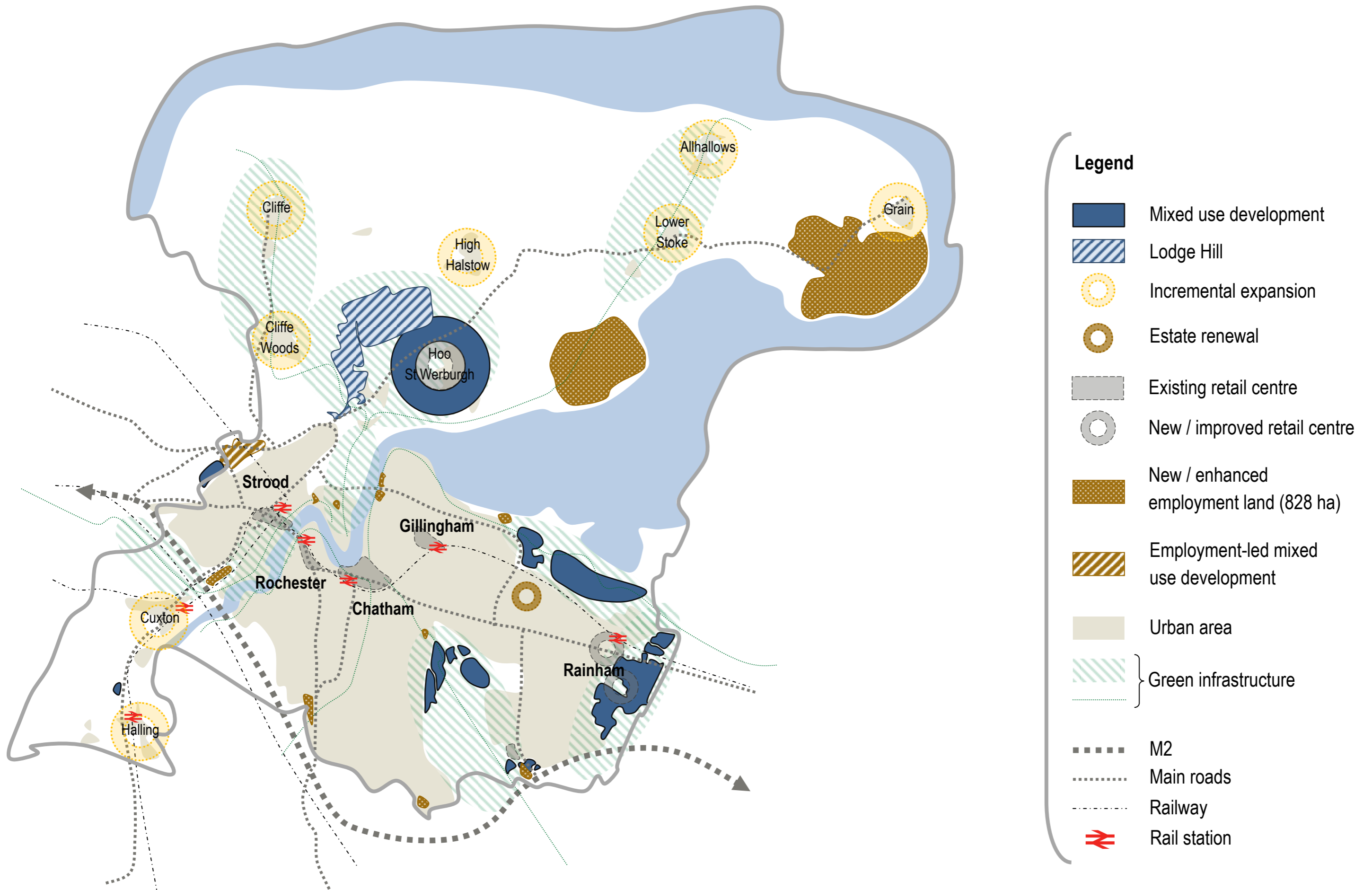


Appendix 1C – Suburban expansion



Scenario 2 Suburban expansion

This scenario retains a core component of urban regeneration as part of a balanced development strategy. This approach considers the potential of the suburban areas to meet the shortfall between development needs and the identified pipeline of sites. It responds to the availability of land being promoted in these locations.

Consideration is given to the potential of sustainable urban extensions around Rainham, Capstone and Strood to complement the urban regeneration taking place in central Medway. These would be planned to coordinate the growth of housing with transport improvements, services and infrastructure, jobs and shops.

Care is required to achieve quality development at a scale that could be supported by infrastructure upgrades and the local environment, and does not create an unacceptable negative impact on existing communities, or promote unsustainable travel patterns and detract investment from regeneration areas.

A significant issue in this option is the consideration of the review of the Green Belt boundary to bring forward development land. The consultation and ongoing preparation work on the Local Plan will determine if there is a need to release land in the Green Belt, or if provision for development needs can be met in other areas.

Suburban development around Rainham, Capstone and Strood could deliver:

- 10,700 homes
- Community facilities, including new/extended secondary and primary schools, health care and community centres
- Employment and retail land integrated into new developments, as well as investments in Rainham town centre and peripheral sites near Strood and Hempstead that would provide accessible employment sites.
- Enhanced green infrastructure providing quality development and links to existing neighbourhoods

It is recognised that the suburban areas would be placed under significant pressure to meet Medway's development needs, and some growth would also need to be considered in rural areas, particularly on the Hoo Peninsula. Development in the rural areas could include:

- Development of up to 3000 homes at Lodge Hill, with supporting services, infrastructure, jobs, shops and open spaces
- Expansion of Hoo St Werburgh, to deliver 2000 homes, with supporting services, including schools, health and community centres, retail and employment land.
- Smaller scale growth of villages to deliver 900 homes, with investments in transport, services and open spaces.

