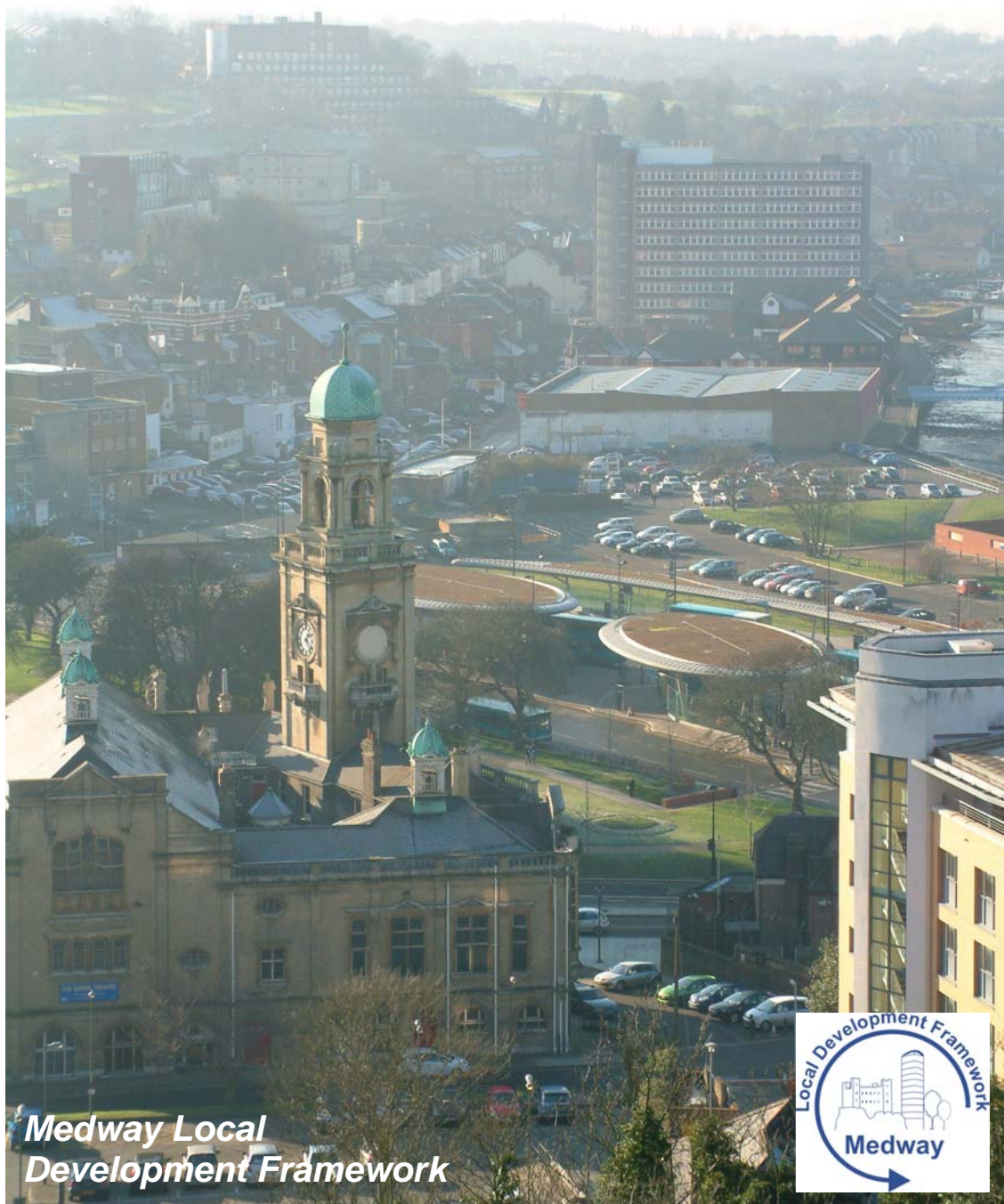


Medway Strategic Land Availability Assessment (SLAA)

Update January 2013



**Medway Local
Development Framework**



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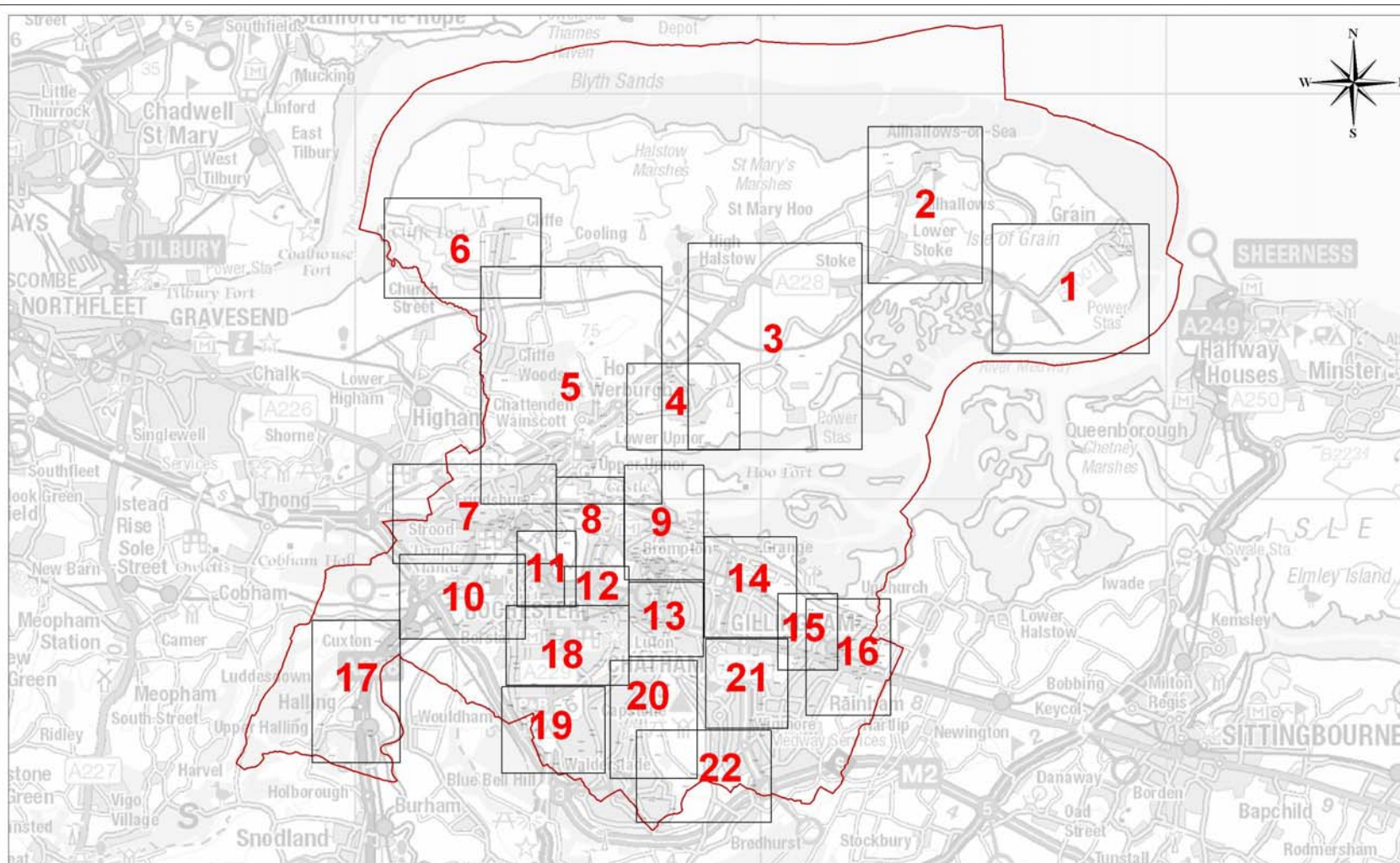
Strategic Land Availability Assessment, Update January 2013

- 01 The Strategic Land Availability Assessment (SLAA) assesses the suitability, availability and deliverability of sites to meet Medway's requirement for residential, employment, retail and other uses for at least 15 years.
- 02 Each year, the Council carries out a survey of planning permissions granted and buildings completed during the twelve months, from April 1 to March 31 in order to update its monitoring of land supply. The Council has drawn upon this survey to update the SLAA to 31 March 2012.
- 03 Medway Council published its first SLAA In November 2010, this was followed by a first review (May 2011), whereby the findings represented a snapshot of the position at the end of March, 2010.
- 04 As there is still an ample supply of sites to meet Medway's development requirements, this update has not attempted to identify new sites, other than those that have come forward through the development management planning system.
- 05 A more comprehensive review including a "call for sites" will be undertaken after five years from the publication of the first SLAA, or earlier if monitoring demonstrates that the supply of sites is no longer sufficient to meet requirements. However, this update has sought the input of developers/landowners, seeking comments on the accuracy of the estimated phasing for each site. A copy of the letter that was sent out is available in appendix 4.
- 06 This review does not repeat the explanation of the original methodology; it concentrates on updating the relevant site location maps, tables and housing trajectory. The review should be read together with the original SLAA to obtain a complete picture of the SLAA preparation process.
- 07 Sites which were in the previous SLAA publications and which have been fully completed during the years 2009-2012 have been removed from the tables and maps, however completions have been taken into account in updating the housing trajectory. These sites are listed in appendix 1 for background information. Sites under construction but not completed are retained. Where appropriate, sites under construction have had their capacity figures amended in order to show the number of units or floorspace remaining uncompleted.
- 08 Given that the timetable for the adoption of the Medway Core Strategy is now Summer 2013, the five-year supply figures have been rolled forward to 2012-17, 2017-2022, and 2022-2027.
- 09 The housing trajectory shows the actual completions during the previous years. During 2011/12 the number of completions increased on the previous year to 809 new dwellings. Further years of lower completion rates are forecast, before a revival in 2015/16.
- 10 The trajectory shows a cumulative deficit for each year from 2006. Medway's annual requirement is 815 units, with a 5-year requirement of 4,075. The

Trajectory table 5 identified a potential supply of 3,617 dwellings for 2012 to 2017, 6,614 for 2017 to 2022 and 4,326 for 2022 to 2027 and 393 in 2027/28. The trajectory shows a cumulative surplus over the whole period of 1,992 dwellings.

- 11 A total of 891,554 sq.m. of employment floorspace has been identified in table 2, for completion for the 16 years between 2012 and 2028. Of this total, 715,742 sq.m. is accounted for by the two sites at Kingsnorth and the Isle of Grain, leaving approximately 141,400 sq.m. distributed around the rest of the Borough, when losses from the first six years have been deducted.
- 12 The Employment Land Review Consolidation Study, 2010, (Table 4.10), identified a floorspace requirement for B1, B2 and B8 uses up to 2026, of around 385,000 sq.m. This has not been rolled forward to 2028, but the substantial surplus of just over 472,000 sq.m. will more than provide for any additional requirement from 2026 to 2028.
- 13 A total of 139,999 sq.m. of retail floorspace has been identified in table 3, for completion between 2012 and 2028. The Submission Draft Core Strategy identifies a target of 84,700 sq.m. of retail floorspace.
- 14 New sites with planning permission added to the SLAA in this update are listed in appendix 2. The proportion of previously developed sites for each land use category is shown in appendix 3, with approximately 83% for residential, 78% for employment, 91% for retail and 79% for other uses. Appendix 3 also shows Greenfield sites and mixed Greenfield/PDL sites.
- 15 Tables 1 to 4 show that out of a total of 162 residential sites, 116 are solely residential and 46 are mixed use; of 55 employment sites, 26 are solely employment and 29 are mixed use; of 46 retail sites, 8 are solely retail and 38 are mixed use and of 48 other sites, 25 are single use and 23 are mixed use.
- 16 The tables have been numbered in the same order as in the previous SLAAs so that, for example, table 1 applies to residential sites in all documents. Table 6 Sites Rejected After Assessment, has been omitted from this document because no changes have been made to it.

Site Location Maps



SLAA Site Location - Map reference numbers (Map 1 to Map 22)

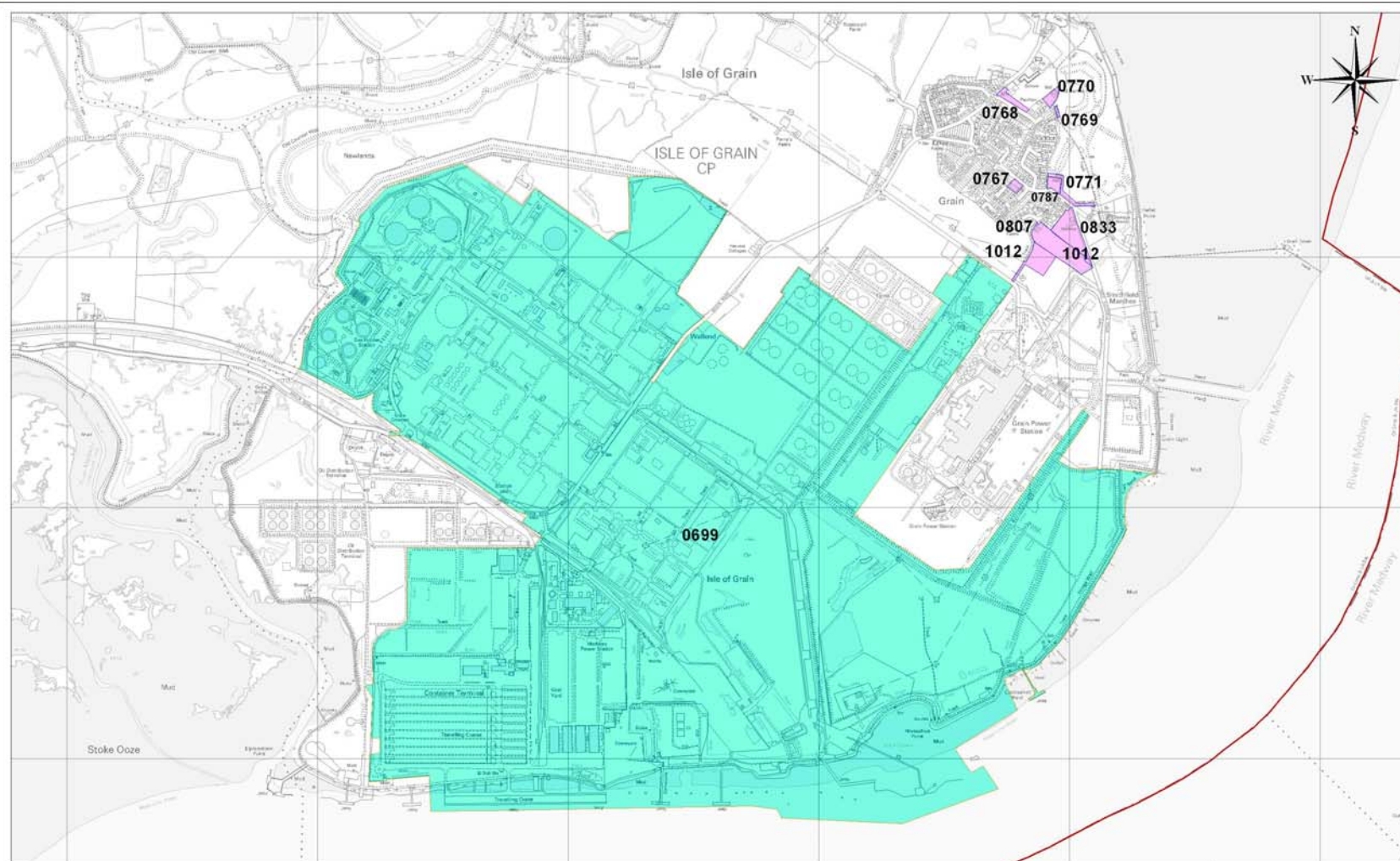
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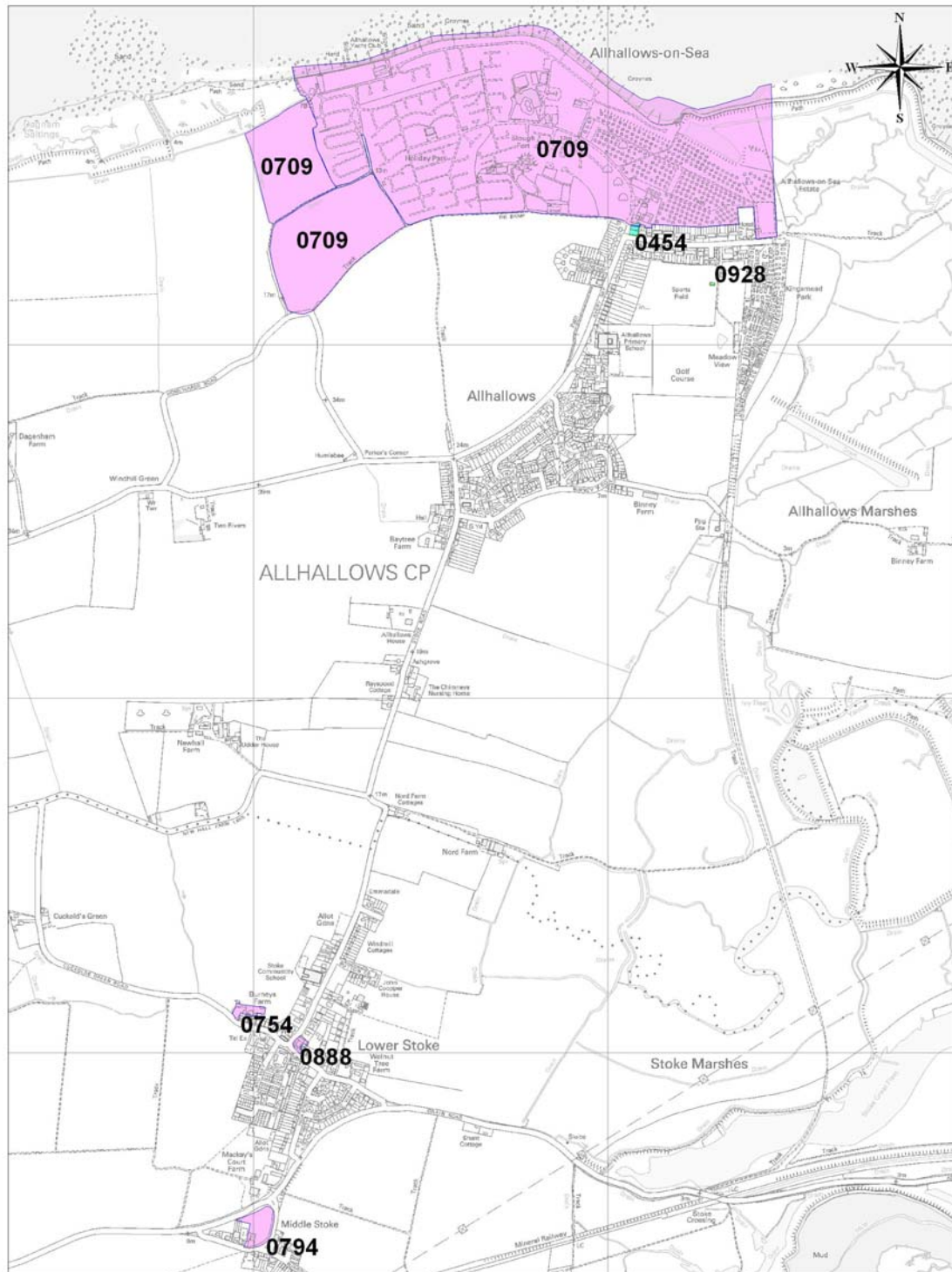
SLAA Site Location Map 1

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Potential Development Sites
Sites Rejected
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SLAA Site Location: Map 2

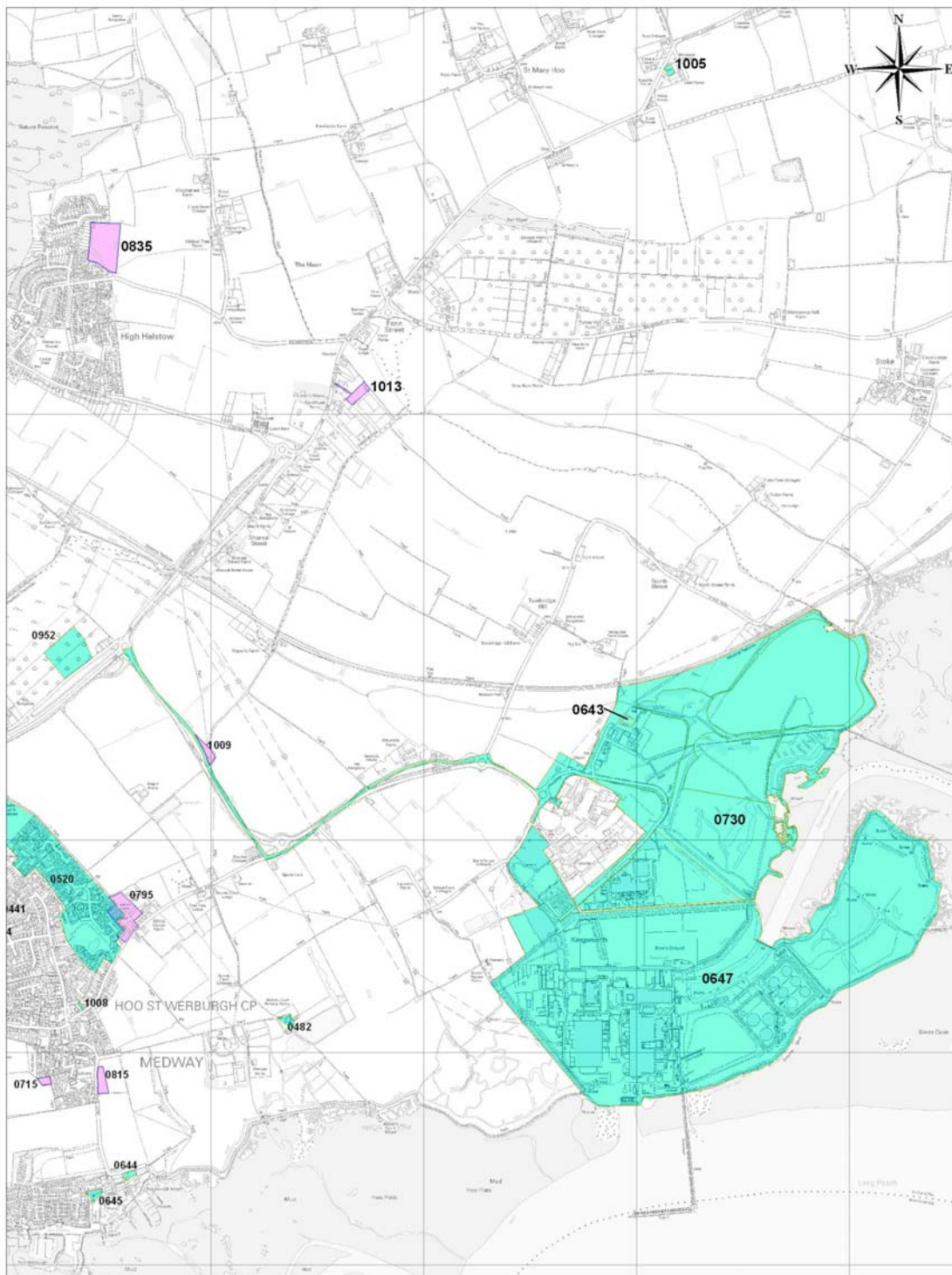
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SLAA Site Location: Map 3

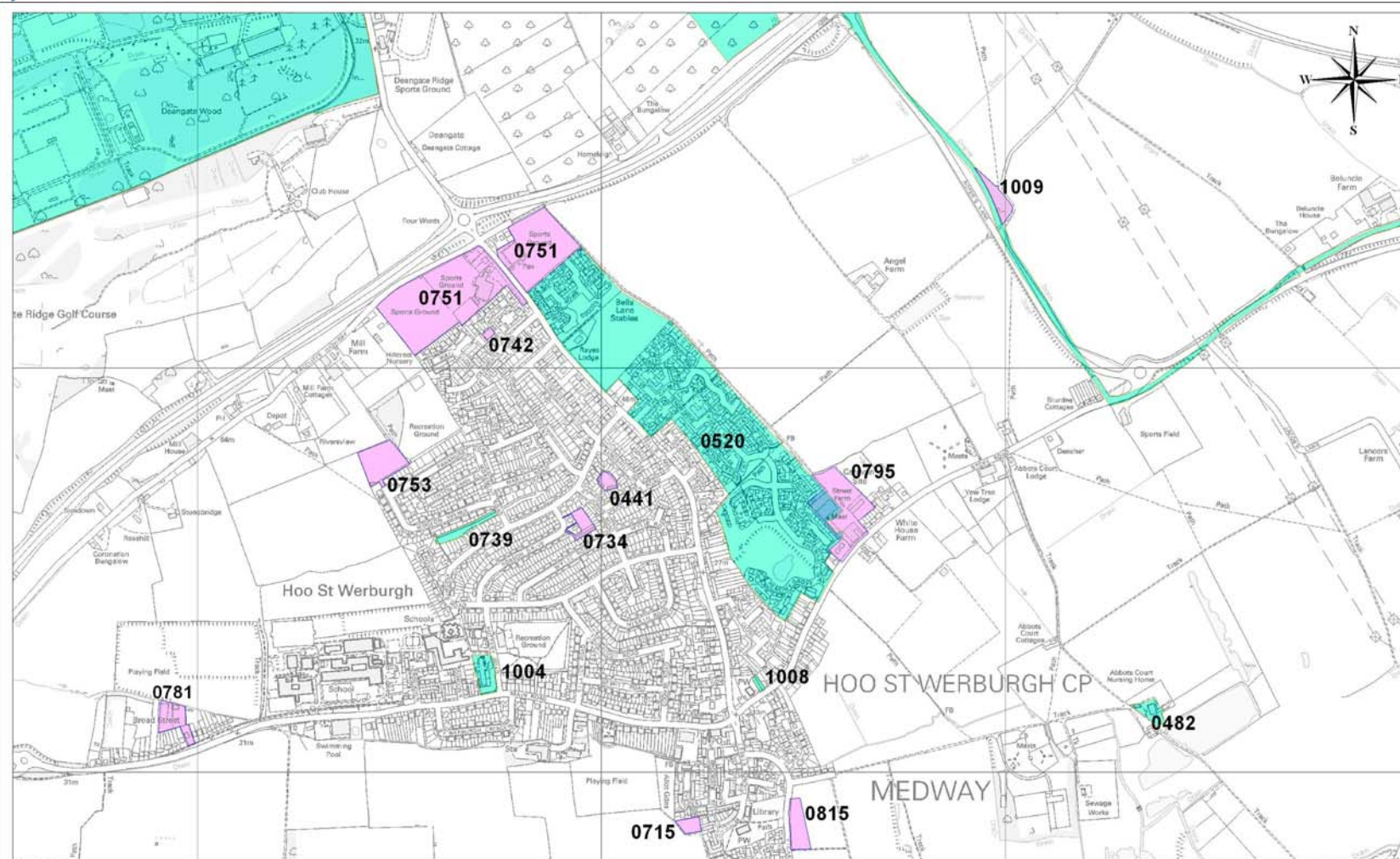
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SLAA Site Location: Map 4

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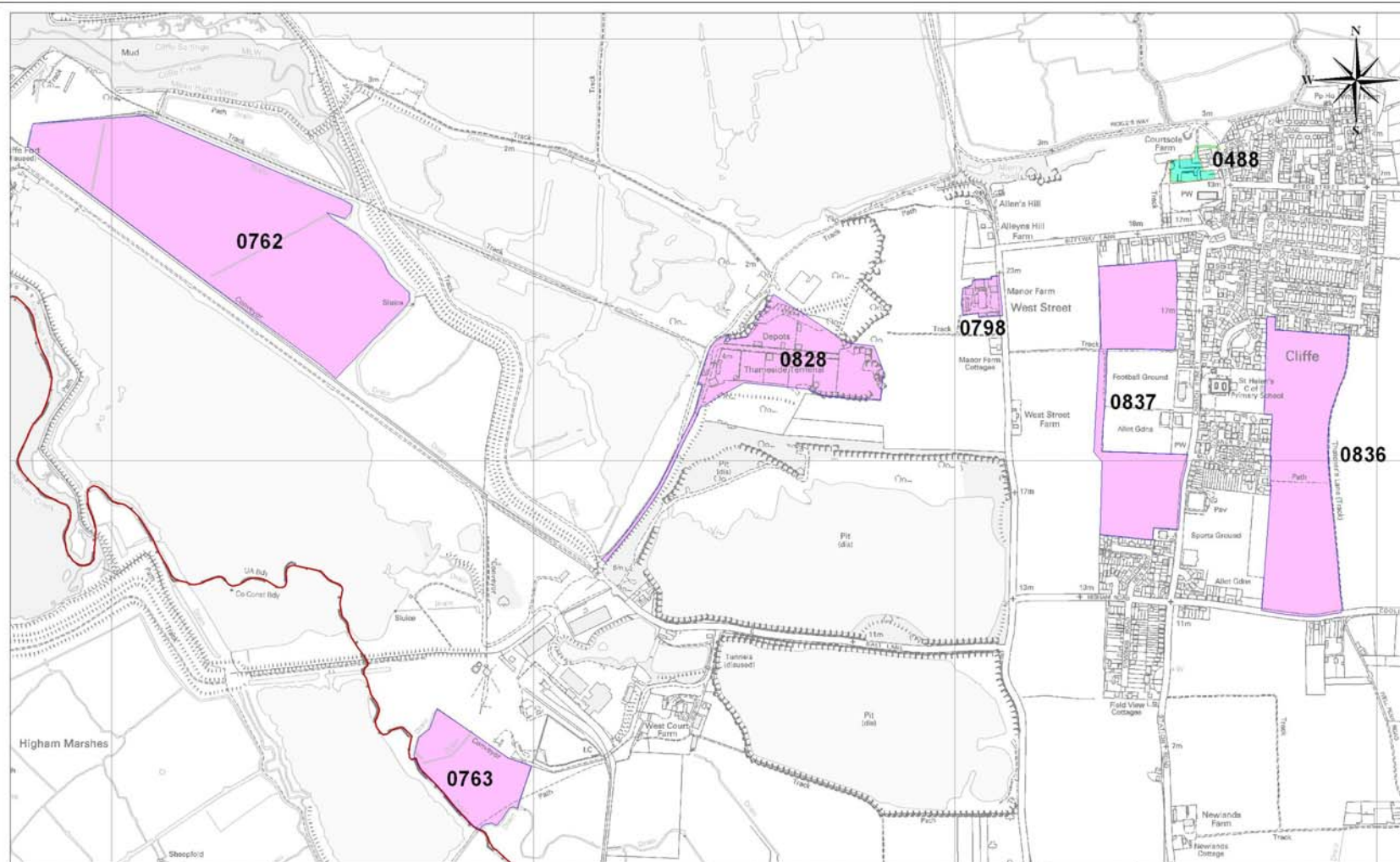
-  Potential Development Sites
 Sites Rejected
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SLAA Site Location: Map 6

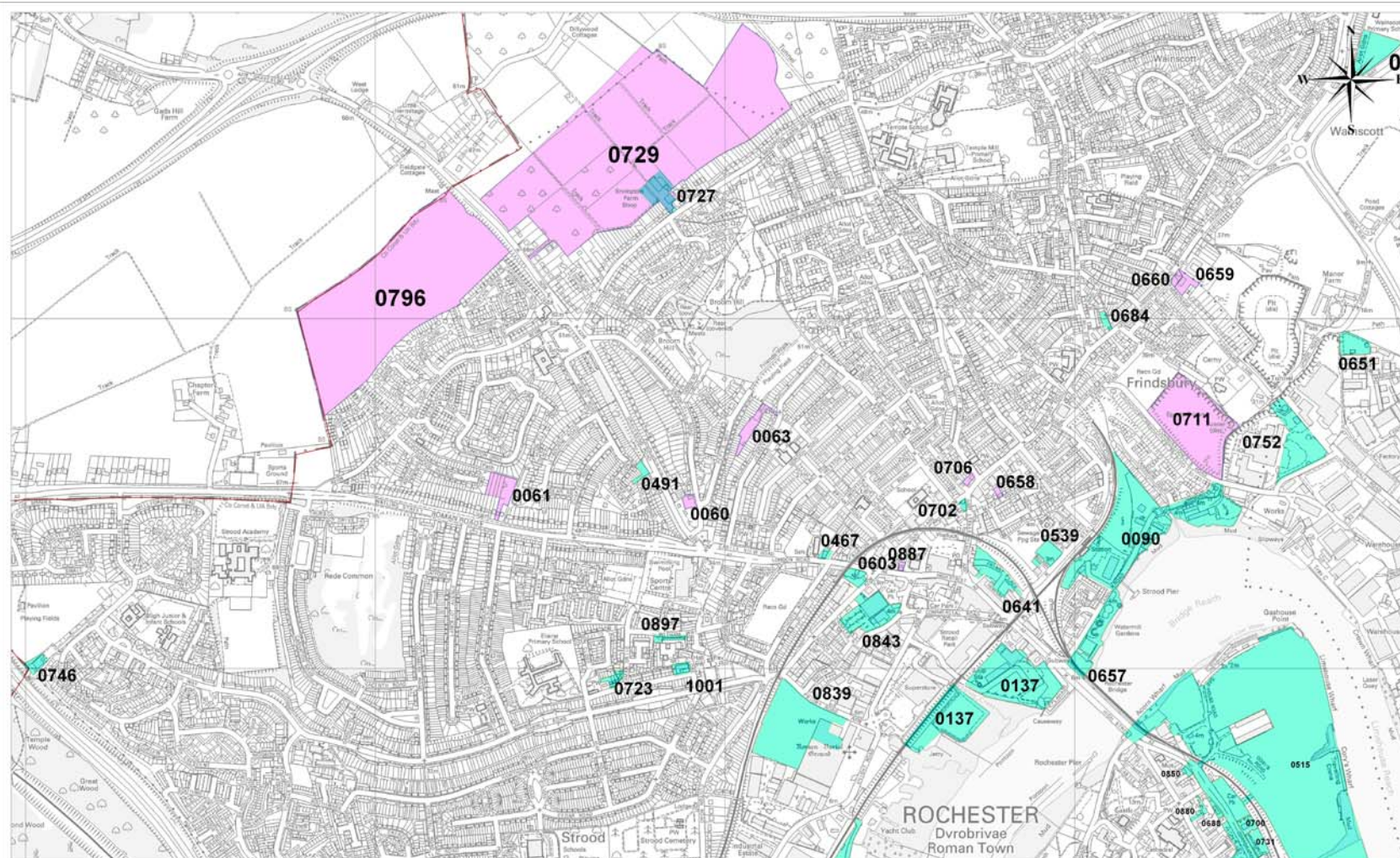
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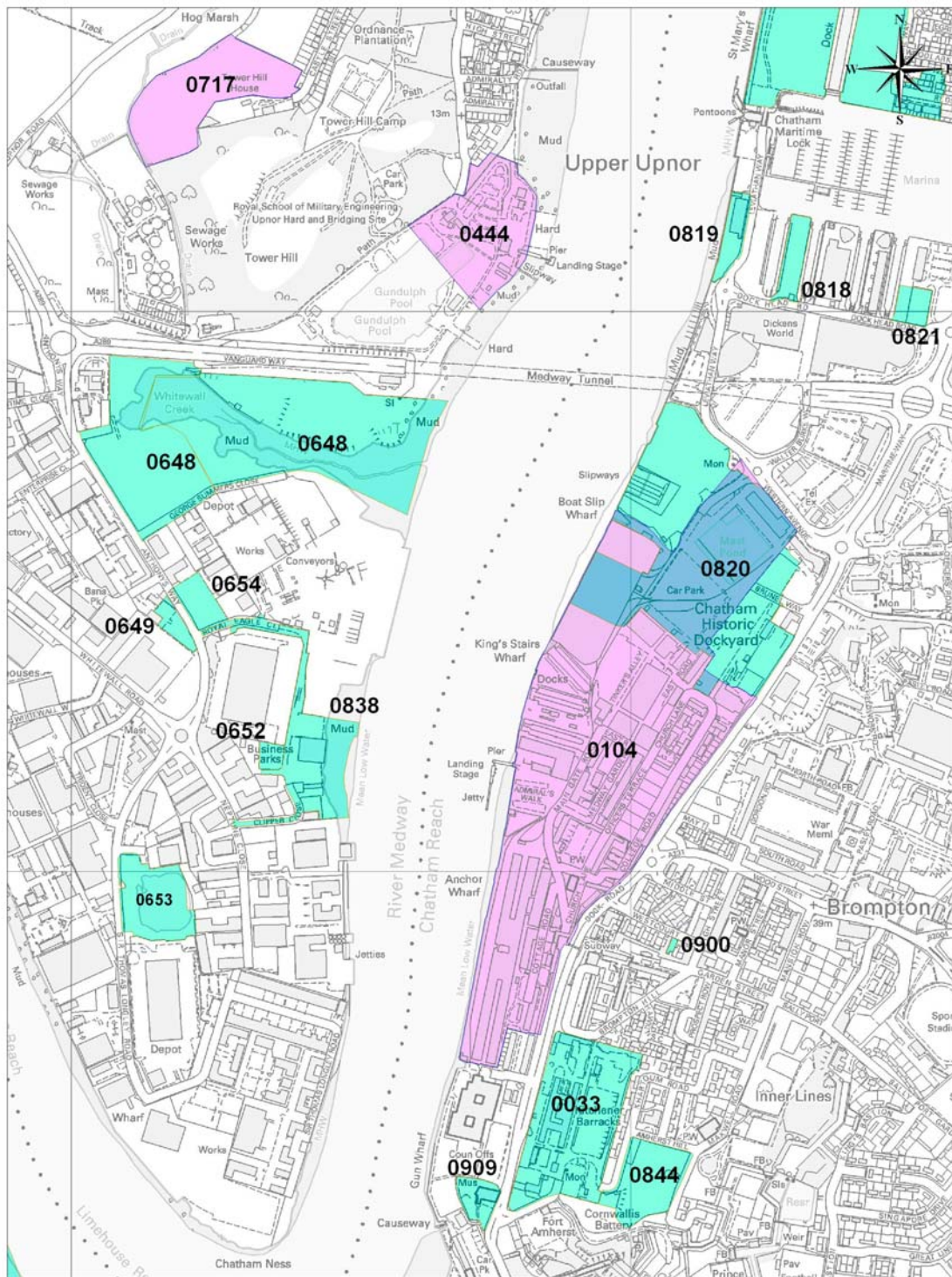
SLAA Site Location: Map 7

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SLAA Site Location: Map 8

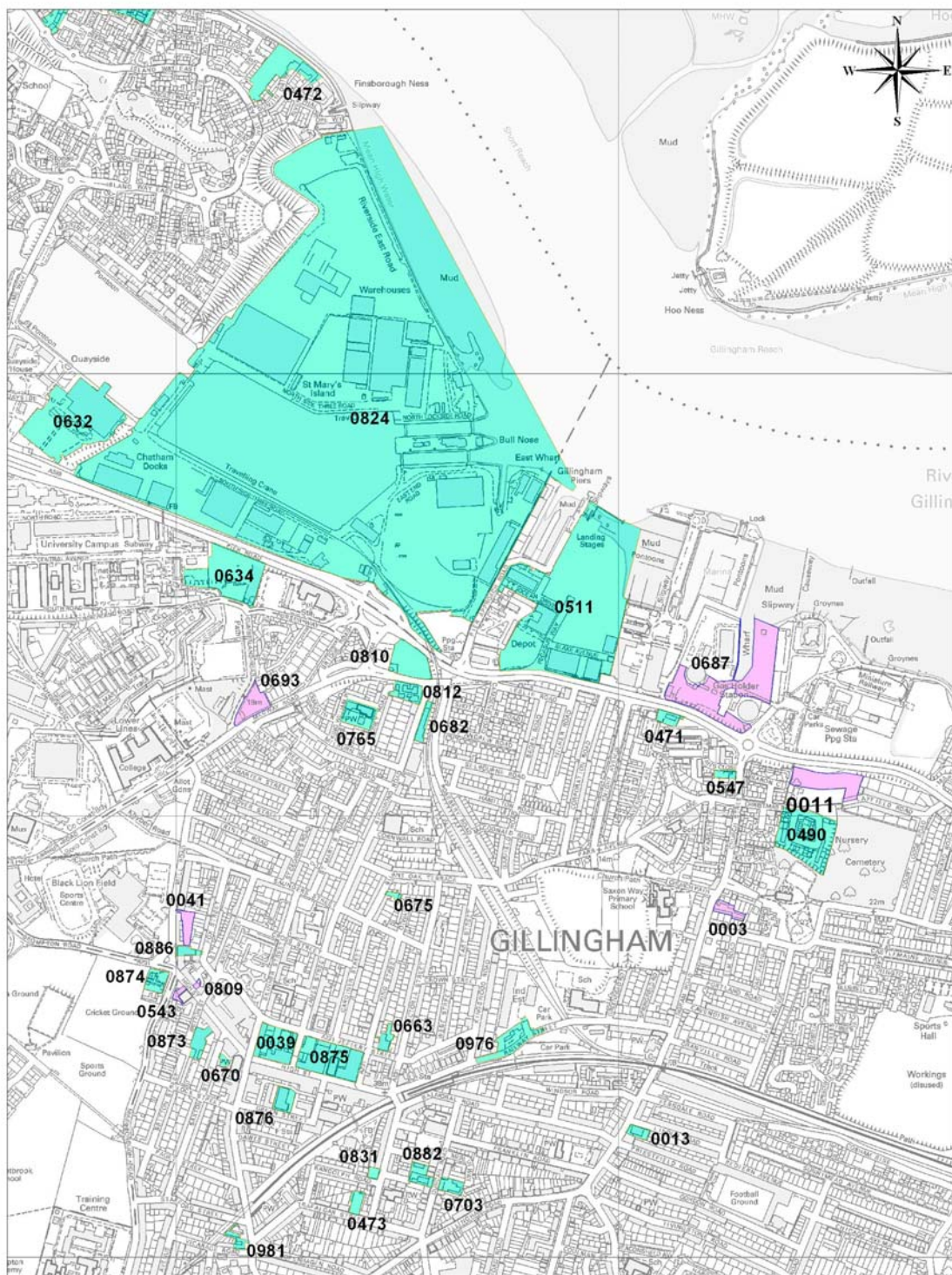
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SLAA Site Location: Map 9

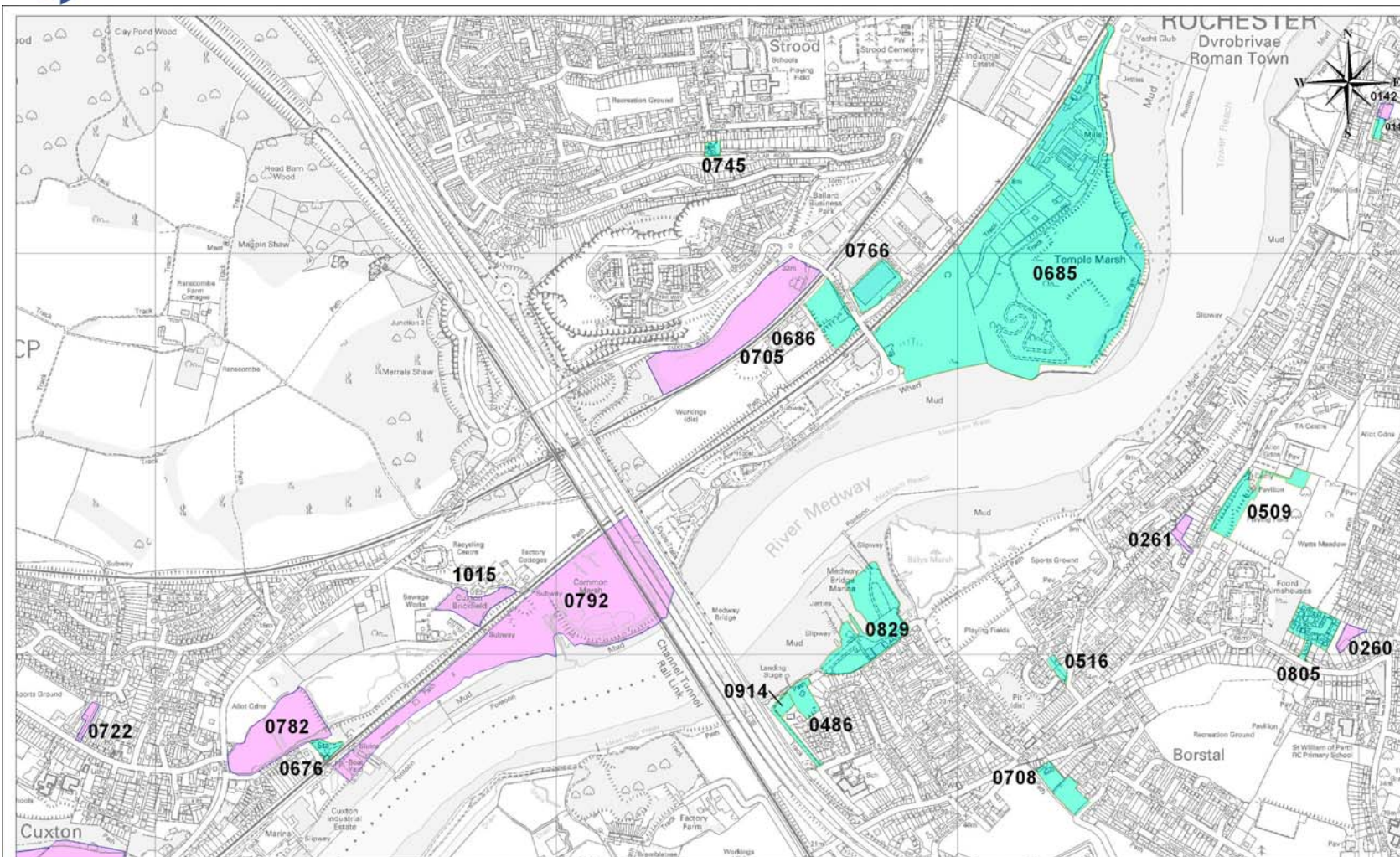
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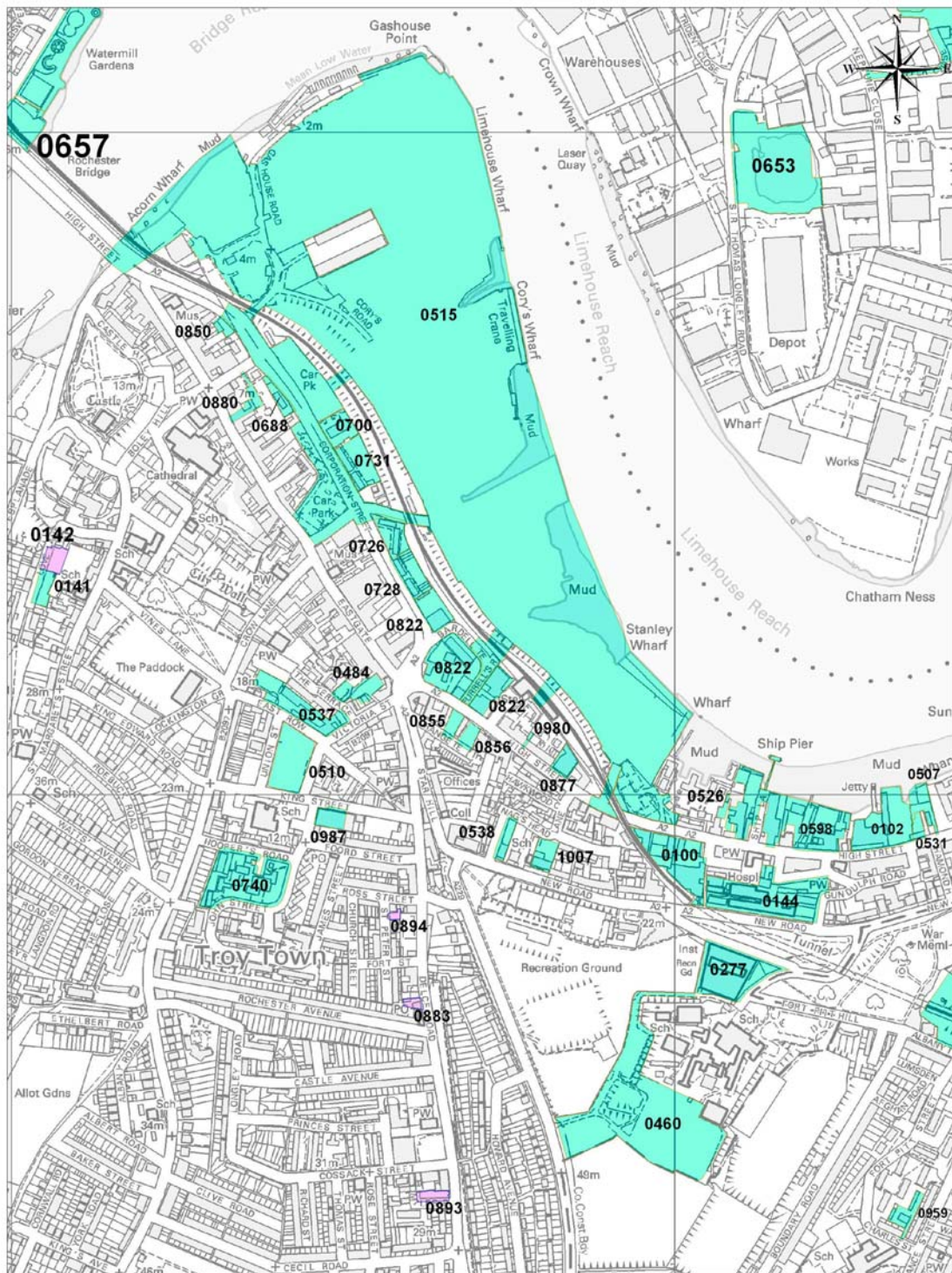
SLAA Site Location: Map 10

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SLAA Site Location: Map 11

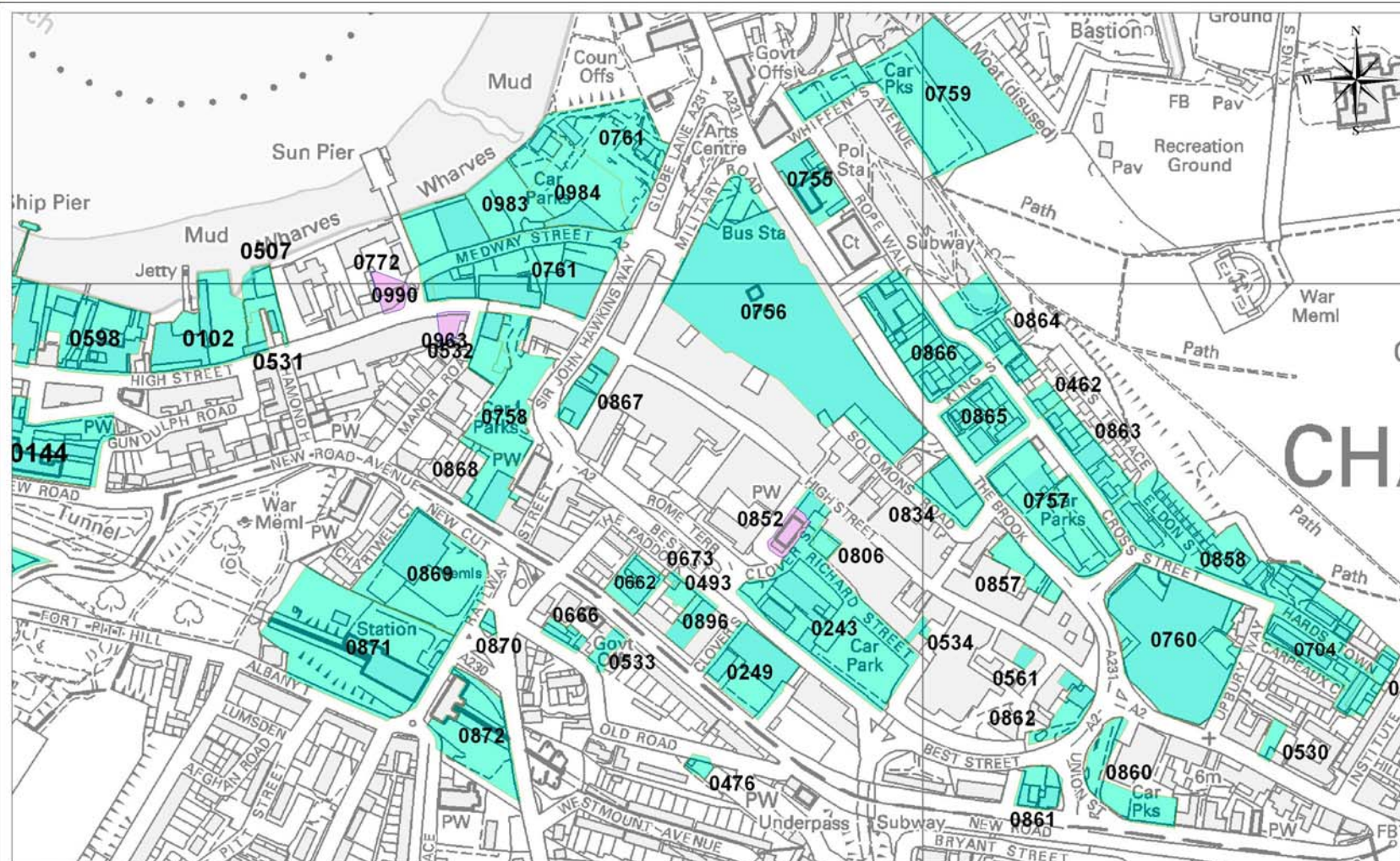
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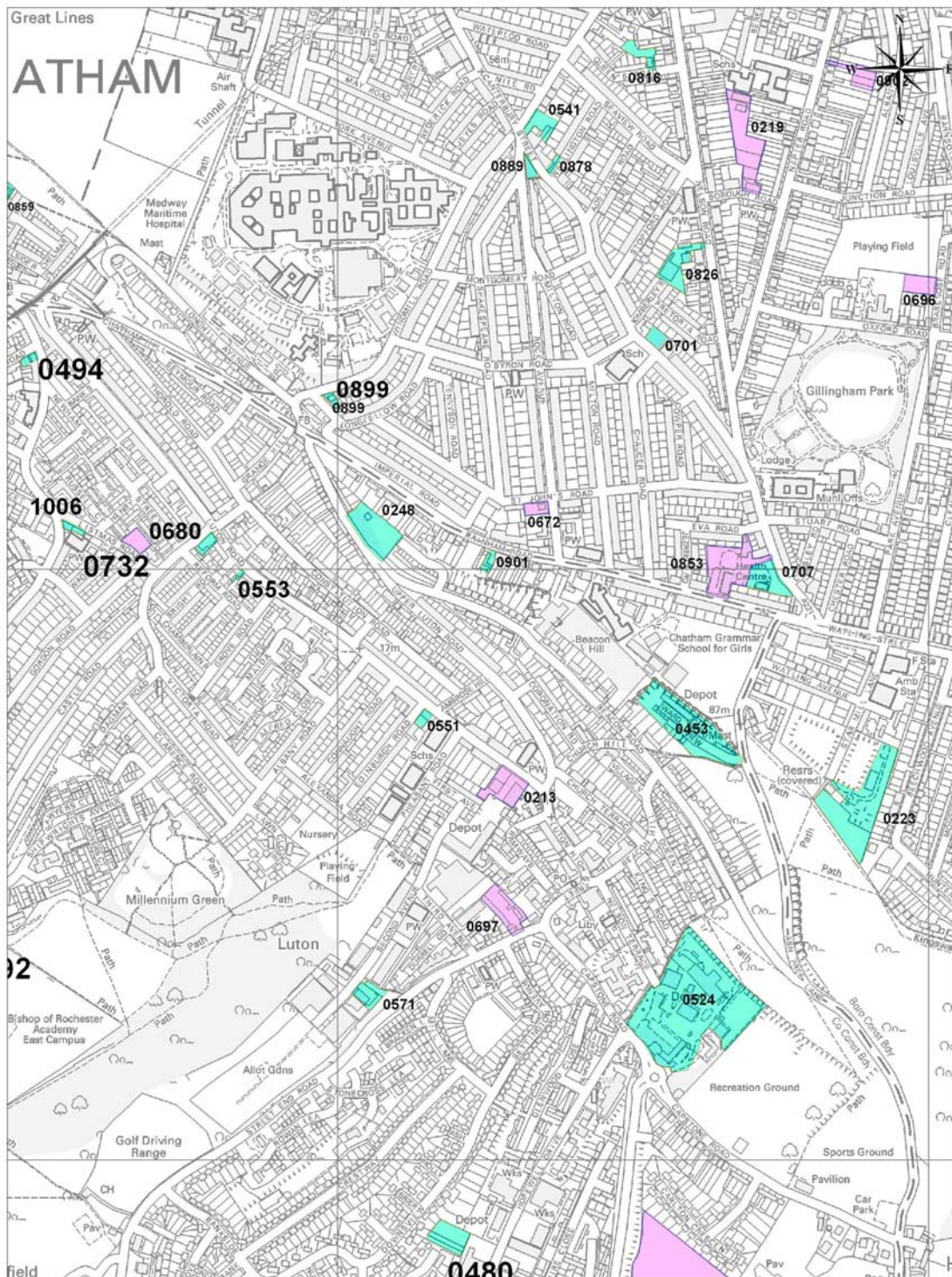
SLAA Site Location: Map 12

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SLAA Site Location: Map 13

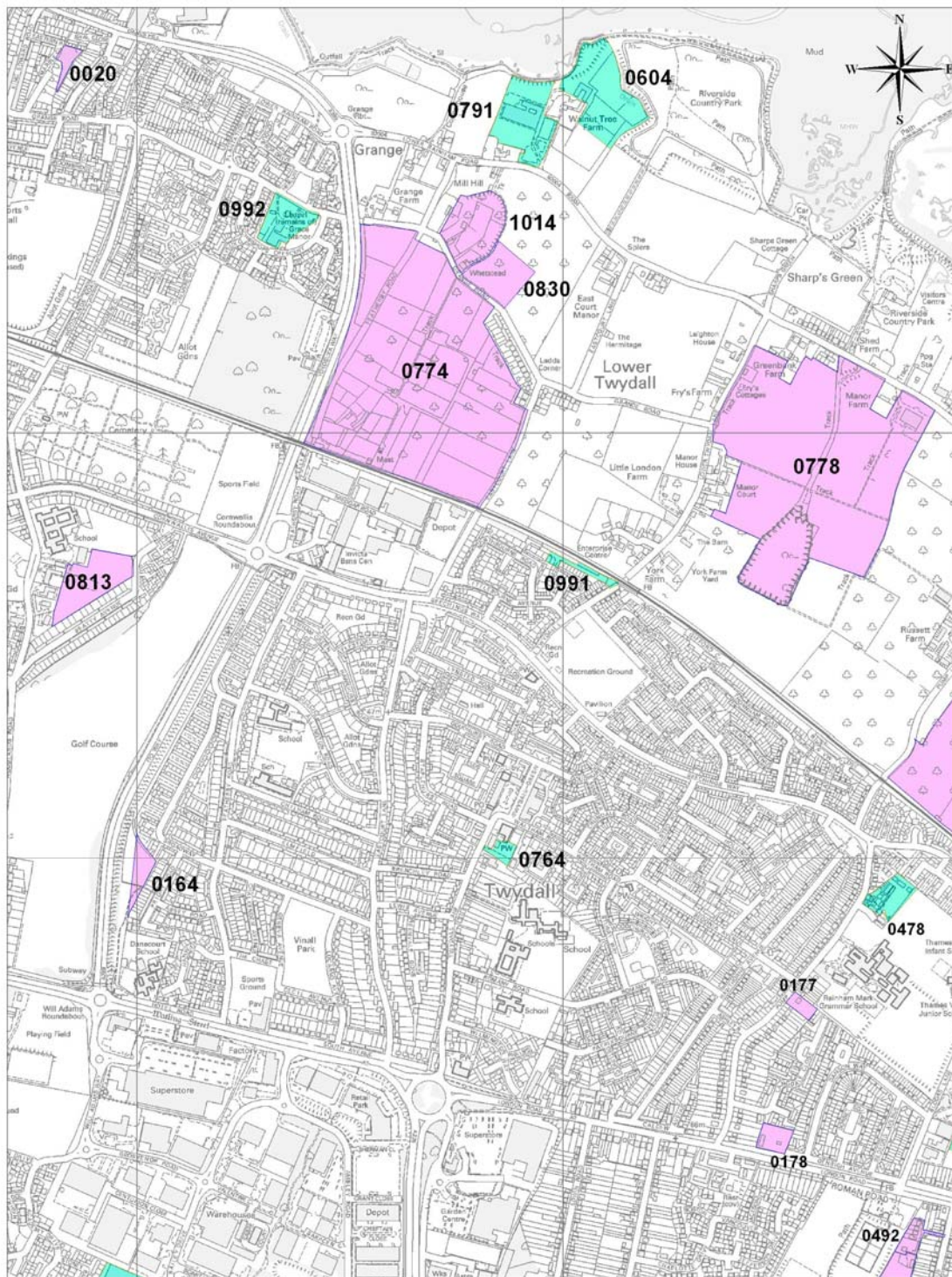
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SLAA Site Location: Map 14

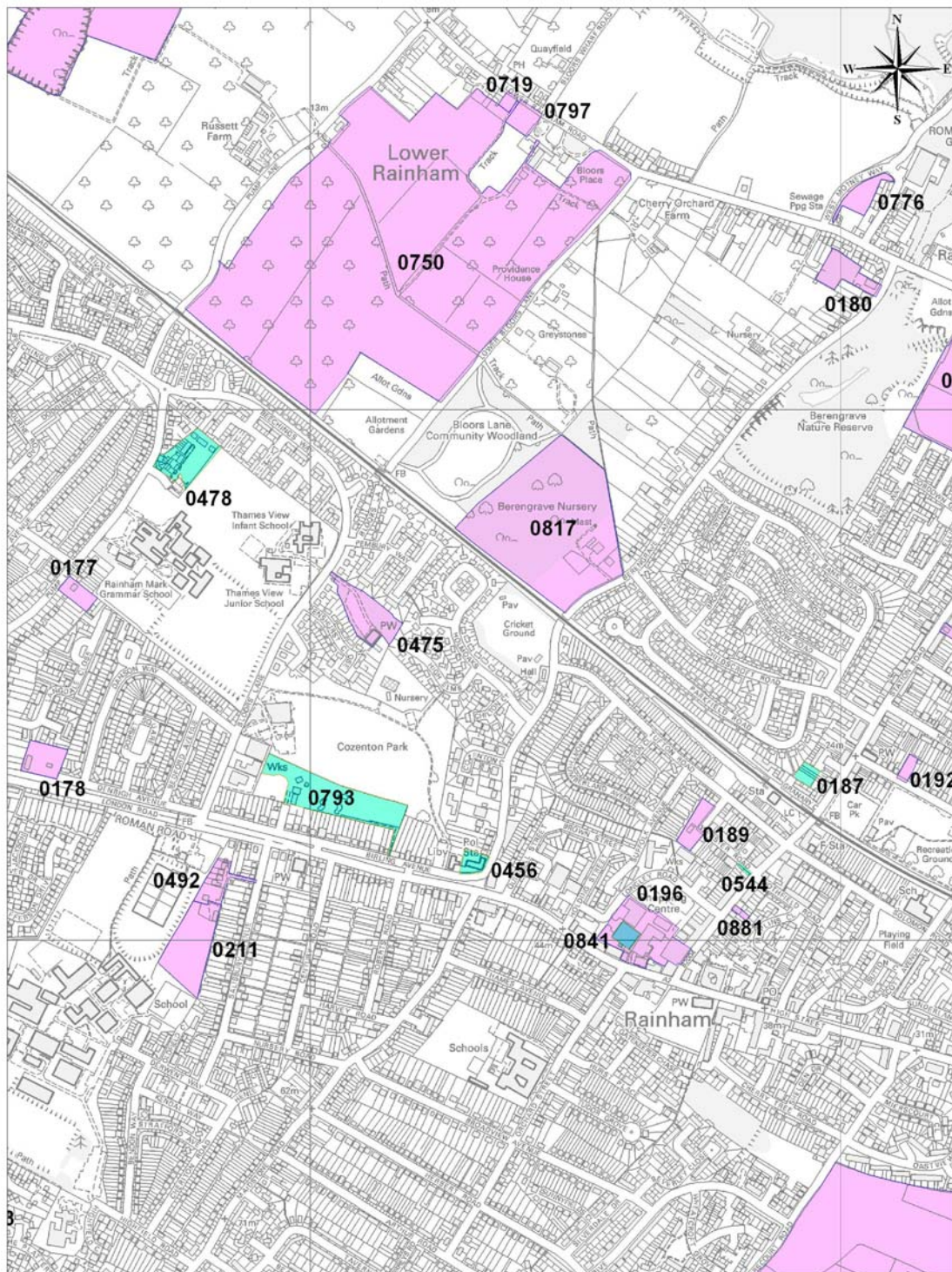
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Sites Rejected
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SLAA Site Location: Map 15

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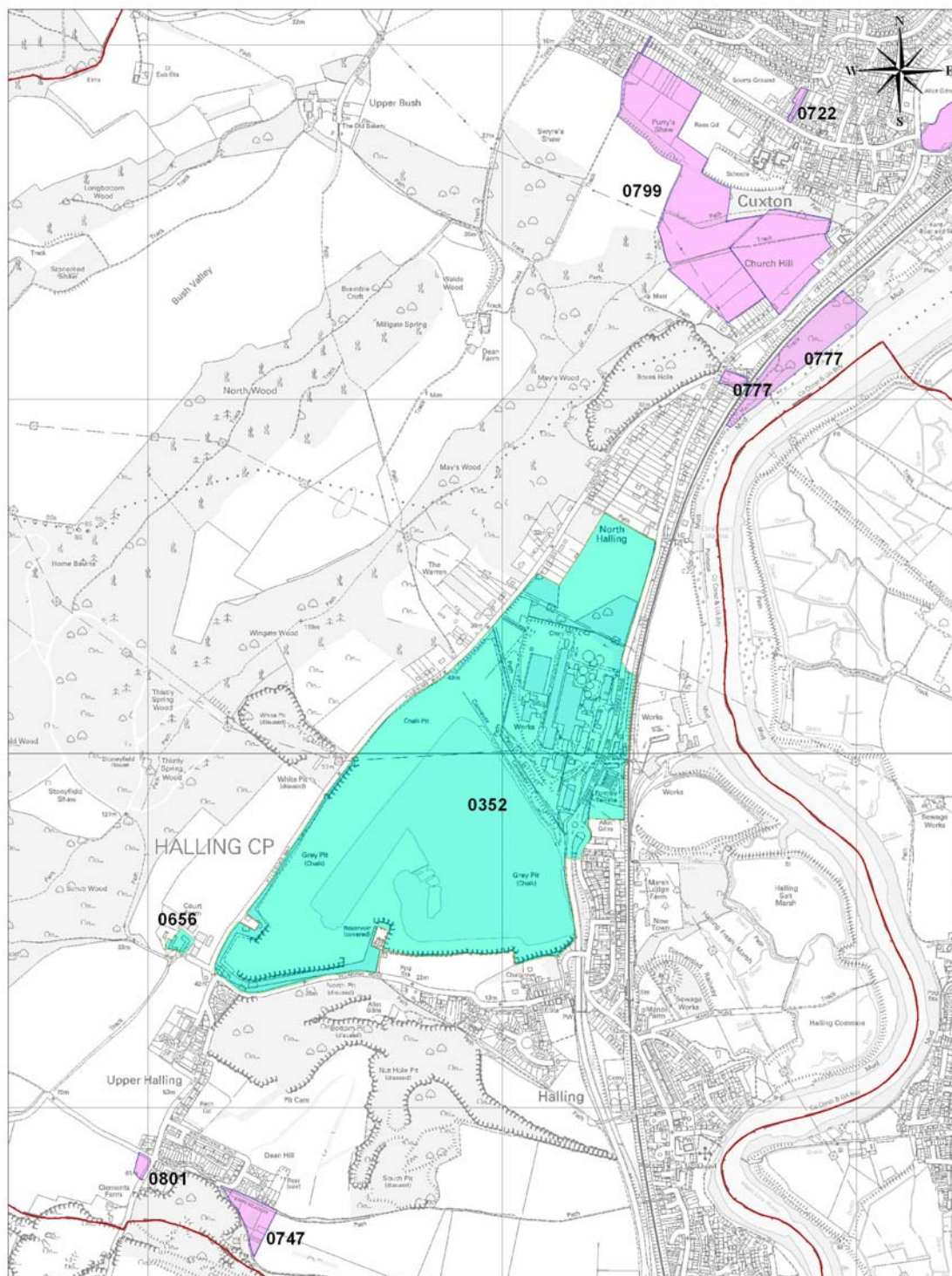
- Potential Development Sites
 Sites Rejected
 Medway Boundary



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SLAA Site Location: Map 17

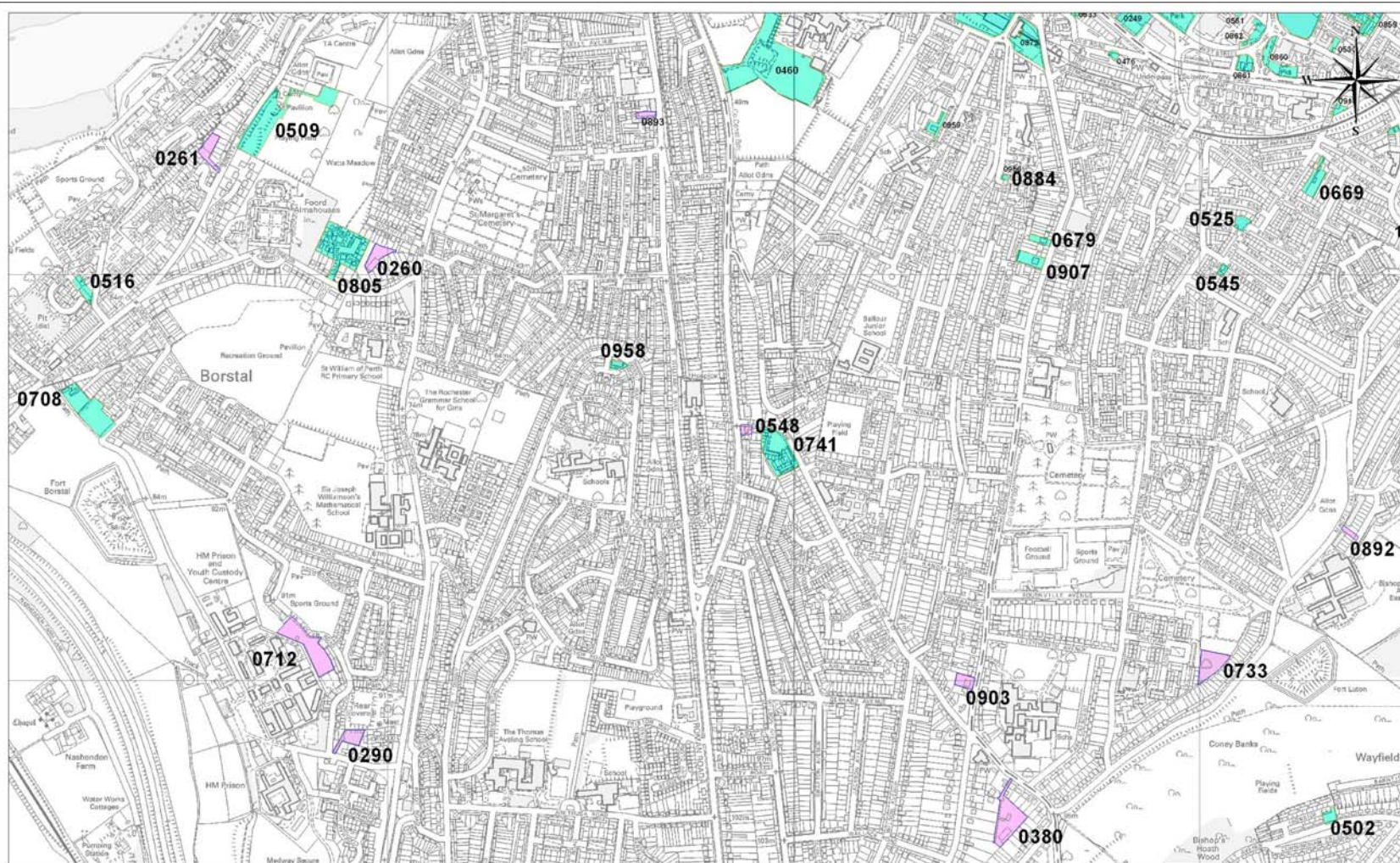
■ Potential Development Sites
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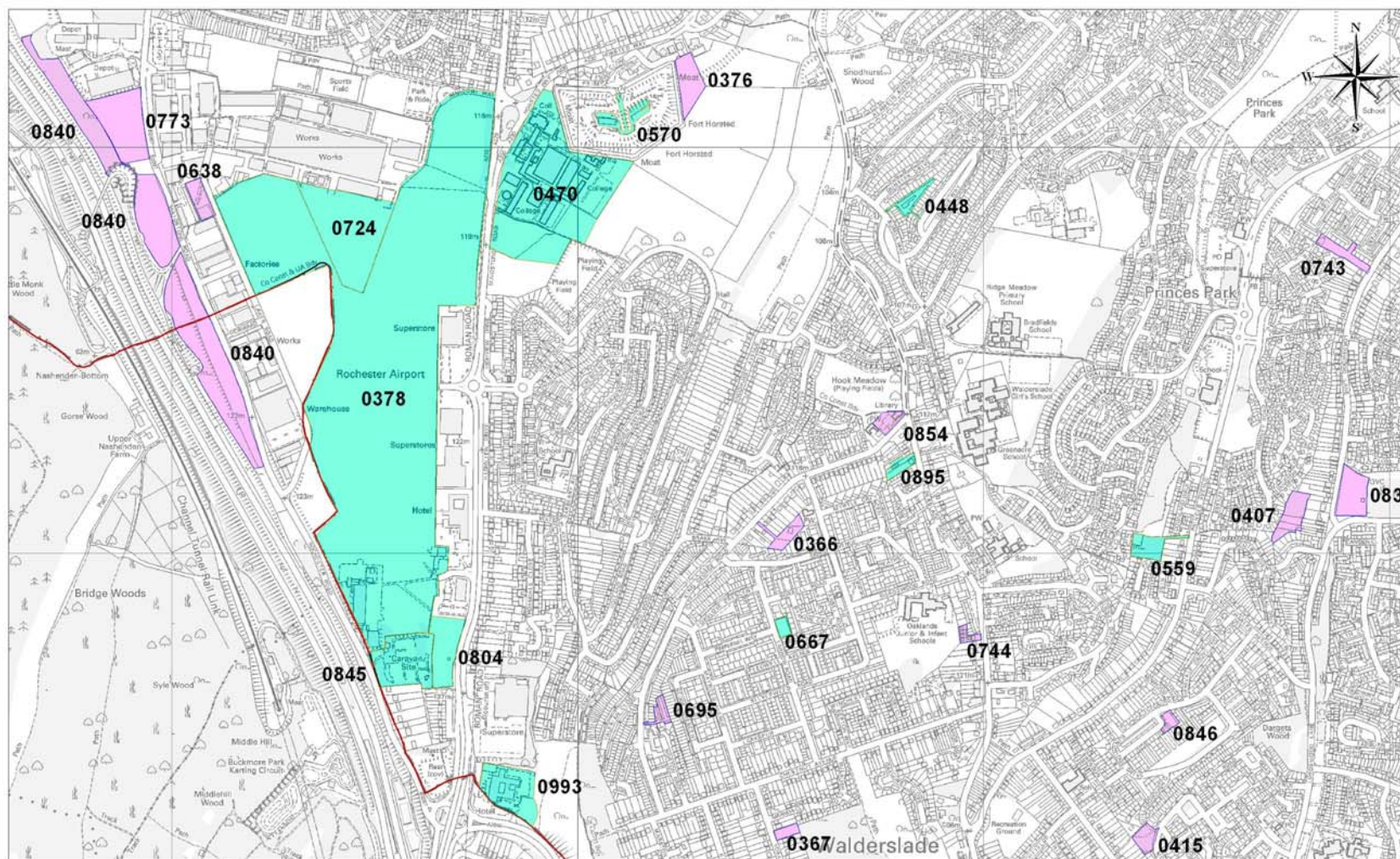


SLAA Site Location: Map 18

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Potential Development Sites
Sites Rejected
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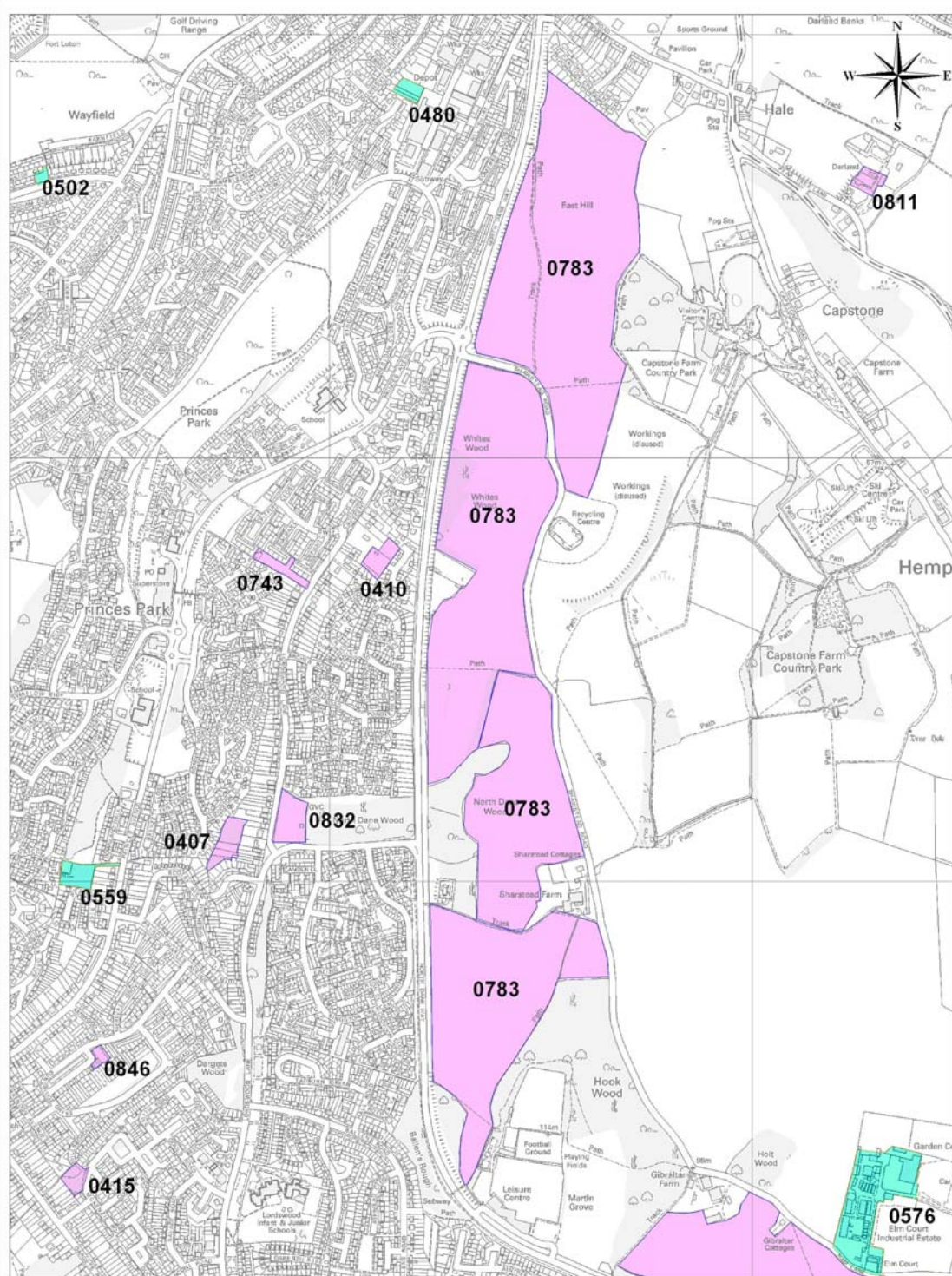


SLAA Site Location: Map 19

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SLAA Site Location: Map 20

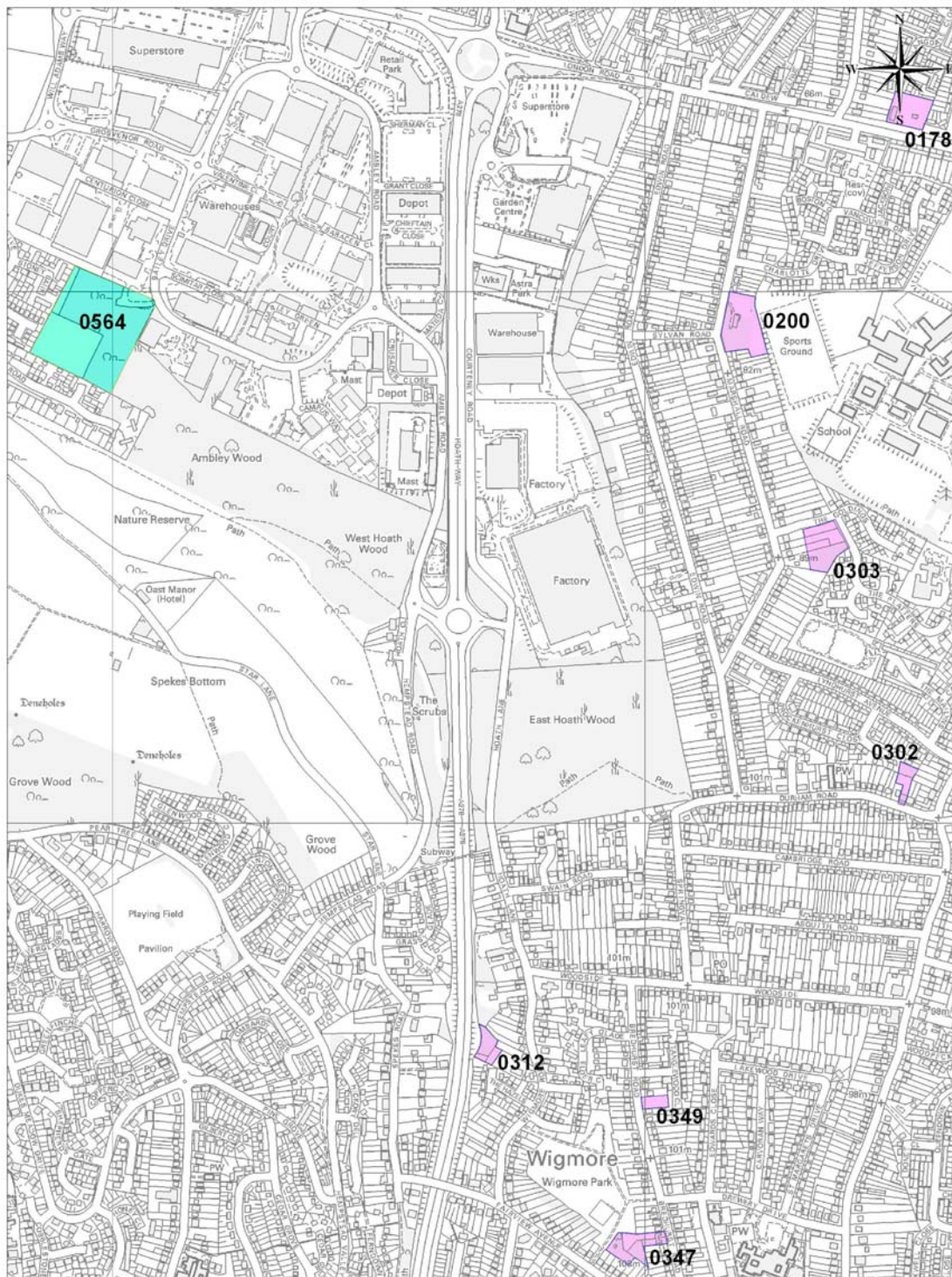
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SLAA Site Location : Map 21

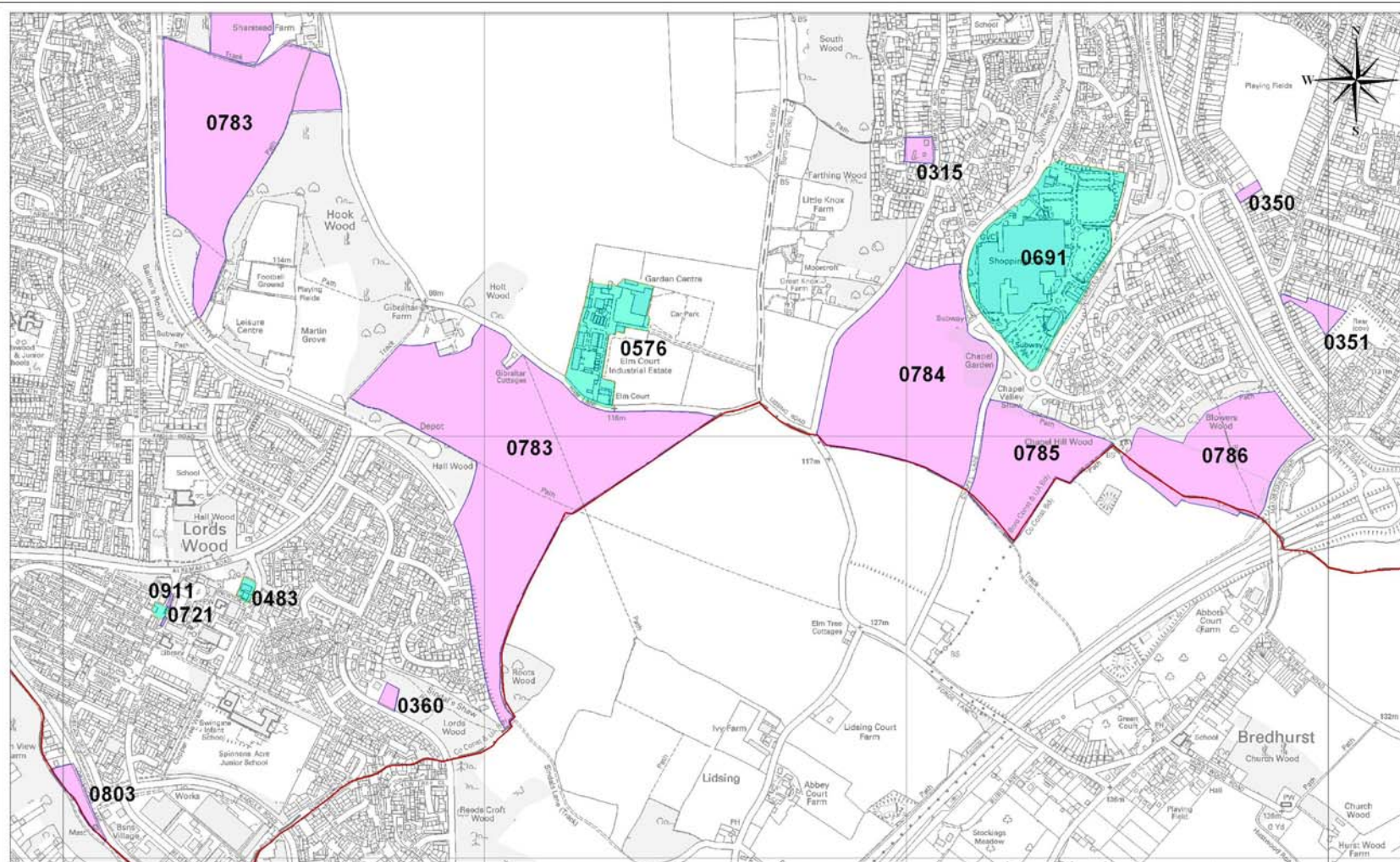
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SLAA Site Location: 22

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Tables

Table 1: Potential Housing Sites and Dwellings 2012 – 2028

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
9	0013	Medway House, 277 Gillingham Road	MLP 2003 Allocation	PDL		No	0	0	12	
8	0033	RSME Kitchener Barracks, Brompton	Withdrawn H&MU DPD	PDL	12	No		200	48	
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M		Yes	750	1500	1500	300
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL		Yes			429	75
11	0100	320 - 344 High Street inc. 42 New Road, Rochester	MLP 2003 Allocation	PDL	9	No			66	
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	9	Yes		54		
7	0137	Civic Centre Strood	Urban Capacity Study	PDL	12	Yes		240	158	
11	0141	Former Bishopcourt Kitchen Garden, Love Lane, Roch	Planning Permission	G	2	No	5			
11	0144	St Bartholomews Hospital, New Road, Rochester	Urban Capacity	PDL	9	No		108		
16	0187	Land off Granary Close, Rainham	Planning Permission	PDL		No	7			
13	0223	Reservoir, Star Mill Lane, Chatham	Call for Sites	M		No	47			
13	0248	Dormers, 3 Upper Luton Road, Chatham	Planning Permission	M		No	21			
12	0249	Sorting Office, The Paddock, Chatham	Urban Capacity	PDL	9	Yes			25	
11	0277	University for the Creative Arts, Fort Pitt	Urban Capacity	PDL	9	No			77	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL		Yes	150	250	150	

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
19	0448	Garages off Tobruk Way/Burma Way, Chatham	Planning Permission	PDL		No		7		
13	0453	2 Ash Tree Lane Chatham	Planning Permission	PDL		No	15			
2	0454	35 Avery Way Allhallows	Planning Permission	PDL		No	12			
15	0456	Police Station Birling Avenue Rainham	Planning Permission	PDL		No	22			
11	0460	Mid Kent College City Way Rochester	Planning Permission	PDL		No	44			
12	0462	9 Cross Street Chatham	Planning Permission	PDL		No	10			
7	0467	38 London Road Strood	Planning Permission	PDL		No	10			
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL		Yes	250	86		
9	0471	124 Pier Road Gillingham	Planning Permission	PDL		Yes		7		
9	0472	Land at St Mary's Island Maritime Way Chatham Mari	Local Plan	PDL		No	119	290		
9	0473	92-100 Trafalgar Street Gillingham	Planning Permission	PDL		No	16			
12	0476	20 Old Road Chatham	Planning Permission	M		No	9			
15	0478	Rainham Mark Grammar School Pump Lane Gillingham	Planning Permission	G		No	16			
20	0480	54 and 61 Shanklin Close Chatham	Planning Permission	G		No	14			
4	0482	Abbots Court Stoke Road Hoo	Planning Permission	PDL		No	9			
22	0483	Kiran Virdee Medical Centre Sultan Road Lordswood	Planning Permission	PDL		No	20			
11	0484	Car Park The Terrace Rochester	Planning Permission	PDL		No	24			
10	0486	Safety Bay House Warwick Crescent Rochester	Planning Permission	G		No		23		
6	0488	Courtsole Farm Pond Hill Cliffe	Planning Permission	G		No	16			
9	0490	Howlands Nursery Christmas Street Gillingham	Planning Permission	PDL		No	13			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
7	0491	13-23 Swain Close Strood	Planning Permission	PDL		No		9		
12	0493	7-13 New Road CHATHAM	Planning Permission	PDL		No		14		
18	0494	16-18 Magpie Hall Road Chatham	Planning Permission	PDL		No	19			
18	0502	32-34 Roosevelt Avenue Chatham	Planning Permission	PDL		No		5		
10	0509	The Alps Borstal Road Rochester	Planning Permission	G		No	3			
11	0510	Rochester Police Station Cazeneuve St Rochester	Planning Permission	PDL		No	45			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL		Yes	215	334		
5	0514	Sandacres, Upnor Road, Lower Upnor	Planning Permission	M		No	20			
11	0515	Rochester Riverside	Local Plan	PDL		Yes	400	1000	600	
10	0516	Mercury Close, and adj to 62-72 Shorts Way Borstal	Local Plan	G		No			5	
4	0520	Hoo - North East Bells Lane Hoo	Planning Permission	G		No	52			
5	0522	East of Higham Road Wainscott	Planning Permission	G		No	95			
5	0523	East of Wainscott Road Wainscott	Local Plan	G		Yes	185			
13	0524	Southern Water Site Capstone Road Chatham	Local Plan	PDL		No	69			
18	0525	Former Laundry Hilda Road Chatham	MLP 2003 Allocation	PDL		No	5			
11	0526	r/o 327-335 High Street Rochester	Planning Permission	PDL		No				
12	0530	389 High Street CHATHAM	Planning Permission	PDL		Yes	21			
12	0531	39-41 High Street CHATHAM	Planning Permission	PDL		Yes				
12	0533	8-12 New Road CHATHAM	Planning Permission	PDL		No	2			
12	0534	33 Richard Street CHATHAM	Planning Permission	PDL		Yes		9		
11	0537	22-26 Victoria Street ROCHESTER	Planning Permission	PDL		Yes	12			
11	0538	5 New Road ROCHESTER	Planning Permission	PDL		No		17		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
7	0539	Ancaster Garage site, Station Road Strood	Planning Permission	PDL		Yes	68			
13	0541	174-176 Canterbury Street GILLINGHAM	Planning Permission	PDL		Yes	19			
15	0544	77 Station Road Rainham	Planning Permission	PDL		No	5			
18	0545	Edward VII Public House, Albert Road CHATHAM	Planning Permission	PDL		No	2			
9	0547	85 Church Street GILLINGHAM	Planning Permission	PDL		No		15		
13	0551	308 Luton Road Luton	Planning Permission	PDL		Yes		5		
19	0559	195 Princes Avenue Walderslade	Planning Permission	G		No	15			
12	0561	284-286 High Street Chatham	Planning Permission	PDL		No		10		
11	0598	R/O 329 - 337 (Featherstones) High St ROCHESTER	MLP 2003 Allocation/Call	PDL	9	Yes			120	
12	0662	3 New Road, Chatham	Application	PDL		No				18
9	0663	82 Jeffery Street, Gillingham	Planning Permission	PDL	1	No	12			
12	0666	Alexander Garage & 3 Old Road, Chatham	Planning Permission	PDL		No	14			
19	0667	The Woodsman P. H. Yarrow Road, Chatham	Planning Permission	PDL		No	11			
18	0669	39-41 Mills Terrace, Chatham	Planning Permission	M		No		8		
12	0673	Rear of 5 New Road, Chatham	Planning Permission	PDL		No	7			
9	0675	Between 28 & 38 Burnt Oak Terrace, Gillingham	Planning Permission	PDL		No	5			
18	0679	106 Maidstone Road, Chatham	Planning Permission	PDL		No	9			
13	0680	Between 142 & 152 Luton Road, Chatham	Planning Permission	PDL		No		16		
9	0682	Adj. 109 Richmond Road, Gillingham	Planning Permission	PDL		No	20			
7	0684	109 Frindsbury Road, Strood	Planning Permission	PDL		No		11		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M		Yes	60	300	260	
11	0700	Ex Service Stn, adj 86 Corporation Street, Roch	NLUD	PDL	3	No		29		
13	0701	302 Canterbury Street, Gillingham	NLUD	PDL	1	No		7		
7	0702	Former Tug & Shovel, North Street, Strood	NLUD, then application	PDL	9	No		7		
9	0703	31-39 Duncan Road, Gillingham	NLUD	PDL	1	No		15		
12	0704	Carpeaux Close, Chatham	NLUD	PDL		No	25			
10	0708	Land rear of former St Matthews School, Borstal	Call for sites	G	13	Yes		23		
7	0723	125-129 Tamar Drive, Strood	Call for sites	PDL	Template 7	No	4			
11	0726	1-21 St Clements House, Corporation Street	Call for sites	PDL	3	Yes		1		
7	0727	Brompton Farm, adj. 66 Brompton Farm Road	Call for sites	G	4	Yes		4		
11	0728	10-40 Corporation Street, Rochester	Call for sites	PDL	3	Yes		9		
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	3	Yes		16		
4	0739	Garage Site, Knights Road, Hoo	Planning Permission	PDL		No	5			
11	0740	Communal areas, John Street, Rochester	Call for sites	PDL		No		5		
18	0741	Pattens Place, Rochester	Call for sites	PDL		No		6		
10	0745	Land terrier Poplar Road, Strood	Call for sites	PDL	2	No		6		
12	0755	Former Police Station, Chatham	Call for Sites	PDL		Yes		60		
12	0756	Pentagon, Chatham	Call for Sites	PDL		Yes			29	
12	0757	Between Cross Street & The Brook, Chatham	MLP 2003 Allocation	PDL		Yes	118			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
12	0758	Sir John Hawkins Car Park, Chatham	Call for Sites	PDL		Yes		120		
12	0759	Whiffens Avenue Car Park, Chatham	Call for Sites	PDL		No		70		
12	0760	Tesco, The Brook, Chatham	Call for Sites	PDL		Yes		60		
12	0761	Chatham Waterfront	Call for Sites	PDL		Yes		377		
14	0764	Land at Holy Trinity Church, Twydall Lane, Twydall	Call for Sites	PDL		No		7		
9	0765	St Lukes Church, Sidney Road, Gillingham	Call for Sites	PDL	2	No		15		
15	0793	Rear of 9-25 Birling Avenue, Gillingham	Call for sites	G		No	31			
18	0805	Former Nursery Site, Priestfields, Rochester	Planning Permission	G		No	11			
12	0806	Land at rear of 212 High Street, Chatham	Call for sites	PDL		No		10		
16	0808	Queens Court, Chichester Close, Rainham	Call for sites	PDL		No	40			
13	0816	Meeting Hall, Queens Road, Gillingham	Call for Sites	PDL	1	No		10		
8	0818	J7, Chatham Maritime	Call for sites	PDL		Yes		75		
8	0820	Interface Land, Chatham Maritime	Call for sites	PDL	9	Yes		420	105	
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	s 3 & 9	Yes		84		
9	0824	Chatham Docks, Chatham	Call for sites	PDL	5	Yes	100	500	350	
13	0826	111 Nelson Road, Gillingham	Call for sites	PDL	1	No	15			
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL		Yes			50	
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL		Yes	14			
8	0844	Amherst Hill, Brompton	MLP 2003 Allocation	G		No	34			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
11	0850	Chambers Cycle Stores, Rochester	Pre-application discussions	PDL		No			15	
11	0855	230, High Street, Rochester	Development Brief	PDL	6	No				
11	0856	240, High Street, Rochester	Development Brief	PDL	6	No				
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL		Yes				
12	0858	Eldon St, Carpeaux Close and Hards Town, Chatham	Development Brief	PDL		No			95	
12	0859	Hards Town and Carpeaux Close, Chatham	Development Brief	PDL		No			6	
12	0861	141-151 New Road and land at Union Street, Chatham	Development Brief	PDL	9	No			18	
12	0863	11-47 Cross Street, Chatham	Development Brief	PDL		No				
12	0864	King Street, Chatham	Development Brief	M		Yes				
12	0865	2-8 King Street and 1-11 Queen Street, Chatham	Development Brief	PDL		Yes			108	
12	0866	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	Development Brief	PDL		Yes				
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL		Yes				
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes				
12	0871	Chatham Railway Station	Development Brief	PDL		No				
12	0872	West of Maidstone Road, adj Chatham Rail Station	Development brief	PDL		No				
9	0873	Rear of 47 High Street/Britton Street, Gillingham	Development Framework	PDL	9	No				
9	0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Development Framework	PDL		Yes			100	
11	0877	259 to 261 High Street, Rochester	Planning Permission	PDL	9	No	22			
13	0878	208 Canterbury Street, Gillingham	Planning Permission	PDL		No		5		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
11	0880	R/O 73,75-77 High Street, Rochester	Application	PDL		No	7			
9	0882	32 Duncan Road, Gillingham	Planning Permission	PDL	1	No	13			
9	0886	3-7 Mill Road, Gillingham	Application	PDL	6	No	17			
13	0889	Working Mens Club, 2 Rock Avenue, Gillingham	Application	PDL	1	No		5		
18	0895	154-158 Walderslade Road, Chatham	Application	PDL	2	No		9		
12	0896	15,17,19 New Road, Chatham	Planning Permission	PDL		No	24			
7	0897	Garage Block, Witham Way, Strood	Planning Permission	PDL		No	6			
13	0899	208-214 Windmill Road Gillingham	Planning Permission	PDL		No	8			
8	0900	Coal Yard, 8 Westcourt Street, Brompton	Planning Permission	PDL		No	6			
13	0901	266-268 Chatham Hill, Chatham	Application	PDL		No		6		
22	0911	Hallwood House Kestrel Road Lordswood	Planning Permission	M		No	6			
10	0914	Bridgeside Warwick Crescent Rochester	Planning Permission	G		No	15			
18	0915	5 Otway Terrace Chatham	Planning Permission	M		No	6			
18	0956	Shipwrights Arms, 44-45 Hills Terrace Chatham	Planning Permission	PDL		No	6			
18	0958	Central Parade Marley Way Rochester	Planning Permission	PDL		No	6			
11	0959	Lock Up Garage Site Rear of Charles Street Chatham	Planning Permission	PDL		No	5			
12	0963	102 High Street CHATHAM	Planning Permission	PDL		No	32			
11	0980	237 High Street ROCHESTER	Planning Permission	PDL		No	5			
9	0981	143-145 Canterbury Street GILLINGHAM	Planning Permission	PDL		No	8			

Map Ref	Site Ref	Site Name	Site Source	Site Type	Template	Mixed Use	2012-17	2017-22	2022-27	2027-28
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL		Yes		80		
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL		Yes		31		
11	0987	82 King Street, Rochester	Application	PDL		No		24		
5	0989	43-45 Wainscott Road Wainscott	Planning Permission	PDL		No	8			
12	0990	87-89 High Street CHATHAM	Planning Permission	PDL		No	6			
7	1001	Mimosa House Dart Close Strood	Application	PDL		No	8			
4	1004	St Werburgh Court Pottery Road Hoo	Application	PDL		No	-8			
11	1007	14-17 New Road ROCHESTER	Application	PDL		No	17			
4	1008	7 Stoke Road Hoo	Application	PDL		No	8			
							3617	6614	4326	393

Note: Sites without dwelling numbers shown are either net zero or phased post 2028

Site Source Key

Application:	Sites refused planning permission but acceptable in principle
C.O.U.	Change of Use
Local Plan/Large Site PP:	Planning permission on allocated sites
Medway Local Plan 2003:	Site included in Local Plan Policies not an allocation or a planning permission
MLP 2003 Allocation:	Medway Local Plan 2003 allocation
NLUD:	National Land Use Database
Planning Permission:	Non allocated sites with planning permission

Site Type Key

G:	Greenfield
PDL:	Previously Developed Land
M:	Mixed Greenfield and Previously Developed Land

Table 2: Potential Employment Sites and Floorspace (sq.m) 2012 – 2028

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	B1 B2 B8	Yes	3281	16800	18375	2822
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	B1	Yes		-2318		
7	0137	Civic Centre Strood	Urban Capacity Study	PDL	B1	Yes		2000		
12	0243	Chatham Retailing, Clover/Richard/Rhode/High Sts	Medway Local Plan 2003	PDL	B1	Yes			5951	
12	0249	Sorting Office, The Paddock, Chatham	Urban Capacity	PDL	B1	Yes			-678	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	B1/B2/B8	Yes	1000	2000		
19	0378	Rochester Airfield	Medway Local Plan 2003	M		Yes				
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL	B1	Yes	2500			
9	0511	Victory Pier, Pier Road, Gillingham	Planning Permission	PDL	B1	Yes				
11	0515	Rochester Riverside	Local Plan	PDL	B1	Yes	12000			
7	0539	Ancaster Garage site, Station Road Strood	Planning Permission	PDL		Yes	333			
21	0564	South Thames Regional Health Authority Land	Planning Permission	G	B1 B2 B8	No	12169			
19	0570	Fort Horsted, Primrose Close, Chatham	Planning Permission	G	B1 B2 B8	No	1139			
13	0571	47-48 Second Avenue Industrial Estate	Planning Permission	PDL	B1 B8	No		276		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
20	0576	A1-A5 and F1-F3, Elm Court Estate, Capstone Road	Planning Permission	PDL	B1 B2	Yes	297			
11	0598	R/O 329 - 337 (Featherstones) High St ROCHESTER	MLP 2003 Allocation/Call	PDL	B1	Yes			3600	
3	0643	Plot D, Kingsnorth Industrial Estate	Planning Permission	PDL	B2	No		525		
4	0644	Sundridge Tackle, Hoo Industrial Estate	Planning Permission	PDL	B1/B2/B8	No		560		
4	0645	Net-Tex Agricultural Ltd, Hoo Industrial Estate	Planning Permission	PDL	B8	No		110		
8	0649	Cliffe Yard, Anthonys Way, Medway City Estate	Planning Permission	PDL	B2	No	793			
7	0651	13a Maritime Close, Medway City Estate	Planning Permission	PDL	B1 B2	No		244		
8	0652	Wilds Yard, Clipper Close, Frindsbury	Planning Permission	PDL	B1 B2	No		620		
8	0653	Land fronting Sir Thomas Longley Road, Frindsbury	Planning Permission	G	B1 B2 B8	No		3160		
8	0654	Land adjoining Southern House, Anthonys Way	Planning Permission	G	B1/B2/B8	No		2062		
16	0655	Land south of Kent Terrace, Canterbury Lane, Rainham	Planning Permission	G	B1 B2 B8	No	2350			
17	0656	Court Farm, Pilgrims Road, Upper Halling	Application	G	B2	No		557		
7	0657	Watermill Wharf, Canal Road, Strood	Planning Permission	PDL	B1	No		458		
10	0676	Cuxton Station, Station Road, Cuxton	Planning Permission	PDL	B1	No		103		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	B1 B2 B8	Yes	-3200	3200	7100	
10	0686	Three Acre site, Roman Way, Strood	Call for sites	PDL	B1/B2/B8	No		4440		
1	0699	National Grid Property Holdings, Grain Road	Call for sites	PDL	B2 B8	No	232375	232375		
19	0724	BAE Systems, Rochester	Call for sites	PDL	B1 B8	No		11147		
11	0726	1-21 St Clements House, Corporation Street	Call for sites	PDL	B1	Yes		386		
7	0727	Brompton Farm, adj. 66 Brompton Farm Road	Call for sites	G	B1 B2 B8	Yes		1190		
11	0728	10-40 Corporation Street, Rochester	Call for sites	PDL	B1	Yes		386		
3	0730	Land North East of Kingsnorth Industrial Estate	Call for sites	M	B1/B2/B8	Yes	200000	50992		
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	B1	Yes		386		
7	0752	North side of Commissioners Road, Strood	Planning Permission	PDL	B2 B8	No	5623			
12	0761	Chatham Waterfront	Call for Sites	PDL	B1	Yes		5149		
19	0804	Former Officers Mess, Maidstone Road, Chatham	Call for Sites	PDL	B1	No		4300		
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	B1	Yes		-1660		
9	0824	Chatham Docks, Chatham	Call for sites	PDL	B1 B2 B8	Yes	-12000	40516		
10	0829	Medway Bridge Marina, Manor Lane, Rochester	Call for sites	PDL	B1 B2	No		-199		
7	0839	Former Alloy Wheels, Priory Road, Strood	Planning Permission	PDL	B1/B2/B8	No				

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL		Yes	-2295			
19	0845	Woolmans Wood Caravan Site	Withdrawn H&MU DPD	PDL	B1 B2 B8	No		6160		
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	B1	Yes				
12	0862	296-310 High Street, Chatham	Development Brief	PDL	B1	Yes			2040	
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes				
9	0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Development Framework	PDL	B1	Yes			4750	
9	0876	BT Switch Centre, Green Street, Gillingham	Development Framework	PDL	B1	No				
3	0952	Adj to Bellwood Cottages Ratcliffe Highway Hoo	Application	G		No	4655			
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL		Yes		227		
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL		Yes	-176	256		
14	0991	Twydall Enterprise Centre, Lower Twydall Lane	Planning Permission	PDL		No	342			
							461186	386408	41138	2822

Note: Sites without floor space shown are either net zero or phased post 2028

Site Source Key

Application:	Sites refused planning permission but acceptable in principle
C.O.U.	Change of Use
Local Plan/Large Site PP:	Planning permission on allocated sites
Medway Local Plan 2003:	Site included in Local Plan Policies not an allocation or a planning permission
MLP 2003 Allocation:	Medway Local Plan 2003 allocation
NLUD:	National Land Use Database
Planning Permission:	Non allocated sites with planning permission

Site Type Key

G:	Greenfield
PDL:	Previously Developed Land
M:	Mixed Greenfield and Previously Developed Land

Table 3: Potential Retail Sites and Floorspace (sq.m) 2012 – 2028

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	A1 A2 A3 A4	Yes	0	4185	1000	
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL	A1 A3	Yes			860	
12	0102	1-35 High Street, Chatham (Grays Garage)	MLP 2003 Allocation	PDL	A1	Yes		800		
7	0137	Civic Centre Strood	Urban Capacity Study	PDL		Yes		2560		
12	0243	Chatham Retailing, Clover/Richard/Rhode/High Sts	Medway Local Plan 2003	PDL	A1	Yes			14000	14000
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	A1 A3	Yes		700		
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL	A1	Yes	200			
9	0471	124 Pier Road Gillingham	Planning Permission	PDL	A1	Yes		360		
9	0511	Victory Pier, Pier Road, Gillingham	Planning Permission	PDL	A1,A3	Yes				
11	0515	Rochester Riverside	Local Plan	PDL	A1 A3 A4	Yes	1931	4309	1560	
5	0523	East of Wainscott Road Wainscott	Local Plan	G	A1	Yes	69			
12	0530	389 High Street CHATHAM	Planning Permission	PDL		Yes	-123			
12	0534	33 Richard Street CHATHAM	Planning Permission	PDL	A1	Yes		40		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
13	0541	174-176 Canterbury Street GILLINGHAM	Planning Permission	PDL	A1	Yes	100			
13	0553	176 Luton Road Luton	Planning Permission	PDL	A3	No	75			
22	0576	A1-A5 and F1-F3, Elm Court Estate, Capstone Road	Planning Permission	PDL	A1	Yes	2105			
7	0603	Strood Service Station, 3 London Road, Strood	Planning Permission	PDL	A1	No		208		
7	0641	Friary Place, Rear of 46-98 High Street, Strood	Planning Permission	PDL	A1	No	1510			
8	0648	Land between Vanguard Way and George Summers Close	Planning Permission	G	A1	Yes	9354			
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	A1 A2 A3 A4 A5	Yes		1800		
22	0691	Hempstead Valley Shopping Centre	Call for sites	PDL	A1 A3	No	9070			
1	0699	National Grid Property Holdings, Grain Road	Call for sites	PDL		No	180			
12	0755	Former Police Station, Chatham	Call for Sites	PDL	A1	Yes		1898		
12	0756	Pentagon, Chatham	Call for Sites	PDL	A1 A2 A3	Yes			15000	
12	0757	Between Cross Street & The Brook, Chatham	MLP 2003 Allocation	PDL	A1	Yes	3430			
12	0758	Sir John Hawkins Car Park, Chatham	Call for Sites	PDL	A1	Yes		3059		
12	0760	Tesco, The Brook, Chatham	Call for Sites	PDL	A1	Yes		1940		
12	0761	Chatham Waterfront	Call for Sites	PDL	A1 A2 A3 A4	Yes		6243		

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
8	0818	J7, Chatham Maritime	Call for sites	PDL	A1	Yes		5220		
8	0819	Pump House 7, Leviathan Way, Chatham Maritime	Call for sites	PDL	A1 A3	Yes	729			
8	0821	Machine Shop 8, Chatham Maritime	Call for sites	PDL	A1	No		1200		
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	A1	Yes		2275		
9	0824	Chatham Docks, Chatham	Call for sites	PDL		Yes	7376	2000	2030	
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL	A1	Yes			1600	
15	0841	Tesco Store, Rainham Shopping Centre	Call for sites	PDL	A1	No		234		
7	0843	Tesco, Charles Street, Strood	Planning Permission	PDL	A1	Yes	5774			
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL	A1	Yes				
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	A1 A2	Yes				
12	0865	2-8 King Street and 1-11 Queen Street, Chatham	Development Brief	PDL	A1 A2	Yes			2531	
12	0866	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	Development Brief	PDL	A1 A2	Yes				
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL	A1 A2 A3	Yes				
12	0868	19 New Road Avenue and 3 New Cut, Chatham	Development Brief	PDL	A3 A4	No		1328		
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes				
9	0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Development Framework	PDL	A1 A2 A3	Yes			3750	

Map Ref	Site Ref	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2012-17	2017-22	2022-27	2027-28
12	0983	Adjacent to Staples Medway Street Chatham	Planning Permission	PDL		Yes		1135		
12	0984	Adjacent to Bus Station Medway Street Chatham	Planning Permission	PDL		Yes	-886	1280		
							40894	42774	42331	14000

Note: Sites without floor space shown are either net zero or phased post 2028



Site Source Key

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Medway Local Plan 2003:	Site included in Local Plan Policies not an allocation or a planning permission
MLP 2003 Allocation:	Medway Local Plan 2003 allocation
NLUD:	National Land Use Database
Planning Permission:	Non allocated sites with planning permission

Site Type Key

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PDL:	Previously Developed Land
M:	Mixed Greenfield and Previously Developed Land

Table 4: Sites with Other Potential Use

Map Ref	Site Ref	Address	Site Type	Mixed Use	Other Uses
9	0039	Land at High Street/Skinner Street/Jeffery Street/ James Street Gillingham Gillingham	PDL	No	Student accommodation
5	0050	Former MOD Land Lodge Hill Chattenden Rochester	M	Yes	Mixed incl hotels, schools, health, leisure etc
5	0055	Land at Wainscott Road Wainscott Rochester	G	No	School
12	0243	Chatham Comparison Retailing Clover Street/Richard Street/Rhode Street/High St Chatham Chatham	PDL	Yes	Car Park
17	0352	Former Cement Works Formby Road Halling	PDL	Yes	Doctors Surgery
19	0378	Rochester Airfield Maidstone Road Chatham Chatham	M	Yes	Retain as airfield
19	0470	Mid Kent College, Horsted Maidstone Road Chatham Chatham	PDL	Yes	Community
12	0507	37-43 High Street Chatham Chatham	PDL	No	Care Home
9	0511	Victory Pier (Former Akzo Nobel works) Pier Road Gillingham Gillingham	PDL	Yes	Hotel
11	0515	Rochester Riverside, Cory's Road Gas House Road Rochester Rochester	PDL	Yes	Primary School, healthcare facility and community buildings, Hotel
5	0523	East of Wainscott Road Wainscott Rochester	G	Yes	Health centre
22	0576	Units A1-A5 and F1-F3, Elm Court Estate Capstone Road Gillingham	PDL	Yes	Conservatory Display Area
14	0604	Walnut Tree Farm, 155 Lower Rainham Road Rainham Gillingham	G	No	Hotel
9	0632	Colonial House Quayside Chatham Maritime Chatham	PDL	No	Hotel, office space and health club
9	0634	Site D3 Eastbridge Chatham Maritime Chatham	PDL	No	Higher Education Facilities
3	0647	Kingsnorth Power Station Eschol Road Kingsnorth Rochester	PDL	No	Power station
8	0648	Land between Vanguard Way and George Summers Close Anthonys Way Strood Rochester	G	Yes	park and ride

9	0670	Adj 1-30 St Marks House Saxton Street Gillingham Gillingham	PDL	No	Student accommodation
10	0685	Temple Waterfront Roman Way Strood Rochester	M	Yes	Non residential institutions, assembly and leisure
11	0688	25,27,29,31,33 Corporation Street Rochester Rochester	PDL	No	Hotel
22	0691	Hempstead Valley Shopping Centre Hempstead	PDL	Yes	D1
13	0707	LIFT site 551-555 Canterbury Street Gillingham Gillingham	PDL	No	Healthy Living Centre
10	0708	Land rear of former St Matthews CE Primary School Sidney Road Borstal Rochester	G	Yes	Public Open Space
11	0730	Land north east of Kingsnorth Industrial Estate Eshcol Road Hoo Rochester	M	Yes	Power Station
7	0746	Former Earl Estate Community Centre Albatross Avenue Strood Rochester	PDL	No	Care Home
12	0761	Waterfront Medway Street Chatham Chatham	PDL	Yes	Food & Beverage, Hotel and Theatre
14	0791	Former Equestrian Centre , 155 Lower Rainham Road Gillingham Gillingham	PDL	No	Leisure
9	0810	Junction of Pier Road and Medway Road Gillingham Gillingham	PDL	No	Higher Education
8	0819	Pump House 7 Leviathan Way Chatham Maritime Chatham	PDL	Yes	Conference/Wedding Venue
8	0820	Interface Land Chatham Maritime Chatham	PDL	Yes	University
9	0824	Chatham Docks, Chatham	PDL	Yes	Conference facility/ Student Accom/ Leisure Education/ Energy Centre
9	0831	2-4 Balmoral Road Gillingham Gillingham	PDL	No	Care Home
8	0838	Pelican Reach Clipper Close Medway City Estate Rochester	PDL	No	Waste treatment/transfer
7	0843	Land adjacent to and Tesco Store Charles Street Strood	PDL	Yes	Library
12	0864	King Street Chatham Chatham	M	Yes	Park/open space
12	0870	Alexandra Hotel Railway Street Chatham Chatham	PDL	No	Hotel

9	0874	Land at junction of Brompton Road/ Marlborough Road Gillingham Gillingham	PDL	No	Sports/Leisure/Cultural or community uses
9	0875	Retail Core, Jeffrey Street, King Street and High Street Gillingham Gillingham	PDL	Yes	
18	0907	114 Maidstone Road Chatham Chatham	PDL	No	Health Hostel
8	0909	St Mary's Church Dock Road Chatham Chatham	PDL	No	Community Use
3	0928	Cross Park Avery Way ALLHALLOWS ROCHESTER	PDL	No	Community Hall
9	0976	Petrol Filling Station Railway Street GILLINGHAM GILLINGHAM	PDL	No	Car park
12	0983	Adjacent to Staples Medway Street Chatham Chatham	PDL	Yes	D1
12	0984	Adjacent to Bus Station Medway Street Chatham Chatham	PDL	Yes	D1, Hotel
14	0992	Grace Manor Nursing Home Grange Road Gillingham Gillingham	PDL	No	Care Home
19	0993	Bridgewood Manor Hotel Walderslade Woods Walderslade Chatham	PDL	No	Hotel
3	1005	The Grange Ratcliffe Highway ST MARY HOO Rochester	PDL	No	Care Home
13	1006	33 Magpie Hall Road CHATHAM CHATHAM	PDL	No	Community Centre

Site Type Key

G: Greenfield
PDL: Previously Developed Land
M: Mixed Greenfield and Previously Developed Land

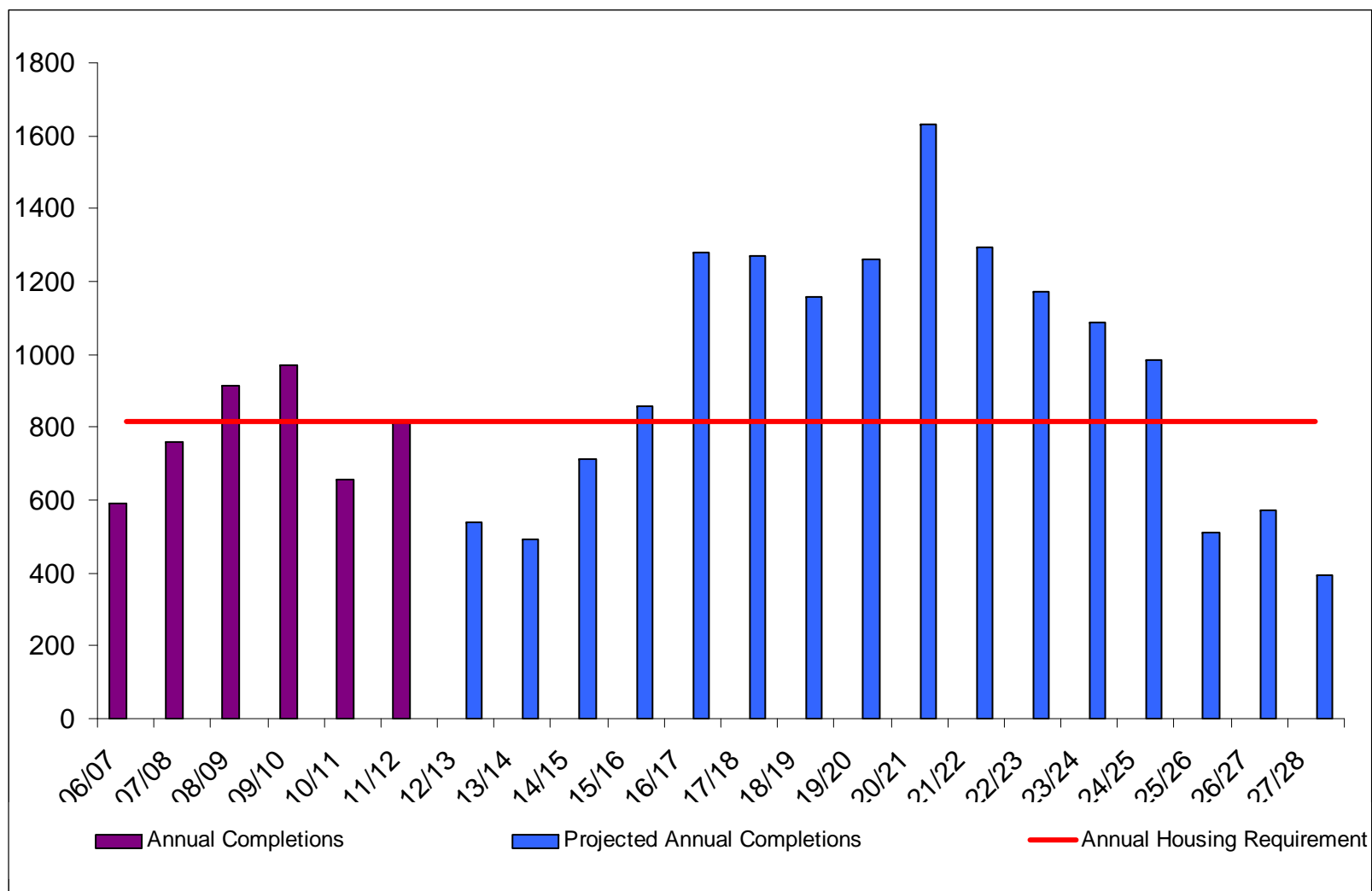
Table 5: Medway Housing Trajectory 2006 – 2028

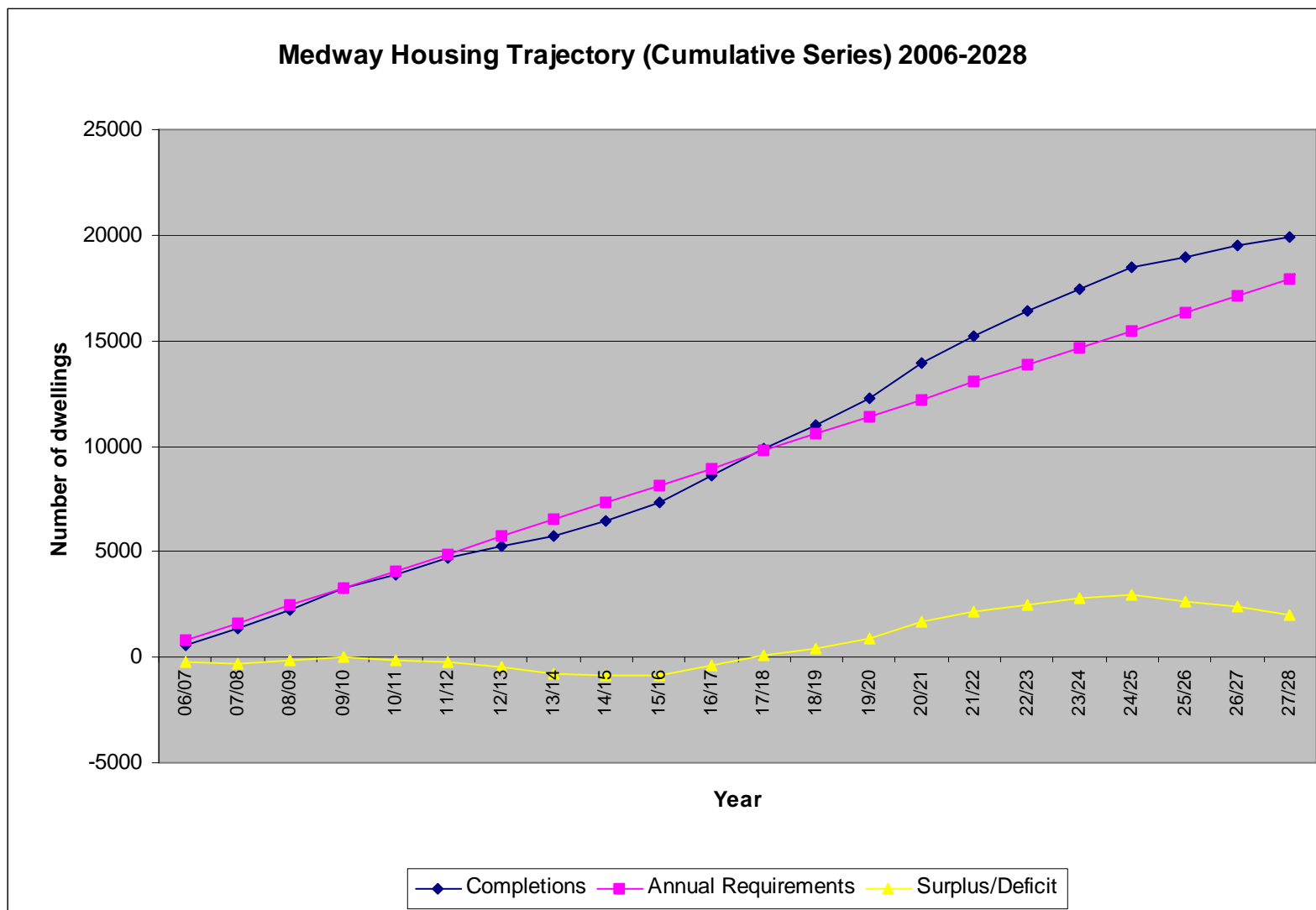
	2006-2012	2012-2017	2017-2022	2022-2027	2027-2028	Total
Past completions	4704					4704
Projected Completions Identified Sites		3617	6614	4326	393	14950
Small Sites with Planning Permission Projected Completions		267	0	0	0	267
Total Projected Completions		3884	6614	4326	393	15217
Draft Core Strategy Cumulative Completions	4704	8588	15202	19528	19921	19921
Cumulative Requirements	4890	8965	13040	17115	17930	17930
Cumulative Surplus/Deficit	-186	-377	2162	2413	1991	1991

Please note that sites with planning permission unlikely to be implemented and those Local Plan allocations unlikely to be developed have been omitted from the table.

Please note that this trajectory is different to that recently published in the December 2012 AMR. This is due to the fact that the SLAA takes into account responses made to the letter issued to developers/landowners shown in Appendix 4.

Medway Housing Trajectory 2006 – 2028





Medway Employment Trajectory 2006-2028

	2006-2012	2012-2017	2017-2022	2022-2027	2027-2028	Total
Cumulative Completions	-34437					-34437
Projected Completions Identified Sites		461186	386408	41138	2822	891554
Draft Core Strategy Cumulative Completions		426749	813157	854295	857117	857117

Medway Retail Trajectory 2006-2028

	2006-2012	2012-2017	2017-2022	2022-2027	2027-2028	Total
Cumulative Completions	31324					31324
Projected Completions Identified Sites		40894	42774	42331	14000	139999
Draft Core Strategy Cumulative Completions		72218	114992	157323	171323	171323

Please note that sites falling below the SLAA threshold with planning permission are not counted in these tables.

Table 6: Sites Rejected after Assessment (remains unchanged)

Table 6 (Sites Rejected After Assessment) has been omitted from this document because no changes have been made to it since it was originally published in the November 2010 SLAA.

Table 7: Alternative Uses and Preferred Options

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
9	0013	Medway House 277 Gillingham Rd	12	Offices 1469				Residential	Allocated for Residential/within residential area
8	0033	RSME Kitchener Barracks Brompton	248	Offices 57600				Residential	Adj. Residential area. Residential in Medway Waterfront Renaissance Strategy
11	0100	320 –344 High St. Inc 42 new Road, Rochester	66	Offices 7200				Residential	Allocated Residential in Local Plan
12	0102	1 – 35 High St. Chatham (Grays Garages)	65			Res 54 Retail 800 sq m Offices 800 sq m		Mixed	Allocated Residential in Local Plan Offices/retail on street frontage reflects character of area
7	0137	Civic Centre	398	Offices 36120	7800	Res 398 Retail 2560sq m Offices 2000 sq m		Mixed	Mixed use proposed in Strood Town Centre Master Plan, December 2009
11	0144	St Bartholomew Hospital New Rd, Rochester	108	Offices 11748		Res 54 Emp 5874 sq m		Residential	Priority given to meeting total residential requirement. Reflects character of area
12	0243	Clover Street/Richard Street/Rhode Street/ High St Chatham		Offices 22,880	28,000	Emp 11400 sq m (net 5951 sq m) Retail 28000 sq m	Multi-storey car park	Mixed	Site has capacity to accommodate retail as it's primary use with offices above
12	249	Sorting Office The Paddock Chatham	50	Offices 5490		Res 25 Emp 2745 sq m (net –678 sq m)	Leisure 5490 sq m	Mixed	To reflect character of area
19	0378	Rochester Airfield, Maidstone Road, Chatham		Offices 149,394		Emp 70087 sq m & Airfield	Airfield	Other	Airport Operator unwilling to reduce operational capacity

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
7	0539	Ancaster Garage site Station Road Strood	67			Res 68 Emp 333 sq m		Mixed	Reflects Planning Permission
13	0553	176 Luton Road Luton Chatham	6		75	Res 6 Retail 75 sq m		Retail	Reflects Planning Permission
11	0598	R/O 329 – 357 (Featherstones) High St. Rochester	135			Res 120 Emp 3600 sq m		Mixed	Part Residential Allocation Part use of existing industrial building
12	0662	3 New Rd Chatham	18	Offices 2400				Residential	Reflects adjoining use and aspirations of owner
10	0686	Three Acre site Roman Way Strood		B1 B2 B8 4440			Hotel	Employment	Within industrial estate
11	0726	1 – 21 St Clements House, Corporation Street, Rochester	30			Res 22 (Net 1) Emp 386		Mixed	Reflects Corporation St. Development Brief
7	0727	Brompton Farm, adj. 66 Brompton Farm Rd.		B1 B2 B8 1750		Res 4 B1 B2 B8 1190 sq m		Mixed	Reflects character of the area
11	0728	10 – 40 Corporation St. Rochester	34			Res 25 (net 9) Emp 386 sq m		Mixed	Reflects Corporation St. Development Brief
3	0730	Land NE of Kingsnorth Industrial Estate Eshcol Road Hoo		B1 B2 B8 250992		Emp 200835 sq m & Power Station	Power Station or Waste Processing	Mixed	Planning permissions now granted for both employment & power station uses
12	0755	Former Police Station, Chatham	85	Offices 5040		Res 60 Retail 1898 sq m		Mixed	Proposed in Chatham Centre and Waterfront Development Brief
12	0759	Whiffens Ave. Car	70	Offices				Residential	Proposed in Chatham

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
		Park, Chatham		24160					Centre and Waterfront Development Brief
9	0765	St Lukes Church, Sidney Rd, Gillingham	15				Community Use	Residential	In Residential area, reflects aspirations of owner
12	0806	Land at rear of 212 High Street Chatham	10		460			Residential	Back land site not viable retail. Residential is appropriate alternative use
9	0810	Junction of Pier Road and Medway Road	40	9440			Education	Other	Land owned by University of Greenwich
8	0818	J7, Chatham Maritime	100	Offices 8352		Res 75 Retail 5220 sq m	Tourism/Leisure	Mixed	Reflects mix in surrounding area
8	0820	Interface Land, Chatham Maritime	960			University Res 525	University	University/Residential	Medway Council support the use of the site for Higher Education
8	0821	Machine Shop 8 Maritime Way Chatham Maritime			1200		Leisure/Community 1200 sq m	Retail	Specialist retail e.g. antiques appropriate for character of building
11	0822	Land at Robins & Day (Peugeot), High St, Rochester	122			Res 84 Emp 856 sq m (net –1660 sq.m) Retail 2275 sq m		Mixed	Reflects Corporation St. Development Brief and Star Hill/Sun Pier Planning Strategy
9	0824	Chatham Docks, Pier Road, Chatham	2065	B1 B2 B8 141750 (net 0)	17500	Res 1300 Emp 31500 Retail, Leisure, Tourism 6 ha.	Tourism/Leisure uses	Employment	Priority given to retention of existing employment land to avoid release of greenfield sites
9	0831	2 – 4 Balmoral Gardens, Gillingham	12				Care Home	Other	Care Home PP renewed
12	0834	1 Batchelor St, off The Brook, Chatham	80	Offices 6000		Res 50 Retail 1600 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief

Map Ref	Site Ref	Site Name	Residential Units	Employment (sq.m)	Retail (sq.m)	Mixed	Other	Preferred Option	Reason
12	0861	141–151 New Rd. & land at Union St, Chat	18	Offices 2560				Residential	Priority given to meeting residential requirements
12	0864	King Street Chatham	17			Residential (net 0) /Open Space		Mixed	The open space is an integral part of a park. Residential on rest of site (no net gain)
12	0865	2 – 8 King St & 1 – 11 Queen St, Chatham		Offices 7380		Res 118 Retail 2531 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief
12	0866	55 – 105a the Brook & 1, 5, 11 & 13 King St, Chatham		Offices 12240		Res 50 Retail 4113 sq m		Mixed	Reflects Chatham Centre & Waterfront Development Brief
12	0871	Chatham Railway Station	279	Offices 30400				Residential	Reflects Chatham Centre & Waterfront Development Brief
12	0872	West of Maidstone Rd, adj. Chatham Railway Station	173	Offices 8640				Residential	Reflects Chatham Centre & Waterfront Development Brief
9	0876	BT Switch Centre Green Street Gillingham	16	B1 2760 (net 0)				Employment	Continuation of an employment use on an existing employment site
8	0909	St Mary's Church, Dock Road Chatham		Office 1268			Community Use	Other	Use the most compatible with original function of the building as church

Appendices

Appendix 1: Sites Removed From SLAA With Reasons

Site Ref	Site Name	Sector and Reason for Removal		
		Residential	Employment	Retail/Other
0222	Municipal Buildings, Canterbury Street, Gillingham			Completed
0291	Adj to 62 Sir Evelyn Road, Rochester	Completed		
0343	25 Swain Road, Wigmore	Completed		
0463	Cuxton Pit No. 3 Cuxton Road, Strood	Completed		
0497	46 High Street, Halling	Completed		
0505	1-3 Cedar Road, Strood	Completed		
0529	Former Service Station, Dock Road, Chatham	Completed		
0537	22-26 Victoria Street, Rochester		No longer part of the planning application	
0543	5 High Street, Gillingham	Expired permission. Development Unlikely		Expired permission. Development Unlikely
0546	174 Church Street, Cliffe	Completed		
0668	The Marlborough Centre, 41a Maidstone Road, Gillingham	Completed		
0670	Adj to 1-30 St Marks House, Saxton Street, Gillingham	Now site being developed with student accommodation.		
0674	Between 28 & 33 Burnt Oak Terrace, Gillingham	Completed		
0690	Crest Packaging Site, Courteney Road, Gillingham			Completed
0725	Chatham Grove Garages, Chatham	Completed		
0766	Depot, Norman Close, Strood		Site occupied no longer available	
0812	Shalder House, Medway Road, Gillingham	Site no longer available		
0886	3-7 Mill Road, Gillingham	Completed		
0890	Halling Service Station, 1 High Street Halling	Completed		
0913	181 Bells Lane, Hoo	Completed		
0957	224-228 Nelson Road, Gillingham	Site now below threshold		
0960	2-6 Gerald Avenue, Chatham	Completed		
0982	124a High Street, Gillingham	Completed		

Appendix 2: New Sites Included since SLAA update January 2012

Map Ref	Site Ref	Site Name	Housing	Employment	Retail/Other
9	0824	Chatham Docks, Chatham	PDL	PDL	PDL
7	1001	Mimosa House Dart Close Strood	PDL		
4	1004	St Werburgh Court Pottery Road Hoo	PDL		
3	1005	The Grange Ratcliffe Highway ST MARY HOO Rochester			PDL
13	1006	33 Magpie Hall Road CHATHAM CHATHAM			PDL
11	1007	14-17 New Road, Rochester	PDL		
4	1008	7 Stoke Road Hoo	PDL		

Appendix 3: Proportion Of Previously Developed Sites in the SLAA

Housing

Type	Quantity	%
PDL	135	83.3
Greenfield	17	10.5
Mixed	10	6.2
	162	

Employment

Type	Quantity	%
PDL	43	78.2
Greenfield	8	14.5
Mixed	4	7.3
	55	

Retail

Type	Quantity	%
PDL	42	91.3
Greenfield	2	4.3
Mixed	2	4.3
	46	

Other

Type	Quantity	%
PDL	38	79.2
Greenfield	5	10.4
Mixed	5	10.4
	48	



Appendix 4: Letter to Developers/Landowners

Please contact: Paul Cronk
Our ref: Medway SLAA
Your ref:
Date: 11th October 2011

Development, Economy and Transport Division
Regeneration, Community and Culture Directorate
Development Plans and Research
Medway Council
Gun Wharf
Dock Road
Chatham
Kent ME4 4TR

Telephone: 01634 306000
Direct line: 01634 338146
Email: ldf@medway.gov.uk

Dear ,

Medway Strategic Land Availability Assessment, Phasing 2011

Medway Council is updating its Strategic Land Availability Assessment (SLAA) and would be grateful for your assistance in the phasing of potential development sites contained within the document.

As you may be aware as part of the Local Development Framework (LDF), the Council is currently preparing a Core Strategy which sets out broad policies for the period up to 2028. This document relies on evidence showing sites that are developable and deliverable; the documentation within the SLAA is an important part of this.

The sites in the SLAA may be suitable for a variety of uses including housing, employment, retail, leisure etc. and have been identified from many sources including those submitted by landowners and developers in the call for sites and those with planning permission or allocated in the adopted local plan. Others have been identified by Council Officers as having development potential.

It is important to note that the inclusion of a site does not imply that planning permission would automatically be granted, as this would depend upon the details in any application. Conversely the omission of a site does not prevent the submission of a planning application at any time in the future and will not influence any subsequent decision.

Our records show that you have an interest in one or more sites in the SLAA and I am writing to you to ensure that the information we currently hold is correct.

The attached form shows current phasing which has been estimated by planning officers. If you are satisfied with the estimated completion dates and the amount of development likely to be developed in any given year, then you do not need to do anything. However if you feel that the data is incorrect, please could you contact me either by returning the form showing the amended figures, or send an email to ldf@medway.gov.uk by the 11th November 2011.

**This information is available in other formats and languages from
Eric Chiu on 01634 331629.**

If you no longer have any involvement or knowledge of this site, I would be grateful if you could let me know so that I can update my records.

The current Medway Strategic Land Availability Assessment (1st Review May 2011) contains a series of maps showing the individual site areas and can be found on the Council's website at: -

www.medway.gov.uk/environmentandplanning/developmentplan/localdevelopmentframework/ldfevidencebase/strategiclandavailability.aspx

Thank you for your assistance in this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Cronk".

Paul Cronk
Development Plans and Research Manager



Produced by:

Development Plans and Research, Regeneration, Community and Culture,
Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

Tel: 01634 331629; **email:** ldf@medway.gov.uk

Website: <http://www.medway.gov.uk/ldf>

