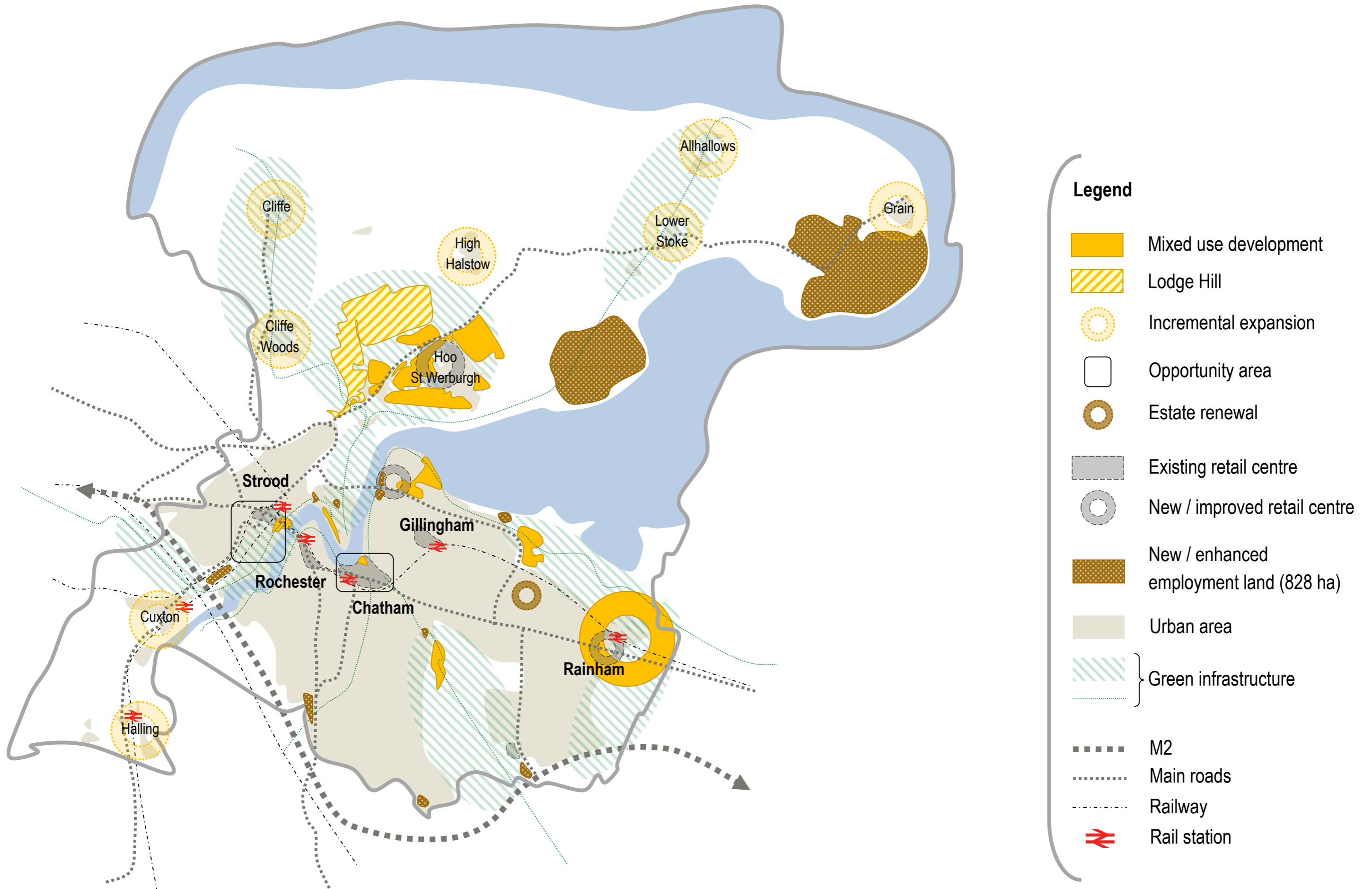


Appendix 1E – Urban regeneration and rural town



Scenario 4 Urban regeneration and a rural town

This approach brings together components of the urban regeneration, suburban expansion and rural development scenarios. It includes elements of building at higher densities in waterfront and urban centre sites in Chatham and Strood, and seeking opportunities to consolidate development sites in these urban areas and for estate renewal schemes. It considers that land at Medway City Estate and Chatham Docks may take time to come forward for mixed use redevelopment schemes within the plan period, given the complexity of land assembly, relocation of existing business uses, land preparation and infrastructure works.

Suburban expansion is supported to a level that could deliver sustainable and healthy urban extensions, but restricted in scale to prevent the risk of urban sprawl and unsustainable travel patterns. In this approach, sufficient land is identified in urban and greenfield sites to avoid the release of land in the Green Belt to the west of Strood.

The development of Hoo St Werburgh into a small rural town and the potential for development at Lodge Hill are supported to deliver homes, in coordination with transport upgrades, improvements in services and facilities, and the delivery of new employment and retail space. Significant green infrastructure investments through new country parks could contribute to securing the distinct character of the peninsula and enhancing public access to the countryside.

The key components could deliver:

Urban regeneration including development at Chatham Docks, Medway City Estate, Chatham and Strood waterfront and central areas, Mill Hill, and estate renewal in Tywdall, could deliver:

- 6500 homes
- New sites for employment, retail and leisure uses
- Strengthen role of town centres
- Significant investments in transport networks, and wider infrastructure, including secondary and primary schools, health and community centres, and open spaces and public realm.

A rural town for the Hoo Peninsula could deliver:

- Lodge Hill – up to 3000 homes, schools, community facilities, including health and community centre provision, employment space, retail, leisure and open space and country park.
- Hoo St Werburgh – growth as a small rural town providing up to 6500 homes, supported by transport investment, a new retail centre and employment land, schools, community facilities, including health and community centres, and open space and country parks.
- Incremental growth in villages delivering up to 650 homes and supporting services.

Smaller scale suburban expansion could deliver:

- Up to 2000 homes at locations near Rainham and Capstone, supported by investments in transport, services and green infrastructure
- Land for employment and key services, including schools and health.

