



MEDWAY LOCAL PLAN 2041: EXAMINATION IN PUBLIC 2026

PROPOSED STEPPED HOUSING REQUIREMENT AND LAND SUPPLY

18 September 2026

Introduction

The Council's Hearing Statement for Matter 3 set out proposed main modifications at paragraphs 3.5.2 and 3.6.2.

Following the Hearing Session for Matter 3, the Council is proposing the following main modification, which consolidates and updates the modifications proposed at paragraphs 3.5.2 and 3.6.2 in the Council's Hearing Statement for Matter 3.

Proposed Main Modification

The Council is proposing the following new 'Delivering Sustainable Growth for Medway' strategic policy within Chapter 3 (Spatial Development Strategy) of the Plan as a main modification:

Delivering Sustainable Growth for Medway

1. Housing Requirement

Over the Plan period, provision is made for a minimum of 26,176 new homes in Medway. To support the delivery of these homes a stepped housing requirement is adopted, which is comprised of:

- (a) 1,309 dwellings per annum during Years 1-5 (2026/27-2030/31),*
- (b) 1,963 dwellings per annum during Years 6-10 (2031/32-2035/36), and*
- (c) 1,636 dwellings per annum during Years 11-15 (2036/37-2040/41).*

These figures will be used as the basis of housing land supply monitoring across the corresponding years of the Plan period.

2. Regeneration-Led Growth

The primary focus for growth will be the regeneration and intensification of Medway's urban area through the effective use of previously developed land, town centres, waterfront locations and sustainable transport corridors. Major regeneration and mixed-use development will be concentrated within: Chatham town centre, Chatham Waterfront, Chatham Intra and the Station Gateway; Strood town centre and riverside areas; and Gillingham Waterfront and the wider

northern Gillingham regeneration area. These locations will deliver homes, employment, services, public realm improvements, sustainable transport infrastructure and enhanced connections between communities.

3. Hoo Peninsula

Hoo St Werburgh will be the principal focus for growth on the Hoo Peninsula. Development will support the long-term evolution of Hoo St Werburgh as a sustainable settlement providing a broad range of homes, employment opportunities, retail, education, healthcare, leisure and community facilities. Growth will be planned and phased to ensure that infrastructure is delivered alongside development, respects the distinctive landscape, coastal and heritage setting of the Hoo Peninsula, supports environmental recovery and strengthens local identity and sense of place.

4. Sustainable Expansion of Settlements

Outside the urban regeneration area, development will be directed to sustainable urban extensions and village growth locations that form part of the spatial strategy. Development will be supported where:

- a) it is supported by the timely provision of infrastructure;*
- b) it provides access to services, employment opportunities and sustainable transport choices;*
- c) it avoids significant adverse impacts on landscape character, biodiversity, heritage assets, best and most versatile agricultural land, the wider environment, and/or secures appropriate mitigation and environmental enhancement measures as appropriate;*
- d) it contributes positively to climate change mitigation and adaptation; and*
- e) it supports the creation of healthy, resilient and inclusive communities.*

Strategic growth locations include Capstone Valley, Lower Rainham and West of Strood.

5. Strategic Urban Transformation

The Frindsbury Peninsula is identified as a strategic long-term regeneration opportunity extending beyond the Plan period. Development will be comprehensively planned to deliver mixed-use neighbourhoods, employment space, green infrastructure and nature-based solutions that respond to climate change, improve environmental quality and contribute to the creation of a revitalised river-based urban quarter.

The Council is proposing the following text to support the new 'Delivering Sustainable Growth for Medway' strategic policy:

Reasoned justification

The housing requirement set out in the policy provides for objectively assessed housing need arising in Medway over the Plan period. The Plan's strategic policies set out an overall strategy for the pattern, scale and quality of development over the Plan period.

The stepped housing requirement reflects the expectation that many of the strategic allocations will not deliver at full capacity in the early years because of infrastructure requirements, lead-in periods and build-out constraints, but that delivery will increase substantially once those sites come forward.

Table [insert number] shows the sources of housing supply to meet the stepped housing requirement.

Table [insert number]: Sources of Housing Supply

<i>Source of Housing Supply</i>	<i>Dwellings</i>
<i>Windfall</i>	<i>1,703</i>
<i>Large sites under construction as of March 2025 to be delivered during Plan period</i>	<i>2,489</i>
<i>Large sites permitted, but not allocated</i>	<i>238</i>
<i>Small sites permitted (229 less 17% lapse rate)</i>	<i>190</i>
<i>Allocated sites to be delivered during Plan period</i>	<i>21,696</i>
<i>Total supply</i>	<i>26,316</i>

The annual distribution of housing supply is presented in a stacked column chart in Figure [insert number].

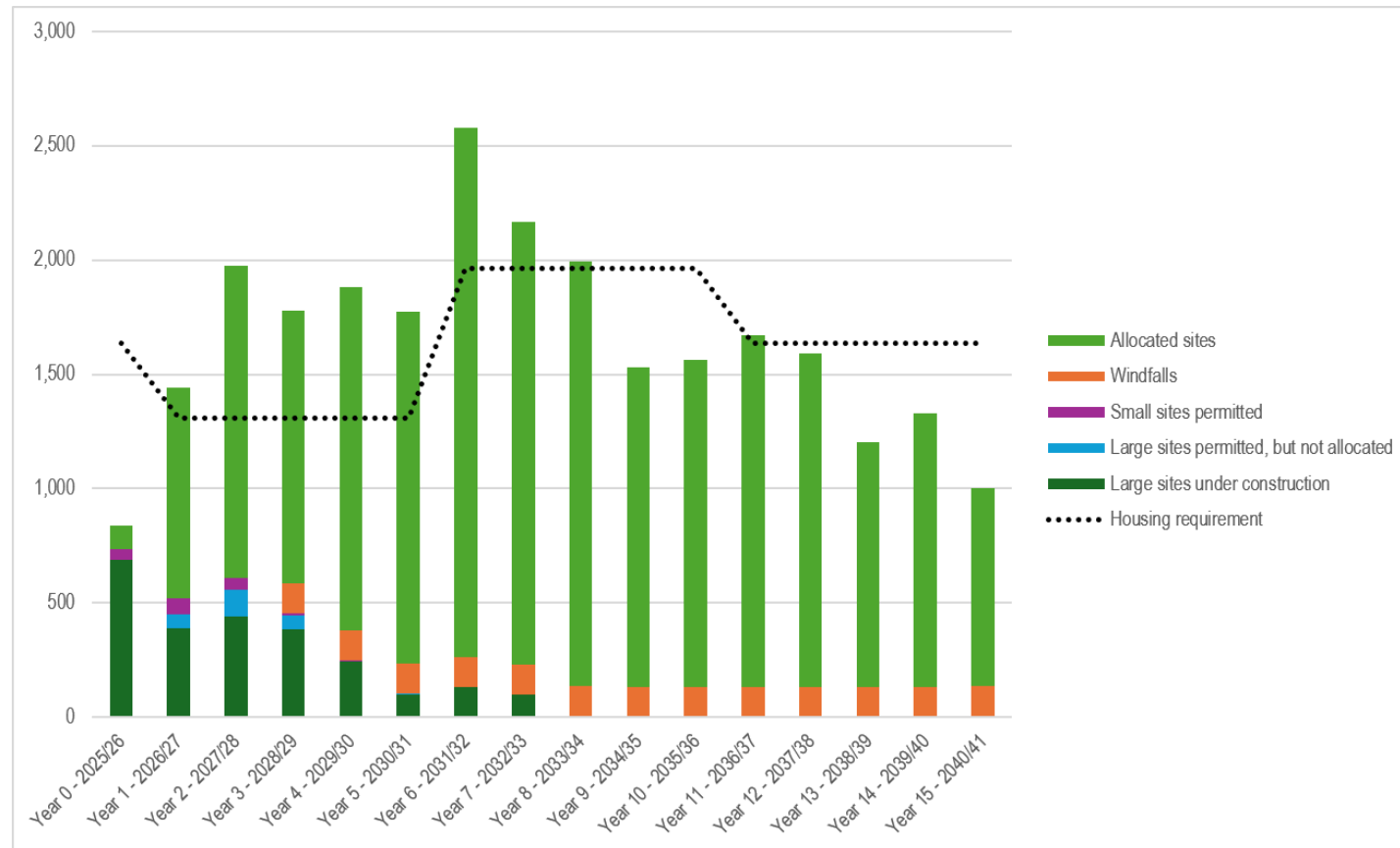


Figure [insert number]: Annual Distribution of Housing Supply