Appendix 1

Medway Authority Monitoring Report 2025

1 April 2024 - 31 March 2025

Volume 1 - Main Report

December 2025

Medway Council

Serving You

Medway Council
Serving You

Executive summary
2024/2025

Housing

Completions: 634 homes were built, below the target of 1,636 set by the government's standard method.
Land use: 79% of new homes were on previously developed land.

House Prices
Property prices in Medway have risen **14% over five years.**
The **average price** in March 2025 was **£293,838.**

Regeneration

Work continues at **Chatham Waterfront**.
97 homes delivered by 31 March 2025.
When complete: **175 apartments** and **1,000 square meters of commercial space**.

Employment

Employment rate: 80.5% – highest in five years and above national, regional, and Kent levels.
Unemployment: Claimant rate rose to **4.2% in April 2025.**

Employment Floorspace
Net loss of employment floorspace this year, mainly due to:
- Commencement of conversion of Mountbatten House offices into **164 flats**.
- Demolition at BAE Systems Rochester for new employment space.

Gains: Ascend Innovation Hub opened in Chatham.
91% of new employment floorspace was on previously developed land.

Population

Medway's population reached **292,655 in 2024,** up **4,652** from 2023.

Environment

All **8 Green Flag Awards** maintained for parks and reserves, including Capstone Farm, Great Lines Heritage Park, and Riverside Country Park.

Retail

Gross retail completions: 1,975 square metres – down from last year. Most gains were **cafés and restaurants** in Strood, Rochester, and Chatham High Streets.

Heritage

16 entries remain on the Heritage at Risk Register, down from 18 in 2015.

Transport

Traffic:
Car journeys surpassed pre-Covid levels, highest since 1993.

Bus:
Passenger journeys up **9%** (7.3 million trips in 2023/24).

Rail:
Usage rising but still below pre-pandemic levels. Gillingham is busiest with **2.34 million journeys**.

Ultra Low Emission Vehicles:
Risen steadily over the past 5 years, now standing at 3.31% of all licensed vehicles in Medway.

Planning

Applications: 1,013 received; **96% determined within statutory or agreed timeframe**

Appeals: 45 determined; **53% dismissed** by Planning Inspectorate.

Other Key Facts

GCSE attainment: Slight improvement but still below pre-Covid levels; slightly above England average.

Introduction

This report has been prepared in late 2025, presenting monitoring information for the period April 2024 to March 2025.

Medway has changed significantly over the past few decades, with regeneration, new infrastructure such as HS1, new and expanded colleges and universities, and housebuilding around its towns and villages. The Council is preparing a new Local Plan to manage Medway's growth up to 2041. The plan is being developed in the context of pressures on the housing market, infrastructure and key services, cost of living crisis, the need to address the climate emergency, structural changes in retail and employment, and increasing awareness of links between health and the built environment. These issues are reflected in the objectives and policies of the plan.

The publication of this Monitoring Report is closely timed with the submission of the Draft Medway Local Plan for examination. Together with the broad evidence base for the plan, the Monitoring Report provides a useful baseline for identifying key issues and measuring the impacts of the plan.

This Authority Monitoring Report is produced on an annual basis to provide an overview of the context of development in Medway. It gives details of economic, social and environmental data to measure how Medway is performing as an area and understanding its needs. It is a key mechanism for the Council's Planning Service in assessing the progress being made towards achieving its goals for economic growth, protecting the natural and historic environment, and meeting the needs of its communities. It provides information for the Council and those interested in Medway to assess how we are performing in meeting the aims of our local plan, and our ambitions for sustainable development. It is a reference point in identifying the key issues that the new local plan must address to secure successful growth.

The Council has followed the established protocol for producing this Monitoring Report on an annual basis in December for the preceding financial year. This report provides monitoring information and statistical data for the period April 2024 – March 2025, with references to previous years for comparison purposes. The report has been informed by data gathered from planning applications determined at 31st March 2025. The sections on Planning Context, Duty to Cooperate, and Development and Delivery take account of information available up to November 2025.

The report is presented in two volumes. This is Volume 1 of the report which provides an overview of the key indicators of development and contextual issues in Medway. This includes short reports on the progress made in preparing the new Local Plan, and how the Council has engaged with other authorities in planning for cross border strategic matters through the Duty to Cooperate. It also outlines the Council's work in supporting development in Medway, and its actions to promote housing delivery and investment locally.

Detailed data on development statistics, such as the supply of land for housing and employment uses, is set out in Volume 2. This forms an important aspect of the evidence base for key planning measures, such as defining the authority's position on housing land supply and monitoring detailed changes in land use that inform policy in the new Local Plan.

Also included at the end of Volume Two is the Medway Local Aggregate Assessment for 2024, which specifically considers the supply of minerals for the aggregates sector and supports the strategic planning for industrial minerals. This is prepared in conjunction with the South East England Aggregates Working Group.

These reports are available at:

Medway Authority Monitoring Report

Local Aggregates Assessment

Planning Context

This section of the report considers updates in policy up to November 2025. This extends beyond the standard reporting period of April 2024 to March 2025, to take account of key changes in government planning policy and guidance that are relevant to the preparation of the Medway Local Plan.

Following a number of updates to the National Planning Policy Framework (NPPF), most recently in December 2024, the government is progressing its ambitions for the reform of the planning system. These are being considered through the Levelling Up and Regeneration Act, the Planning and Infrastructure Bill, and further updates to the NPPF and Planning Practice Guidance. These have included changes to Green Belt policy, updated policy for Gypsy and Traveller accommodation needs, and revisions to the Local Housing Needs assessment. The current annual Local Housing Need for Medway is defined as 1,636 homes. The Council will reflect any changes to the planning system in its work, but at this stage continues to prepare the new Local Plan under the current planning legislation and guidance, noting the extension to December 2026 for submission of draft plans for examination under the current system. The Council notes the intention to introduce Spatial Development Strategies at a sub regional level, and early exploratory discussions have been held. Medway Council is collaborating with local authorities across Kent in preparing for Local Government Reorganisation which would have implications for the plan making geographies in the future.

Local Development Scheme

The Local Development Scheme sets out the programme for the production of the new Medway Local Plan. The new plan will comprise of strategic level policies, including provision for waste and minerals; targeted development management policies; land allocations and a policies map. On adoption it will replace the saved policies of the Medway Local Plan 2003. The current Local Development Scheme was approved by Cabinet in December 2024. This latest update to the Scheme programmed the publication of the draft plan in June 2025, with submission to the Planning Inspectorate for independent examination to follow later this year. The Council has met the timetable for the publication of the Draft Plan and is liaising with the Planning Inspectorate on the submission of the plan for examination.

Regulation 19 Consultation Summer 2025

The Council published a Pre Submission Draft Local Plan at Regulation 19 consultation document in June 2025 for representations prior to submission for examination. The published draft Plan included details of proposed development allocations, strategic policies and some development management policies. The draft Plan provides for meeting Medway's Local Housing Needs over the plan period. The spatial strategy directs around 40% of the growth towards urban regeneration sites, and around 30% to suburban, and 30% to rural areas. The strategy and proposed site allocations were informed by the Sustainability Appraisal and the Land Availability Assessment.

The publication period ran from 30 June to 11 August 2025. The Council published the proposed Local Plan, together with a wide evidence base of legal and supporting documents. Around 560 organisations, businesses, residents and wider stakeholders submitted comments of which just over 160 were standard responses regarding Hoo. In addition, 56 people signed up to a petition regarding need for a hospital and 1,742 people signed up to a petition raising objections to proposals relating to Pump Lane, Rainham in the draft plan. The representations received have been collated, assessed and summarised for presentation as part of the examination materials. The Local Plan documents, supporting evidence base and representations received will be published on the examination website.

Further details of the consultation programme and comments received will be set out in the Consultation Report.

Local Plan Evidence Base

The council has collated a comprehensive evidence base to inform the new local plan. Details of evidence base documents are available on the council's website at:

Medway Local Plan

The council published a number of additional documents with the Regulation 19 consultation in summer 2025.

These documents can be found at:

Supporting Documents for Regulation 19 stage

The evidence base updates have included:

- Local Housing Needs Assessment, 2025
- Employment Land Needs Assessment, 2025
- Land Availability Assessment, 2025
- Strategic Transport Assessment, 2025
- Strategic Flood Risk Assessment, 2025
- Viability Assessment, 2025
- Infrastructure Delivery Plan, 2025
- Waste Needs Assessment, 2025
- Green Belt Review, 2025
- Retail and Town Centres Study, 2025

The Draft Local Plan was informed by a Sustainability Appraisal and Habitat Regulations Assessment.

Evidence base documents that were published for Regulation 18 can be found here:

Supporting Documents for Regulation 18 stage

Developer contributions and obligations

The Council is updating its evidence base on infrastructure needs as part of the preparation of the Local Plan. This includes consideration of the development contributions to providing for sustainable growth. The Infrastructure Delivery Plan (IDP) and the Viability Assessment provide an updated evidence base to support the Council's policy and documents were published with the draft Local Plan. Following information gathered through the consultation on the Draft Local Plan and ongoing work on strategic matters through the Duty to Cooperate, the Council has further updated the IDP, and reviewed the Developer Contribution Guide for consultation.

The Medway Developer Contributions and Obligations Guide was revised and adopted in May 2018, with updates to charges made in April 2025. This is a Supplementary Planning Document which summarises the requirement for developer contributions to ensure that the impacts of growth on services are adequately mitigated as set out in the Local Plan.

The Council has published its sixth Infrastructure Funding Statement in December 2025. This reports on how S106 contributions were spent on upgrading infrastructure in 2024/25. It also provides information on contributions received and agreements entered into in that year. The statement indicates future infrastructure funding priorities, based on emerging information on the Local Plan evidence base and spatial strategy. The Statement can be found here:

Infrastructure Funding Statement

Design Codes, Development Briefs and Masterplans

Medway has a well-established urban regeneration programme and much of the development in the last year has taken place on brownfield sites in town centres and urban waterfront sites. The Council recognises that regeneration sites can be complex to develop. The Council supports measures that can provide greater certainty to the market. It has led on the preparation of supplementary planning documents and wider planning guidance to promote available development opportunities and set out additional guidance on design. The council has published a Star Hill to Sun Pier Conservation Area Appraisal and adopted a Supplementary Planning Document for this area, aligned to the Heritage Action Zone in Chatham Intra. A key piece of work has been the adoption of the Chatham Design Code as part of a high profile pilot programme supported by central government. A task group and community stakeholder panel have also been set up focus on economic and social regeneration in Gillingham and co-creation work has also started in Rainham.

Further information on design codes, development briefs and masterplans is available on the council's website at:

Chatham Design Code

Development Briefs, policies and guidance

Heritage Action Zone

Local Development Order (LDO) for Innovation Park Medway

Cabinet in March 2025 agreed to review the proposals for Innovation Park Medway and supported wider delivery options, including a potential care home, for the southern site. It was agreed to proceed with steps to revoke the LDO and associated planning documents in liaison with Tonbridge and Malling Borough Council.

Neighbourhood Plans Update and Neighbourhood Development Orders

A neighbourhood plan is a community led framework for guiding future development, regeneration, and conservation of an area. Neighbourhood Plans were introduced in the Localism Act in 2011. Neighbourhood plans must be in general conformity with the strategic policies of the adopted local plan and have regard to any emerging local plans or relevant development plan documents. Communities in Medway have shown increased interest in preparing neighbourhood plans for their local areas. Once the plans are 'made', or adopted, they will form part of the development plan for Medway.

Currently there are three are three adopted Neighbourhood Plans in Medway:

Cliffe and Cliffe Woods Neighbourhood Plan

The Cliffe and Cliffe Woods Neighbourhood Plan was adopted as part of the development plan for Medway at the Annual Council Meeting on 24 May 2023 and the plan is used along with the Medway Local Plan to determine planning applications in the parish of Cliffe and Cliffe Woods.

Arches (Chatham) Neighbourhood Plan

The Arches (Chatham) Neighbourhood Plan was adopted as part of the development plan for Medway at the Annual Council meeting on 15 May 2024, following support at referendum. The plan is used along with the Medway Local Plan to determine planning applications in the defined Neighbourhood Area of Arches (Chatham).

Hoo St Werburgh and Chattenden Neighbourhood Plan

The Hoo St Werburgh and Chattenden neighbourhood plan was adopted by the Council as part of the development plan for Medway in January 2025. The plan is used along with the Medway Local Plan to determine planning applications in the parish of Hoo St Werburgh and Chattenden.

There are a further four plans in preparation, where Neighbourhood Areas have been designated in Medway:

- High Halstow - designated June 2018
- Frindsbury Extra – designated May 2022
- Stoke – designated July 2024
- Allhallows – designated June 2025

High Halstow

High Halstow Neighbourhood Plan was submitted to Medway Council for Regulation 16 Consultation after a period of consultation on their draft neighbourhood plan. It progressed to examination, but following comments from the examiner, the Parish Council withdrew the plan. There is current work on revising and updating the plan.

Frindsbury Extra Neighbourhood Plan

Frindsbury Extra Parish was designated as a neighbourhood area to prepare a neighbourhood plan in May 2022. The Council continues to support the parish in the next stages of the planning process by providing advice and relevant materials.

Stoke Neighbourhood Plan

The Stoke Neighbourhood Area was designated in July 2024, and the group is working towards a Regulation 14 consultation.

Allhallows Neighbourhood Plan

This is in the early stages of preparation, following formal designation in summer 2025.

There are no Neighbourhood Development Orders in Medway.

Further information is available at:

<u>Neighbourhood Planning</u>

Local Aggregate Assessment

In line with the requirements of the National Planning Policy Framework and the Planning Practice Guidance on the Managed Aggregate Supply System, the Council is preparing a Local Aggregate Assessment covering operations and sales in 2024. The Local Aggregates Assessment is an annual report that monitors the supply and demand for aggregate in Medway.

The supply of aggregates in Medway is currently sufficient, with the existing importation facilities providing a high percentage of aggregates for the wider London and South East area. The council will plan positively for the steady and adequate supply of aggregate through the emerging Local Plan in order meet the needs of the local and regional markets.

The Medway Local Aggregate Assessment 2024 is to be considered by the South East England Aggregates Working Party. The latest Local Aggregate Assessment will be published with wider work on the AMR.

Waste Needs Assessment

In July 2024, the Council published an updated Waste Needs Assessment to support the Regulation 18b consultation. The Waste Needs Assessment considers the waste management capacity and needs for the different waste streams over the plan period. The Waste Needs Assessment will ensure that the need for waste management facilities is considered alongside other spatial planning concerns. The Council has followed up on this work with neighbouring waste planning authorities through the Duty to Cooperate.

Duty to Cooperate

From the outset of its work in preparing a new Medway Local Plan, the council has built in the need to meet the 'duty to cooperate', as integral to a legally compliant development plan. The duty to cooperate requires the council to *'engage constructively, actively and on an ongoing basis'* with other Local Planning Authorities and Public Bodies to address *'strategic matters'*. In particular the duty to cooperate requires the Council to work with neighbouring authorities, including Kent County Council, to address strategic issues that *'cross administrative boundaries'* for example the provision of infrastructure or meeting housing needs.

Medway Council has collaborated with neighbouring authorities, where there have been opportunities, in the preparation of evidence base documents. The Council has gathered information from neighbouring local planning authorities to inform its evidence base documents, such as the Strategic Transport Assessment. Medway Council has also provided information to neighbouring authorities to assist their plan-making processes.

The Council has taken steps to progress strategic cross border working through constructive engagement with neighbouring authorities and statutory consultees. It has participated in strategic working at the north and mid Kent area on transport and development matters, notably the Lower Thames Crossing.

Officers also regularly attend meetings of Transport for the South East, the Kent Planning Policy Forum, and the Kent Planning Officers Group. The Council is also a member of the regional planning groups for waste and minerals.

Plan-Making

The Council has continued to engage with neighbouring authorities both at key stages in plan-making, and on an ongoing basis in relation to strategic projects, and through sub-regional working groups and committees. During the last year, meetings have been held with neighbouring local planning authorities and statutory consultees to address strategic planning matters. This work has focused on the preparation of the new Medway Local Plan and the proposals in the Pre Submission Draft Plan. Details of the activities undertaken and strategic matters identified are set out in the Duty to Cooperate statement published with the Draft Medway Local Plan in June 2025. You can read the statement here:

Duty to Cooperate Statement Proposed Submission Document June 2025

The Council has met with neighbouring authorities in Maidstone and Gravesham at member and officer level on cross border planning proposals. The strategic allocation and preparation of a Supplementary Planning Document for the Lidsing Garden Community in Maidstone, on the border of Medway has been a key matter. Medway Council has also liaised with Gravesham Borough Council on a cross border strategic allocation in the respective new local plans.

The Council has discussed the preparation of the Medway Local Plan with statutory consultees, including Natural England, National Highways, Environment Agency and Historic England, and sought their advice on the content of the Draft Plan prior to publication. This has included the review of evidence base work. Improving health and wellbeing is a key objective of the emerging Local Plan. The Council has therefore continued its contact with the NHS Foundation Trust and the Kent and Medway Integrated Care Board, to strengthen links between the Local Plan, service planning, and improved health outcomes.

Engagement with neighbouring authorities and other public bodies takes place through a variety of different established forums and processes:

- Bespoke Duty to Cooperate meetings
- Consultations & Representations

Officers monitor publications and consultations by neighbouring authorities and other public bodies, making formal representations where appropriate.

- Regular Partnership and Project Meetings

Regular liaison meetings take place with our neighbours through the Kent Chief Planners Group and the Kent Planning Policy Forum, which take place every other month. As well as providing a formal forum for debate, these meetings also provide an important opportunity for sharing information and holding discussions with officers from neighbouring authorities.

Waste and minerals are of particular significance to strategic planning. The Council is a member of the South East England Aggregates Working Party (SEEAWP) and the South East Waste Planning Advisory Group (SEWPAG). These provide a basis for exchange of information on minerals and waste planning matters, and in establishing consistent and coordinated approaches to minerals and waste planning. SEEAWP has a role in the production of the annual Local Aggregates Assessment (LAA) and has provided a formal sign off for Medway's LAA. The Council has progressed Duty to Cooperate activities with neighbouring waste planning authorities following up on the Medway Waste Needs Assessment, which forms part of the Local Plan's evidence base.

On environmental issues, the Council participates in the North Kent Environmental Planning Group, which seeks to develop shared evidence and integrated best practice in planning for the internationally important estuaries and marshes of the Thames, Medway and Swale. This led to the development of the Bird Wise programme. A Management Board with representatives of councils and voluntary organisations across north Kent, oversees the implementation of the North Kent Strategic Access Management and Monitoring scheme (SAMMS). This works on a strategic approach to managing and mitigating the potential impact resulting from recreational disturbance to the Special Protection Areas and Ramsar sites of the Thames, Medway and Swale estuaries and marshes.

The Council is also a member of the Kent Downs National Landscape Joint Advisory Committee, and has adopted the Kent Downs AONB Management Plan 2021-26, This forms part of a statutory duty to conserve and enhance the designated landscape of the Kent Downs.

In addition, Medway Council participates in work coordinating planning for the natural environment, such as the Kent Nature Partnership. This has included work in preparing the Kent and Medway Local Nature Recovery Strategy and the implementation of Biodiversity Net Gain. A strategic approach to the natural environment will be further strengthened through work on local nature recovery networks, Green and Blue Infrastructure Frameworks, and Medway Council will work with statutory bodies, neighbouring authorities and community and voluntary groups to progress related biodiversity initiatives.

Medway Council engages in wider collaboration across the Thames Estuary, such as the Thames Estuary Production Corridor, and has worked with the Thames Estuary Growth Board in lobbying for solutions and investment in strategic transport infrastructure in north Kent.

Delivering Development

The council published an updated *Housing Delivery Test Action Plan* in June 2025. The action plan was produced in response to the Housing Delivery Test (HDT) results published in December 2024 because delivery was below the 95% threshold. There was a delay of a year in publishing the HDT result.

The HDT is a measure of the number of homes delivered in the preceding three years compared with the defined local housing need. It was introduced to encourage local authorities to take action to address the causes of low rates of housing delivery.

	2020-21	2021-22	2022-23	Total	Percentage result
Number of homes required	1,110	1,586	1,675	4,371	72%
Number of homes delivered	1,075	1,121	961	3,157	

This action plan:

- Considers Medway's development context and reviews historic performance on housing delivery.
- Lists measures the Council has already adopted to monitor and encourage housing delivery.
- Reviews actions supporting delivery from the last plan.
- Proposes measures to contribute to increasing the amount new housing delivered.
- Sets out measures to continue monitoring housing delivery and understanding the factors influencing delivery rates.
- Includes a timetable to review the plan.

The council has recognised the importance of housing delivery for many years and works with stakeholders to encourage the delivery of homes. The council is working corporately towards maximising regeneration and economic growth, and this includes progressing the Local Plan and engaging with developers and landowners. The council is also delivering sites through Medway Development Company (MDC) and via its Housing Team. The preparation of the action plan has been informed by the work the Planning Service has been undertaking on housing delivery and the preparation of the new local plan.

The action plan considers Medway's context. Regeneration and new infrastructure have contributed to significant change to the area. Much of the development potential is on brownfield sites and whilst successful at transforming the urban landscape, has taken longer to build out. The council continues to promote regeneration and reuse of brownfield sites but has recognised the need to deliver greenfield sites outside the current Local Plan boundaries to meet the identified local housing need.

The report also considers how Medway will perform in future HDTs based on the housing trajectory published in the 2023/24 AMR. At the time of publication, this showed consistent delivery but not yet at a level to pass the HDT. As work on the new local plan had progressed, the prediction will be updated and published in subsequent HDTAPs. Efforts to permit larger greenfield sites facilitated a marked increase in the delivery of new homes in Medway for several years. The reduction in delivery since the publication of the HDTAP was anticipated. Developers have reported that conditions for delivering their projects have been difficult and much of this will have been caused by wider national and global issues.

2021	2023	2024	2025	2026	2027
79%	72%	69%	73%	76%	83%
Action plan and 20% buffer	Action plan, 20% buffer and presumption in favour of sustainable development	Action plan, 20% buffer and presumption in favour of sustainable development	Action plan, 20% buffer and presumption in favour of sustainable development	Action plan and 20% buffer	Action plan and 20% buffer

The report reviews the measures implemented to support the delivery of housing and details progression of actions in the 2024 Action Plan, as well as other activities the Council has undertaken this year that will support housing delivery.

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In many of these areas, the Council has been proactive in taking steps that help promote housing delivery. There is much to be applauded and continued but we have also identified some areas with scope for improvement where the Council can take action to address under delivery of housing. Some actions will see immediate results. Others will take longer to show impact but are essential for medium to long term delivery.

Key conclusions from the analysis

There has been a slight reduction in the number of planning permissions for dwellings in the last year after a sustained increase in the preceding years. This is not at a high enough level to deliver the level of identified local housing need. The defined local housing need has increased significantly, and the council has taken action to permit more schemes including larger schemes on greenfield sites. This was having a positive effect on the number of new homes being built but the council are now seeing a reduction in the number of new homes being delivered. This has been influenced by wider national and local issues. There needs to be a sustained increase to the rates of delivery to pass the HDT in coming years.

A key action is the publication of the new Local Plan as it provides a spatial strategy to meet the local housing need. There has been detailed work carried out on site assessment to demonstrate that development can be delivered, is viable and can come forward in a timely way to provide for a five-year housing land supply.

The analysis shows that communication with stakeholders through ongoing engagement activities is an important part of Medway's influence over the delivery of housing.

There is a breadth of work happening across the council that will have a positive impact on the delivery of housing including within the Planning Service. The delivery of regeneration projects and wider investment in infrastructure will ensure the council can continue to meet its own regeneration aspirations and housing delivery whilst supporting the development sector to continue delivering in Medway.

Many of the factors influencing housebuilding are external to the Planning Service and Medway Council, such as mortgage rates and lending criteria, and delays in processing of Building Safety Levy requirements. The implementation of the action plan will be monitored with more work being done to understand how to increase housebuilding. The council continues to promote Medway as a successful and attractive place in which to live, work, learn and visit.

Development and Regeneration

Medway is a leading conurbation in the south east and has a high profile regeneration programme that is transforming redundant brownfield sites. This is most notable in the Chatham Maritime/Chatham Waters area and the wider urban waterfront areas, such as Rochester Riverside and Temple Wharf. However, there are also clear signs of redevelopment in more central areas including Chatham, as an important component of establishing Medway's contemporary urban character. The council champions this growth that is delivering investment in new homes, jobs and services and opening up opportunities for residents. There is increasing confidence in the market, attracted by the spectacular settings of our waterfront sites and the leadership and investment provided by the council to bring forward key locations. The council's regeneration strategy sets out our further ambitions for the area's successful future. Strategic brownfield sites can take longer to develop and are more costly. Many sites in Medway have benefitted from investment, such as land decontamination and flood defences, to facilitate delivery. The council has led on this work over the last 20 years and continues to establish the conditions for successful development.

The Council is committed to securing investment that can deliver its vision for Medway, as a leader in the regional. Funding has been secured to improve infrastructure and boost the economy.

Medway Council has been working in partnership to address the wider and longer term impacts arising from Covid and wider structural changes. This work links to corporate strategies, including the new Local Plan, and programmes such as the Future High Streets Fund, that is focused on managing change and development in Chatham. The council secured central government support from the then Department for Levelling Up, Housing and Communities to develop a new design code for central Chatham as part of a national pilot programme. This was adopted in June 2024; more details can be found here:

Chatham Design Code

The council also secured High Street Heritage Action Zone funding from Historic England for regeneration in the Chatham Intra (Star Hill to Sun Pier) area – this project and the funding ended on 31/3/2024; since 2020 delivering grants for 26 buildings to help restore them, 2 new shopfronts (Poco Loco and Gepetos), 3 vacant/underused residential units brought back into use, bringing 3,410sq.m of commercial floorspace back into use, 11 enabling grants leading to legacy projects and over 16,000 people participating in community engagement events. More information on this can be found here:

Heritage Action Zone

Local Enterprise Partnership Funding

From 2014 to 2022 Central Government allocated funding for various projects to Local Enterprise Partnerships across the UK. Medway's funding was issued and managed by the South East Local Enterprise Partnership (SELEP). Medway has been granted investment for schemes through the Local Growth Fund, Getting Building Fund and Future High Street Fund (this includes the Getting Building Fund investment at Britton Farm Mall and Innovation Park Medway and the Future High Street Fund at Chatham).

In October 2021 it was announced that the council was successfully awarded £14.4m Levelling Up Fund (LUF) across its Chatham package of three cultural projects which aim to address the income, productivity and skills challenges Medway faces through investment in the cultural and creative industries, strengthening an existing cluster within Medway. The Fitted Rigging House, awarded £2.2m, has been delivered by the Chatham Historic Dockyard Trust and completed in February 2023 is the second phase of a project that has brought back into use a Grade 1 listed building, delivering a mix of larger format office floorplates, aiming to create a pathway for growth for creative industries to establish and upscale in Chatham. The modernisation and refurbishment of the Brook Theatre, awarded £6.5m, will deliver affordable creative workspace to sit alongside digitally enhanced and upgraded accessible performance and rehearsal space. The Docking Station project, awarded £5.7m, will creatively repurpose a historic asset through delivering an innovative business incubation, research and teaching facility, and will promote collaboration between industry and academia, delivered by the University of Kent. These two projects are progressing.

Schemes:

Chatham.Town.Centre.Regeneration. / ❺0❺m

£9.49m is being invested through Government's Future High Street Fund to inject investment to revitalise the High Street and improve visitor experience. Projects include:

- The Paddock improvements (the greenspace between the bus station and the Pentagon centre) are now complete and the space has now officially opened to the public; Key design principles draw upon the area's heritage as well increasing accessibility, biodiversity, lighting, and seating to increase dwell time in the town centre. The amphitheatre tiered seating and engraved feature provides a central focal point.
- Alongside the Future High Street Fund grant The Brook Theatre received additional Levelling up Funding of £6.5m. The project will see the Grade II listed building comprehensively repaired, refurbished and upgraded to a state-of-the-art, accessible, inclusive, digitally upgraded, and sustainable modern theatre complemented by the creation of over 400 sq.m of digitally enhanced creative workspace.
- St John's Church, the Grade II* listed church has been restored, in partnership with the Diocese of Rochester, to provide facilities for the local community to use for events and classes, flexible meeting spaces for businesses, a café area and continue as a place of worship. These works are now complete with soft launch Sept/Oct 25.
- Plans are being reviewed for the former Debenhams building that will create jobs, activate the High Street, and increase footfall in the town centre.
- Medway Council is working jointly with the NHS to deliver the James Williams Healthy Living Centre on the first floor of the Pentagon.
- Also on the first floor of the Pentagon, the Ascend Innovation Hub fully opened in January 2025 delivering SME-focused employment workspace with business support services, in a highly accessible town centre location. A third-party operator, Edgility runs the facility in partnership with Kiln who are responsible for managing bookings and the facilities on a day to day basis. The Innovation Hub will deliver increased employment opportunities, the provision of space to allow local businesses to start and grow, increased economic output, and increased footfall and activation to support the diversification, vitality and viability of Chatham town centre. Ascend was created thanks to funding from the Future High Streets Fund, investment from Medway Council, and funding from the South-East Local Enterprise Partnership's (SELEP) Getting Building Fund.

Medway.City.Estate.Connectivity.Improvement.Measures. / 8m

This project to improve movement to, from and within Medway City Estate is complete.

Strood.Town.Centre.Journey.Time.and.Accessibility.Enhancements. / ❺m

This project to improve journey time and accessibility enhancements to the town centre is complete.

Medway.Cycling.Action.Plan. / 8¡❶m

This project to improve access to cycling in Medway has been completed. Further funding (thorough the Active Travel Fund) has been received to build upon this – please see the Transport Section for more details.

Innovation.Park.Medway.(Rochester.Airport.Technology.Park).- .four.schemes. / 77¡❷m

Following the pause in delivery in 2024, Medway Council has carried out a review of development options for the site. These were reported to Cabinet in March 2025 reflecting how the market has changed since the original masterplan was created. Northern site will be delivered under a development agreement and will be a mix of Industrial and Mid-Tech and Southern site will be a care home and retirement units. Following July 2025's cabinet decision the Southern Site will be delivered as part of the care for Medway programme.

Strood.Civic.Centre.Flood.Defences. / 9¡❶m

The majority of the flood mitigation works at the former Civic Centre site in Strood are complete, with the completion of the former flood gate to be undertaken in winter 2025.

Britton.Farm.- .Learning?Skills.and.Employment.Hub. / 7¡❺❺m

The Hub is now open following a transformation of the disused supermarket mall. It is run by Medway Adult Education (MAE) and focuses on supporting adults to retrain, upskill and access employment opportunities.

Brownfield Land Register

The regeneration of brownfield sites forms the core of Medway's development strategy. The council supports the effective use of land that has been previously developed to promote sustainable development and meet the wider objectives of ambitions for Medway's growth. As well as seeking investment to bring forward key regeneration sites, the council promotes greater awareness of the availability of brownfield sites for development.

Local Planning Authorities are required to publish and maintain a Brownfield Land Register. The purpose of the register is to encourage use of previously developed land and help boost the supply of housing. The Register is published every winter – the list published in January 2025 consisted of 57 sites, with capacity for just over 2,400 homes. 33 of these sites already had planning permission for nearly 1,300 dwellings.

View the current Medway Council Brownfield Land Register

Regeneration Sites - update

Chatham Waters

A mixture of development on this 14.6 ha site has already been completed in recent years (Waterfront University Technical College, Asda store and petrol filling station and the Mast & Rigging restaurant). Work is complete on the first phase of 392 residential flats and the second phase of 237 affordable homes and works now started on delivering a 75 bed care home. The rest of the site is expected to be completed by 2028/29. When finished, the site will have delivered 950 new homes in total, along with other leisure, conference and events facilities, consolidating this area as a new urban quarter, alongside St Mary's Island and Gillingham Waterfront (Victory Pier).

Further details are available at:
chathamwaters.co.uk

Chatham Maritime

Waterside Court on Maritime Way, another office building, received prior notification approval to convert to 60 flats in August 2022; works are now underway and expected to complete 2025/26.

Chatham

More information on Regeneration in Chatham

Chatham Town Centre Design Code was adopted in June 2024 following Cabinet.

1st floor of the Pentagon - Construction commenced on **James Williams Healthy Living Centre and Innovation hub Ascend** fully opened in January 2025 – more information is in the Local Enterprise Partnership Funding section above.

113 dwellings in total have been delivered at the former **Kitchener Barracks** as at 31/3/2025. The remaining 151 new homes are expected to be delivered by 2026/27.

Following a previous permission for 50 units in March 2023, a new superseding permission has been granted for 61 flats at **3 New Road** and are expected to be delivered by 2027/28.

175 units at the former **Trafalgar Centre and Multistorey car park** are expected to be delivered by 2030/31.

Medway Development Company (MDC) sites

Chatham Waterfront is a mixed-use development comprising 175 apartments and over 1,000sq.m of commercial floorspace, along with significant public open space enhancements. Construction of this commenced in 2020/21 and will transform the waterfront of Chatham's town centre when it has been completed, which is expected to be by 2025/26.

Mountbatten House in the centre of Chatham is expected to deliver a further 164 residential flats by 2027 with works now commenced.

Further details are available at:
Medway Development Company

Rochester

Rochester Riverside is a flagship regeneration scheme for Medway. Medway Council and Homes England signed an agreement with Countryside and the Hyde Group to deliver a £400m development consisting of 1,400 new homes, a primary school, workspace, retail, leisure and health care facilities by 2032/33. 606 units have been delivered so far.

Further details are available at:
Countryside Homes | Kent, Parkside Quarter

Work has slowed to convert the former **St Bartholomew's Hospital** into 155 dwellings and an 88sq.m community space; with 86 dwellings complete so far, construction is expected to start again by Spring 2026 with completion of the remaining dwellings by 2027/28.

Bardell Terrace received a new permission in November 2023 for 374 new homes and commercial floorspace; however a new application was received during 2024/25 which will bring the numbers of new homes down to 296.

The construction of 64 one and two bed flats at **Pullman House** is underway, with commercial space on the ground floor. This is now expected to be completed during 2025/26.

44 dwellings (23 net) are expected to be complete during 2025/26 in the regeneration of existing flats at **St Clements House**, Corporation Street.

The construction of 22 new one and two bed flats on a former commercial premises at **259-261 High Street** is underway, with completion expected 2025/26.

Strood

Redrow Homes completed their **Temple Wharf** development of 232 new homes at the Temple Waterfront site in 2022/23. They are now developing the **Temple Woods** phase with 54 dwellings left to be completed, which is expected to be by 2026/27.

Further details are available at:

Redrow Temple Wharf, Strood
Redrow Temple Woods, Strood

Gillingham

The construction on a 5 storey block of 44 affordable flats at **Britton Farm Car Park in Jeffery Street** is well underway and are now expected to be completed in 2025/26. These are being built by Medway Development Company as the offsite affordable housing contribution from the Chatham Waterfront Development.

Permission to convert the former **Canada House hospital** into 21 flats has not yet commenced but is expected to be completed by 2026/27.

Permission that was granted last year for two new blocks of 24 flats for specialised supported social housing for adults with learning and special needs on land currently occupied by **5-7 Mill Road and 4 Fox Street** has not yet started.

The former **nightclub at 22-32 Canterbury Street** which was demolished to make way for 14 flats last year is expected to be delivered by 2026/27.

Permission has been granted for 2 blocks totalling 18 apartments (all affordable) to replace a single storey building on **Woodlands Road (Aburound House).** Groundworks have commenced and the flats are expected to be delivered by 2026/27.

Permission was granted to build 14 dwellings on the old **ambulance station on Star Mill Lane** – these are underway and expected to be delivered 2026/27.

Love Gillingham – the council commissioned Design South East to run a new project with Gillingham residents and businesses. Three meetings have already been held by the Gillingham Community Panel to provide an opportunity to play a part in improving the Town Centre – more information can be found here:

Regeneration in Gillingham

Hoo Peninsula

Much land is being promoted through the Local Plan, and a number of planning applications have also been approved in and around Hoo St Werburgh and villages across the wider peninsula. The majority of these are on greenfield, and many are already complete or currently under construction.

The National Lottery Heritage Fund has confirmed £2,943,041 has been allocated to the Whose Hoo project, to drive forward landscape-scale heritage conservation on the Hoo Peninsula.

Rainham

Outline permission has been granted to build 22 residential units on land at the **Brethren's Meeting Room** on Canterbury Lane in Rainham.

Contractor Willmott Dixon Construction Limited was appointed in December 2022 to develop the new **Splashes, now known as Cozenton Park** - Medway's state of the art leisure centre. The new facility has two swimming pools: a children's fun pool with flume, wave pool and beach area and a training pool for lane swimming and lessons as well as a fitness gym and room for exercise classes and children's parties – it opened in July 2024.

Work took place to transform **Cozenton Park and Nursery** into a new greenspace for residents to enjoy, creating a new tree nursery – you can read more in the Nature and Built Environment Chapter.

Love Rainham – Rainham feasibility study 2025 consultation

Tuckey Design Consultants were appointed to develop a new feasibility study for the town centre to look at what should be prioritised for future regeneration work. More in this link:

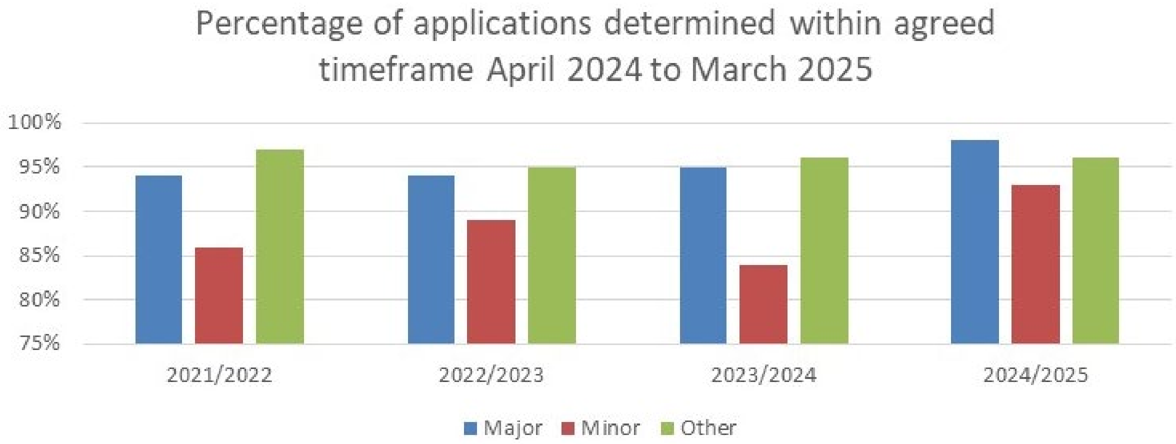
Future Rainham

Development Management Planning Statistics

In 2024/25 1,013 planning applications were determined.

Table: Number of applications determined and percentage processed within the statutory timescale or the agreed timeframe

	2021/22 Nos	2021/22 %	2022/23 Nos	2022/23 %	2023/24 Nos	2023/24 %	2024/25 Nos	2024/25 %
Major	65	94%	51	94%	44	95%	48	98%
Minor	301	86%	294	89%	261	84%	235	93%
Other	1,251	97%	893	95%	749	96%	730	96%
TOTAL	1,617		1,238		1,054		1,013	



Major

- *Large-scale major developments - where the number of residential units to be constructed is 200 or more or 1,000 square metres of industrial, commercial or retail floor space.*
- *Small-scale major development - where the number of residential units to be constructed is between 10 and 199 inclusive.*

Minor

Is where the number of dwellings to be constructed is between 1 and 9 inclusive. A site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

Other

Covers minerals processing, change of use, householder developments, advertisements, listed building consents, conservation area consents, certificates of lawful development and notifications.

Extensions of time

The general view when processing planning applications is to focus on achieving a positive, pro-growth planning system. It is considered better to take extra time and get a better quality result, than to rush the decision and get a poor result. The Government introduced the use of Planning Performance Agreements (PPA's) and Planning Extension Agreements

(PEA's), whereby applicants and Local Planning Authorities can agree an appropriate timeframe for the determination of an application, subject to there being a programme and clear end date for the determination.

Planning Performance Agreement (PPA)

A PPA is a framework agreed between a local planning authority and a planning applicant for the management of complex development proposals within the planning process. A PPA allows both the developer and the local planning authority to agree a project plan and programme, which will include the appropriate resources necessary to determine the planning application to an agreed timetable.

Planning Extension Agreements (PEA's)

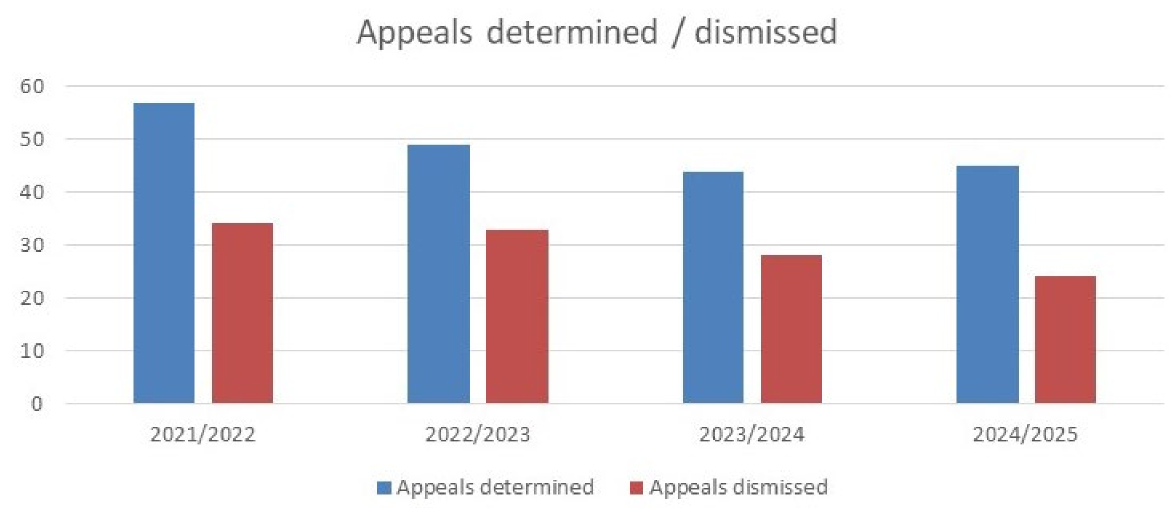
A PEA is used to develop a bespoke timetable, whereby the timetable can be extended beyond 8, 13 or 16 weeks so long as the council and the applicant agree. Provided the council is able to meet the new agreed date, an application will be counted as satisfying the timeliness requirement for applications.

Appeals against planning decisions

During the year 2024/25, 45 appeals against the Council's decisions were determined. The Planning Inspectorate dismissed 53% of these appeals.

Table: Percentage of Dismissed Appeals

Year	Percentage Dismissed
2020-2021	80%
2021-2022	60%
2022-2023	67%
2023-2024	64%
2024-2025	53%



Population

Mid-year estimate 2024

In 2024, the population of Medway reached 292,655, an increase of 4,652 on the 2023 figure.

Medway's growth rate in 2024 at +1.6% is lower than that seen in 2023, but is above the average growth rates seen recently, prior to 2023.

Over the past ten years Medway has seen a varying annual growth rate – at on average just +0.8%.

Medway has had a downward growth trend between 2012 and 2018, with fluctuations between 2018 and 2022, then more significant increases more recently, particularly in 2023 and 2024.

Chart: Population growth trend – annual percent change

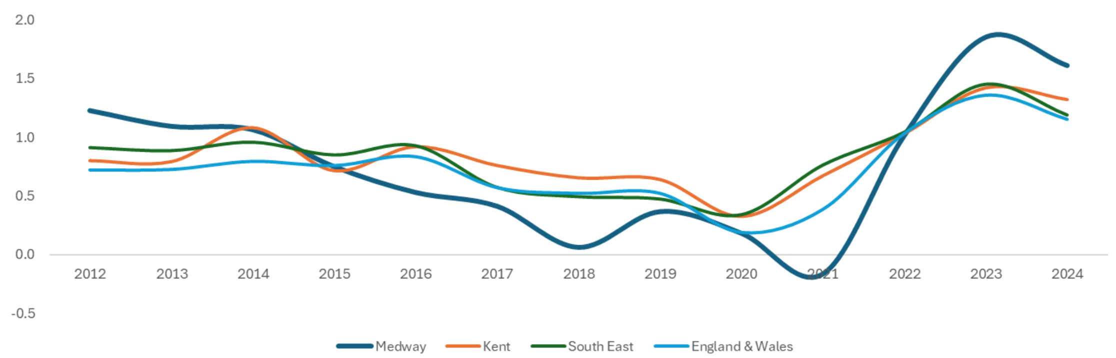


Table: Population growth

Year	MYE numbers	Medway numbers change	Medway percent change	Kent percent change	South East percent change	Eng & Wales percent change
2012	268,144	3,259	1.2	0.8	0.9	0.7
2013	271,084	2,940	1.1	0.8	0.9	0.7
2014	273,977	2,893	1.1	1.1	1.0	0.8
2015	276,037	2,060	0.8	0.7	0.9	0.8
2016	277,504	1,467	0.5	0.9	0.9	0.8
2017	278,652	1,148	0.4	0.8	0.6	0.6
2018	278,827	175	0.1	0.7	0.5	0.5
2019	279,852	1,025	0.4	0.6	0.5	0.5
2020	280,364	512	0.2	0.3	0.3	0.2
2021	279,903	-461	-0.2	0.7	0.8	0.4
2022	*282,750	2,847	1.0	1.0	1.0	1.0
2023	*288,003	5,253	1.9	1.4	1.5	1.4
2024	292,655	4,652	1.6	1.3	1.2	1.2

Source: Mid 2024 Population Estimates, Office for National Statistics.
**Revisions have been made by ONS to mid-2022 and mid-2023 population estimates to incorporate improved international and internal migration data.*

Population growth

Population projections indicate that Medway's population will grow by 16,286 people by 2041. This is a level of growth which is below the county, regional and national growth rate.

Table: Population growth 2024 to 2041

Population by broad age group – 2024

Medway has a younger population than nationally, with proportionally more younger people and fewer older people. Just under twenty-one percent of Medway's population is aged under sixteen and just over sixteen percent are aged over retirement age.

Chart – Population by broad age group (%)

Table: Population by broad age group – 2024

	0-15	16-64	65+
Medway Numbers	61,298	183,288	48,069
Medway Percent	20.9	62.6	16.4
England & Wales Percent	18.3	62.8	18.9

Source - Mid-Year Estimate 2024, Office for National Statistics licensed under the Open Government Licence. © Crown copyright 2025.

Further information on population estimates is available at:

ONS Population Estimates

Components of population change

Natural growth has traditionally been Medway's main source of growth, however significant migration inflows - both from within the UK (internal) but particularly internationally - in recent years, have led to more significant growth since 2022.

Table: Population trend – 2011/12 to 2023/24 (000's)
(N.B. – 2022, 2023 figures revised with 2025 release)*

	Previous MYE	Live births	Deaths	Natural change	Internal migration (net)	Inter-national migration (net)	Net migration & other changes	Annual change (numbers)	Annual change (running average)	Current MYE
2011/12	264.9	3.6	2.1	1.5	1.5	0.3	1.7	3.3	3.3	268.1
2012/13	268.1	3.5	2.1	1.4	1.0	0.5	1.6	2.9	3.1	271.1
2013/14	271.1	3.6	2.1	1.5	0.6	0.8	1.4	2.9	3.0	274.0
2014/15	274.0	3.6	2.4	1.2	0.1	0.9	0.8	2.0	2.8	276.0
2015/16	276.0	3.6	2.2	1.5	-0.9	1.0	0.0	1.5	2.5	277.5
2016/17	277.5	3.6	2.2	1.5	-0.8	0.7	-0.3	1.1	2.3	278.7
2017/18	278.7	3.5	2.3	1.1	-1.3	0.5	-1.1	0.2	2.0	278.8
2018/19	278.8	3.5	2.3	1.2	-0.7	0.7	-0.2	1.0	1.9	279.9
2019/20	279.9	3.3	2.4	0.9	-0.4	0.2	-0.4	0.5	1.8	280.3
2020/21	280.3	3.1	2.7	0.4	-1.2	0.8	-0.8	-0.5	1.6	279.9
2021/22	279.9	3.4	2.4	0.9	-0.1	2.1	1.9	2.8	1.5	282.8
2022/23	282.8	3.3	2.6	0.7	0.0	4.6	4.6	5.2	1.7	288.0
2023/24	288.0	3.2	2.5	0.7	0.0	3.9	3.9	4.7	1.9	292.7
Total growth		44.8	30.3	14.5	-2.2	17.0	13.1	26.6	-	-

(Numbers may not sum due to rounding)

In 2024, 15,814 people moved to Medway from within the UK, which was exceeded slightly by the outflow of 15,826 people to other areas within the UK.

Table: Medway migration flows 2024

Internal Migration within UK to Medway	Internal Migration within UK From Medway	Internal Migration within UK Net	International Migration To Medway	International Migration From Medway	International Migration Net
15,814	15,826	**-12**	5,510	1,571	**3,939**

Migration Inflows (UK to Medway)

The main origin areas of movers to Medway were Gravesham, Bexley, Swale, Dartford, Greenwich then Maidstone.

Table: Top 5 origins

Gravesham	1,008
Bexley	952
Swale	879
Dartford	862
Greenwich	846
Maidstone	803

There was a significant flow of migrants from London, with 6,205 people moving to Medway from London. The largest flow to Medway were from areas of South East London.

Migration outflows (Medway to UK)

The main destinations for movers out of Medway in 2024 were to: Swale, Maidstone, Tonbridge & Malling, Canterbury and Gravesham.

Table: Top 5 destinations

Swale	1,697
Maidstone	1,387
Tonbridge & Malling	725
Canterbury	656
Gravesham	589

Source: Internal Migration Moves 2024, Office for National Statistics licensed under the Open Government Licence. © Crown copyright 2025.

Population age profile

The age profile of the population of Medway is likely to change considerably by 2041.

The number of older persons in Medway will increase significantly, with an extra 9,600 older residents by 2041. By then almost a fifth of the population will be aged 65+.

The number of younger people will decrease with around 4,500 fewer younger residents.

The working-age population will increase in size by around 11,900 over this period, to represent just over 63% of the population by 2041.

Chart: Population by broad age group – 2024 to 2041

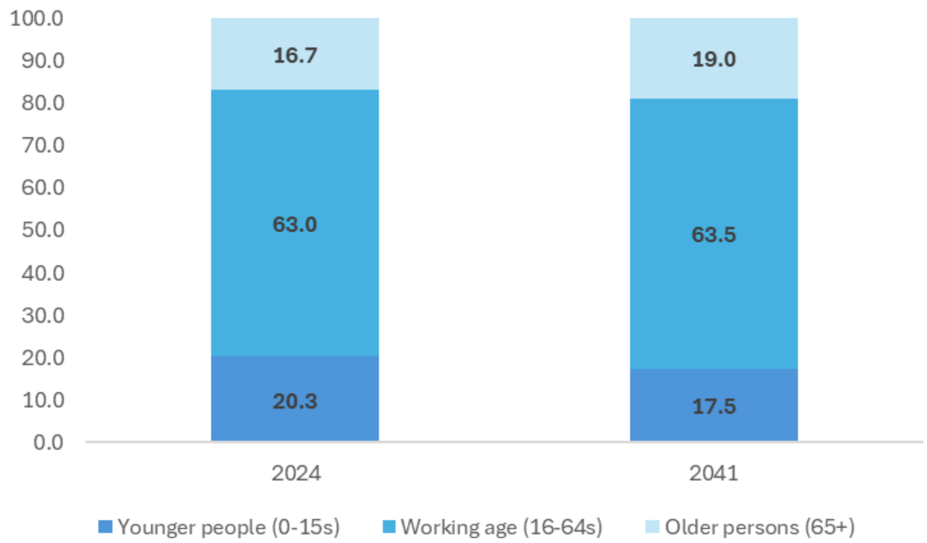
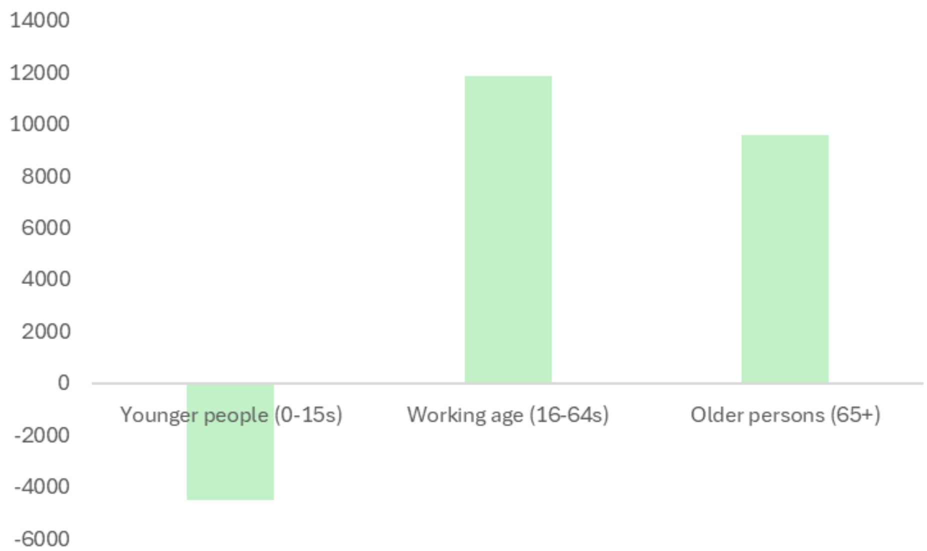


Chart: Population age profile change 2024 to 2041



Source – Subnational population projections – 2022 based, Office for National Statistics licensed under the Open Government Licence. © Crown copyright 2025.

Indices of Deprivation

The Indices of Deprivation are a unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. These bring together a range of data sets and are published in a linked set every few years. The last set of indices were published in 2019, with the latest release at the end of October 2025. The council has published updated information online about Medway's wards based on the latest 2025 indices.

Housing

The preparation of the new Local Plan involves defining a housing target to address the development needs of Medway's communities up to 2041. Government has stated that it expects local planning authorities to use its Standard Method for calculating local housing needs.

The current Standard Method formula for calculating Local Housing Need indicates a need for 1,636 homes a year.

The Hollies, High Halstow

Net additional dwellings in previous years and for reporting year

In 2024/25 634 units were completed, 1,002 dwellings below the annual requirement of 1,636. This figure is lower than the high levels completed over the past few years, a fall which is seen regionally and nationally.

Table: Net additional dwellings

	Completions	*Requirement	Deficit
2020/21	1,082	1,586	-504
2021/22	1,102	1,675	-573
2022/23	950	1,667	-717
2023/24	1,300	1,658	-358
2024/25	**634**	**1,636**	**-1,002**

*defined by the Government's standard method of calculating local housing need

Number of new and converted dwellings on previously developed land

In 2024/25, 79% of all residential completions were on previously developed land (PDL).

Housing completion number reporting differences

There are three different annual housing completion numbers that are published, all with their own nuances, the difference between them explained in the summary below:

Authority Monitoring Report (AMR)
The numbers counted each year for the AMR are for the gains and losses of dwellings only. Other types of residential gains and losses (such as care homes and student accommodation) are monitored in the AMR but are reported separately to the house dwelling numbers.

Housing Flow Reconciliation (HFR)
In Autumn the Housing Flows Reconciliation return is submitted to Government, which as well as the housing figures in the AMR, also includes gains/losses of mobile/temporary dwellings such as houseboats and mobile homes and large HMOs (which are counted separately in the AMR as Sui Generis planning use).

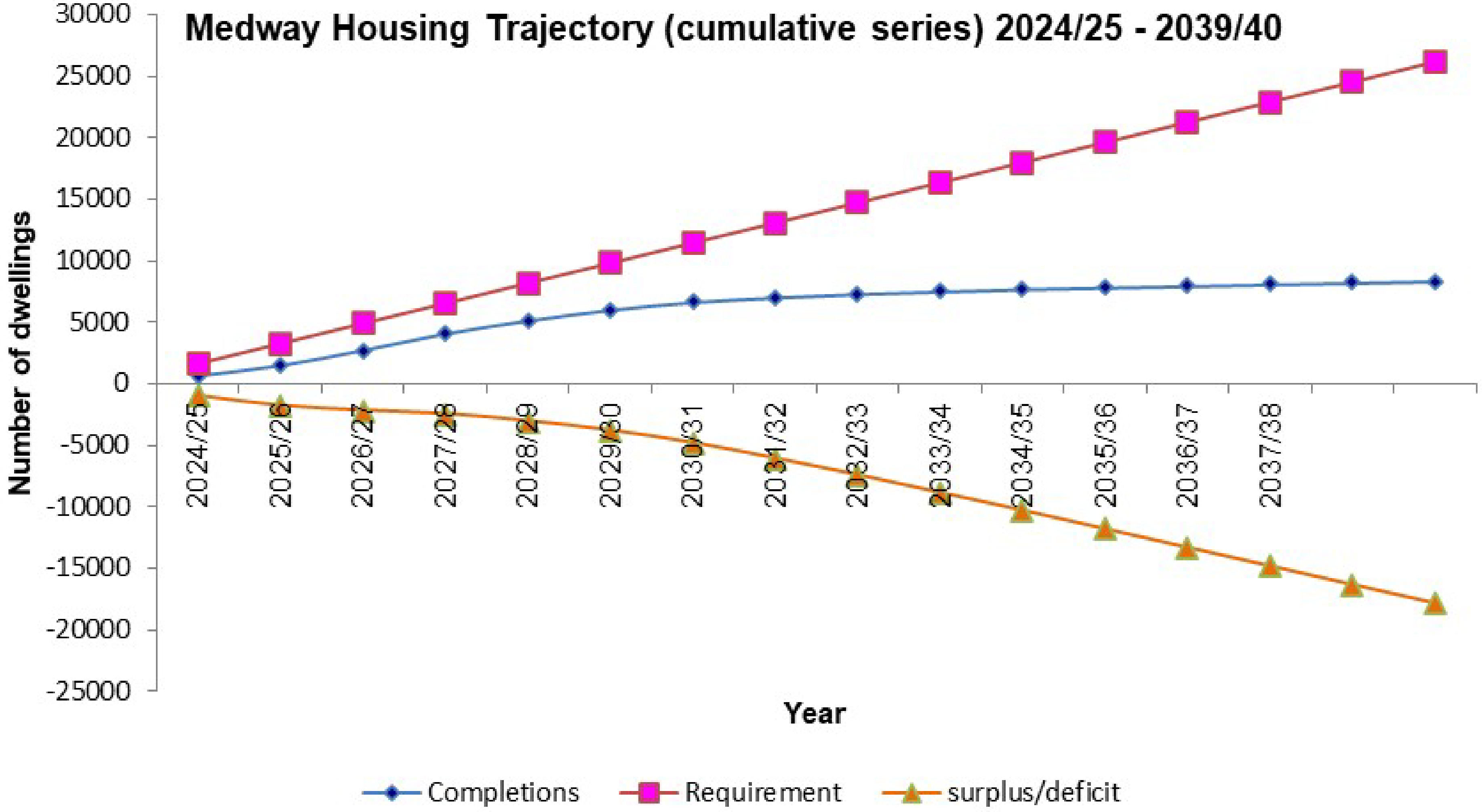
Housing Delivery Test (HDT)
The Housing Delivery Test is calculated by MHCLG which takes account of the Housing Flows Reconciliation number then and adds a formula for gains and losses of communal accommodation (such as student halls and care homes which include elderly, children and supported living).

Housing Trajectory for future years 2024/25 – 2039/40

The housing trajectory shows phasing over the period 2025/26 - 2039/40 (15 years), as well as contributions from completions this year 2024/25 when the current housing target of 1,636 commenced. Phasing is made up of sites with planning consent and windfalls – a map of large sites with planning permission as at 31/3/2025 is shown on page 36. The trajectory shown does not take account of the Local Plan allocations.

Planning officers consult with developers on large sites annually to check the projections on phasing for development. The information received is then used to produce the development trajectory. Officers from Planning, Regeneration and Housing services meet to critically assess the realistic prospects of proposed trajectories on large sites, based on past performance rates and current market circumstances.

Land Availability Assessment
Medway Council published the Land Availability Assessment (LAA) in June 2025. This document considers potential development sites and has informed the selection of the proposed allocations for residential use in the Draft Local Plan. It can be viewed under the Evidence base of the Draft Local Plan.


Medway Housing Trajectory (cumulative series) 2024/25 - 2039/40
Number of dwellings
30000
25000
20000
15000
10000
5000
0
-5000
-10000
-15000
-20000
-25000
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37
2037/38
Year
Completions
Requirement
surplus/deficit

Trajectory

	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Completions	**Projected Annual Completions**															
	634	850	1,247	1,356	1,061	871	634	370	290	199	191	131	131	131	131	131
	Projected Cumulative Completions															
	634	1,484	2,731	4,087	5,148	6,019	6,653	7,023	7,313	7,512	7,703	7,834	7,965	8,096	8,227	8,358
	Annual Housing Requirement															
	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636	1,636
	Cumulative housing requirement															
	1,636	3,272	4,908	6,544	8,180	9,816	11,452	13,088	14,724	16,360	17,996	19,632	21,268	22,904	24,540	26,176
	Cumulative surplus/shortfall															
	-1,002	-1,788	-2,177	-2,457	-3,032	-3,797	-4,799	-6,065	-7,411	-8,848	-10,293	-11,798	-13,303	-14,808	-16,313	-17,818

Map showing large sites (5+ dwellings) with planning permission as at 31/3/2025

Housing pipeline - Large sites with planning permission as at 31/03/2025

Medway Council

Serving You

Scale:1:75000 28/10/25

Property prices

Medway generally has a lower value development market than neighbouring districts, but there is marked variation in land values and residential property prices across the area.

Following a fall across Medway, regionally and nationally last year, this year average house prices have risen; in England the average has risen to the highest in the last 5 years. In Medway, Kent and the South East average prices rose, but not yet to the level seen in March 2023. The average house price in Medway at March 2025 was similar to the average house price in England at nearly £294,000.

Over the last 5 years the average cost of buying a home in Medway has risen by around 14%.

Table: The percentage change in average prices of all properties

	March 2021	March 2022	March 2023	March 2024	March 2025	% Difference between March 2024 and March 2025
Medway	**£257,026**	**£281,844**	**£297,382**	**£277,584**	**£293,838**	**5.6%**
Kent	£312,037	£340,392	£355,881	£334,827	£348,620	4.2%
South East	£342,322	£369,755	£380,362	£366,875	£383,386	4.5%
England	£254,407	£272,225	£279,592	£276,971	£293,868	6.1%

Source: Land Registry Data
Crown copyright Land Registry Property Prices extracted from website 10th October 2025 – please note this data is subject to change and amendments which is why some figures may not match those published in previous AMRs

Housing affordability

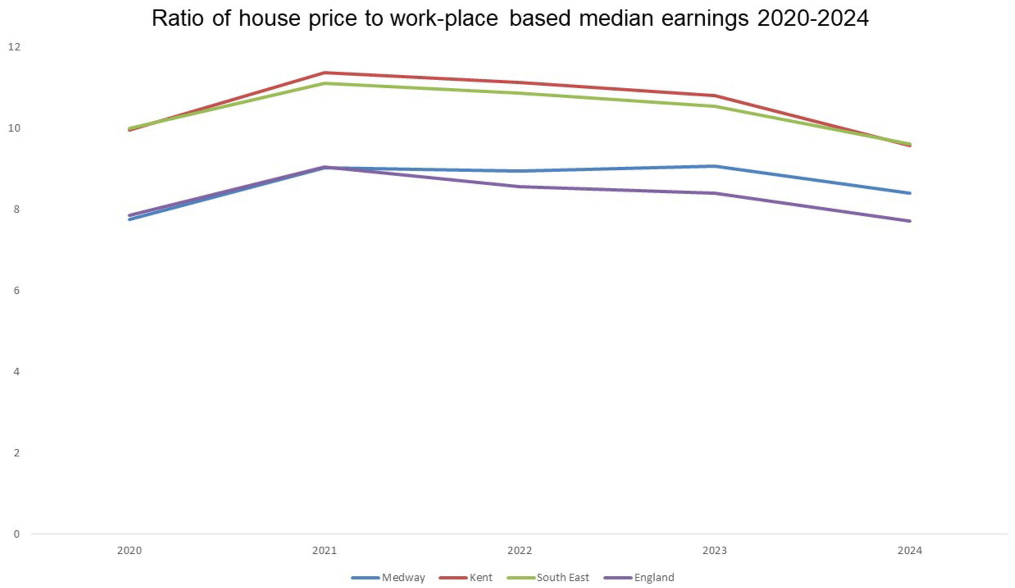
House price to earnings

Housing affordability ratios provide an indication of the relative financial accessibility of an area's housing market to local workers. It is calculated by dividing house prices by annual earnings and has been a key element used in the Government's standard method for calculating housing need.

In 2024 the housing affordability ratio in Medway stood at 8.41, meaning that the average property in Medway costs just under eight and a half times the average annual salary. This is a slight fall from the previous 3 years when the average property price was around 9 times the average annual salary but an increase (of around 8.5%) from 5 years ago in 2020 when the average property price was between 7.5 – 8 times the average annual salary. Elsewhere in Kent, the South East and nationally affordability has improved over the last five years. However, Medway remains more affordable than Kent and the South East which are just over nine and a half times the average annual salary. England remains more affordable at just over seven and a half times the average annual salary.

Housing affordability in 2024 has slightly improved from the previous year; this is also seen nationally, regionally and across Kent.

	2020	2021	2022	2023	2024	2020-2024 ratio change
Medway	**7.75**	**9.04**	**8.95**	**9.08**	**8.41**	**+8.5%**
Kent	9.96	11.37	11.14	10.82	9.58	-3.8%
South East	10.01	11.12	10.87	10.54	9.61	-4%
England	7.86	9.06	8.56	8.40	7.71	-1.9%



Source*:*
Office for National Statistics Housing affordability in England and Wales 2024
Please note this data is subject to change and amendments which is why some figures may not match those published in previous AMRs

Affordable Housing

A significant proportion of the population is unable to afford the cost of purchasing a home outright. As such it is important to maintain an adequate supply of 'affordable housing' to ensure that the whole population has a satisfactory place to live. The Council's current target is to seek at least 25% of homes to be affordable homes on any site meeting the Council's size thresholds. The new Local Plan will provide an update to the affordable housing policy – for more information please visit:

Medway Local Plan 2041

Gross affordable completions (count)

Affordable housing data is collected and reported by the council's Housing Service and is reported as **gross** numbers. Therefore, for consistency with our analysis they are compared to the gross total completions number and not the net (for which there is a difference - the net figure is lower because it counts dwellings that have been lost through demolition or conversion). However, please note that due to differences in counting procedures, some sites may fall within different survey years for Housing and Planning Monitoring.

No First Homes were completed this year. For more information on First Homes see:

GOV.UK first-homes guidance

For sites built out in the year 2024/25 the breakdown of houses and flats by number of bedrooms is shown in the table below. This year more flats were completed (79%) than houses/bungalows (21%). The flats were for smaller households with the majority providing 1 bedroomed dwellings.

Table: Affordable Completions (gross) by property type and number of bedrooms 2024/25

Number of bedrooms	Houses/Bungalows	Flats
One	0	156
Two	0	97
Three	63	4
Four or more	5	0
Total	**68**	**257**
Total % split	**21%**	**79%**

*There were a further 30 (gross) one bed living units not included in this number that were delivered at the Sunrise Foyer in Chatham (a net gain of 2) for 18 to 24 year olds. For planning monitoring purposes these have been recorded as a Supported Living Sui Generis use and not included in the main housing number.

Residential completions by property type and size

On large sites which were completely built out this year, there were more houses than flats delivered, the majority being 3 bedrooms. The largest site built out was Walnut Grange at Hoo which was a development of 57 houses and 8 flats (gross). The Hollies development of 35 (gross) houses at Sharnal Street near High Halstow was also completely finished this year.

Table: Completions (gross) on large sites by property type and number of bedrooms 2024/25

Number of bedrooms	Houses	Flats
One	0	36
Two	17	24
Three	125	0
Four or more	32	0
Total	**174**	**60**
Total % split	**74%**	**26%**

Please note, this table only shows large sites (5+ dwellings) which have been completely built out; it does not include sites where completions have occurred with the remainder still under construction.

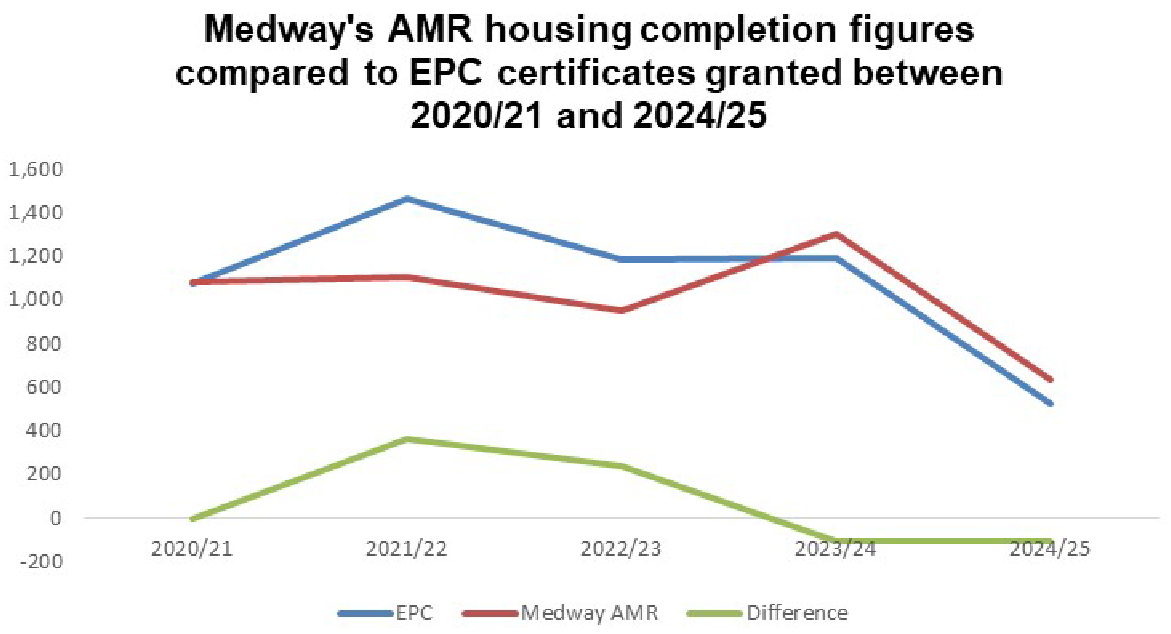
Lodgement Completions - Energy Performance Certificates (EPCs)

A quarterly series of statistics is published by the Ministry of Housing, Communities and Local Government (MHCLG) on the energy efficiency of domestic and non-domestic buildings in England and Wales that have been constructed, sold or let since 2008. This data comes from Energy Performance Certificates (EPCs) which are produced at the time of completion or sale.

Comparing EPC lodgement completions with Medway's Annual Housing Completions

Each type of dwelling is referred to as a lodgement. The number of lodgements is different to the number of actual completions per year due to differences in the EPC requirements and definitions used when counting completions for the annual survey. Using the EPC figures can give an early indication as to what the housing completion figures might be for each year. On average, over the past 5 years, there was an overall 7% difference between the two, with the EPC certificates coming out slightly higher.

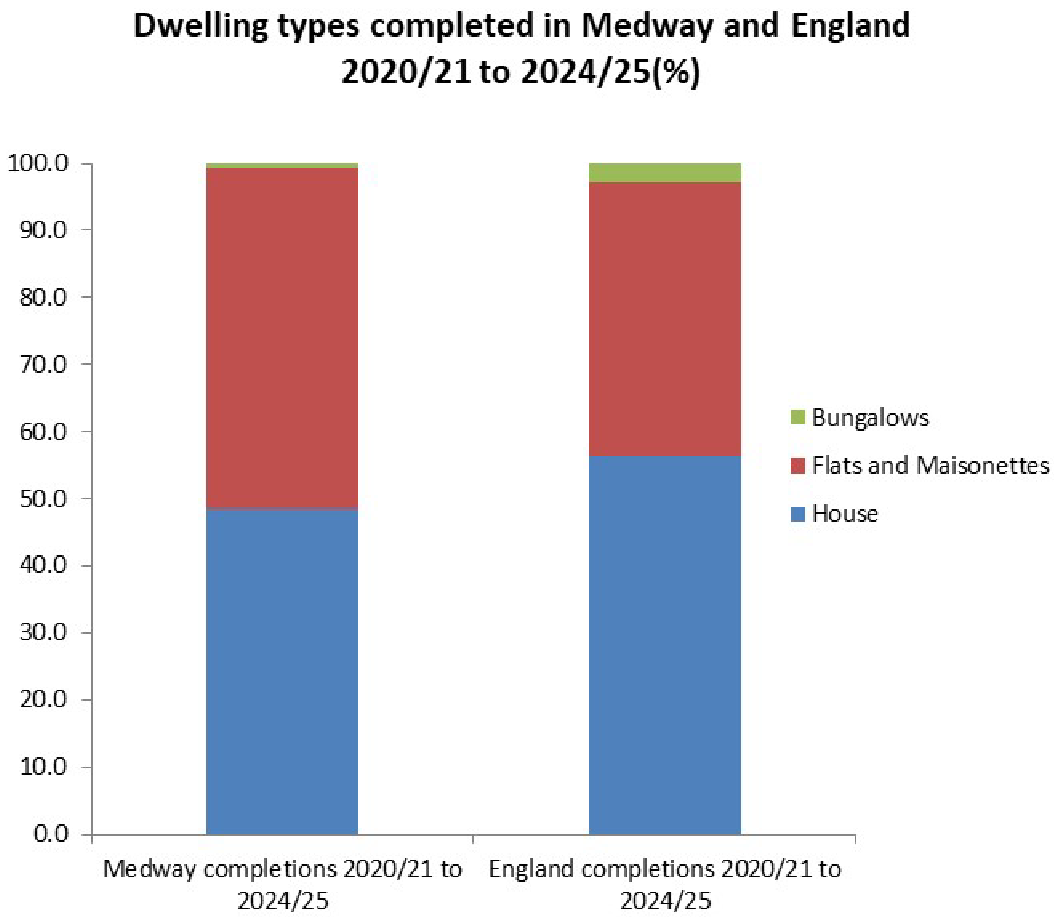
Year	Total Number of Lodgements	Annual completions	Difference	% Difference
2020/21	1,112	1,082	30	3%
2021/22	1,220	1,102	118	10%
2022/23	1,037	950	87	8%
2023/24	1,382	1,300	82	6%
2024/25	**527**	**634**	**107**	**18%**
Total	**5,446**	**5,068**	**378**	**7%**



Annual Completions by property type

From Medway Council's annual housing survey, it is usually not possible to monitor the completions of property types until the whole site is built out (see above). However, using the EPC statistics, it is possible to produce an approximate breakdown for each year, see the chart below:

This year flats were merged with maisonettes in the reporting data. In 2024/25 just under 60% of the dwellings registered with an EPC certificate were flats/maisonettes, followed by houses at 37.8%. The remaining completed units were bungalows. This makes a change to the previous two years where more houses than flats were completed and is mainly due to the completion of flatted developments at Chatham Waters, Rochester Riverside and Chatham Waterfront.



Since 2020/21, in Medway the average split of completions has been 48.4% houses, 50.8% flats/maisonettes and just under 1% bungalows. National figures show that there was a larger proportion of houses delivered in the same time period (56%), but a lower proportion of flats (41%). This reflects on the regeneration achievements in Medway in recent years.

Table: Average floor space completed 2019/20 – 2023/24

Type of Dwelling	Medway (sq.m)	England (sq.m)
Bungalow	83	94
Flats/maisonettes	62	62
Houses	110	111

The average floor space size for completions of houses and flats in Medway are generally around the same size as those completed nationally in England over the past 5 years. However, bungalows completed in Medway during this time period were slightly smaller than those built in England.

Source: Energy Performance of Buildings certificates
Please note this data is subject to change and amendments which is why some figures may not match those published in previous AMRs

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‘Other’

Houseboats

Using information gained from Council Tax records, during 2024/25, 14 houseboats moved into marinas in Medway (Port Werburgh, Leviathan Way, Port Medway, Temple Boatyard, Castleview, Medway Bridge), and 13 moved out, leaving a net gain of 1 houseboat.

C2 accommodation (residential institutions)
Elderly person care home bedrooms
2024/25 saw the gain of 145 bedrooms with the extension of a care home in Chatham and the completion of two new brand new care homes located at St Andrew Park, Halling and at Hoath Lane, Wigmore.

Children's home bedrooms
In the last five years, 78 children's home bedrooms have been gained in Medway.

Supported living bedrooms
Fifteen rooms have been gained in Medway over the last five years, providing support for adults with mental health concerns or learning difficulties.

Student accommodation
There were no new student rooms completed in 2024/25 however 95 student rooms are expected to be delivered in the next 5 years at locations in Chatham, Gillingham and Rochester.

New Homes Bonus

The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas.

It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

Table: New Homes Bonus Allocations

2020/21	2021/22	2022/23	2023/24	2024/25
£1.2m	£0.99m	£1.98m	£2.0m	**£1.6m**

Source:
New Homes Bonus allocation table: final local government finance settlement 2024 to 2025

The New Homes Bonus is not ring-fenced and is treated as part of the overall Medway Council aggregate finance, alongside Revenue Support Grant, Council Tax and Business Rates.

Gypsies, Travellers and Travelling Showpeople

Following the Gypsy and Traveller Accommodation Assessment (GTAA) that ORS prepared for the Council in May 2024, an update regarding need from Gypsy and Traveller households was prepared, in response to changes made by the Government to the Planning Policy for Traveller Sites (PPTS) Annex 1 Planning Definition of a Traveller in December 2024.

Planning Policy for Traveller Sites (PPTS) 2024

Following the changes to the PPTS in 2024, the planning definition now includes *all other persons with a cultural tradition of nomadism or of living in a caravan*.

The implications of the changes to the PPTS Planning Definition in December 2024 now mean that need from all Travellers who were interviewed in preparing the GTAA will now need to be considered in a Local Plan Gypsy and Traveller Policy, and also that 100% of undetermined need will now need to be addressed.

The changes to the planning definition in PPTS 2024 will not change the overall levels of need identified in the GTAA and the outcomes of the GTAA will remain robust, sound, and up-to-date and in line with national policy and guidance.

To meet the identified need for gypsy and traveller and travelling showpeople's accommodation, existing sites will be protected and intensification or expansion sought. New sites will also be permitted where the criteria are met as set out below.

View the GTAA final report May 2024

View the GTAA Addendum 2025

Net additional pitches (Gypsy and Traveller)

Bi-annual counts of Gypsy and Traveller Caravans are made by the Planning Service, Housing Management and Strategic Housing every January and July, before being submitted to MHCLG and subsequently published. A count of Travelling Showpeople is also made annually each January.

In the latest data from January 2025, there were 80 caravans in Medway, of which 10 were socially rented, 50 on authorised sites with permanent/temporary permission and a further 20 on unauthorised sites without planning permission. In addition to this, there were 24 Travelling Showpeople caravans counted in January 2024.

Table: Gypsy and traveller count data between July 2019 and Jan 2025

Count date	Authorised sites with planning permission **Socially Rented**	Authorised sites with planning permission (temp or full) **Private Caravans**	Unauthorised sites (no planning permission) on Travellers own land	Unauthorised sites (no planning permission) on land not owned by Travellers	Total Caravans
Jul 2019	10	38	14	0	62
Jan 2020	10	41	10	0	61
Jul 2021	10	38	17	0	65
Jan 2022	10	47	23	0	80
Jul 2022	10	36	9	0	55
Jan 2023	10	47	5	0	62
Jul 2023	10	40	16	45	111
Jan 2024	10	38	17	12	77
Jul 2024	10	56	5	11	82
Jan 2025	10	50	6	14	80

*Due to Covid restrictions, no count was carried out during July 2020 or January 2021.

Source: Traveller Caravan Count

Planning applications

Year	Permitted Permanent*	Permitted Temporary	Refused
2020-21	0	1	0
2021-22	1	1	0
2022-23	1	0	0
2023-24	0	1	0
2024-25	0	0	1

*including retrospective and lawful development certificates

During the year 2024/25 there was one application which was refused at the former M2 Commuter Car Park Rainham. However, it was subsequently allowed at appeal (with conditions) in June 2025 so this will be counted in next year's AMR 2025/26.

Self-Build and Custom Housebuilding Register

From 1 April 2016, the council has had a duty to hold a register of people and associations interested in a serviced plot of land that could be used to build their own home.

The register operates in 'base periods'; The first base period ran from the date the register was first established (1 April 2016) until 30th October 2016, then subsequent base periods run from 31 October to 30 October the following year.

At the end of each base period, relevant authorities have three years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

NO. OF SELF/CUSTOM BUILD PLOTS GRANTED PERMISSION BETWEEN 1/4/2016 AND 30/10/2025

Application number	Site address	No of plots	Date outline permitted	Status 31/3/25*
MC/17/3572	Land west of Merryboys Farm House, Cooling Common	6	6/6/2018	Complete
MC/18/0096 superseded by MC/21/2065	Land adjoining 35 Cooling Road, High Halstow	5	31/7/2018 then 19/5/2022	Under construction
MC/20/1025 MC/24/1877 MC/24/1878 MC/24/1879 MC/24/1880	Land at 309 Lower Rainham Road	3	6/10/2021	Not started
MC/22/1317 superseded by MC/23/2753	Land to the rear of Fenn House Farm, Fenn Street, St Mary Hoo	4 superseded by new permission for 3	16/11/2022 (S106 signed 27/7/23) superseded by 20/11/24 at Planning Committee	Not started
MC/24/1213	Land Rear of the Old Vicarage High Street Grain – subject to S106	2	25/10/2024	Not started

MC/25/0233 for 4 dwellings refused 3/4/2025 MC/25/1034 for 3 plots awaiting decision				
MC/24/1204	91 Rolvenden Road, Wainscott	1	3/7/2025	Not started
MC/24/1721	Land at Court Lodge Farmhouse, Stoke	1	29/1/2025	Under construction
MC/25/0540	Yantlett Farm. West Lane, Grain	1 (net 0)	1/8/2025	Not started
MC/24/2505	68 Sr Evelyn Road	1	14/4/2025	Not started
MC/24/2231	Adjacent to 13 Matts Hill Road, Rainham	1	11/4/2025	Not started
MC/25/0036	Rear of 106 Pilgrims Road	1	29/4/2025	Not started
MC/25/0912	6 Matts Hill Road Rainham	1	4/9/2025	Not started
	Total number of plots permitted since 1/4/2016	26**		

*Surveyed as part of the annual monitoring process which runs from 1 April to 31 March each year, different to base period years
**Reduced from 27 because the permission for 4 plots at Fenn House Farm was superseded by a newer permission for 3 plots

Table: Number of self-build dwellings built within the year

Year	Number of self/custom build dwellings built
2020-21	1
2021-22	3
2022-23	1
2023-24	1
2024-25	0
TOTAL 2020-21 to 2024-25	**6**

The numbers in the table above are included in the total main housing completions figure.

Table: Number of applications on the Register – Demand for self/custom build plots

Base Period – table showing number of applications on the Register	Individuals*	Associations	Date Medway need to have enough permissions granted by	Permissions granted within 3 years of end of base period	Shortfall in permissions granted
One (1/4/2016 – 30/10/2016)	15	0	30/10/2019	11	4
Two (31/10/2016 – 30/10/2017)	39	0	30/10/2020	0	39
Three (31/10/2017 – 30/10/2018)	14	1	30/10/2021	3	12
Four (31/10/2018 – 30/10/2019)	14	1	30/10/2022	0	15
Five (31/10/2019 – 30/10/2020)	17	0	30/10/2023	4	13
Six (31/10/2020 – 30/10/2021)	12	0	30/10/2024	2	10
Seven (31/10/2021 – 30/10/2022)	12	0	30/10/2025	6	6
Eight (31/10/2022 – 30/10/2023)	9	0	30/10/2026	n/a	n/a
Nine (31/10/2023 – 30/10/2024)	7	0	30/10/2027	n/a	n/a
Ten (31/10/2024 – 30/10/2025)	7	0	30/10/2028	n/a	n/a
TOTAL PLOTS PERMITTED				**26**	
TOTAL PLOTS REQUIRED INDIVIDUALS	**146**	**-**			
TOTAL PLOTS REQUIRED ASSOCIATIONS	**-**	**2**			
CUMULATIVE SHORTFALL OF PERMISSIONS GRANTED					**99**

* these numbers may be different to previously reported due to some applicants later requesting to be removed from the Register

To date, one association and sixteen applicants have been removed from the Register, either at their own request or due to the inability to establish further contact with them. However, this does not reduce the reported demand for the relevant base period.

The council promotes opportunities for self-build and custom housebuilding with developers and notifies applicants on the register when plots become available.

The council has had regard to the register when preparing the local plan by introducing a Policy dedicated to self and Custom Housebuilding. The council will also have regard to the register when making decisions on planning applications and in carrying out its housing, land disposal and regeneration functions. Adopted and emerging Neighbourhood Plans in Medway are also promoting policies for self-build and custom housing. Headline data and more information can be found at:

Medway Self-Build and Custom Housebuilding Register

Economy and Employment

Medway Council supports the development of a diverse, high quality local economy, to provide a wide range of employment options for the community as a whole. Market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors.

The Council's Regeneration Strategy, Medway 2035 sets out the regeneration aims and objectives for Medway across six priority areas.

- destination and placemaking - putting Medway on the map
- inward investment - increasing high value businesses and expanding high quality employment
- innovation - continuing to support the creation and growth of businesses
- business accommodation and digital connectivity - providing the right infrastructure for business success
- sector growth - enhancing a strong, mixed economy
- improving employability - matching business demand and supply of skills.

More information on Medway 2035 can be found here:

Medway regeneration 2035

The new Local Plan is addressing the supply of employment land to meet the needs of businesses in Medway up to 2041. An updated Employment Land Needs Assessment was produced in February 2025 and can be found here:

Employment Land Needs Assessment

The planning use classes were updated in 2020. Class B1 now falls within the use class E(g): uses which can be carried out in a residential area without detriment to its amenity. Use classes B2 and B8 remain the same. For the purpose of monitoring this year 2024/25, we have continued to use the former B1 use class throughout the year which includes any applications which have been made under the new use class E(g).

Amount and type of completed employment floor space

The majority net loss in B1 floorspace this year 2024/25 (8,000sq.m) was due to works commencing on former offices at Mountbatten House, Chatham to convert to 164 flats. There was a gain of 1,512sq.m B1 floorspace on the 1st floor of the Pentagon Shopping Centre with the completion of the Ascend Innovation Hub. A large loss in B2 floorspace (2,376 sq.m) at BAE Systems, Rochester took place this year as buildings were demolished to make way for new employment floorspace (totalling 43,370sq.m). A large gain in B8 floorspace was seen with the completion of a new production and warehouse facility at CPI Books in Lordswood. See Volume 2 for more information on individual gains and losses.

Table: Amount and type of completed employment floor space (sq.m) – 2024/25

	B1	B2	B8	Mixed B	Total
Gross	4,690	3,286	3,250	0	11,226
Net	-5,659	-369	1,240	0	-4,788

Table: Amount of completed employment floor space (sq.m) 2020/21- 2024/25

	2020/21	2021/22	2022/23	2023/24	2024/25
Gross	9,209	37,627	3,905	4,480	**11,226**
Net	-4,478	26,504	-12,235	-2,072	**-4,788**

Amount and type of employment floor space coming forward on Previously Developed Land (PDL)

91% of employment floor space (gross) was completed on previously developed land during 2024/25.

Amount and type of employment land available

Overall the anticipated net gain of employment land uses (B1/B2/B8/Mixed B) over the next 15 years stands at nearly 815,000 sq.m. See Volume 2 for more information on permissions not started and under construction.

Amount of floor space for town centre uses

The monitoring data shows that in the last year there were net losses in retail, financial/ professional services, offices and non-residential institutions. The largest loss of retail floorspace was the demolition of the former Go Outdoors Building in Chatham.

The new Local Plan sets out a strategy and policies for securing the future of Medway's town centres, including a mix of land uses. The council's Regeneration Strategy also promotes the vitality of centres. The council has invested in Chatham and Strood over the last few years to improve the public realm and to increase attractiveness of the town centres. Further work continues in Gillingham.

Table: Floor space (sq.m) completed for town centre uses (A1/A2/B1/D2) – 2024/25

	A1	A2	B1	D1	Total
Town Centre Gross	171	61	1,512	643	2,387
Town Centre Net	-10,007	61	-7,058	-16,857	-33,861
Rest of Medway Gross	697	0	3,178	670	4,545
Rest of Medway Net	-2,655	-733	1,399	555	-1,434
Total Gross	868	61	4,690	1,313	6,932
Total Net	-12,662	-672	-5,659	-16,302	-35,295

Table: Total floor space (sq.m) for town centre uses (A1/A2/B1/D2) 2020/21-2024/25

	2020/21	2021/22	2022/23	2023/24	2024/25
Town Centre Gross	869	1,330	865	210	2,387
Town Centre Net	-1,519	-1,038	-7,692	-5,759	-33,861
Rest of Medway Gross	6,602	8,734	5,310	4,717	4,545
Rest of Medway Net	-3,990	-774	959	2,576	-1,434
Total Gross	7,471	10,064	6,175	4,927	6,932
Total Net	-11,422	-5,509	-1,812	-3,183	-35,295

Job Seekers Allowance and Universal Credit claimant rate

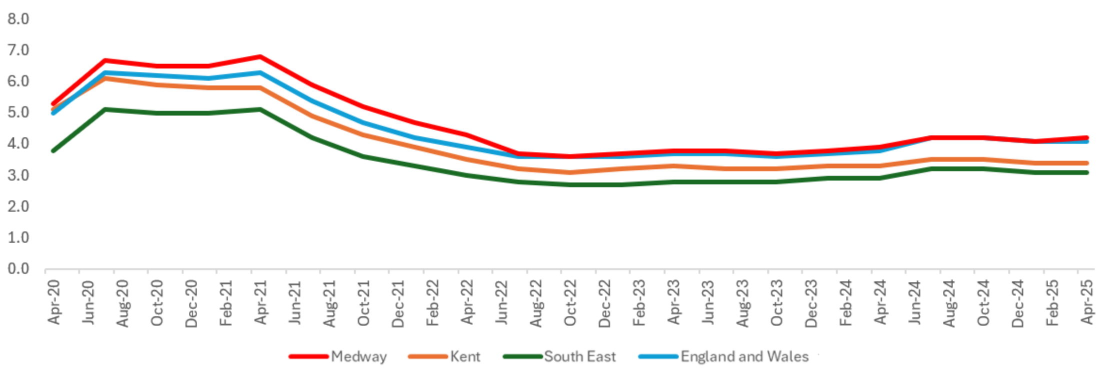
The claimant rate in Medway stood at 4.2% in April 2025. This is just above the national rate, but is significantly higher than the rate for Kent and the South East.

In April 2025, the claimant count in Medway stood at 7,490 claimants, having increased by eight percent (+555) since April 2024 which is in line with the annual increase seen regionally and nationally.

Table: Claimant rate – 2020-2025

	Medway	Kent	South East	Eng & Wales
Apr-20	5.3	5.1	3.8	5.0
Jul-20	6.7	6.1	5.1	6.3
Oct-20	6.5	5.9	5.0	6.2
Jan-21	6.5	5.8	5.0	6.1
Apr-21	6.8	5.8	5.1	6.3
Jul-21	5.9	4.9	4.2	5.4
Oct-21	5.2	4.3	3.6	4.7
Jan-22	4.7	3.9	3.3	4.2
Apr-22	4.3	3.5	3.0	3.9
Jul-22	3.7	3.2	2.8	3.6
Oct-22	3.6	3.1	2.7	3.6
Jan-23	3.7	3.2	2.7	3.6
Apr-23	3.8	3.3	2.8	3.7
Jul-23	3.8	3.2	2.8	3.7
Oct-23	3.7	3.2	2.8	3.6
Jan-24	3.8	3.3	2.9	3.7
Apr-24	3.9	3.3	2.9	3.8
Jul- 24	4.2	3.5	3.2	4.2
Oct-24	4.2	3.5	3.2	4.2
Jan-25	4.1	3.4	3.1	4.1
Apr-25	4.2	3.4	3.1	4.1

Chart: Claimant rate 2020-2025



Source - Jobcentre Plus administrative system, via Nomis, ONS.

The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed. This is measured by combining the number of people claiming Jobseeker's Allowance (JSA) and National Insurance credits with the number of people receiving Universal Credit principally for the reason of being unemployed. Claimants declare that they are out of work, capable of, available for and actively seeking work during the week in which the claim is made.

The measure of the number of people receiving Universal Credit principally for the reason of being unemployed is still being developed by the Department for Work and Pensions. Consequently, this component of the total Claimant Count does not yet correctly reflect the target population of unemployed claimants and is subject to revisions. For this reason the Claimant Count is currently designated as 'Experimental Statistics.'

Employment

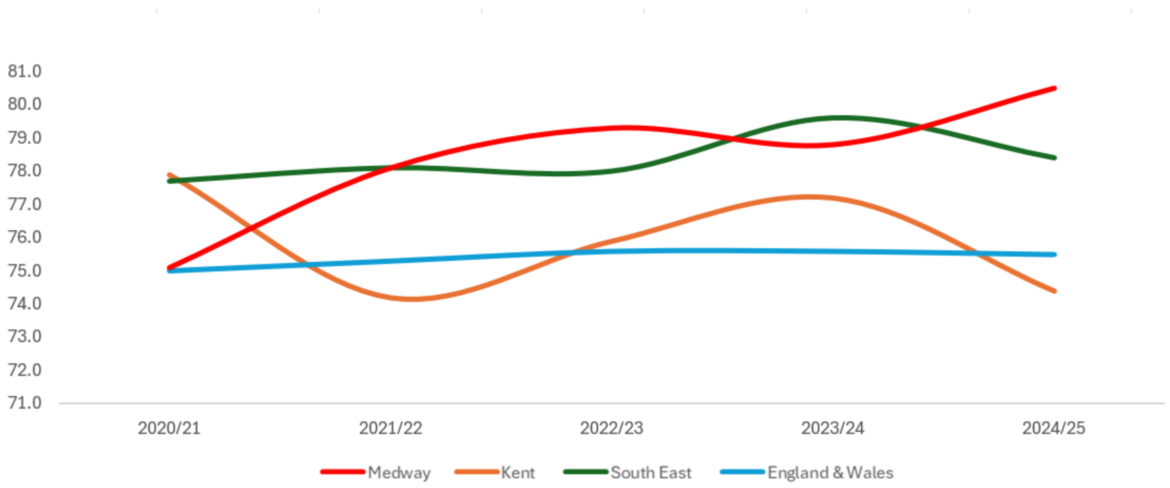
In 2025 the employment rate in Medway increased to 80.5% from 78.8% in the previous year. The employment rate in Medway stands at a five year high in 2025, following a slight dip in 2024.

The Medway employment rate in 2025 stands above the national, regional and Kent level.

Table: Employment rate

	2020/21	2021/22	2022/23	2023/24	2024/25
Medway	75.1	78.1	79.3	78.8	80.5
Kent	77.9	74.2	75.9	77.2	74.4
South East	77.7	78.1	78.0	79.6	78.4
Eng & Wales	75.0	75.3	75.6	75.6	75.5

Chart: Employment rate between 2020/21 and 2024/25



Source: Annual Population Survey, ONS. Available via NOMISweb.

Employment by industry

Medway's most significant industry sectors for employment are health, education, business administration then retail, with these sectors accounting for proportionally more employment than nationally. As smaller sectors, locally the construction industry and transport & storage also employ significantly more proportionally than nationally.

Conversely Information & communication and Professional, scientific & technical sectors are notably proportionately smaller in Medway than nationally.

Chart: Employment by industry (%) 2023

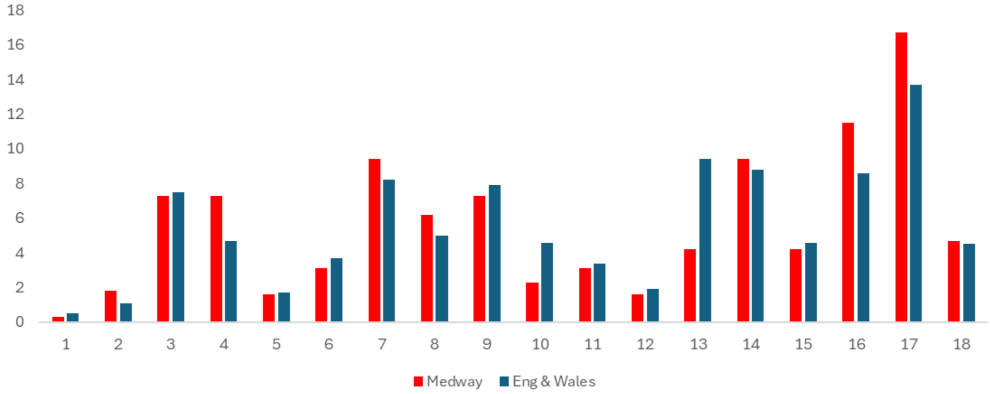


Table: Employment by industry – Medway Employment (job count) and percent England & Wales

		Medway Nos	Medway Percent*	Eng & Wales Percent*
1	Agriculture, forestry & fishing	300	0.3	0.5
2	Mining, quarrying & utilities	1,750	1.8	1.1
3	Manufacturing	7,000	7.3	7.5
4	Construction	7,000	7.3	4.7
5	Motor trades	1,500	1.6	1.7
6	Wholesale	3,000	3.1	3.7
7	Retail	9,000	9.4	8.2
8	Transport & storage (inc postal)	6,000	6.2	5.0
9	Accommodation & food services	7,000	7.3	7.9
10	Information & communication	2,250	2.3	4.6
11	Financial & insurance	3,000	3.1	3.4
12	Property	1,500	1.6	1.9
13	Professional, scientific & technical	4,000	4.2	9.4
14	Business administration & support services	9,000	9.4	8.8
15	Public administration & defence	4,000	4.2	4.6
16	Education	11,000	11.5	8.6
17	Health	16,000	16.7	13.7
18	Arts, entertainment, recreation & services	4,500	4.7	4.5
	Total	**97,800**		-

Source: Business Register and Employment Survey: open access. ONS Crown Copyright Reserved 2025.

**Does not equal 100 % due to number rounding.*

Income and employment deprivation

Indices of Deprivation

The Indices of Deprivation are a unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. These bring together a range of data sets and are published in a linked set every few years. The last set of indices were published in 2019, with the latest release at the end of October 2025. The council has published updated information online about Medway's wards based on the latest 2025 indices.

Fuel Poverty

Living in fuel poverty is defined as being on a lower income and living in a home which cannot be kept warm at reasonable cost.

Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator, which considers a household to be fuel poor if:

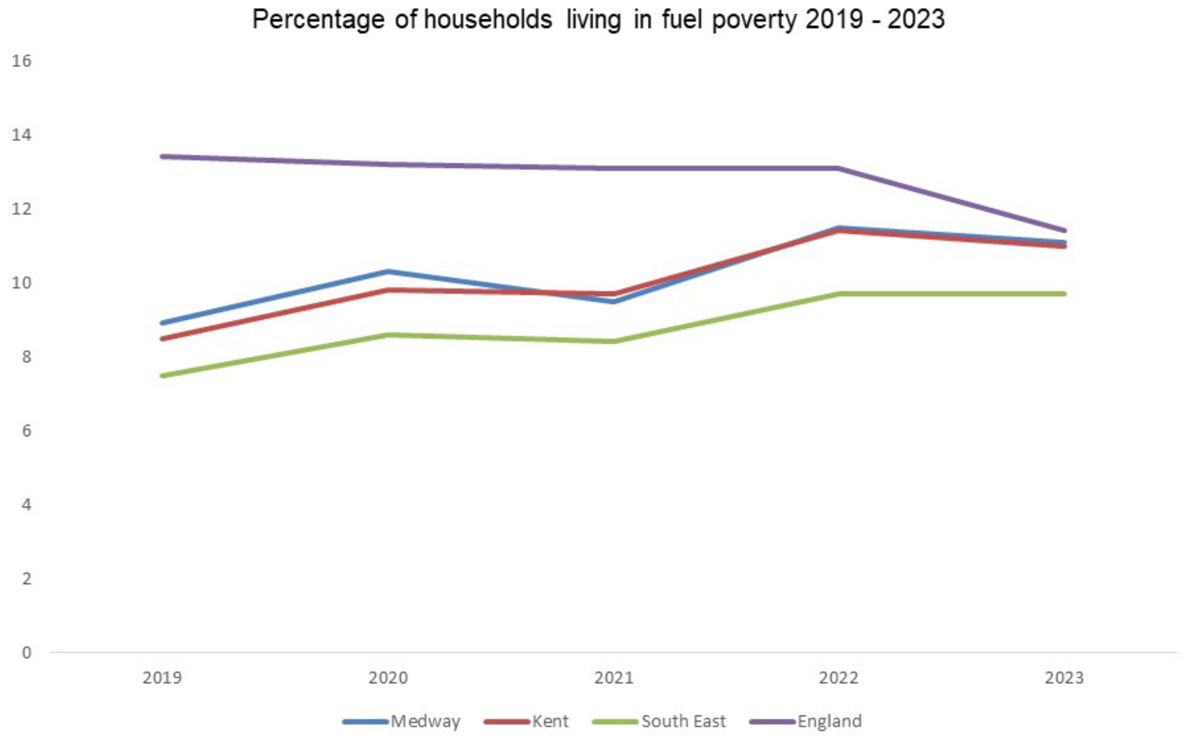
• they have required fuel costs that are above average (the national median level); and
• were they to spend that amount, they would be left with a residual income below the poverty line.

Percentage of households living in fuel poverty 2019-2023

	2019	2020	2021	2022	2023
Medway	8.9	10.3	9.5	11.5	**11.1**
Kent	8.5	9.8	9.7	11.4	**11.0**
South East	7.5	8.6	8.4	9.7	**9.7**
England	13.4	13.2	13.1	13.1	**11.4**

In 2023 the percentage of houses living in fuel poverty in Medway started to decrease (from 11.5% in 2022 to 11.1%) but still remained higher than the lower percentage of 8.9 in 2019. Percentages also fell across Kent and England but remained the same in the South East (although remained lower than Medway, Kent and nationally at 9.7%).

Out of the twelve Kent Authorities, six are worse than Medway's 11.1%, these being Swale at 11.3%, Gravesham at 11.4%, Canterbury at 12%, Folkestone and Hythe at 12.8%, Dover at 12.9% and Thanet at 14%. The authority in Kent with the lowest percentage of fuel poverty is Tonbridge and Malling which remained at 8.6% from the previous year.



Source: Sub-regional fuel poverty data 2025 (2023 data)

The River Medway - Port cargo traffic

Medway built up around the river and its estuary, and its history and industries reflect these links. Although some traditional industries have declined as part of structural changes, there are still a number of marine based businesses active in Medway.

The docks and wharves around Medway support local businesses and provide a strategic role for the movement of goods and materials. This includes the importation of aggregates that support the construction industry. (More information on aggregates importation is available at the end of Volume 2 of the AMR).

London Thamesport on the Isle of Grain can handle a variety of deep and shallow-drafted vessels; other ports in Medway include the Scotline Terminal on the Medway City Estate and the National Grid's Liquefied Natural Gas Importation terminal at Grain.

Data is published for Medway Ports that include Chatham Docks and the port of Sheerness, both managed by Peel Ports. Medway Ports dropped from 11th to 14th out of the top 30 UK ports in 2024 representing 2% of all cargo handled in the UK (down from 3.2% in 2023). The reports do not provide separate information for Chatham.

From the highest level in five years last year, Medway Ports cargo tonnage decreased in 2024 to the lowest seen in the past 5 years; likewise all traffic in England and Wales has fallen to the lowest level seen in the past 5 years. The majority (94%) of cargo traffic transported via Medway Ports is inward; the corresponding outward cargo is the lowest it has been for the last five years. The majority of cargo imported to Medway is liquid/dry bulk and the majority of cargo exported from Medway is other general cargo which includes forestry products and containers under 20 feet.

This low level is seen across the UK, reaching the lowest levels seen since the time series began in 2000. Port freight tonnage has continued to decline following shifts in energy markets and changes in trade patterns since exit from the European Union (EU). This information is taken from an overview which can be read here:

Port freight annual statistics 2024: Overview of port freight statistics and useful information

Table: Medway Ports traffic cargo – tonnage (000's)

	2020	2021	2022	2023	2024
All traffic	9,694	9,879	13,373	13,600	**8,537**
Inward	9,102	8,887	12,466	12,740	**8,061**
Outward	592	992	907	860	**476**

Table: All Major UK ports traffic cargo – tonnage (000's)

	2020	2021	2022	2023	2024
All traffic	428,994	435,386	449,597	425,859	**421,017**

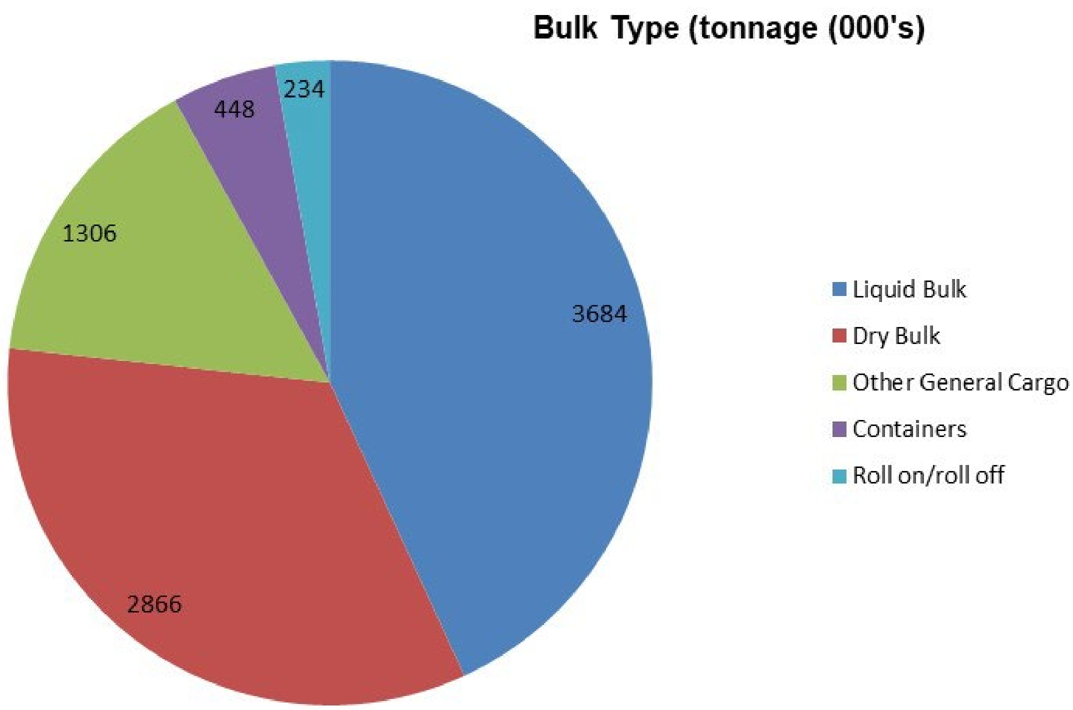
Table: Medway Ports – Ship Arrivals – all cargo vessels

	2020	2021	2022	2023	2024
Arrivals	1,492	1,510	1,623	1,700	**1,410**

Table: Bulk type Medway Ports – 2024

	Tonnage (000's)
Liquefied gas	1,795
Oil products	1,869
Other liquid bulk products	20
LIQUID BULK TOTAL	**3,684**
Ores	23
Agricultural Products	16
Other dry bulk	2,827
DRY BULK TOTAL	**2,866**
Forestry products	910
Iron and steel products	108
General cargo and containers <20'	288
OTHER GENERAL CARGO	**1,306**
CONTAINERS TOTAL	**448**
ROLL ON/ROLL OFF (self-propelled) Import/export of motor vehicles TOTAL	**233**
ROLL ON/ROLL OFF (non self-propelled) TOTAL	**1**
TOTAL TRAFFIC	**8,537**

In 2024, liquid bulk was the largest cargo type handled by Medway Ports at 3,684,000 tonnes. Liquid bulk includes liquefied gas and oil. Medway Ports has been ranked as a leading facility in the UK for handling forestry products since 2014, with nearly 910,000 tonnes processed in 2024, the highest tonnage of forestry products processed in the UK followed by London Ports at 880,000 tonnes.



Source: DfT Port Freight statistics, tables Port 0303 (top 30), Port 0602 (arrivals) and Port0400 (bulk type tonnage)
Further information available at:
Port freight annual statistics: 2024

Retail and Town Centres

Medway Council seeks to maintain and enhance the vitality and viability of its network of urban and rural centres and support the delivery of appropriate comparison and convenience retail, office, leisure, community, entertainment and cultural facilities. In line with structural changes in retail, the town centres in Medway have faced a number of challenges in recent years, including the rise in online shopping, the Covid pandemic, the rising costs of living, and on businesses. This has challenged the role of town centres which means they need a refocus, potentially including more community uses and uses that will bring people together – getting back to the root function of being a place to meet. The new Local Plan and our Regeneration Strategy, Medway 2035, promote strategies and policies to secure a vibrant and strong role for Medway's centres in coming years, recognising the restructuring of retail.

None of the settlements in Medway are regional shopping destinations. The retail and leisure sector is overshadowed somewhat by London and to a lesser extent Maidstone. Additionally, the Bluewater Shopping Centre is a major shopping destination. Beyond the high streets and Hempstead Valley shopping centre, there are several notable features:

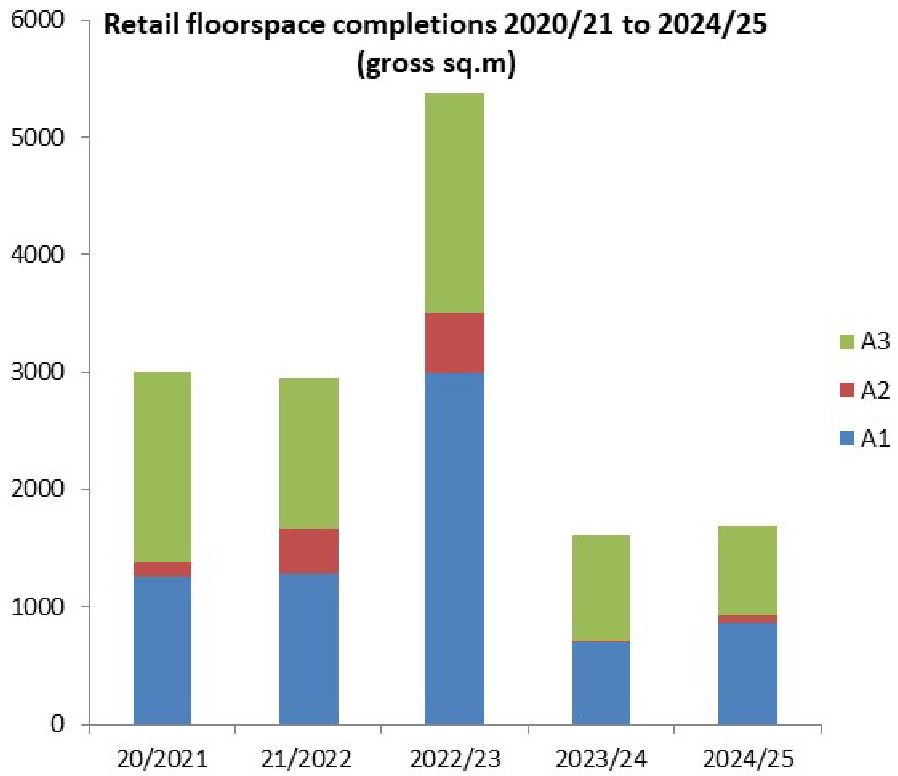
- The Dockside Outlet Shopping Centre provides a discount outlet, with a wider leisure offering.
- Gillingham Business Park has several trade counters and larger format retail.
- Horsted and Strood Retail Parks have a range of retail warehouses and stores.
- The new M2 City Link trade/retail unit park offer a range of businesses
- The towns are busy with a broad range of local shops and services

With support of government funding, Medway Council has prepared a Chatham Design Code (adopted June 2024) and a Supplementary Planning Document (SPD) for the Star Hill to Sun Pier Development Framework High Street Heritage Action Zone (adopted 2024), which will play a key role in creating thriving, sustainable environments. There is ongoing collaborative work on two centres in Gillingham and Rainham. More information on this can be found here:

Chatham Design Code

Medway Heritage Action Zone

The planning use classes were updated on 1st September 2020. Classes A1/2/3 now fall within new use classes E(a,b,c) and A4/5 are now defined as Sui Generis. Class D1 was split out and replaced by the new classes E(e-f) and F1. Class D2 was split out and replaced by the new classes E(d) and F2(c-d) as well as several newly defined Sui Generis classes. For the purpose of monitoring this year 2024/25, we have continued to use the former use classes to record and present the data.



The majority of gross gains in the Town Centres this year were café/restaurants in Strood, Rochester and Chatham High Streets. Gross gains in town centre floorspace were also made in retail shops, financial/professional services, drinking establishments and hot food take aways.

Town Centre (TC) and Non-Town Centre GROSS retail floor space completions 20/21 - 24/25

	2020/21	2021/22	2022/23	2023/24	2024/25
A1 **TC**	817	0	88	75	**171**
A1 **Non TC**	436	1,282	2,902	620	**697**
A1 **Total**	1,253	1,282	2,990	695	**868**
A2 **TC**	37	106	158	14	**61**
A2 **Non TC**	85	273	362	0	**0**
A2 **Total**	122	379	520	14	**61**
A3 **TC**	1,163	369	133	472	**671**
A3 **Non TC**	471	917	1,735	432	**93**
A3 **Total**	1,634	1,286	1,868	904	**764**
A4 **TC**	147	54	19	0	**97**
A4 **Non TC**	401	165	479	69	**15**
A4 **Total**	548	219	498	69	**112**
A5 **TC**	88	203	202	180	**71**
A5 **Non TC**	139	115	692	329	**99**
A5 **Total**	227	318	894	509	**170**
A1-A5 **TC**	2,252	732	600	741	**1,071**
A1-A5 **Non TC**	1,532	2,752	6,170	1,450	**904**
A1-A5 **Total**	3,784	3,484	6,770	2,191	**1,975**

Net completions in town centres

There were gross increases seen in new retail floor space, financial and professional services, café/restaurants, drinking establishments, hot food take aways and non residential institutions in the town centres, however overall there were net losses in shops, financial/professional services, pubs and non residential institutions. Many of the losses were swapping to other town centre uses and 4 sites were lost to residential use, providing 10 flats. A major loss of retail floorspace (9,773sq.m) in Chatham Town Centre took place with the demolition of the former Go Outdoors and Market Hall buildings (pictured). Application reference MC/24/2495 to replace this with a development of 319 apartments with shared communal facilities and flexible commercial floorspace is still awaiting a decision, at the time of drafting this report. 17,500sq.m of D1 non residential floorspace was lost with the commencement of the refurbishment of St John's Church in Chatham, which will restored as a place of worship but will also include facilities for the community including spaces for events and classes, flexible meeting spaces for businesses and a café.

The demolition in progress of the former Go Outdoors and Market Hall buildings in Chatham

Town centre development – 2024/25

Use	Losses (sq.m)	Gains (sq.m)	Net change (sq.m)	Total development in town and non-town centres Gross (sq.m)	Proportion of gains in town centres (gross) out of total
A1	-10,178	171	-10,007	868	20%
A2	-733	61	-672	61	100%
A3	-132	671	539	764	88%
A4	-210	97	-113	112	87%
A5	0	71	71	170	42%
D1	-17,500	643	-16,857	1,313	49%
D2	0	0	0	9,874	0%
Total	**28,753**	**1,714**	**-27,039**	**13,162**	**13%**

In the last few years there has been a steady net loss of drinking establishments/public houses in Medway, although this seems to have tailed off in more recent years. There was a loss of 12 establishments in 2017/18, with all but one of these being lost to residential use. A year later in 2018/19 a further five pubs went, of which only one remained in retail use. In 2019/20 a further two pubs were lost, one to a mixed-use development retaining some retail use (A1/A3) as well as residential; the other pub was lost to residential entirely. However, in 2020/21, although Medway saw the loss of Past and Present micropub to a pasta take-away and The Good Intent pub in Rochester to residential use, there was actually a net gain in A4 use with the completion of 3 new drinking establishments. In 2021/22 although pub floorspace was lost, the pub itself (The Dead Pigeon in High Street Rochester) was not lost, the floorspace was just adjusted to include a hot food take away element to the business. 2022/23 saw the loss of upper floors of two public houses to residential use however the commercial use was retained on the ground floor. A new micropub in Rochester High Street 'Wolfe and Castle' was opened providing craft beers and Kentish cider. Last year 2023/34 saw the loss of just one public house, however that was to restaurant use with the opening of new eatery Punjabi Dhaba. This year two pubs were lost, one (Aksaray social club) in Chatham to Yada's café and the other also in Chatham – The Royal George, to 4 flats.

Love Gillingham

The council commissioned Design South East to run a new project with Gillingham residents and businesses. Three meetings have already been held by the Gillingham Community Panel to provide an opportunity to play a part in improving the Town Centre – more information can be found here:

Regeneration in Gillingham

Love Rainham – Rainham feasibility study 2025 consultation

Tuckey Design Consultants were appointed to develop a new feasibility study for the town centre to look at what should be prioritised for future regeneration work. More in this link:

Future Rainham

Non Town Centre Activity

87% of all gross retail floorspace (A1-A5/D1/D2) was completed outside town centres, including locations in Rainham, Wigmore, Chatham, Halling, Parkwood, Rochester, Dockside Outlet, Cliffe Woods and Allhallows. Just under 10,000sq.m (gross) of leisure floorspace was gained with the completion of Cozenton Park (formerly Splashes), an extension to the swimming pool at Allhallows Holiday Park and the conversion of a unit in Gillingham Business Park to a 24hr gym.

Natural and Built Environment

Greenspace regeneration projects

Working in partnership the aim is to protect and sustain the existing open spaces and create new and improved open spaces by:

- making the best use of Medway's valued open and green spaces
- identifying how we can improve our existing parks and open spaces. There are currently 148 urban parks and 1,900 hectares of open spaces in Medway.
- developing new partnerships and secure funding to make improvements in the future
- encouraging more community involvement
- celebrating our open and green spaces

Projects in 2024/25 included:

- 8 Green Flag Awards
- Public consultation and works starting at Cozenton Park & Nursery
- Town Hall Gardens play area
- Esplanade and Jacksons Field
- Cherry Trees Open Space access improvements
- Visitor improvements at various sites.

The Cozenton Park and Nursery project *(pictured below)* has moved forward. A consultation took place in early summer 2024 with over 330 responses to the initial proposals. External funding was successfully secured from the Forestry Commission to help set up Medway's first community tree nursery on part of the old nursery site. A planning application was approved in January 2025 for the change of use of the old nursery site which will include the community tree nursery, community garden and allotment plots. Clearance works began at the nursery site in February 2025 to avoid bird nesting season. Further improvements to the wider park will follow in 2025/26. Engagement continues with local community groups to help support the establishment of the community tree nursery and garden.

Cozenton Park and Nursery Project Rainham

Other Section 106 improvement projects currently underway include a much improved play area at **Town Hall Gardens** *(pictured below)* with further works such as footpath, access and planting improvements taking place in 2025.

Improved play area at Town Hall Gardens Chatham

Section 106 has just been secured for improvements to Esplanade Gardens and Jacksons Field. This is the first trigger payment with more funds due over the next 6-7 years. Plans are underway to prioritise the improvements at both sites, along with heritage aspects and the long-term implementation in consultation with local stakeholders. Historic England will be consulted on the improvements due to the unique heritage at both sites.

Further Section 106 improvements took place at **Cherry Trees Open Space** *(pictured below)* in Rainham which includes new footpaths and better access points. Access improvements also took place at Rede Common Local Nature Reserve, along with additional interpretation panels, new waymarking and ecology works at Berengrave Local Nature Reserve.

New steps at Cherry Trees Open Space Rainham

Green Flag Awards

The Green Flag Award scheme recognises and rewards well-managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world. The winners of the Green Flag award are announced each year.

Medway has once again successfully secured eight Green Flag Awards and a Green Heritage Award with great results. The eight Green Flag sites are Hillyfields Community Park, Gillingham Park, Broomhill Park, The Vines, Capstone Farm Country Park, Great Lines Heritage Park, Riverside Country Park and Ranscombe Farm Reserve, which is managed by Plantlife.

Table: Green flag sites – year awarded

July 2020	8
July 2021	8
July 2022	8
July 2023	8
July 2024	**8**

Medway's thriving towns are surrounded by beautiful parks and countryside, which Medway Council works hard to maintain so people can enjoy the area's open spaces throughout the year.. Recognising beautifully maintained parks the Green Flag international award, now into its third decade, is a sign to the public that the space boasts the highest possible environmental standards, is exceptionally well maintained and has excellent visitor facilities.

Green flag award

Medway's Open Space Study

Public open space provides opportunities for sport and recreation, socialising, tourism and wildlife. They make an important contribution to the health and well-being of communities, ecosystems and economies. Up to date information is needed on Medway's open spaces to ensure that there is suitable provision of accessible, high quality open spaces that meet the needs and aspirations of local communities, local people and people who work in or visit the area. Consultants Knight Kavanagh & Page Ltd (KKP) were commissioned to deliver an Open Space Assessment for Medway – this was completed and published as part of the evidence base for the Regulation 18 stage of the Local Plan. You can read it below:

Medway Open Space Assessment June 2024

Making Space for Nature

Making Space for Nature in Kent and Medway is working with partners and stakeholders to collaboratively establish shared priorities for the delivery of nature recovery and environmental improvements, in order to create a network of wildlife-rich places across the county. This local nature recovery strategy will be one of 48 – together these will cover the whole of England, with no gaps or overlaps, to deliver the government's commitment to ending the decline of nature and supporting its recovery. An eight week public consultation took place from 16th January 2025 with the report now available to read.

More details on this can be found on the following link:

Making space for nature

Air Quality

Medway has declared four Air Quality Management Areas (AQMAs) - Central Medway, High Street Rainham, Pier Road Gillingham and Four Elms Hill Chattenden; all for exceedances of the annual mean objective for nitrogen dioxide.

Medway Council has developed two Air Quality Action Plans (AQAPs) covering all four AQMAs and these include a wide range of measures to improve air quality in Medway. The first AQMA from 2015 is due to be superseded by the Air Quality Action Plan 2025-2030, following Cabinet approval for formal adoption in July 2025. The Gillingham and Rainham AQMAs have consistently recorded concentrations below the AQO. 2023 marked the fifth consecutive year of compliance with the AQOs within both AQMAs. Due to this, in their appraisal of the 2024 ASR, DEFRA recommended the Council consider revoking these AQMAs. Medway have been advised by their legal department that this needs to be approved by the Cabinet. As such, Medway Council are planning to take this forward once they have gone through Cabinet to approve the 2025 to 2030 AQAP.

The second supplementary AQAP for the Four Elms Hill AQMA was developed in 2021 and approved by the Cabinet in August 2022. Delivering this AQAP has remained a key priority since its inception, continuing into 2025, in parallel with the ongoing implementation of the 2015 AQAP. Since receiving funding from DEFRA in March 2023, Medway Council has initiated works on several of the action plan measures.

In January 2018, Medway Council developed the Air Quality Communications Strategy; this plan details a series of recommended communications activities and is designed to support the Medway AQAP by raising awareness and influencing behavioural change.

Medway Council was awarded more than £127,000 in 2022 through the DEFRA Air Quality Grant programme to deliver two projects:

- The use of signage to reduce the incidence of idling in the Rainham AQMA (project completed but not yet published)
- A taxi and private hire Ultra Low Emission Vehicle (ULEV) feasibility study (completed but not yet published)

Sensor data and project related information will be hosted on the KentAir website:

kentair.org.uk

Medway's Air Quality Annual Status Report 2025, which contains further information on monitoring results, trends and action plan progress is available here:

Medway annual status report 2025

Medway Council's priorities for the upcoming year include progressing the delivery of the new measures set out in the 2025-30 Medway AQAP following publication. Medway Council also seeks to continue the progress made on measures included within the Four Elms Hill AQAP. A key priority for 2025 has been progressing the three air quality grant projects that secured funding in 2022 and 2023.

Climate Change

Medway Council declared a climate emergency in April 2019 and passed a motion committing to:

- reduce its carbon footprint
- provide the local community with a clean, green future
- be a place people want to work and live, which has a sustainable future
- establish a clear action plan for Medway to deal with climate change, setting out an achievable and clear timeline.

This declaration fits into the Council Plan priority of making Medway a place to be proud of., the main outcome being a 'clean and green environment'.

Medway's Climate Change Action Plan for the period 2025 to 2028 has been published which gives an overview of Medway's progress in responding to the climate emergency, outlines future ambitions and details the actions to be taken over the next 5 years.

Medway Climate Ride

On 1st June 2024 Medway's Climate Response Team teamed up with Active Medway to create the first-ever Medway Climate Ride. The mini 'Tour de Kent' between two iconic landmarks saw cyclists start at Rochester Cathedral and make their way over to Canterbury Cathedral. The aim was to bring people together to celebrate cycling, talk about climate issues, and soak in the amazing views and have fun.

Historic progress reports on Medway's Climate Change Action Plan can be read here:

Climate Change Action Plan Progress Reports

Ultra Low Emission Vehicle (ULEV) Licensing

ULEV refers to vehicles that produce less than 75 grams of CO^2 per km from the tail pipe. Although it can include other types of fuels, typically the majority of these vehicles are battery electric, plug-in hybrid electric and fuel cell electric vehicles. In 2021 over 30 electric vehicle public charging points were installed in three council owned car parks in Medway following a grant of funding from the Office for Zero Emission Vehicles. From late 2025, the council will also be launching on street EV chargers supported by Local Electric Vehicle Infrastructure (LEVI) funding. To implement this scheme, a survey of the local area was completed with potential charge locations suggested by residents.

Medway electric vehicle charging points

With regards to new residential planning applications, every new dwelling house is required to have an Electric Vehicle Charging Point and with shared parking (for flats etc…) there should be one rapid Electric Vehicle Charge Point for every 10 units. Guidance on this is given in Part S of the building Regulations 2010 (2021 edition).

The Department for Transport publishes statistics on the number of vehicles licensed every quarter. The following table shows the number of ULEVs licensed in Medway at the end of Quarter 1 each year since 2020/21 compared with Kent, South East and the UK. In the past 5 years the number of ULEVs licensed in Medway has increased by 367% to 5,493, which is broadly consistent with Kent and slightly more than regionally and nationally.

Table: Number of active Ultra Low Emission Vehicle licences

	2020/21	2021/22	2022/23	2023/24	2024/25	% increase since 2020/21
Medway	**1,175**	**1,867**	**2,774**	**3,891**	**5,493**	**367%**
Kent	7,798	13,251	19,334	27,081	36,749	371%
South East	107,366	184,942	267,475	371,101	494,927	360%
UK	505,830	857,172	1,241,334	1,725,875	2,316,566	358%

Source: GOV.UK Vehicle Licensing statistics table VEH0132

Please note this table supersedes previously published versions in older Authority Monitoring Reports which should be discounted due to duplication of data.

The following table shows how the number of licenced ULEVs compare as a proportion of all vehicles licenced. Although the number of ULEVs as a proportion of total vehicles licenced is higher regionally at 7.34% (Medway is 3.31%), Medway and Kent's proportion has grown at a faster rate by around 350% since 2020/21.

Table: Number of active Ultra Low Emission Vehicle licences as a percentage of all vehicles licenced

	2020/21	2021/22	2022/23	2023/24	2024/25	% increase since 2020/21
Medway	**0.74%**	**1.17%**	**1.72%**	**2.38%**	**3.31%**	**347%**
Kent	0.8%	1.34%	1.94%	2.68%	3.60%	350%
South East	1.7%	2.88%	4.09%	5.56%	7.34%	332%

UK	1.27%	2.12%	3.04%	4.17%	5.53%	335%

Source: GOV.UK Vehicle Licensing statistics table VEH0105

Built Environment - Heritage at Risk

Historic England compiles an annual Heritage at Risk register which identifies Grade I and Grade II* Listed Buildings, Scheduled Monuments and Conservation Areas which are at risk from neglect:

There are a number of conditions for each type of designation to be included onto the Register:

- **Vacant Listed Buildings:** In very bad, poor or fair condition
- **Occupied Listed Buildings:** In very bad or poor condition
- **Scheduled Monuments:** Depends on their condition, vulnerability, trend of their condition and their likely future vulnerability
- **Conservation Areas:** Those that are deteriorating or in very bad condition and are not expected to change significantly in the next 3 years.

16 entries remain on the Heritage at Risk register which has increased last year from 15 in 2022/23 with the addition of St John the Divine Church. The 16 entries include 8 Scheduled Monuments (4 very bad, 4 poor), 4 Listed Buildings (2 poor, 2 fair) and 4 Conservation Areas (2 very bad and 2 poor). This number of entries is significantly higher than most of the other Kent local authorities, with a number of the entries comprising more than one building or site per entry.

After a peak of 18 entries on the register in 2015, the number has gradually reduced through work with the owners to undertake repairs and improvements. Medway is also working on an action plan with Historic England for the conservation areas at risk, including the production of appraisal and management plan documents.

The recently added St John the Divine Church is currently having works carried out to restore the building in partnership with the Diocese of Rochester to provide facilities for the local community to use for events and classes, flexible meeting spaces for businesses, a café area and continue as a place of worship. A phased opening has now begun with worship and activities being reinstated within the restored church.

The National Heritage List for England (NHLE)

The most recent national data available from Historic England indicates that Medway has 733 entries in the national list of buildings of special architectural or historic importance:

- 49 Grade I Listed Buildings
- 78 Grade II* Listed Buildings
- 526 Grade II Listed Buildings

The list also includes Scheduled Monuments which are subject to separate legislation than listed buildings, and Parks and Gardens which are part of an informal non-statutory register compiled by Historic England. There are:

- 77 Scheduled Monuments

- 3 Historic Parks and Gardens

Through collaborative work with Historic England and other stakeholders on the Chatham Intra High Street Heritage Action Zone new sites have been added to this list in recent years. More information is available about the project is available here:

Heritage Action Zone

Historic England: High Street Heritage between Rochester and Chatham recognised

For more information on the National Heritage List for England see:

National Heritage List for England

Health and Communities

Life expectancy

Life expectancy represents the average number of years a person would expect to live based on contemporary mortality rates.

Lifestyle issues including **smoking, obesity and alcohol** are key contributors to high mortality rates resulting from the major killers in Medway, particularly, circulatory disease, cancer and respiratory disease. These are the focus of many public health campaigns in Medway.

In both Medway and England for the latest period 2021-2023, life expectancy has risen marginally. Medway is consistently lower than the average age for England.

Table: Medway life expectancy (years)

	2016-18	2017-19	2018-2020	2020-2022	2019-2023
Male	79.0	79.1	78.3	77.6	78.1
Female	82.6	82.6	82.4	81.9	82.2

Source: Public Health Profiles

Table: England life expectancy (years)

	2016-18	2017-19	2018-2020	2020-2022	2019-2023
Male	79.6	79.8	79.4	78.9	79.1
Female	83.2	83.4	83.1	82.8	83.0

Source: Public Health England Expectancy

Ward Data

Table: Life expectancy by Ward – Medway (2019-23)

Time Period	Indicator	Ward Name (2023)	Males	Females
2019-23	Life Expectancy at Birth (Years)	All Saints	74.8	82.5
2019-23	Life Expectancy at Birth (Years)	Chatham Central & Brompton	72.7	79.9
2019-23	Life Expectancy at Birth (Years)	Cuxton, Halling & Riverside	81.9	84.1
2019-23	Life Expectancy at Birth (Years)	Fort Horsted	80.6	83.4
2019-23	Life Expectancy at Birth (Years)	Fort Pitt	76.9	80.9
2019-23	Life Expectancy at Birth (Years)	Gillingham North	74.7	79.9
2019-23	Life Expectancy at Birth (Years)	Gillingham South	73.8	79.3
2019-23	Life Expectancy at Birth (Years)	Hempstead & Wigmore	83.3	85.7
2019-23	Life Expectancy at Birth (Years)	Hoo St Werburgh & High Halstow	78.8	85.1
2019-23	Life Expectancy at Birth (Years)	Lordswood & Walderslade	80.6	84.1
2019-23	Life Expectancy at Birth (Years)	Luton	73.7	77.5
2019-23	Life Expectancy at Birth (Years)	Princes Park	77.5	83.9
2019-23	Life Expectancy at Birth (Years)	Rainham North	80.2	85
2019-23	Life Expectancy at Birth (Years)	Rainham South East	82.5	84.8
2019-23	Life Expectancy at Birth (Years)	Rainham South West	81	86.4
2019-23	Life Expectancy at Birth (Years)	Rochester East & Warren Wood	78.4	80.6
2019-23	Life Expectancy at Birth (Years)	Rochester West & Borstal	79.5	82.6
2019-23	Life Expectancy at Birth (Years)	St Mary's Island	81.2	83.3
2019-23	Life Expectancy at Birth (Years)	Strood North & Frindsbury	79.7	81.9
2019-23	Life Expectancy at Birth (Years)	Strood Rural	79.3	82.9
2019-23	Life Expectancy at Birth (Years)	Strood West	77.3	80.8
2019-23	Life Expectancy at Birth (Years)	Twydall	75.8	82.3
2019-23	Life Expectancy at Birth (Years)	Watling	76.8	79.8
2019-23	Life Expectancy at Birth (Years)	Wayfield & Weeds Wood	76.2	80.7

Data Source: Primary Care Mortality Data (PCMD); Office for National Statistics Small Area Mid Year Estimates
Caveats: Lower Super Output Area (LSOA) population estimates have been shifted forward by one year (e.g., 2022 estimates are used for 2023 calculations). This is due to delays in the release of the 2023 population estimates at LSOA level.
Produced by: Medway Public Health Intelligence Team (22/09/2025)

Mortality

The death rate in Medway as measured by the Age-Standardised Mortality Ratio (ASMR – see glossary for definition) stands above the Kent, regional and national levels. Rates in all areas including Medway have decreased since last year. Medway decreased from 1044.7 deaths per 100,000 to 997.6. For the first time since Covid, all areas have reduced to below the pre-pandemic levels seen in 2019.

For 2024 in England, Wales and Non-residents Dementia and Alzheimer's disease were the leading cause of deaths at 12.1%, followed by ischaemic heart diseases (9.6%), then chronic lower respiratory diseases (5.5%) and cerebrovascular diseases (5%).

Table: Age-Standardised mortality rates (per 100,000 population)

	2020	2021	2022	2023	2024
Medway	1,148.0	1,148.2	1,022.9	1044.7	**997.6**
Kent	1,050.1	1,001.4	960.0	940.7	**895.1**
South East	956.3	931.8	889.5	884.6	**847.4**
England/Wales/Non Residents	1,065.5	1,014.2	978.6	971.1	**930.5**

Table: Medway – Age-Standardised mortality rate by gender (per 100,000 population)

	2020	2021	2022	2023	2024
Male	1,398.7	1,378.1	1,206.6	1,227.7	**1,192.9**
Female	945.8	974.4	881.0	895.3	**848.0**

Source tables 2 and 4:
ONS deaths registered in England and Wales

For more detailed information on health in Medway go to:

Joint Strategic Needs Assessment

Hot food takeaway guidance

In order to promote a healthier Medway, Medway Council produced a Hot Food Takeaway Guidance Note for use in considering planning applications:

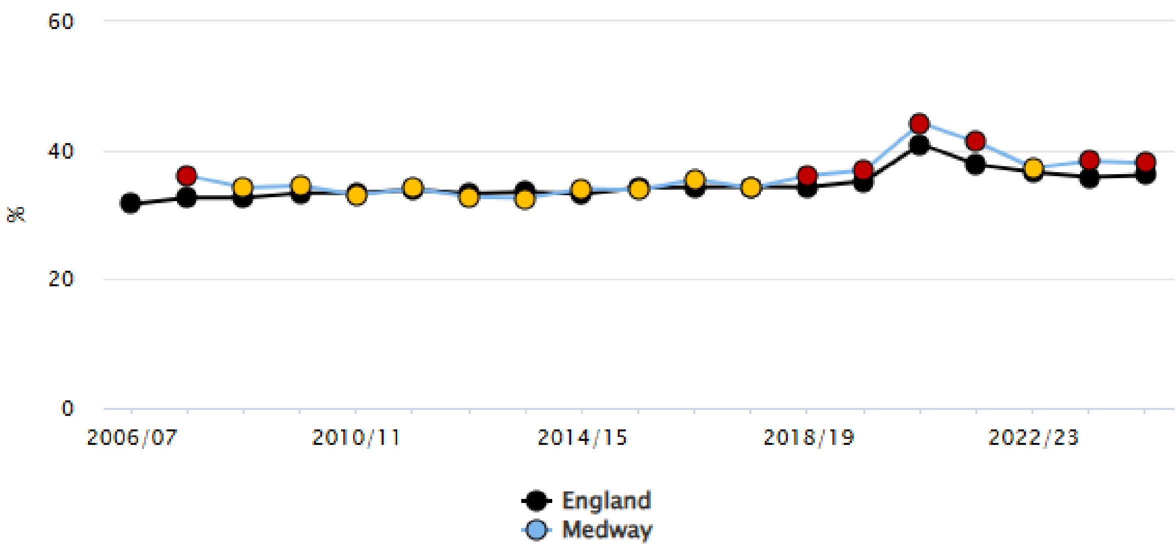
Hot Food Takeaways in Medway: A guidance note

Medway Council has introduced Hot Food Takeaway guidance as part of a wider programme to promote health and well-being and improve the life chances of local people. The guidance aims to manage the potential proliferation and clustering of hot food takeaways, particularly in core retail areas and town centres, to create a healthier environment, reduce obesity—especially among children—and support a more diverse retail offer. It includes measures such as a 400m buffer around schools to control the siting of takeaways and restrictions on operating hours. These proposals apply only to new hot food takeaways seeking planning permission and form part of a broader package of initiatives to improve public health and vibrancy in town centres.

Childhood overweight and obesity prevalence in Medway

Childhood obesity in Medway is a significant challenge and can lead to serious health issues for the local population. In 2024/25, 26.6% of reception-age children were overweight or obese, of whom 13.1% were obese, this is higher than the England average. Among Year 6 children, 38.1% were overweight or obese, of whom 24.2% were obese, again higher than the England average. There are significant inequalities across Medway wards for Year 6 obesity levels, All Saints is the highest with 31.3% and the lowest is St Mary's Island at 16% (National Child Measurement Programme).

Table: Year 6 prevalence of overweight (including obesity) (10-11 yrs)

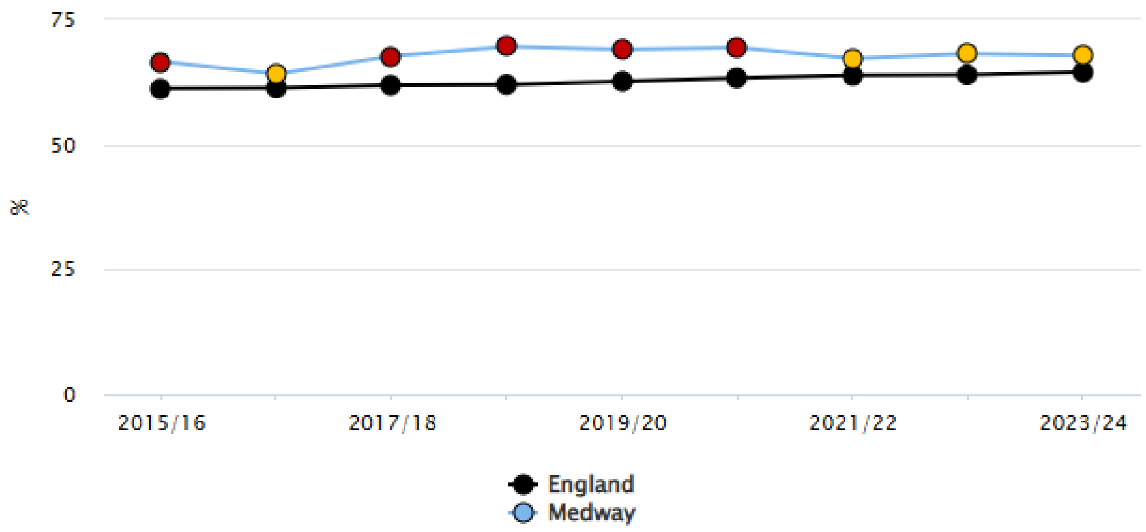


Source: OHID Fingertips

Adult overweight and obesity prevalence in Medway

Over the past four decades, there has been a substantial rise in the percentage of adults in England living with obesity. 67.8% of adults were overweight or obese in Medway 2023/24 which is similar to the England average.

Table: Overweight (including Obesity) prevalence in adults (18+ years)



Source: OHID Fingertips

Use of guidance:
The planning guidance note was not applicable to the applications received in 2024/25 as they didn't meet the criteria of the guidance (ie they were not within 400m of a school, were for pre-existing take-aways or were just for a discharge of conditions).

Table: Application theme 2020/21 – 2024/25

	New takeaway	Change of use	To extend hours	Other	Total number of applications
2020-21	0	3	0	0	3
2021-22	0	3	0	0	3
2022-23	0	3	0	0	3
2023-24	0	1	0	0	1
2024-25	0	2	0	3	5

Table: Application outcome – 2020/21 – 2024/25

	Approved	Approved with conditions	Refused	Other	Total number of applications
2020-21	0	1	2	0	3
2021-22	0	0	3	0	3
2022-23	0	1	2	0	3
2023-24	0	0	1	0	1
2024-25	0	4	0	1	5

A Better Medway

This supports the local population to live a healthier lifestyle. Current programmes include:
- Get Active – health walks, Nordic Walking, cycling groups and Man vs Fat – a football league for men who have a body mass index (BMI) that is 27.5 or higher
- Quit smoking – services to assist and support smokers with specialist advice and pharmacotherapy prescriptions
- Healthy Way - healthy way is a free programme that supports residents to adopt a healthier lifestyle through diet, stress management and behaviour change
- Oviva Digital Weight management – supporting overweight adults to lose weight through
- Healthy Mind – supporting mental health and promoting the 5 ways to wellbeing
- Healthy eating – range of family and adult cookery courses and workshops
- Healthy child – breastfeeding, school programmes, early years support
- Suicide prevention (Ask. Listen. Stop suicide)
- Adult and young people substance misuse support - Treatment and Recovery Services and digital support
- NHS Health checks for 40-74 year olds
- Oral health campaigns and training
- Sexual health services – contraception, testing, advice and support
- Family weight management services – courses and programmes to help children and families achieve a healthy lifestyle (Tri for you and FitFix)
- Healthy Workplace – this programme helps businesses of all sizes become healthier places to work
- Medway Go – Holiday Activity Food programme for children in receipt of free school meals through holiday periods
- Falls Management Exercise and Wellbeing Service (FaME) a 20 week programme that includes physical activity and wellbeing support from a fully qualified team

Further details on the programmes, information and support are available at:

A Better Medway

New local health and wellbeing strategy for Medway

The Joint Local Health and Wellbeing Strategy (JLHWS) will inform work of Medway's public health directorate and its NHS, professional and community partners over the next five years.

The refreshed strategy is framed around four key themes:

- Healthier, longer lives for everyone
- Reduce poverty and inequality
- Safe connected and sustainable places
- Connected communities and cohesive services

It recognises and focuses on the connection between the building blocks of health, such as education, housing, employment and the environment, and aims to reduce inequalities and improve the physical and mental health and wellbeing of all residents. It also emphasises the importance of services and organisations working collaboratively to improve health and wellbeing outcomes.

The JLHWS focuses on Medway, but it complements and will work in tandem with the wider Integrated Care Strategy for Kent and Medway, which was launched in April 2024. You can read it here:

Public Health Reports

Health Deprivation

Indices of Deprivation

The Indices of Deprivation are a unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. These bring together a range of data sets and are published in a linked set every few years. The last set of indices were published in 2019, with the latest release at the end of October 2025. The council has published updated information online about Medway's wards based on the latest 2025 indices.

Infrastructure

Education

GCSE attainment scores

A new grading system was introduced in 2017; for further information see link below:

Department for Education new grading overview

A school's *attainment 8* score is the average of all of its students' scores. Students do not have to take 8 subjects, but they score zero for any unfilled slots. For comparison the England and Medway scores are set out below. Medway has improved from the year before but like England, has still not yet returned to pre-Covid levels. It should be noted that a different grading approach was used in 2022 to take account of the impact of the pandemic but returned to pre-pandemic grading in 2023 with grading protection in place to recognise the disruption that students have faced. This means that allowances were made where national performance was weaker than before the pandemic, part of a two year, two step plan to return to normal grading arrangements.

Table: Average attainment score 8 per pupil

	2019	2020	2021	2022	2023	2024
Medway	46.6	*	*	49.4	45.4	45.8
England	44.7	*	*	48.9	44.6	44.2

* Due to the impact of the Covid pandemic, most exams and assessments did not take place in 2019/20. As a result of this, the government announced that it would not publish school or college level results data for 2020 or 2021.

Source:
GOV.UK Compare school and college performance in England

Planning Applications for Schools

During the year a number of schools have submitted and had approved planning applications to improve and upgrade their buildings and facilities, these are set out in the table below.

As well as these schools listed, a number of others have ongoing schemes and have had amended plans and details approved to existing schemes. They include:

- St Nicholas CE Voluntary Controlled Infant School
- Danecourt School, Hotel Road, Gillingham
- Greenacre Academy, 157 Walderslade Road, Walderslade
- The Victory Academy, Magpie Hall Road, Chatham
- The Hundred of Hoo School, Main Road, Hoo St Werburgh

Application Number	Address	Works/Description
MC/24/0221	Land to the East of Woodlands Cemetary Cornwallis Avenue Gillingham	Construction of a Special Education Needs and Disabilities (SEND) Secondary Free School together with associated hard/soft landscaping, including multi-use games area (MUGA), car/cycle parking, secure line fence/boundary enclosures and associated means of access.
MC/24/0306	Bradfields School Churchill Avenue Wayfield Chatham	Retrospective application for the siting of two storey temporary classroom buildings and ancillary accommodation, perimeter fencing, landscaping, a canopy structure and fire hydrant tank.
MC/24/1973	Stoke Primary Academy Lower Stoke	Construction of a new entrance lobby, single storey extension to accommodate new classrooms, toilets and kitchen facilities, and a new staff car park (demolition of existing timber building)
MC/24/0808	Oaklands Infant School Weeds Wood Chatham	Construction of new fencing to front boundary of school
MC/24/1037	Danecourt School, Hotel Road, Gillingham	Construction of a single storey detached teaching block together with additional staff parking - demolition of existing timber building
MC/25/0109 MC/24/1621	Silverbank Centre Churchill Avenue Wayfield Chatham	Construction of a single storey extension to the west side of the main school building with minor alterations to internal layout and existing external finishes will be required including alterations to pathways and onsite fencing Retrospective application for installation of a temporary single storey Portakabin classroom building for a period of 3 years
MC/24/0586 MC/24/0814	Luton Infant School, Alexandra Road, Luton	Application for a Lawful Development Certificate (Proposed) for the construction of a modular building for the Infant School nursery Prior Notification under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for demolition of a single storey flat roofed modular building containing a single classroom space, WCs and store and a small brick built external store
MC/24/0843	The Robert Napier School, Third Avenue Gillingham	Prior Notification under Schedule 2 Part 11 Class B of the Town and Country Planning

	(General Permitted Development) (England) Order 2015 (as amended) for demolition of : Building 1: Referral block. Single storey, prefabricated building, 28m long by 8m wide approx. Building 2: Science lab classroom, linked to main science building. Single storey, 13.6m long by 4.3m wide approx. Building 3: Janitor's welfare hut. Single storey, 11.5m long by 5m wide approx.

Education, Skills and Training Deprivation

Indices of Deprivation

The Indices of Deprivation are a unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. These bring together a range of data sets and are published in a linked set every few years. The last set of indices were published in 2019, with the latest release at the end of October 2025. The council has published updated information online about Medway's wards based on the latest 2025 indices.

Infrastructure
Developer Contributions

The government requires all local authorities to publish an Infrastructure Funding Statement (IFS) on an annual basis. This covers information on developer contributions/obligations relating to Section 106 agreements.

The IFS will be published by the end of December 2025 and include details of:

- Developer contributions received 01/04/2024 – 31/03/2025
- Expenditure of developer contributions during 01/04/2024 – 31/03/2025
- Information on future infrastructure provision

The IFS will be published on the Medway Council website Planning Policy pages:

Infrastructure Funding Statement

It provides an overview of infrastructure and services delivered and planned with the support of S106 funding in Medway.

Transport

As a transport authority, Medway Council is responsible for the local highway network, public rights of way and other transport related infrastructure. This includes 840 km of adopted highway and 293 km of public rights of way, plus the Medway Tunnel.

Local Transport Plan

Medway's third Local Transport Plan (LTP) provides the transport strategy for the period 2011 to 2026. The LTP contains five priorities, with key actions for the Council and partners under each priority:

1. Regeneration, economic competitiveness and growth
2. The natural environment
3. Connectivity
4. Equality of opportunity
5. Safety, security and public health

The LTP is currently under review in preparing for a new LTP. More information can be found here:

Travel plans and policies

External Funding

As outlined within the Development and Regeneration section, Medway has continued to secure external funding to support active travel infrastructure delivery, scheme development, and behaviour change initiatives. Updates on key transport projects are set out below:

Active Travel Fund (ATF)

- **Tranche 2 (£927k)**
  Completion of the Four Elms Hill scheme, including a new layby and junction improvements. Active Travel England conducted a post-construction inspection in February 2025, with positive feedback received. Residual funding will support Local Cycling and Walking Improvement Plan (LCWIP)-aligned schemes.

- **Tranche 4 (£486k)**
  Seven School Streets launched in March 2024. Nine additional sites underwent statutory consultation, with implementation planned from September 2025.

- **Tranche 5 (£167k)**
  Funding awarded in November 2024 to develop six priority LCWIP schemes to detailed design. These include walking and cycling routes in Gillingham and Chatham.

- **Consolidated Active Travel Fund (CATF) – £568k (2025/26)**
  Announced in February 2025, this combined capital/revenue allocation will support LCWIP scheme delivery and potentially fund a dedicated client lead officer post.

Capability Fund (CAF)

Active travel revenue funding has been used to support LCWIP development, cycle counter upgrades, school travel planning, active travel to school initiatives / resources and public health campaigns. Key outputs have included:

- LCWIP adoption (March 2025) and integration into the Local Plan and LTP.
- Appointment of a Transport Initiatives Coordinator
- Expansion of the WOW initiative (15 schools, 216,000+ journeys) and Modeshift
- STARS travel planning portal.
- Explore Medway route planning tool.
- Active Travel Group governance and quarterly progress summaries.

Estimated traffic flows for cars and all vehicle types

Table: Car and Taxi Traffic – Million miles

	*2020	*2021	*2022	2023	2024	% change 2023–2024
Medway	552	598	649	662	**694**	4.8%
Kent	5,496	6,068	6,719	6,937	**7,080**	2.1%
South East	31,855	35,285	39,320	40,594	**41,333**	1.8%
England	169,561	189,675	208,816	215,057	**219,197**	1.9%

** These figures are affected by the coronavirus (COVID-19) pandemic. Take caution when interpreting this data and comparing them with other time periods. Further details available at:*
Gov.UK Road traffic statistics information

After 2019 when both the car traffic figure and the motor vehicle traffic figure in Medway had risen to the highest levels since records began in 1993, they then fell to the lowest levels for the past 20 years due to the effects of the lockdown restrictions during the Covid pandemic. Following the pandemic they continued to rise annually and this year for the first time they are at their highest again since 1993 in Medway. Although they have continued to climb in Kent, nationally and regionally, they have not regained their highest levels yet. Medway's motor vehicle traffic has risen far more quickly over the past year at 4.5% compared to approximately 1.5% comparatively elsewhere. However, it is important to note other factors should be taken into consideration when looking at the data; these include sample size (of which Medway's is relatively small compared to the other areas), the proportion of sites which have been estimated (which has been higher in more recent years) and the proportion of Medway's counts (35% estimated and counted) which are on the A2/M2 which may have an impact on the overall result.

Motor Vehicle Traffic – Million miles

	*2020	*2021	*2022	2023	2024	% change 2023 - 2024
Medway	728	782	839	851	**889**	4.5%
Kent	7,616	8,385	9,165	9,383	**9,537**	1.6%
South East	42,419	46,905	51,620	52,823	**53,601**	1.5%
England	228,152	254,369	276,345	282,460	**287,020**	1.6%

** These figures are affected by the coronavirus (COVID-19) pandemic. Take caution when interpreting this data and comparing them with other time periods. Further details available at*:
Gov.UK Road traffic statistics information

Traffic usage increased more in Medway between 2023 and 2024 than it did in the rest of Kent, regionally and nationally. This is a measure of the level of usage of roads in Medway, rather than a reflection of vehicle ownership amongst Medway residents. Data on vehicle licences can be found in the Natural and Built Environment chapter relating to ULEVs.

Source: DfT transport statistics Road Traffic Tables TRA8901 & TRA8902

Passenger journeys on local bus services

In 2023/24 7.3 million bus passenger journeys were made in Medway, a rise of 9% in bus usage over the previous year. Kent, South East and England all saw significant rises following the dip in 2020/21 due to the Covid pandemic lockdown restrictions. However, no areas are yet back up to the miles seen before the pandemic in 2019; they are on average 13% lower locally, regionally and nationally.

Table: Passenger journeys on local bus services - millions

	2019/20	2020/21	2021/22	2022/23	2023/24	% change 2022/23 - 2023/24
Medway	8.1	5.6	5.8	6.7	**7.3**	9%
Kent	48.9	15.3	35.8	40.8	**45.9**	12.5%
South East	320.1	113.5	220.7	272.5	**304.3**	11.7%
England	4,052.6	1,583.0	2,835.1	3,379.2	**3,629.1**	7.4%

Source: Gov.UK Bus Statistics. Table BUS01 (BUS01e)
Please note there have been some adjustments to the figures published so will not match those figures shown in previous Authority Monitoring Reports.

Bus Service Improvement Plan (BSIP)

Medway BSIP Delivery Plan Update – 2025/26
Medway Council continues to deliver a comprehensive programme of bus service improvements under the Bus Service Improvement Plan (BSIP) for 2025/26. This year, we have secured £2.6 million in capital funding and £1.1 million in revenue funding, enabling a wide range of enhancements across infrastructure, service support and passenger experience.

Capital Investment (£2.6m):
Bus Infrastructure Upgrades: Including raised kerbs, filled-in laybys and traffic signal improvements along the A2 corridor.
Bus Station Enhancements: Resurfacing and layout changes at Chatham Waterfront Bus Station to improve pedestrian and vehicle flow.
Shelter Improvements: Installation of solar-powered shelters and living roof upgrades across multiple sites.
Real-Time Information (RTI) Systems: Procurement of new RTI screens for Chatham Waterfront and 20 additional bus stops.

Revenue Investment (£1.1m):
Service Uplifts: Continued and new frequency enhancements across Arriva, ASD and Nu-Venture services, including evening and Sunday services.

Free Travel Initiatives: Return of free summer holiday travel for children and “Catch the Bus” weekends to encourage ridership.
Staffing and Delivery Support: Funding for one full-time staff member and two consultants to support BSIP delivery.

Impact and Outcomes:
Improved accessibility and reliability of services, especially in evenings, weekends and rural areas.
Enhanced passenger facilities and real-time information to support journey planning.
Increased community engagement through free travel schemes.
Infrastructure changes aimed at reducing delays and improving safety.

Medway’s Bus Service Improvement Plan

Railway Stations

Medway has seven train stations within the borough.

Cuxton and Halling are on the Medway Valley line that runs between Strood and Tonbridge and connections at Strood station provide for onward journeys to London or east Kent.

Rainham, Gillingham, Chatham, Rochester and Strood are served by the north Kent line, with links to London. These are the busiest trains and take the bulk of passengers during the early morning and evening rush hours to and from the capital.

Usage has continued to increase at all stations from the lows of the Covid Pandemic but has not yet returned to pre-pandemic levels.

Usage at Halling has increased by 50% from the previous year which is likely to be because of new residential development in Halling and Peter’s Village and the high speed rail link to St Pancras.

Gillingham is the busiest at 2.34 million passengers using the station during 2023/24 and ranks 224 busiest out of 2,585 stations recorded in Great Britain. By comparison, the pre-pandemic number of passengers using Gillingham train station in 2018/19 was 2.74 million.

Table: Passenger usage per annum - millions

Station	2019/20	2020/21	2021/22	2022/23	2023/24	% change 2022/23 - 2023/24
Chatham	2.62	0.826	1.73	2.01	**2.17**	8%
Cuxton	0.06	0.03	0.05	0.05	**0.06**	20%
Gillingham	2.52	0.94	1.86	2.12	**2.34**	10.4%
Halling	0.09	0.03	0.06	0.06	**0.09**	50%
Rainham	1.87	0.46	1.16	1.39	**1.53**	10.1%
Rochester	2.12	0.56	1.46	1.78	**1.91**	7.3%
Strood	1.16	0.45	0.87	0.99	**1.05**	6.1%
TOTAL	10.44	3.30	7.19	8.40	**9.15**	8.9%

Source: Gov.UK Estimates of Station Usage
Table 1410 Station usage 2023/24 data

Minerals, Waste and Energy

Minerals

As the Minerals Planning Authority for Medway, Medway Council provides planning policy, and determines planning applications, related to the supply of minerals in Medway.
Saved policies concerning the suitability of development associated with the supply of minerals are set out in the following plans:

- Brickearth May 1986 local plans and maps
- Kent minerals local plan: Construction aggregates December 1993
- Kent minerals local plan - construction aggregates December 1993 (Medway)
- Kent minerals local plan - Chalk and Clay December 1997
- Kent minerals local plan - Chalk and Clay December 1997 - Medway
- Kent minerals local plan - Oil and gas December 1997

Minerals of 'local and national importance' that exist within Medway are sharp sand and gravel (aggregates), chalk and brickearth.

There are currently no sites, or extant planning permissions, for working chalk and brickearth in Medway. The position with regard to sharp sand and gravel, and supply of aggregates, more generally, is reported annually in the Council's Local Aggregates Assessment (LAA). The latest draft LAA, that reports in the supply of aggregates in 2024, is to be considered by the South East Aggregates Working Party and is published in Volume 2 of the AMR.

The supply of aggregates in Medway is currently sufficient, with the existing importation facilities providing a high percentage of aggregates for the wider London and South East area. Total annual sales of aggregates from wharves in 2024 decreased 13% from a high in 2023, to 2.930 Mt which is around the average level of sales observed over the last 10 years.

Extraction of sand and gravel from the only productive quarry at Kingsnorth has continued with reserves declining due to excavation in 2024. In light of reduced reserves the landbank is 7.46 years which while in line with the minimum 7 year policy expectation was a reduction of nearly two years due to declining reserves and an increase in the 3-year sales average that is used to calculate the minimum. There is a relatively small reserve at another inactive permitted sand and gravel quarry.

In common with much of the South East, there is high demand for housing in Medway and there have been relatively high rates of delivery in recent years.

Other major construction projects proposed in the wider South East region which may place demands on aggregate supplied from Medway include Ebbsfleet Garden City, Lower Thames Crossing, and HS2.

Quarry Sales	2024 Sales (Mt) & Trend[1]	Average (10-yr) Sales & Trend[1]	Average (3-yr) Sales & Trend[1]	APR (Mt)[2]	Reserve (Mt)	Landbank (years)	Allocations (years)	Capacity (Mtpa)	Comments[3]
Soft Sand									No known reserves
Sharp Sand & Gravel	c	66,349 ↑	49,154 ↑	0.049 ↑	0.366 ↓	7.46 ↓	n/a	>0.200	Two quarries, one inactive. APR taken as 3 year average in light of sales pattern.
All Sand & Gravel[4]	c	66,349 ↑	49,154 ↑	0.049 ↑	0.366 ↓	7.46 ↓	n/a	>0.200	See above
Crushed Rock									No known reserves

Aggregate Infrastructure Sales	2024 Sales (Mt) & Trend[1]	Average (10-yr) Sales & Trend[1]	Average (3-yr) Sales & Trend[1]	APR[2] (Mt)	Reserve (Mt)	Landbank (years)	Allocations (years)	Capacity (Mtpa)	Comments[3]
Recycled / Secondary Aggregates	0.058 ↑	0.044 ↑	0.057 ↑	n/a				0.154 ↑	New site commenced operations in 2024. Closed Kingsnorth Power has a stock of approx. 1.4mt m^3 coal derived fly ash
Marine Sand & Gravel	1.678 ↓	1.672 ↑	1.813 ↓	n/a				4.5 ↑	Established importation and distribution facilities with potential for growth. Slight increase in capacity which is a combined total for all wharves across all aggregate types.
Rock Imports by Sea	1.253 ↓	1.263 ↑	1.392 ↓	n/a				4.5 ↑	Established importation and distribution facilities with potential for growth. Slight increase in capacity which is a combined total for all wharves across all aggregate types
Rail Depot Sales (Sand & Gravel)	n/a	n/a	n/a	n/a				0.56	Established aggregates rail depot linked to wharf used to export aggregate. Sand and gravel is not imported by rail
Rail Depot Sales (Crushed Rock)	n/a	n/a	0.000	n/a				0.100	Established aggregates rail depots linked to wharf used to export aggregate. Crushed Rock is not imported by rail

See notes on next page

General Comments

The supply of aggregates in Medway is currently sufficient, with the existing importation facilities providing a high percentage of aggregates for the wider London and South East area. Total annual sales of aggregates from wharves in 2023 continued to notch up (3.377Mt) exceeding the level in any one of the last fifteen years.

A revised assessment of permitted recycled aggregate production capacity indicates a slight increase to 150ktpa from a 2020 estimate of 135ktpa.

Extraction of sand and gravel from the only productive quarry at Kingsnorth has continued and while reserves remain limited operator survey returns suggest an increase which is likely due to a reassessment. The landbank is 9.25 years based on the 3 year sales average (the APR rate). The relatively small reserve at the other permitted sand and gravel quarry may be sterilised by impending non mineral development. The Local Plan allows for additional reserves but no interest has been shown by industry for some time. The Draft Local Plan Regulation 19 document seeks to safeguard resources and infrastructure and identify Areas of Search for sand and gravel extraction.

In common with much of the South East, there is high demand for housing in Medway and there have been relatively high rates of delivery in recent years.

Other major construction projects proposed in the wider South East region which may place demands on aggregate supplied from Medway include Ebbsfleet Garden City, Lower Thames Crossing, Thames Tideway Tunnel, Crossrail 2, HS2 and Silvertown Tunnel.

Notes:

1. **Trend –** indicates whether the average sales are (compared with the previous year's LAA average sales) increasing (upwards arrow), declining (downwards arrow) or no change (level arrow).
2. **APR = 'Aggregate Provision Rate'** – The APR is the level of sales used to estimate future requirements and is based on historic sales and other relevant local information. The term 'LAA Rate' has previously been used for the Aggregate Provision Rate.
3. **Comments** – Comments explain possible anomalies e.g. peculiarities about current sales, landbank limitations, important infrastructure changes, soft sand sales at wharves, origins of aggregate imports by sea/rail etc.
4. **All sand and gravel** – soft sand and sharp sand and gravel taken together.
5. **Shading** applied where aggregate supply source is not relevant.
6. **General Comments** – this provides the overall picture with reference to demand, factoring in export requirements and sustainability of supply – landbank, allocations, infrastructure capacity – to meet this. This includes whether an appropriate contribution is being made to what are understood to be the aggregate supply that is required of the area and an analysis of the adequacy of the current local plan and whether this should be reviewed.

   'c' denotes where sales data is not published due to commercial confidentiality

Waste

As a Waste Planning Authority, Medway has a responsibility to ensure that the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities.

The new Medway Local Plan will contain waste management policies. Saved policies concerned with the suitability of development associated with the management of waste are set out in the Kent Waste Local Plan 1998. Details of which policies are saved can be found here:

Kent waste local plan March 1998 – Medway

The main types of solid waste produced and managed in Medway are as follows:

- Local Authority Collected Waste (LACW);
- Commercial and Industrial Waste (waste from businesses) (C&I waste);
- Construction, Demolition and Excavation Waste (CDEW); and,
- Hazardous Waste from various sources.

Medway Council also has responsibility for the collection and management of LACW that includes household waste collected from homes in Medway and delivered by Medway residents to the three Household Waste and Recycling Centres provided by the Council.

Data relating to this and waste and recycling end destinations can be found published on the council's website here:

Waste and Recycling Freedom of Information (FOI) data

The Council commissioned an updated Waste Needs Assessment (WNA) for the period up to 2041, which can be found with the Supporting Documents published in summer 2025 for the Regulation 19 stage of preparing the new Local Plan.

In summary, there appears to be sufficient existing consented capacity to meet requirements for recycling/composting capacity and 'other recovery' as well as inert waste management. The only predicted shortfall in management capacity relates to the disposal of non-inert waste by landfill.

Addressing the shortfall up to 2041 will rely on utilisation of non-inert waste landfill capacity available in adjacent or nearby areas. This approach is consistent with initial findings which show that capacity is available in proximate (including neighbouring) areas. It is recommended that findings regarding the availability of capacity elsewhere be verified through direct engagement with relevant host Waste Planning Authorities to ensure compliance with the Duty to Cooperate.

Energy

Energy Performance

A quarterly series of official statistics is published by MHCLG , presenting information about certificates on the energy efficiency of domestic and non-domestic buildings in England and Wales that have been constructed, sold, or let since 2008, and of larger public authority buildings recorded since 2008.

Energy Performance Certificates (EPCs)

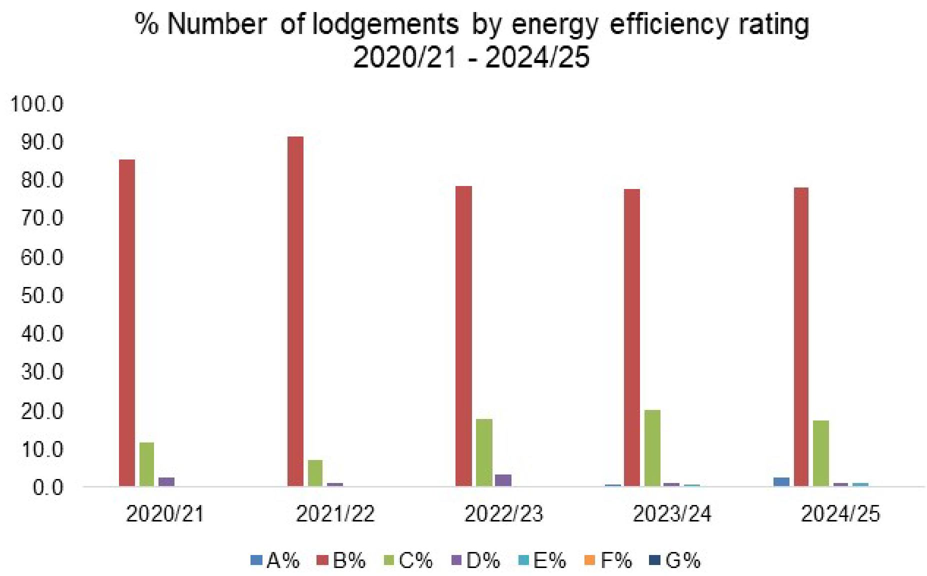
Two types of EPCs are issued on the completion of new dwellings – Energy Efficiency (based on fuel costs) and Environmental Impact (based on CO2 Emissions). An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

New dwellings - Energy Efficiency (based on fuel costs)

In the last five years the majority (78%) of dwellings have been constructed to a B energy efficiency rating (based on fuel costs) - 2021/22 was highest at 91.4%. This is consistent with the rest of England, although England's overall percentage of B ratings is lower this year (73.9%). Medway's C ratings dropped to 17.4% from 20% the previous year but A ratings were up to 2.6%, a level not seen since 2015/16. This is still lower than England which was 12.7% A ratings for 2024/25.

Table: % Medway Number of lodgements by energy efficiency rating (based on fuel costs)

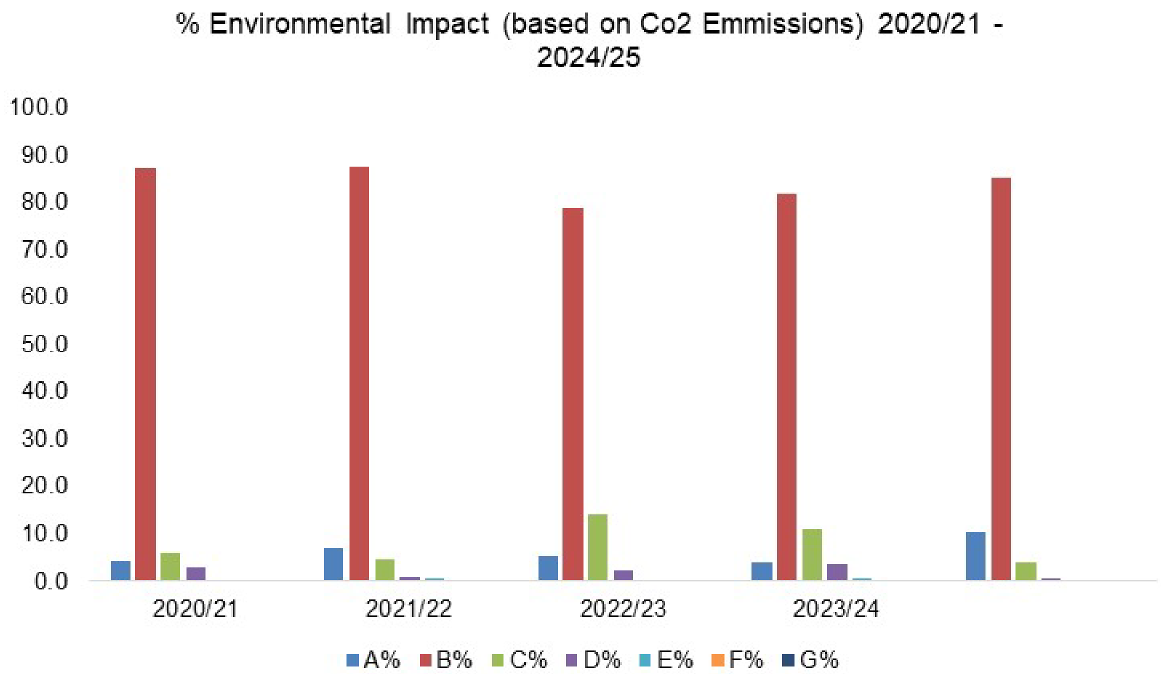
Year	A%	B%	C%	D%	E%	F%	G%
2020/21	0.1	85.2	11.8	2.7	0.2	0.0	0.0
2021/22	0.0	91.4	7.3	1.2	0.2	0.0	0.0
2022/23	0.1	78.5	17.9	3.4	0.1	0.0	0.0
2023/24	0.7	77.6	20.0	1.1	0.5	0.1	0.0
2024/25	**2.6**	**78.0**	**17.4**	**1.0**	**1.0**	**0.0**	**0.0**
England 2024/25	*12.7*	*73.9*	*10.8*	*1.8*	*0.8*	*0.1*	*0.0*



New Dwellings - Environmental Impact (based on CO^2 Emissions)
Similar to the energy efficiency rating based on fuel costs, most new dwellings (85.2%) produced in Medway had a B rating for environmental impact (based on CO^2 emissions) in 2024/25. It was the same for England but a lower percentage 66.5%. Although lower than England's 27.6% of A rated new dwellings, they rose to the highest on record for Medway at 10.3%. No F or G rated buildings were built in the last 5 years in Medway; indeed no G ratings have been built in Medway since records began in 2008.

Table: Medway New Dwellings - Environmental Impact (based on CO2 Emissions)

Year	A%	B%	C%	D%	E%	F%	G%
2020/21	4.1	87.3	5.8	2.8	0.0	0.0	0.0
2021/22	7.0	87.5	4.3	0.9	0.2	0.0	0.0
2022/23	5.1	78.8	13.9	2.2	0.0	0.0	0.0
2023/24	4.0	81.6	10.9	3.3	0.2	0.0	0.0
2024/25	10.3	85.2	3.9	0.6	0.0	0.0	0.0
England 2024/25	*27.6*	*66.5*	*4.7*	*1.0*	*02*	*0.0*	*0.0*



Source:
Tables NB1 and NB2
Live tables on Energy Performance of Buildings Certificates

Renewable energy installations

Table: Medway renewable electricity number of installations

	Photo voltaics	Onshore Wind	Hydro	Anaerobic Digestion	Offshore Wind	Wave/Tidal	Sewage Gas	Landfill Gas	Municipal Solid Waste	Animal Biomass	Plant Biomass	Confiring	Total
2020	75	0	0	0	0	0	0	0	0	0	0	0	75
2021	94	0	0	0	0	0	0	0	0	0	1	0	95
2022	326	0	0	0	0	0	0	0	0	0	0	0	326
2023	563	0	0	0	0	0	0	0	0	0	0	0	563
2024	**363**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**363**
TOTAL	1,421	0	0	0	0	0	0	0	0	0	1	0	1,422

The majority of renewable energy installations in Medway have been Photovoltaics (solar), with 1,421 new installations over the past 5 years – these include domestic installations.

Source: Gov.UK Renewable statistics

Glossary

A

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Age-Standardised mortality rates – (ASMRs) are used to allow for comparisons to be made between populations that may contain different overall population sizes and proportions of people of different ages. They allow for differences in the age structure of populations and therefore allow valid comparisons to be made between geographic areas, over time and between sexes. It is a statistical measure to allow more precise comparisons between two or more populations by eliminating the effects in age structure by using a "standard population". The higher the number, the higher the mortality rate.

B

Biodiversity - The whole variety of life encompassing all genetics, species and ecosystem variations, including plans and animals.

Brownfield land – see Previously developed land

C

Change of Use - A change in the way that land or buildings are used (see Use Classes Order). Depending on the specifics of any proposed change of use, including any building work associated with the proposal, an application for planning permission or prior approval may be required.

Commitments (or committed development) - All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

Community Infrastructure Levy (CIL) - is a system of securing developer contributions from planning permissions which local authorities are empowered but not required to charge on new development in their area. The levy is to be used to support growth.
Completed dwelling – for monitoring purposes, a dwelling is counted as complete when the structure is finished and ready to be lived in (not once it has been sold or occupied).

D

Duty to cooperate - was introduced in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation relating to strategic cross boundary matters.

E

Economic activity - A person is economically active if they are either employed or unemployed i.e. in work or looking for work. A person is economically inactive if they are either not seeking work or are unavailable to start work. This includes people who are looking after a family and people who are on long term sick leave.

Employment Land Availability (ELA) - The total amount of land reserved for industrial and business use awaiting development.

Employment rate - The number of people in employment in the UK is measured by the Labour Force Survey (LFS) and consists of people aged 16 and over who did paid work (as an employee or self-employed), those who had a job that they were temporarily away from, those on government-supported training and employment programmes, and those doing unpaid family work.

English indices of deprivation - identify the most deprived areas across the country. The indices combine a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. The indices are used widely to analyse patterns of deprivation, identify areas that would benefit from special initiatives or programmes and as a tool to determine eligibility for specific funding streams.

G

Greenfield Land or Site - Land (or a defined site) usually farmland, that has not previously been developed.

Greenbelt – areas of land which has been set aside near urban or developed land which is protected from most forms of development. The Greenbelt policy checks the unrestricted sprawl of large built up areas, prevents neighbouring towns merging into one another, assists in safeguarding the countryside from encroachment, preserves the setting and special character of historic towns and assists in urban regeneration by encouraging the recycling of derelict and other urban land.

L

Life expectancy - at birth is chosen as the preferred summary measure of all-cause mortality as it quantifies the differences between areas in units (years of life) that are more readily understood and meaningful to the audience than those of other measures. All-cause mortality is a fundamental and probably the oldest measure of the health status of a population. It represents the cumulative effect of the prevalence of risk factors, prevalence and severity of disease, and the effectiveness of interventions and treatment. Differences in levels of all-cause mortality reflect health inequalities between different population groups, e.g. between genders, social classes and ethnic groups. Life expectancy is a statistical measure of the average time someone is expected to live, based on the year of their birth, current age and other demographic factors including their sex.

Localism Act 2011 - introduced in November 2011. The aim of the act was to devolve more decision-making powers from central government back into the hands of individuals, communities and councils.

O

Outline application - A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.

M

Mixed Use - Developments or proposals comprising more than one land use type on a single site.

N

National Planning Policy Framework – first published in 2012, revised in 2018, updated in 2019, 2021, 2023 and again in December 2024, it sets out the government's planning policies for England.

Neighbourhood Plans - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004, as amended).

P

Planning Permission - Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications or be sought in detail through full planning applications.

Previously Developed Land or 'Brownfield' land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

PROW – Public Rights of Way

R

Renewable and Low Carbon Energy - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Reserved matters application – details the matters which were reserved from the original outline planning application

S

S106 - A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of a new home on the local community and infrastructure.

Self-Build and Custom Housebuilding - Self-build is generally where the owner is directly involved with/manages the design and construction of their new home, whereas custom housebuilding means the owner commissions the construction of their home from a developer/builder/contractor/package company who builds the property to the owner's specifications. With custom build the occupants do not usually carry out any of the physical construction work but still make key design decisions. In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Site of Special Scientific Interest (SSSI) - A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (plants, animals and natural features relating to the Earth's structure).

Super Output Areas (SOAs) - a geography designed for the collection and publication of small area statistics. They are used on the Neighbourhood Statistics site and across National Statistics. Lower Super Output Areas (LSOAs) which are used as the unit to present data on deprivation, were originally built using 2001 Census data from groups of Output Areas and contain on average 1,500 residents.

Supplementary planning document (SPD) - provides additional information on planning policies in a development plan.

Land Availability Assessment (LAA) - assesses the suitability, availability and deliverability of sites to meet a requirement for residential, employment, retail and other uses.

Sustainable drainage systems (SUDS) - surface water drainage systems which consider quantity, quality and amenity issues.

U

ULEV – Ultra Low Emission Vehicle – emits extremely low levels of motor vehicle emissions compared to other vehicles.

Use Class - classes of land and building use as categorised by the Town and Country Planning (Use Classes) Order 1987 as amended.

Current use classes

On 1st September 2020, the following use classes were updated to replace those which had gone before:

Class B

B2 General industrial - Use for industrial process other than one falling within class E(g) *(previously class B1)* (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

- **B8 Storage or distribution -** This class includes open air storage.

Class C

- **C1 Hotels -** Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions -** Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellinghouses -** This class is formed of three parts
    - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
    - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
    - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but

which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger

- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
    - **E(c)(i)** Financial services,
    - **E(c)(ii)** Professional services (other than health or medical services), or
    - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
    - **E(g)(i)** Offices to carry out any operational or administrative functions,
    - **E(g)(ii)** Research and development of products or processes
    - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions –** Use (not including residential use) defined in 7 parts:
    - **F1(a)** Provision of education
    - **F1(b)** Display of works of art (otherwise than for sale or hire)
    - **F1(c)** Museums
    - **F1(d)** Public libraries or public reading rooms
    - **F1(e)** Public halls or exhibition halls
    - **F1(f)** Public worship or religious instruction (or in connection with such use)
    - **F1(g)** Law courts
- **F2 Local community –** Use as defined in 4 parts:
    - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
    - **F2(b)** Halls or meeting places for the principal use of the local community
    - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
    - **F2(d)** Indoor or outdoor swimming pools or skating rinks

Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.
Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles

- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – *from 1 September 2020, previously Class A4*
- drinking establishments with expanded food provision – *from 1 September 2020, previously Class A4*
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – *from 1 September 2020, previously Class A5*
- venues for live music performance – *newly defined as 'Sui Generis' use from 1 September 2020*
- cinemas – *from 1 September 2020, previously Class D2(a)*
- concert halls – *from 1 September 2020, previously Class D2(b)*
- bingo halls – *from 1 September 2020, previously Class D2(c)*
- dance halls – *from 1 September 2020, previously Class D2(d)*

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

Revoked Use Classes

Class A was revoked from 1 September 2020. Class A 1/2/3 were effectively replaced with Use Class E(a,b,c). A4/5 uses were not covered by Use Class E and became defined as 'Sui Generis'

- **A1 Shops -** Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes
- **A2 Financial and professional services -** Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below)
- **A3 Restaurants and cafés -** For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes
- **A4 Drinking establishments -** Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision
- **A5 Hot food takeaways -** For the sale of hot food for consumption off the premises.

B1 Business was revoked from 1 September 2020. It is effectively replaced with the new Class E(g).

- **B1 Business –** Uses which can be carried out in a residential area without detriment to its amenity. This class was formed of three parts:
    - B1(a) Offices - Other than a use within Class A2 (see above)
    - B1(b) Research and development of products or processes
    - B1(c) Industrial processes

Use Classes B2 and B8 remain valid (see 'Current Use Classes' above).
Use Classes B3 (revoked in 1992), and B4 to B7 (revoked in 1995) were used to call out specific industrial uses'

Class D was revoked from 1 September 2020. D1 was split out and replaced by the new Classes E(e-f) and F1. D2 was split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined ‘Sui Generis’ uses.

- **D1 Non-residential institutions -** Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres
- **D2 Assembly and leisure -** Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Windfall Site - Sites not specifically identified in the development plan (definition from *revised National Planning Policy* (gov.uk/government/publications/national-planning-policy-framework--2) Framework 24 July 2018.