new homes. We have a need for 1636 homes a year, using the government formula. We need to provide for 24,540 homes in Medway by 2041.

We have carefully considered all options for development and assessed the potential impacts to help identify an appropriate strategy for Medway to grow sustainably, while meeting our housing needs. We have taken account of comments raised in previous consultations since 2023. We have also collated a wide evidence base including studies and reports on housing, employment, retail, transport, landscape, Green Belt, waste, minerals, infrastructure and viability.

## Where will housing go?

**The plan provides for a range of housing needs, meeting the needs of different parts of our communities.**

- 40%: Our strategy provides for around 40% of new housing being provided in urban regeneration areas, largely centres like Chatham and Strood and waterfront sites.
- 30%: Development in suburban areas, such as extensions to Strood and in Capstone and to the north of Rainham, provide for around 30% of the housing needs.
- The remaining 30%: Growth in our rural areas, particularly the Hoo Peninsula also provides for around 30% of the housing up to 2041. This is largely focused around Hoo, Chattenden and High Halstow.



# Urban regeneration - an overview

- Regeneration in urban centres and waterfront sites will deliver around 40% of the planned growth across Medway : this is around 8500 new homes in these largely brownfield sites .
- We are making use of brownfield land, focusing on the regeneration of centres and waterfront sites in urban areas.
- New housing growth in town centres will support building healthier centres, improvements to infrastructure and sustainable living, working and leisure for residents.
- Aligned to Design Codes, Masterplans, supplementary planning documents and corporate strategies.
- Improved sustainable transport and connections through the central urban areas.
- Redevelopment of Medway City Estate: A unique opportunity extending beyond 2041.



# Urban regeneration - Gillingham Waterfront

## Gillingham Waterfront

- Includes urban riverside regeneration sites between St Mary's Island and the Strand Park and Lido.
- Opportunity to provide greater connectivity and accessibility to the waterfront from Gillingham town centre and vice versa:
  - Opportunity to extend the riverside walkway between the Strand and St Mary's Island
  - Opportunity to use disused tram link in providing green space and connecting the urban area to the waterfront.
- Around 4,200 new homes in high density development on previously developed land.
- Requires masterplan to ensure appropriate design and addressing heritage and natural environment.

## Gillingham Waterfront Concept Plan



### Key

- Green Connected Edge
- Hard / Green Transition
- Natural Green Space / Zone
- Development Site
- Hard Connected Edge
- Town Connection

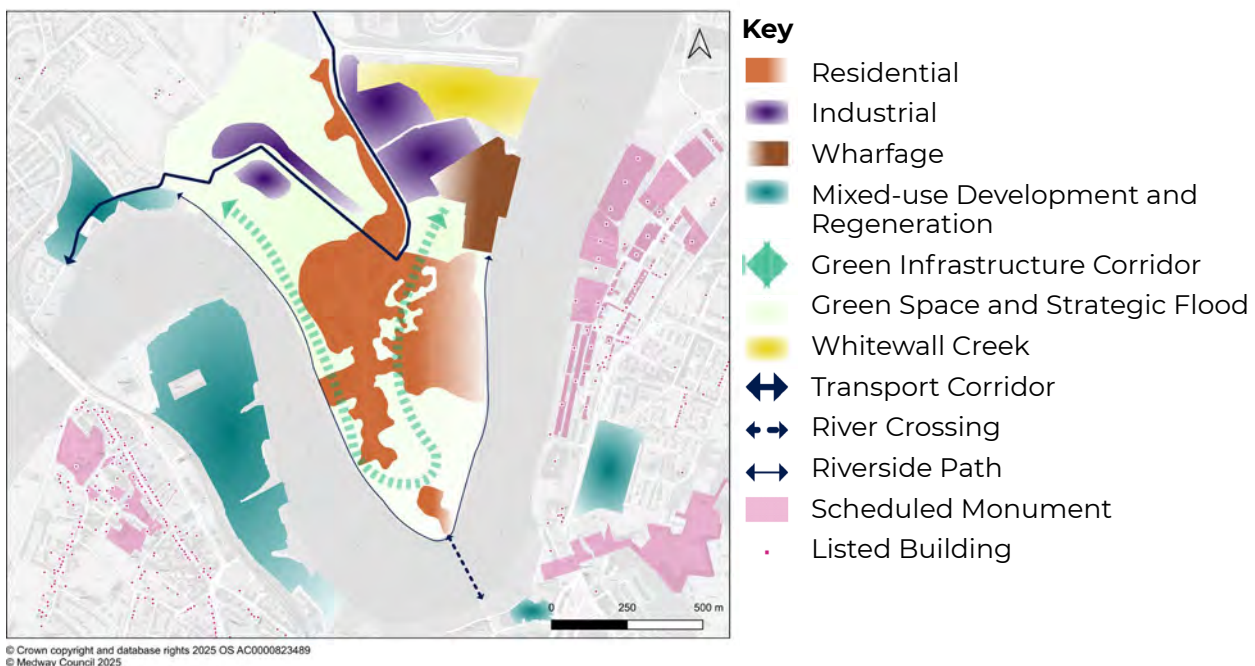


# Urban regeneration - Frindsbury Peninsula

## Frindsbury Peninsula

- The Medway City Estate (MCE) is a large employment area, mostly developed in the 1980s and 1990s, located on the former marshland of the Frindsbury Peninsula.
    - a landmark regeneration scheme
    - a riverside path
    - a central park
    - a buffer to help protect Chatham and Strood from flooding
    - an improved natural environment at Whitewall Creek
    - major public space on the southern end.
  - MCE suffers from traffic congestion, hazardous on-street parking, flooding issues, and a lack of green space. The existing buildings cannot meet modern occupier requirements, while there is limited scope for expansion. These factors affect maintenance and investment.
  - The comprehensive redevelopment of MCE would be challenging, but piecemeal development would miss opportunities.
  - A large employer has put forward plans that would be a catalyst for long-term change. There are opportunities for:
    - There would need to be a managed release and relocation of some existing businesses.
- Around 800 homes could be built before 2041, as part of a bigger longer-term regeneration scheme into the 2040s, that could deliver over 2600 new homes.

## Frindsbury Peninsula Concept Plan





# Suburban development - Capstone



- In recent years, development at East Hill and Gibraltar Farm has been granted consent following planning appeals.
- The Maidstone Local Plan Review 2024 allocated land adjoining Medway at Lidsing for mixed-use development, including 2,000 homes.
- By 2041, the Capstone Valley will comprise a sustainable urban extension of up to 3,950 new homes, a primary school, a secondary school and a local centre.
- Darland Farm will be protected as a nature-rich grassland.
- A connection between North Dane Way and M2 Junction 4 will provide for an orbital bus route.

## Capstone Valley Concept Plan



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### Key

- Medway / Maidstone Administrative Boundary
- Residential
- School
- Centre
- Employment
- Elm Court and Hempstead Valley Shopping Centre
- Buffer Strip

- Green Infrastructure Corridor
- Ancient Woodland
- Capstone Farm Country Park
- Off-site Green Space and BNG Credits
- Existing Allotment Gardens
- Access
- Road



# Suburban development - Lower Rainham

- Small-to-medium size developer led approach – this supports local jobs and wider choice of housing.
- Delivers around 750 homes.
- Informed by a design code that specifically considers the rural setting and delivers high-quality development.
- Local centre with community services, including a nursery and health facilities, and retail.
- Providing for range of housing needs, including a care home.
- Potential site for a secondary school.
- Measures to prevent further development to the west and suburban sprawl.

## Lower Rainham Concept Plan



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### Key

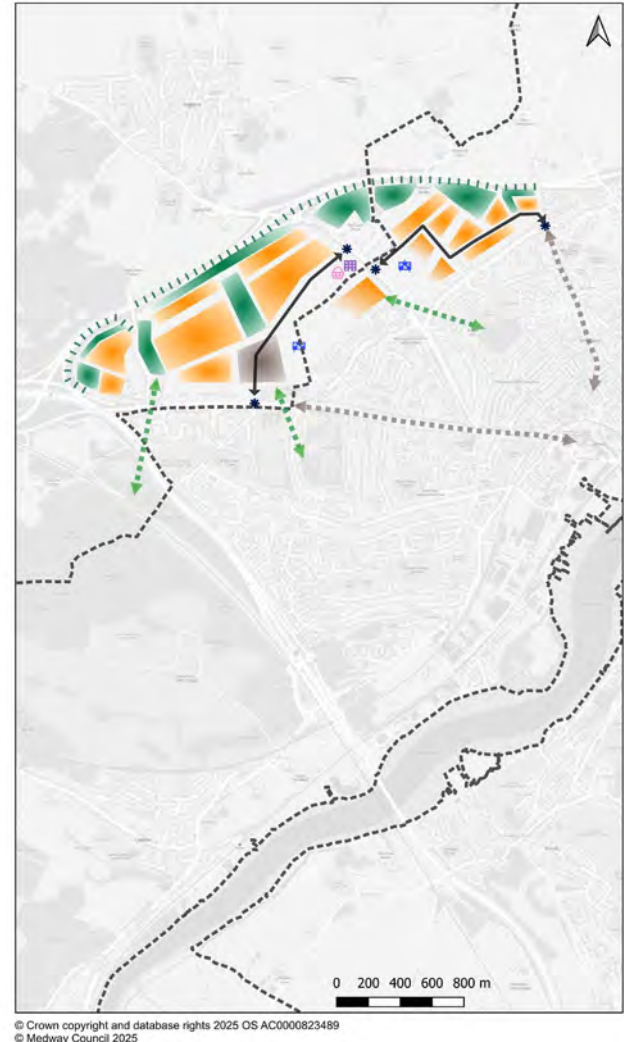
- Residential
- School
- Local Centre and Care Home
- Buffer Strip
- Habitats Site and SSSI
- Green Infrastructure Corridor
- On-site Green Space
- Beechings Playing Fields
- Access
- Primary Street
- One-way
- Field Street
- Potential Lane Widening
- Footbridge
- Conservation Area
- Listed Building



# Suburban development - West Strood

- Proposed cross border development site with Gravesham Borough Council.
- Landscape-led development (transition from urban fringe to countryside).
- Sustainable development with appropriate infrastructure, employment and transport.
- Green Belt assessment informs Grey Belt status and Green Belt boundary change.
- Residential-led development with potential for around 4000 homes; of which around 1280 in Medway.
- 'Golden Rules' for higher levels of affordable housing and green infrastructure.
- New services including schools, and community services in new centre.
- Requires landscape-led masterplan to address impacts on the natural environment and heritage while also providing for infrastructure.

## Land West of Strood Concept Plan



### Key

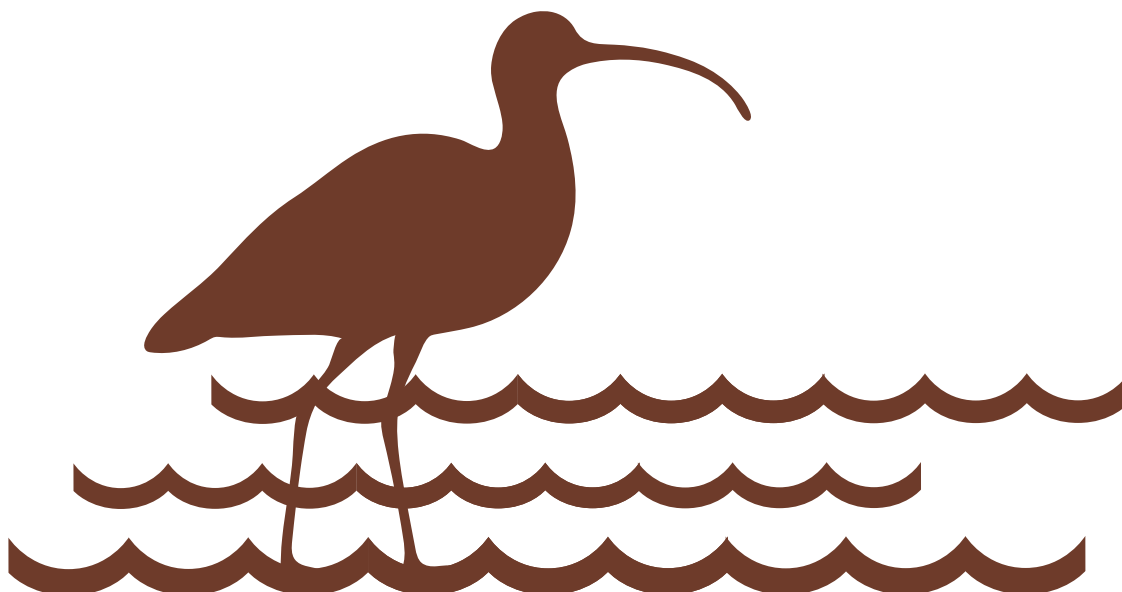
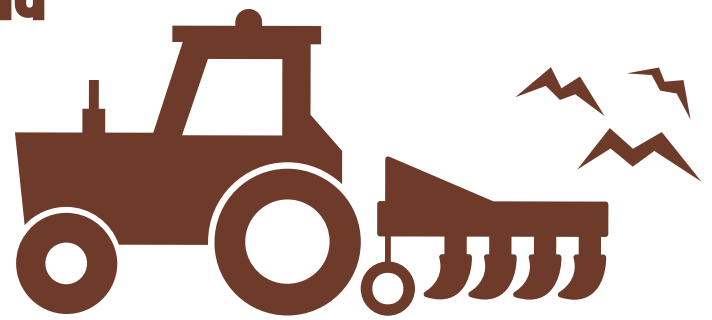
- ||| Buffer
- ◀- - -▶ Linkages to Green Space
- ◀- - -▶ Linkages to Strood and Surrounding Urban Area
- \* Access
- ↔ Access Road
- ▭ Medway Boundary

- Orange square Residential
- Green square Green Infrastructure
- Brown square Heritage
- School icon Potential Location for School
- Shopping basket icon Potential for Local Centre
- Factory icon Potential Local for Employment



## Rural: The Hoo Peninsula and surrounding areas

- 6740 homes planned by 2041, largely on the Hoo Peninsula.
- 31% of planned development in Medway's rural areas.
- Focus on Hoo St Werburgh and closer villages, such as Chattenden and High Halstow, brings the opportunity to improve local services for residents, including health, transport and retail.
- Development to the east of Hoo would continue into the 2040s.
- Scale of growth and limited existing service base requires significant investment in new infrastructure, including transport, education, health and community services.
- Plan policies will also protect the natural environment.



# Rural: The Hoo Peninsula and surrounding areas



## Hoo Development Framework Concept Plan

### Key

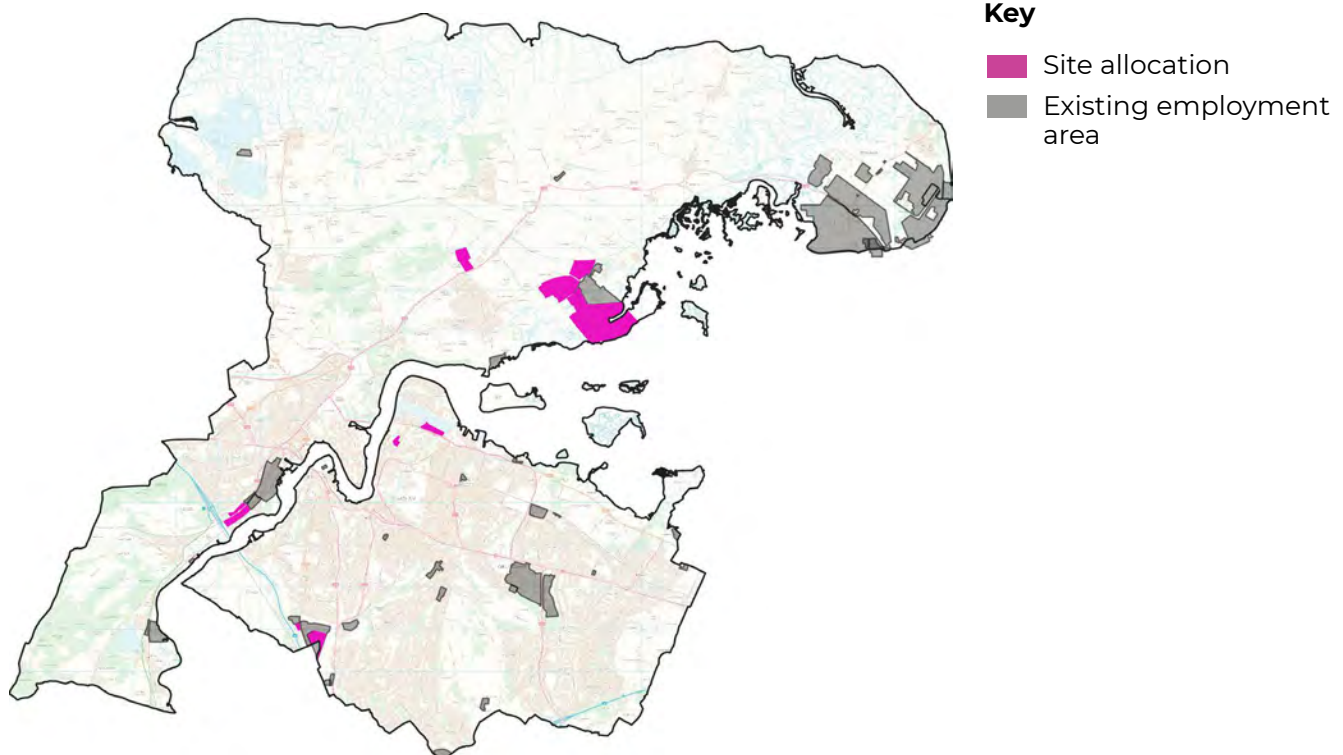
- Existing village / neighbourhood centre
- ⊕ Proposed neighbourhood centre
- Chattenden character area
- West of Hoo character area
- East of Hoo character area
- Lower Upnor character area
- Employment
- Existing development / site
- 🎓 School (primary)
- 🎓 School (secondary)
- 🏠 Proposed community facility
- 🏥 Proposed health facility
- ⛶ Potential improvements to Walter Brice Centre
- 🚶 Proposed leisure centre / pitches / sports facility
- ⬮ Proposed road junction improvement
- 🚶 Proposed / upgraded pedestrian crossing
- Saxon Shore Way (existing)
- King Charles III England Coast Path
- Public Right of Way (existing)
- Hoo stop line
- ★ Safeguarding of land for potential railway station
- ➡ Strategic green corridor
- Strategic Environmental Management Scheme (SEMS)
- Environmental conservation land
- Proposed open space
- Existing open space



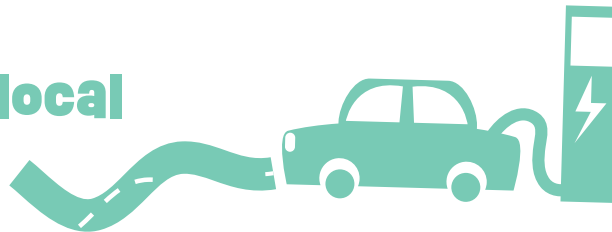
# Employment: How we will grow our local economy

- A key objective of the plan is to support our local economy, helping to boost quality jobs in Medway and growing local businesses. The plan sets out policies for businesses, including tourism, retail and the rural economy.
- We have produced an Employment Land Needs Assessment which advises how much land is needed over the plan period. This is 204,000 sq m of industrial floorspace and 36,500 sq m for offices.
- We have a good supply of available land, much of which is on the large sites at Grain and Kingsnorth. These have a unique opportunity to contribute to the low carbon economy.
- The plan provides for additional employment land to meet the needs of different businesses and provide flexibility for emerging economic sectors, and recognises that some areas will change over the plan period.

## Existing and new employment

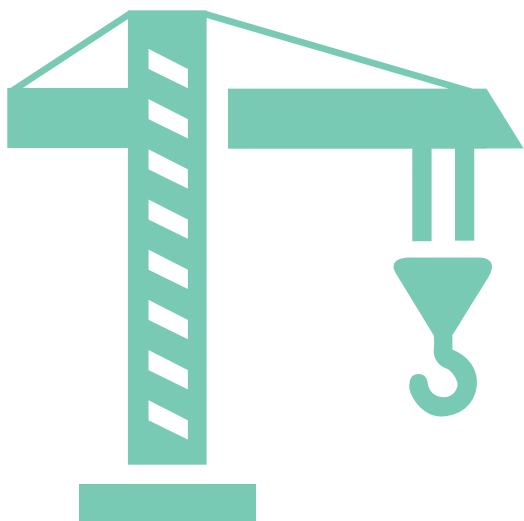


# Infrastructure: Improving local services for everyone



With the increase of new homes and residents, there is a significant need for new infrastructure to be provided to improve services for people across Medway. We want to make sure we have the right infrastructure to support sustainable development to come forward. These infrastructure improvements would include:

- **Transport** – investment in new roads schemes, improving public transport and provision for walking and cycling.
- **Schools** – We are aware that there are insufficient primary places in pockets and insufficient secondary places across Medway. To cater for growth we have identified the need for primary school expansions, new primary schools and new secondary schools.
- **Health facilities** – Although there are no plans to bring forward a new hospital within the plan period, the Medway NHS Foundation Trust is currently working to produce a long-term estate strategy that will aim to set out the development needs to support delivery of services for a growing population.
- **Community & Cultural Facilities** – such as new and improved halls for local groups and activities.
- **Sport & Leisure** - indoor and outdoor sports facilities.
- **Green & Blue Infrastructure** – new facilities for residents and spaces for nature.



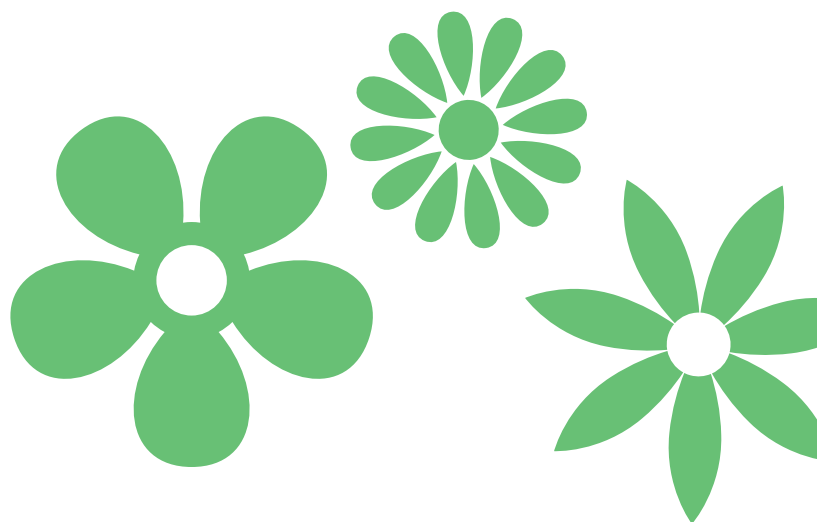


# Protecting Medway's local environment

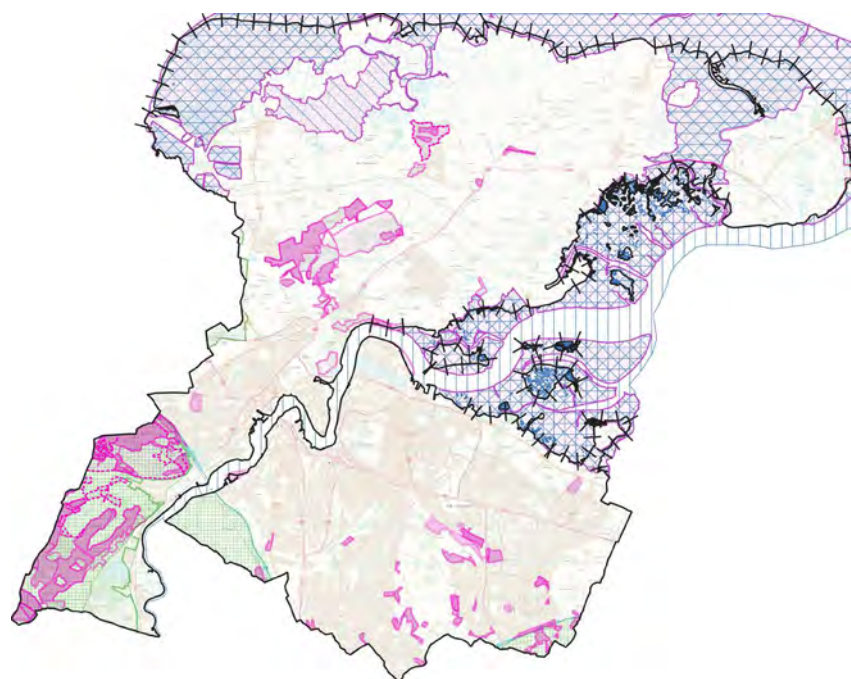
● Protecting the environment is a vital part to the plan and the delivery of sustainable development. We have an overarching policy for minimising and addressing the impacts of climate change, which sets out requirements for new development. Policies also address the risk of flooding and how we can better manage water resources.

● Medway has a rich and diverse environment, with around 30% of our area designated of international or national importance for nature or natural beauty. The plan sets out policies to conserve and enhance nature.

● The plan also supports the health and wellbeing of our communities, such as through access to green spaces, good air quality and attractive and safe walking and cycling routes.



## Environment



### Key

#### Habitats sites

- Special Area of Conservation
- Special Protection Area
- Special Protection (Marine)
- RAMSAR
- Marine Conservation Zone

#### Irreplaceable habitats

- Ancient Woodland

#### Other

- Site of Special Scientific Interest
- National Nature Reserve
- Local Nature Reserve
- Undeveloped Coast
- National Landscape
- Green Belt


#### Built Environment

- Listed Building
- Registered Park and Gardens
- Scheduled Monument
- Conservation Area




# Our Policies Map


## Key

 Medway boundary

### Site Allocations


 Site Allocation (Residential-led)

 Site Allocation (Non-Residential)

 Frindsbury Peninsula Opportunity Area

### Natural Environment

#### Habitats sites

 Special Area of Conservation


 Special Protection Area

 Special Protection Area (Marine)

 RAMSAR

 Marine Conservation Zone

#### Irreplaceable habitats

 Ancient Woodland

#### Other


 Site of Special Scientific Interest

 National Nature Reserve


 Local Nature Reserve

 Undeveloped Coast


 National Landscape


 Green Belt


### Economic Development

 Existing Employment Area

### Built Environment

 Listed Building


 Registered Parks & Gardens

 Scheduled Monument

 Conservation Area


### Retail and Town Centres


 Town Centre Boundary

 Primary Shopping Area


 Retail Park

 Local Centre (LC)


 Rural Centre (RC)

 Neighbourhood Centre (NC)


 Shopping Parade (SP)


 Leisure

### Transport


 Safeguarded Land for Transport Scheme

### Minerals


 Minerals Supply Site

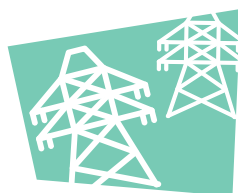
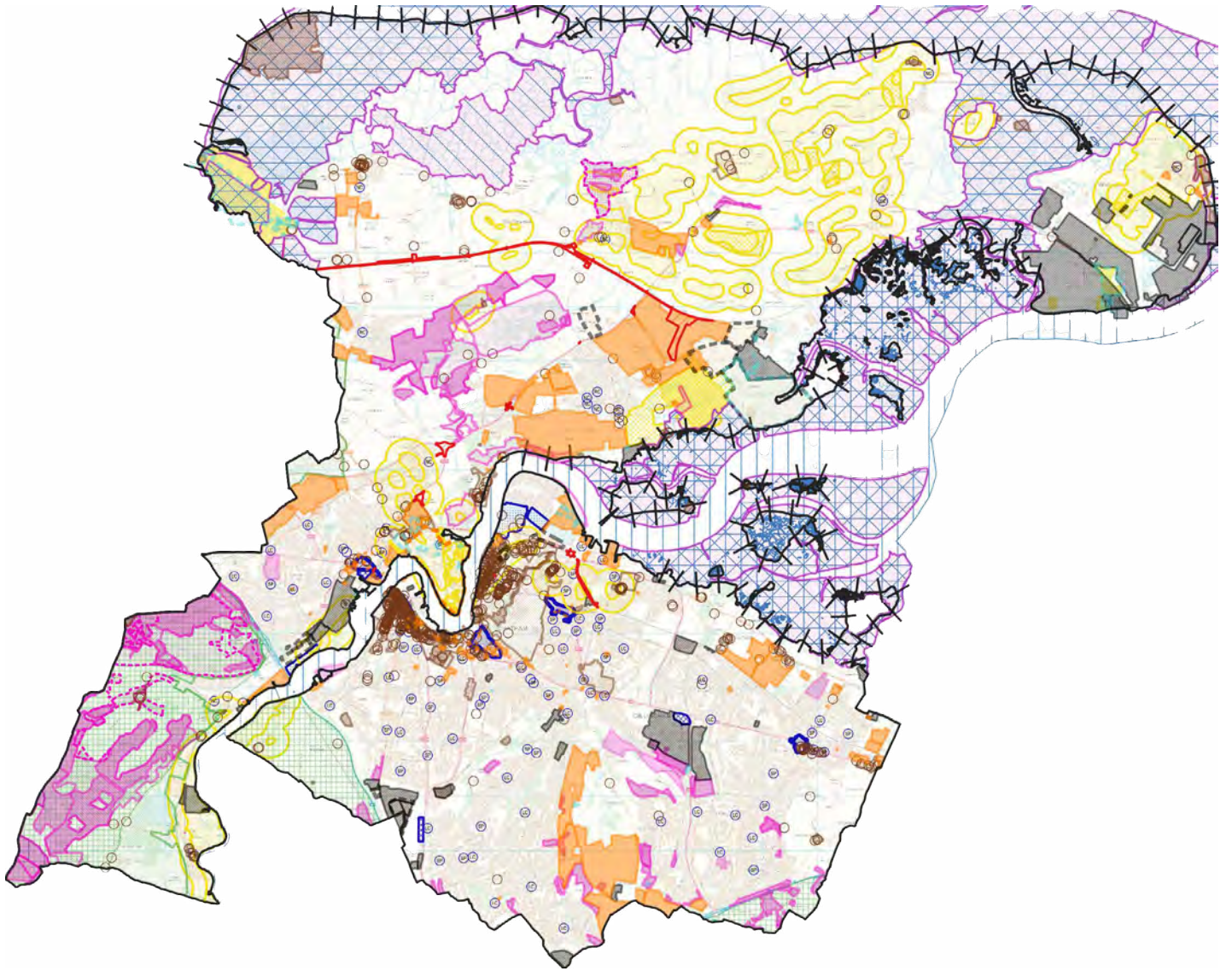
 Minerals Safeguarding Area

 Minerals Consultation Area

 Area of Search

### Waste Management

 Waste Management Facility





# What happens next and how can I make comments?

## Learn more about the plan

You can find out more about the Local Plan and this consultation at [Medway.gov.uk/FutureMedway](https://Medway.gov.uk/FutureMedway)



You can also view the detailed consultation document and maps online. The main document is divided into a number of chapters looking at policies for different topics, such as the environment, housing, transport, retail and the wider economy, and health and community services and facilities.

## Have your say

You can make your comments online. We have a dedicated link where you can view all the consultation documents and submit your comments. Our consultation link allows you to save, review and update your comments as you look through the document. The purpose of this consultation (known as the Regulation 19 stage of consultation) is to inform the independent examination of the Local Plan.

When you make comments, you can say if you would like to participate in the hearing sessions during the formal examination of the plan.

You can sign up for further updates on next steps on the Local Plan, so you don't miss out on further consultations or changes to the new plan.

## How to submit your comments

Take part in our consultation by providing written comments through our online consultation portal (New users will need to set-up an account which will only take a few minutes).



We will also accept comments via email and post.

You can send comments to us via email by using [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk)

You can also send comments to:

Planning Service  
Medway Council  
Gun Wharf  
Chatham  
Kent ME4 4TR

## What happens next?

When the consultation closes on Monday, 11 August, we will collate and review all the written comments received.

We will package these comments alongside the draft Local Plan and all the supporting evidence consulted upon. This will be submitted to the Planning Inspectorate later this year for independent examination.

Further details on the examination dates will be confirmed by the Planning Inspector following submission.

We expect to adopt the plan in late 2026.

# The roadmap to Medway's new Local Plan



## 1 Setting the vision and objectives

- Our first consultation ran from 18 September to 31 October 2023 and provided information about the ambitions and needs for the emerging plan.
- The consultation helped to define priorities for our environment, communities and economy.
- Residents told us their views about regenerating the urban centres and riverside sites in Medway, and potential development in suburban and rural areas.

## 2 Proposed options for growth

- Our summer 2024 consultation provided the opportunity to view and comment on our proposed options for development and the policies to help us progress towards finalising a draft Local Plan.

## 3 We develop the draft Local Plan

- We have used our evidence base of technical studies and assessments to prepare policies and set out a plan for sustainable growth.
- This has factored in the consultation feedback.
- The plan will detail policies and identify those sites for new development, based on detailed assessments and evidence.
- It will then be approved by Full Council for publication.

## 4 Publishing the draft plan **NOW**

- We have now published the draft Local Plan 2041 for comments.
- This is where you can have your say on Medway's specific growth plans up to 2041, including sites for development and areas to be protected, as well as policies to manage sustainable growth.
- Comments received will be passed on to an independent Planning Inspector, together with the draft plan and supporting documents.

## 5 Examination of the plan

- The council will submit the draft plan by the end of 2025, consultation comments and supporting documents to government for independent examination.
- The Secretary of State appoints a Planning Inspector to examine the draft Local Plan in great detail.
- The inspector will assess the plan before providing a report to the council at the end of the examination to recommend if any changes are needed to the plan before it can be adopted.

## 6 We adopt the Local Plan **FINISH**

- We want to have the Local Plan in place by the end of 2026.
- Once adopted, the Local Plan will be used to make decisions on planning applications in Medway.
- The council will continue to review and update the plan.



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