

Statement of Common Ground North Gillingham

September 2026

Versions

Version	Name	Date
1	First Draft Statement of Common Ground between Medway Council and Peel Waters	9 September 2026

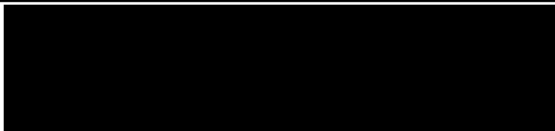
Status of the Statement of Common Ground

This document presents a Statement of Common Ground (SoCG) between Medway Council and Peel Waters.

On behalf of Medway Council

Name	Dave Harris
Position	Chief Planning Officer
Signature	

On behalf of Peel Waters

Name	Bill Davidson (P4 Planning)
Position	Director
Signature	

1 Overview

1.1 Definition and purpose

- 1.1.1 A statement of common ground (SoCG) is a written record of agreements that have, or have not, been reached on key strategic matters, including the process for reaching agreements.
- 1.1.2 The Schedule of Matters, Issues and Questions (MIQs) (ref: MLP/ED15) and paragraph 28 of the Inspectors' Guidance Note (ref: MLP/ED13) provide helpful context and scope in preparing SoCGs with planning agents.
- 1.1.3 This SoCG has been prepared to assist in the Phase 1 hearing sessions of the Medway Local Plan 2041 Examination, with specific reference to question 3.8:
- How does the Plan demonstrate that the housing trajectory is deliverable across the Plan period, including on strategic sites?*
- 1.1.4 This SoCG presents the housing trajectory, which is the Appendix to the Housing Delivery Topic Paper (ref: B22.5), as "Agreed" between Medway Council ('the Council' hereafter) and Peel Waters relevant to site allocation SMI6, Chatham Waters.
- 1.1.5 This SoCG is without prejudice to any further matters of detail that the parties may wish to raise during the Examination.
- 1.1.6 The SoCG does not prevent the parties from making additional written or verbal representations on any other matters.
- 1.1.7 For the avoidance of doubt, agreement to matters in this SoCG is limited to the matters expressly stated and does not constitute agreement to the detailed form, cost, phasing, land-take, funding, apportionment or delivery mechanism for infrastructure, nor to any site-specific matter to be addressed through the Examination or subsequent planning applications.
- 1.1.8 This SoCG will be updated in advance of the Phase 2 hearing sessions.

1.2 Peel Waters's land holding

- 1.2.1 Peel Waters's land holding comprises:
- Chatham Waters – a 7Ha mixed use development under construction on part of the former Chatham Docks Industrial Estate to the east of Basin 3 and immediately south of the lock gates. Since outline permission was granted in 2013, the site has delivered new road infrastructure and flood defences alongside major retail, leisure and education uses as well as over 600 homes and a care home, with further development ongoing.
 - Basin3 – a 7Ha employment site immediately south of the Basin with outline permission for up to 31,000m² of employment space.

- The balance of Chatham Docks Industrial Estate, comprising circa 23Ha of land to the north of the Basin and adjacent to the existing residential area of St Mary's Island.
- The Chatham Line, a disused rail line linking Chatham Waters to Gillingham Town Centre.

2 Matter Agreed

2.1 Housing trajectory

- 2.1.1 The updated housing trajectory, presented in the appendix of the 'Housing Delivery Topic Paper' (ref: B22.5), is **agreed**.
- 2.1.2 The estimated trajectory for SM16 was set out in 2024 and essentially relates to four different sites across the Peel Waters land ownership, including parcels of development with extant consent and proposed allocations:
- Balance of existing outline consent at Chatham Waters (321 units) estimated to come forward in first five years of the plan at similar rate to delivery over last six years. Been through pre-app and application expected in 2027.
 - Further 500 units (apartments) at Chatham Waters site estimated to follow on from 321 units above at accelerated rate, assuming return to supportive market conditions.
 - Lower density housing (600 units) on Chatham Docks Industrial Estate (CDIE) to the north with delivery commencing in circa 2030, allowing time for planning consent and implementation and delivery estimated at 75 units per year (against Lichfield benchmark of 83/yr for this size of site).
 - Mid/higher density development of waterside blocks (1,100 units estimated later in the plan period over nine years and 800 units beyond plan period) at average rate of circa 120/year against Lichfield benchmark of 188/year for this size of site.
- 2.1.3 Through the ongoing implementation of the Basin3 employment consent, Peel Waters is also already preparing a detailed design and reserved matters submission for essential infrastructure of the main access route through to the CDIE land in preparation for future housing delivery.