



Medway Local Plan - Consultation Summer 2024

RCE Overview and Scrutiny Committee
15 August 2024

MEDWAY



Medway Local Plan Update - Overview

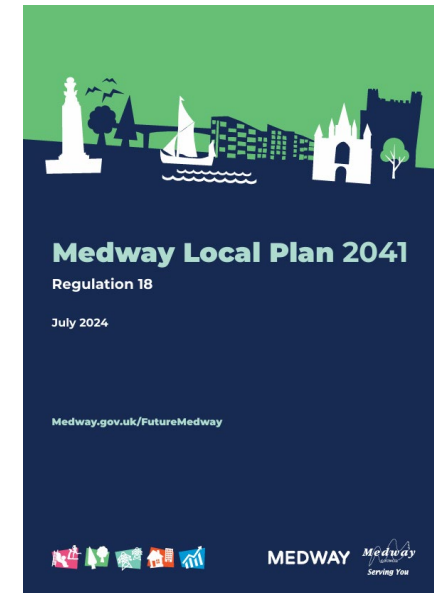
Regulation 18b Consultation – Summer 2024

- Consultation – 15 July to 8 September

We are consulting on:

- Three broad growth options
- Indicative spatial strategy – identifying current preferred development sites and locations
- Proposed strategic and thematic policies

Seeking to provide greater certainty on the emerging plan as a basis for further consultation



A plan for Medway to 2041

- The plan is driven by our vision for Medway to deliver on our ambitions for sustainable development
- Prepared for a sustainable and green future
- Supporting people to lead healthy lives and strengthening our communities
- Securing jobs and developing skills for a competitive economy
- Boost pride in Medway through quality and resilient development

Key issues - Environment

- Development needs to respond to environmental pressures and sensitivities – a positive plan for our environment
- Strategic policy on climate change informs direction of plan and links to wider policies
- Conservation and enhancement of important habitats and landscapes
- Securing wider green networks and spaces across Medway for people and nature
- Addressing flood risk and water management
- Improving air quality
- Waste management
- Sustainable Energy

Key Issues – Housing - high level of need

- Annual housing needs – 1,658 homes
- Local Plan planning for c 28,000 homes
- Need to find land for c 22,500 homes (allowing for sites with planning consent already, and ‘windfalls’)
- High housing needs will involve major change across Medway and shape the growth strategy and contribute to social regeneration

Key issues - Housing

- Meeting diverse housing needs
 - Family homes, affordable homes, supported and specialist housing
- Commissioning update to Local Housing Needs Assessment for Regulation 19 Draft Plan, so timely evidence for Examination
- Affordable Housing
 - Proposed policy reflects differing market value zones across Medway
- Provision for specialist accommodation, including:
 - Supported housing and care, older people, students, park homes, self build and custom housing, houseboats and HMOs
- Gypsy and Traveller, and Travelling Showpeople – updated evidence base in Gypsy and Traveller Accommodation Assessment
- Promoting diversity in housing sector, including SME housebuilders

Key issues - Employment

- Supporting growth and innovation in the local economy
- Providing a strategy for employment land that boosts investment and jobs
- Opportunities in sustainable locations, including town centres
- Promotion of strategic sites, ie Grain and Kingsnorth
- Commissioning update to Employment Land Needs Assessment for Regulation 19 Draft Plan, so timely evidence for Examination
- Consideration of specialist sectors, such as creative and cultural, tourism, and rural economy
- Retail and centres as focus for economic and community activities
- Supporting learning and skills development
- Providing the best opportunities for our residents

Key issues - Transport

- Vision led approach to transport planning in line with best practice
- Recognition of multi-modal travel options
- Managing impacts of development on transport networks
- Recognising role of river, including access, marinas and moorings, and riverside infrastructure
- Supporting better provision for walking, cycling and wheeling
- Strategic Transport Assessment Forecast report published with consultation documents – identifies pressures on networks.
- Further report to consider mitigations necessary to facilitate development
- Consideration of impacts of Lower Thames Crossing – outcome October

Key issues - Infrastructure

- Critical to achieving sustainable development
- Plan will consider range of infrastructure needs, including education, transport, green spaces, sports, health, community services and facilities, and utilities
- Updated standards for open space
- Working with service providers, ie Health, in planning for infrastructure investments over plan period
- Infrastructure Delivery Plan update for Regulation 19 Draft Plan – reflecting preferred development allocations and phasing of delivery
- Developer Contributions policy update – reflecting the updated evidence base and policies
- Infrastructure policies tested through Local Plan Viability Assessment

Key issues - Communities

- Tackling health inequalities and improving well-being
 - Open space, sport, recreation and play facilities
 - Community and cultural facilities
 - Improving air quality
- Supporting learning and skills development, and job opportunities
- Extending transport choice, including walking and cycling for local trips
- Supporting and improving local services
- Securing a network of main and local centres across Medway
- Building to be fit for the future and good quality design, recognising the needs of different groups in our communities

Planning for Medway's health and wellbeing



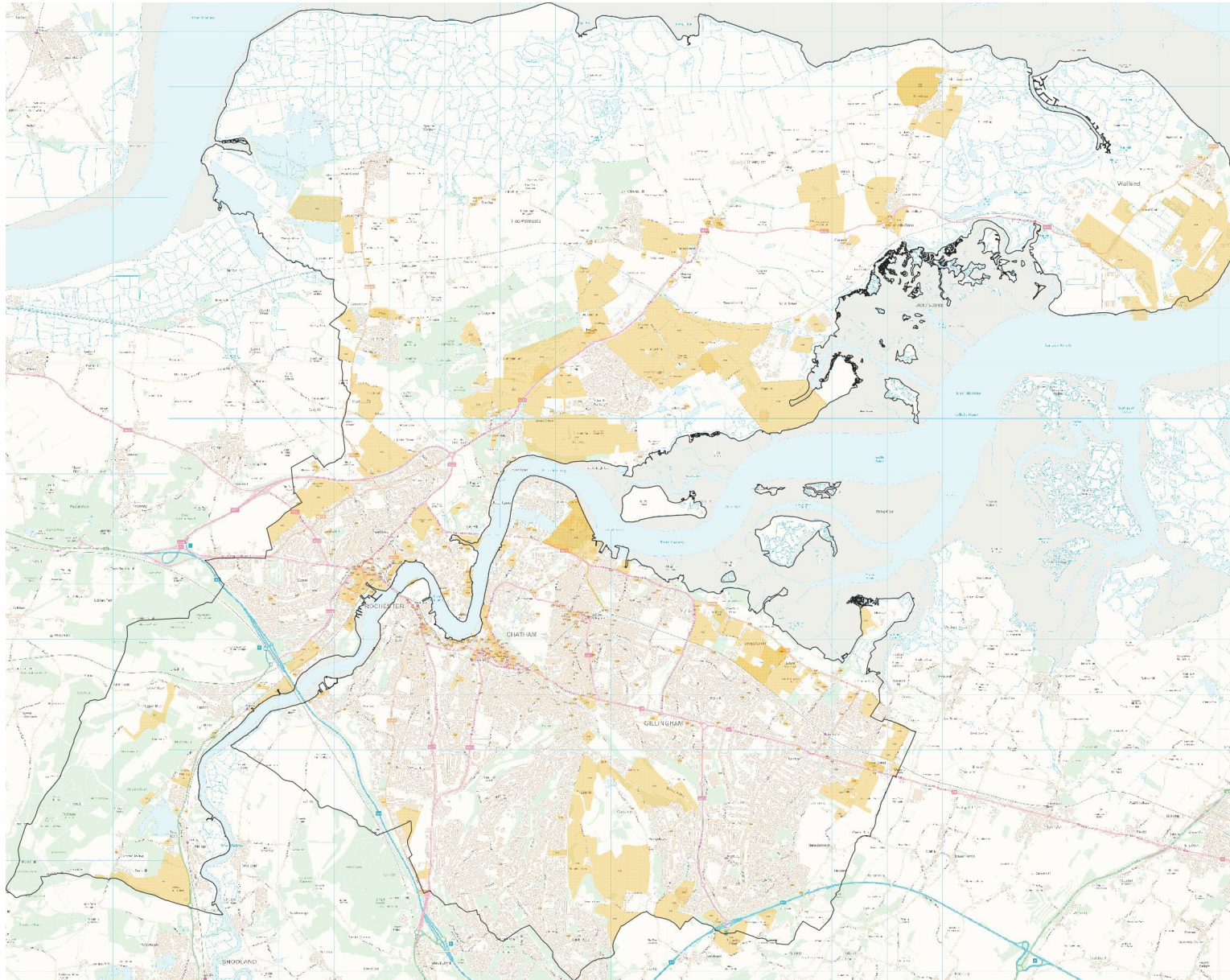


Developing a spatial strategy

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Developing a spatial strategy



It's not a blank canvas



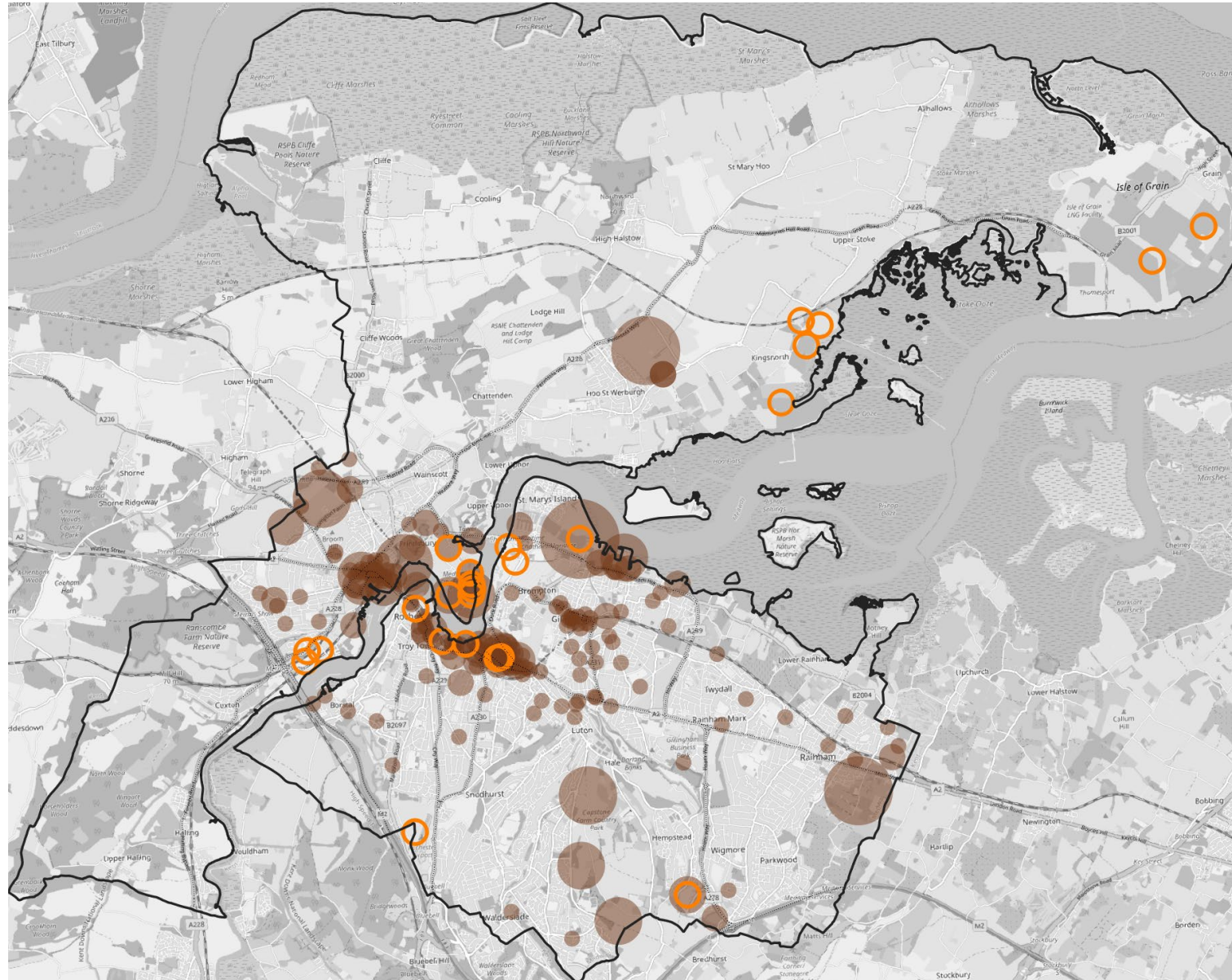
Developing a sustainable strategy

- Consideration of constraints
- Brownfield first – but will not meet the need for the number and choice of homes
- Assessing all sites and broad locations
- Consideration of scale where larger developments can deliver new services and infrastructure
- Consulting on three broad options for growth across Medway
- Indicative spatial strategy to test and refine

Option 1 – Urban Regeneration focus

- Seeks to maximise development on brownfield sites in urban centres and waterfront sites
- Links to sustainable transport options and accessible locations
- Seeks to increase density
- More limited greenfield development adjoining existing larger settlements, including Strood, Rainham, Lordswood and Hoo
- Includes Green Belt release west of Strood
- Issues with potential conflict with design guidance in urban areas and heritage constraints, viability and providing for range of housing types to meet mix of community needs

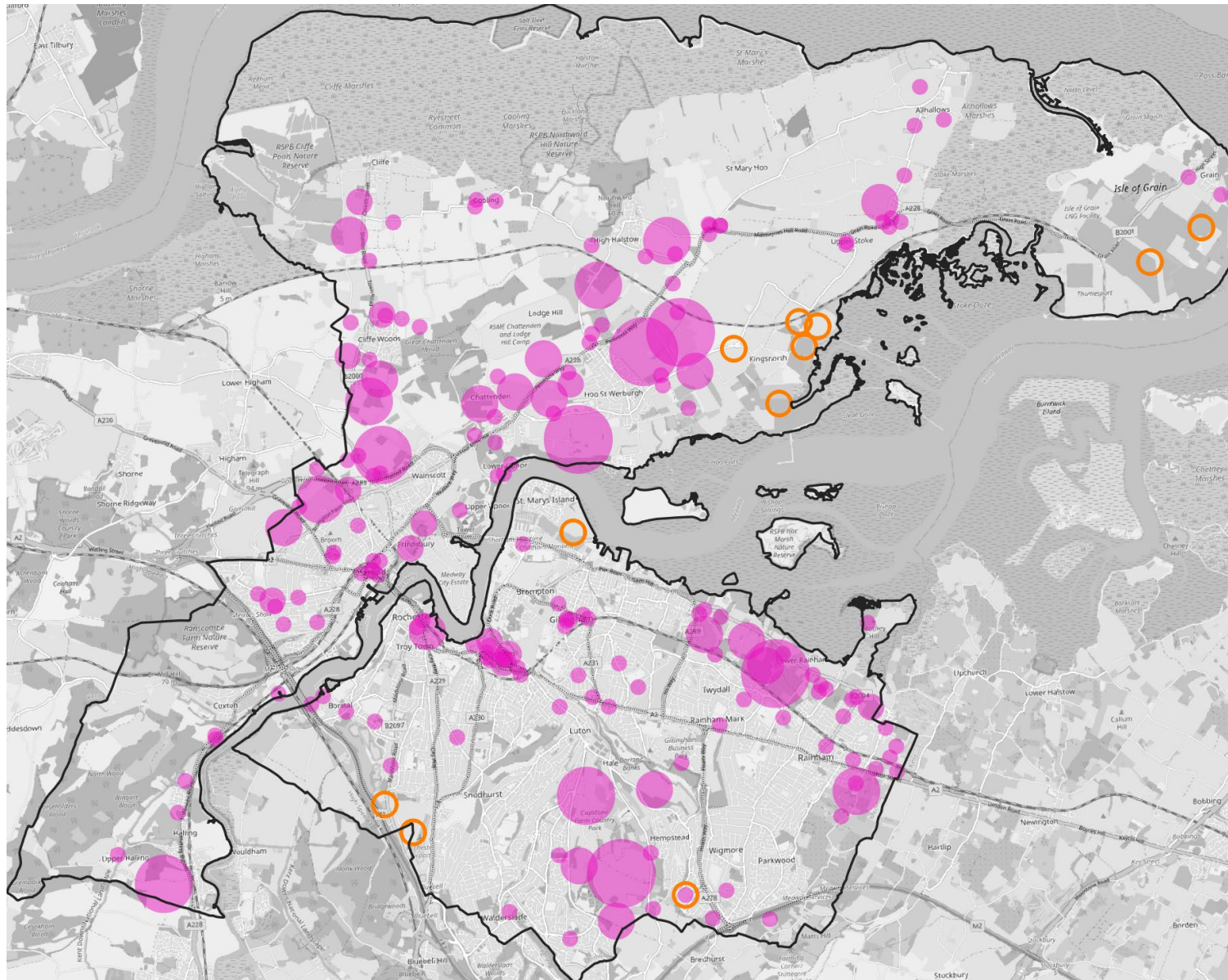
Option 1 – Urban Regeneration focus



Option 2 – Dispersed Growth

- This considers more limited land being provided through regeneration
- Excludes redevelopment of Chatham Docks, Medway City Estate, less certain town centre and waterfront opportunity sites
- Involves much higher release of land on greenfield and Green Belt sites, including Hoo Peninsula, north of Rainham, Medway Valley and sites in more sensitive locations, close to wildlife sites, ie Darland and Deangate
- Raises issues on sustainability – likely to be more reliance on car based transport and greater loss of good quality farmland

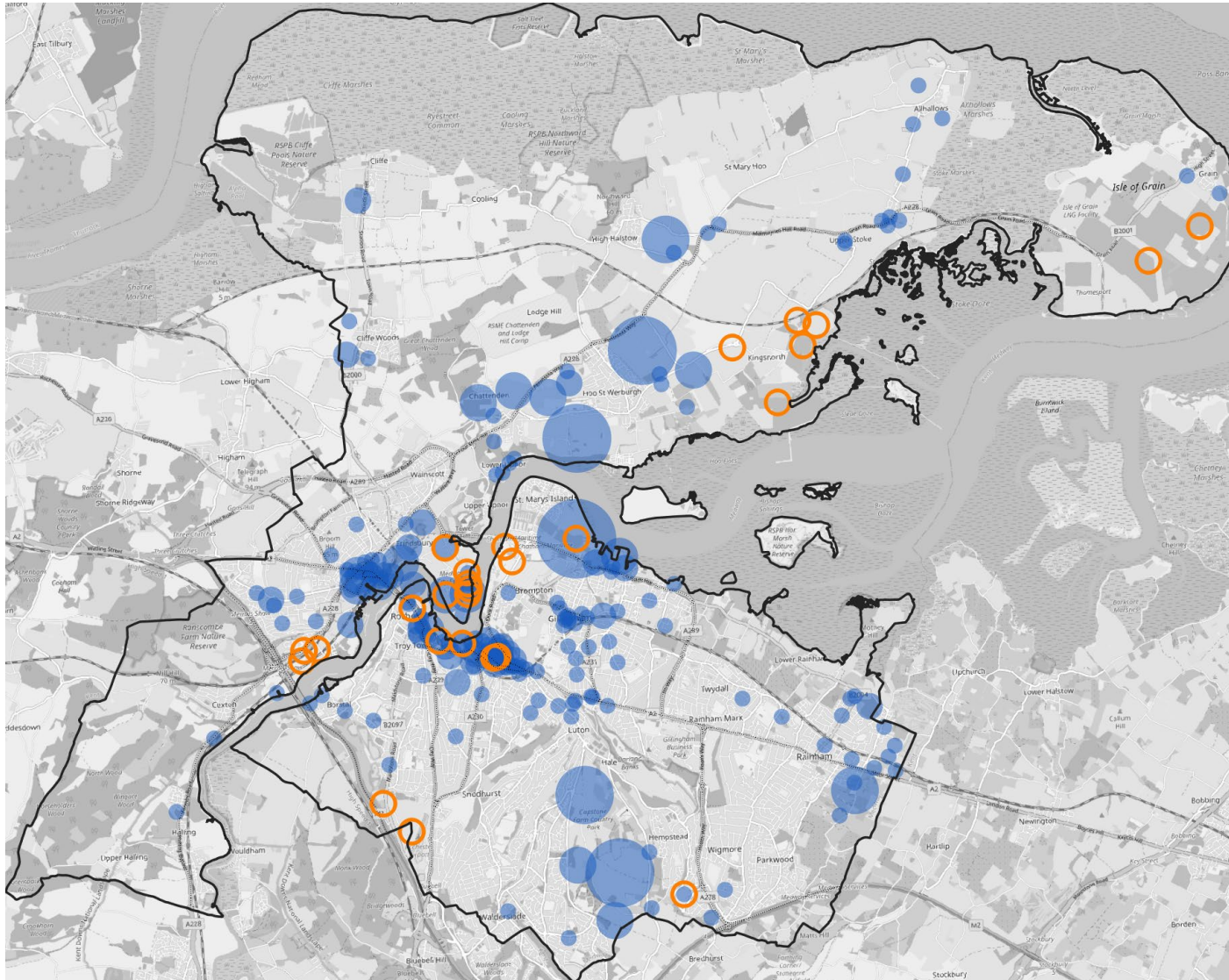
Option 2 – Dispersed Growth



Option 3 – Blended - Regeneration & Greenfield

- Brownfield first focus with regeneration in urban centres and waterfront locations, complemented by range of sites in suburban and rural areas
- Around half of development on brownfield land
- Provides for range of housing and types
- Density and heights in regeneration sites reflect design guidance and heritage constraints
- Indicative preferred growth strategy

Option 3 – Blended - Regeneration & Greenfield

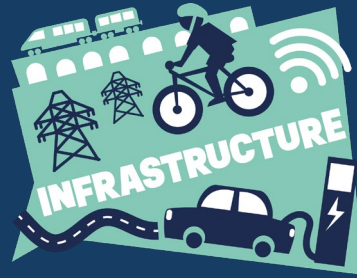


Some consultation feedback

- Pressures on infrastructure and services – particularly health, transport and schools
- Support for early delivery of infrastructure with new development
- Access to housing for Medway's local communities. Affordable housing and housing mix frequently raised. Perceptions of impacts of moves from London.
- Concerns about congestion and additional traffic generated by development, but also calls for improved bus services
- Differing views on preferred spatial options and sites, ie Chatham Docks
- Loss of good quality farmland to development
- Queries about Green Belt/Grey Belt status
- Queries on neighbouring councils' local plans

Next steps

- Consultation closes 8 September
- Ongoing work on evidence base, including transport and assessing sites
- Consultation comments will be considered in finalising the content of the plan
- Assessing potential impacts of NPPF consultation and further changes to national planning policy
- Ongoing liaison with neighbouring councils and statutory consultees
- Publication of draft plan early 2025 – for comments before submitting to Planning Inspectorate for independent examination
- Aim to have plan adopted in late 2026



Questions