

# Medway Strategic Land Availability Assessment (SLAA)

Final Report November 2010

(Approved by the Medway Strategic Housing Partnership Board)



## Table of Contents

Introduction .....	1
Methodology .....	2
Stage 1 Planning the Assessment .....	2
Stages 2 and 3 Determining the sources of sites to be included in the assessment and desk top review.....	3
Exclusions.....	4
Stages 4 and 5 Determining which sites and areas to be surveyed and carrying out the survey .....	5
Stage 6 Estimating the development potential of each site .....	6
Stage 7 Assessing suitability, deliverability and achievability.....	7
Housing.....	7
Employment.....	7
Delivery .....	8
Achievability .....	8
Stage 8 Review of the Assessment .....	9
Housing.....	9
Employment.....	10
Retail.....	10
Previously Developed Land .....	11
Mixed Use .....	11
Site Sources.....	12
Monitoring .....	12
Table 1 Potential Housing Sites and Dwellings 2009 – 2026.....	39
Table 2 Potential Employment Sites and Floorspace (sq.m.) 2009 - 2026 .....	47
Table 3 Potential Retail Sites and Floorspace (sq.m.) 2009 – 2026 .....	50
Table 4 Sites with Other Potential Use.....	53
Table 5 Medway Housing Trajectory: number of dwellings 2006 – 2026.....	56
Table 6 Sites Rejected after Assessment .....	59
Table 7 Alternative Uses and Preferred Options.....	64
Appendix 1 Call for Sites Template Letter .....	68
Appendix 2 SLAA Site Survey Form .....	78
Appendix 3 Housing Density Templates .....	81
Appendix 4 Employment Density Templates.....	89
Appendix 5 Letter to Landowners.....	90
Appendix 6 Consultation Invitation Letter.....	91
Appendix 7 Medway Council's Response to Representations made on the Draft Medway Strategic Land Availability Assessment .....	92
Appendix 8 Sites rejected at Data Collection Stage.....	112

## Introduction

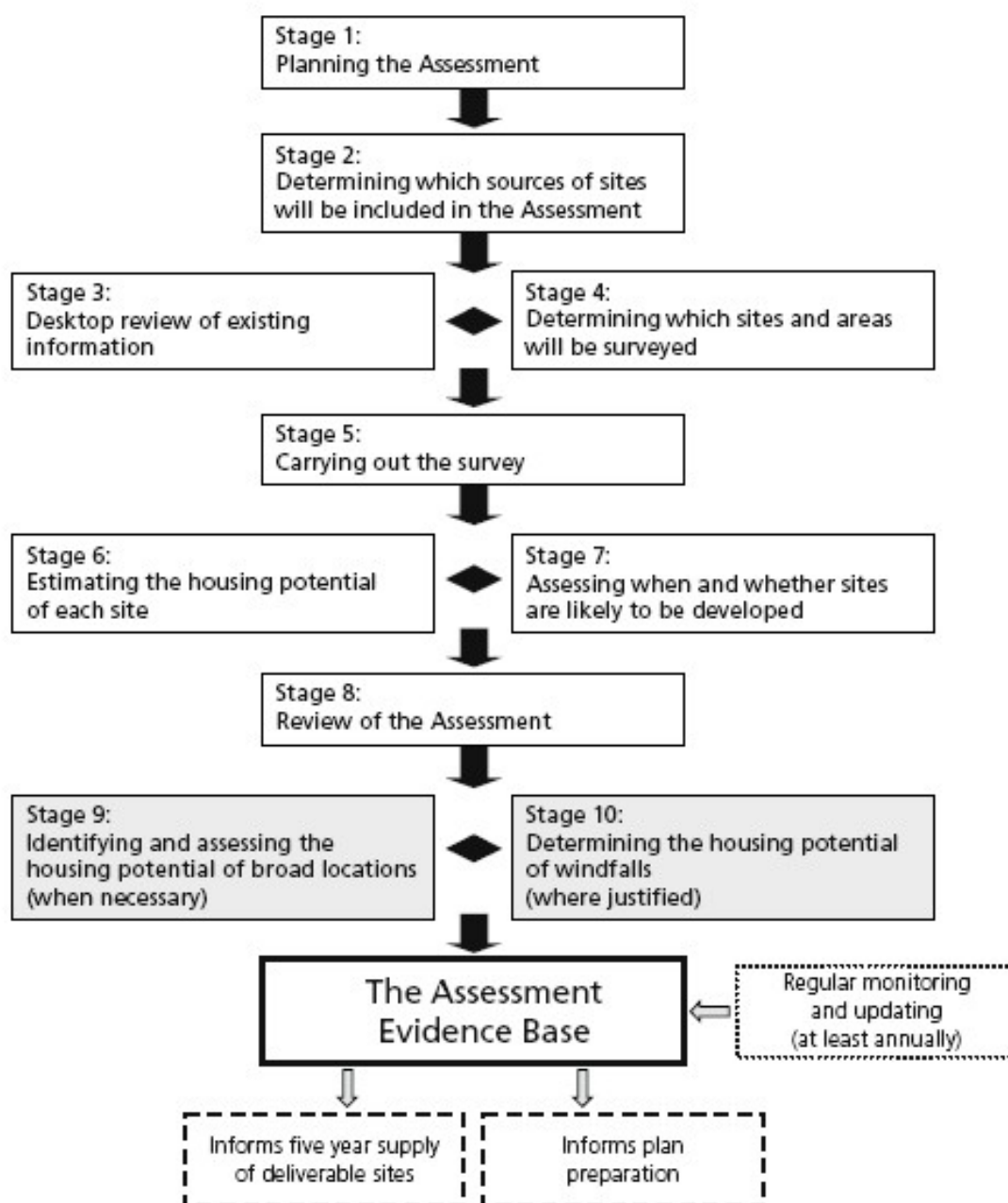
- 1.01 Planning Policy Statement PPS3: Housing, requires local planning authorities (LPAs), to set out in local development documents, their policies and strategies for delivering housing for at least 15 years from the date of adoption. To this end, drawing upon a strategic land availability assessment, LPAs need to identify sufficient, deliverable sites that are available, suitable and achievable, for the first five years. They should also identify a further supply of developable sites for years 6 to 10 and where possible, for years 11 to 15. Where the latter is not possible, broad locations should be indicated.
- 1.02 The Medway Strategic Land Availability Assessment (SLAA), has been prepared in accordance with the requirements of PPS3 and the advice contained in the Strategic Housing Land Availability Assessments Practice Guidance, published by Communities and Local Government in 2007. Whilst this is directed towards housing assessments, it advises that there are advantages in undertaking assessments for housing, employment, retail and other uses in parallel. Medway Council has decided to take this approach in light of fact that additional sites for employment and retail development are required, as well as for housing in order to meet Medway's needs up to 2026. The SLAA also takes the Kent and Medway SLAA Protocol into account.
- 1.03 This document demonstrates that Medway's housing requirement of 16,300 dwellings for the period 2006 to 2026, is likely to be deliverable. It demonstrates, by assessing potential sites, that sufficient sites can be identified to deliver a 5 year, 10 year and 15 year supply of dwellings from 2011, the year originally programmed for the adoption of the Medway Core Strategy. It also demonstrates that its employment and retail floorspace requirements can be met.
- 1.04 The assessment does not determine whether individual sites should be allocated for a particular use, or granted planning permission. Allocations will be determined through the preparation of the Medway Core Strategy and subsequent site specific documents (where sites are not included within the core strategy as strategic allocations). The capacity of sites may change at the planning application stage. The figures shown in the SLAA are indicative and not definitive.
- 1.05 The assessment has taken into account paragraph 36 of PPS3, which requires consideration of the opportunity for housing provision on surplus public sector land, including that owned by Central Government. It also states that priority for development should be on previously developed land.
- 1.06 Paragraph 38 of PPS3, states that local planning authorities, working with stakeholders, should set out the criteria for identifying broad locations and specific sites for the location of new housing, taking into account the option of creating new, free-standing settlements.



## Methodology

2.01 The methodology closely follows the approach outlined in the national SHLAA Practice Guidance.

**Figure 1: SLAA Approach:**



### Stage 1 Planning the Assessment

2.02 Although officers of the Council have undertaken the assessment, the overall responsibility for its production lies with the Medway Strategic Housing Partnership Board. The draft methodology was approved by the Board in October, 2008. Upon completion of the draft assessment, the document was

submitted to the Board for approval to send copies to land owners and developers for their consideration of the assessment on each site. Following consultation on the draft, the final report has been approved by the Board.

### **Stages 2 and 3 Determining the sources of sites to be included in the assessment and desk top review**

- 3.01 In December, 2008, the Council wrote to 778 bodies consisting of all land owners, developers, agents and other stakeholders with a possible interest in development, which were known to the Council at that time and kept on its database. See Appendix 1. These bodies were invited to submit any sites in which they had an interest, for consideration in the assessment by 30 January, 2009. This process was known as the call for sites. In response to this call, 172 sites were submitted.
- 3.02 In 2004, Medway Council carried out an urban capacity study. Unimplemented sites from this study were carried forward for re-examination.
- 3.03 Sites already in the planning system were identified from the Council's Land Use Planning Information System (LUPIN). This monitors annually, the progress of sites, which have been granted planning permission for housing, employment and retail development and have either been completed, are under construction or not yet started. The most up to date study ran from April 1, 2008 to March 31, 2009,
- 3.04 Other sites already in the planning system were unimplemented allocations from the Medway Local Plan, 2003.
- 3.05 When Medway Council was preparing a Housing and Mixed Use Development Plan document in 2006, (subsequently withdrawn), it undertook a call for sites. It considered those which were submitted and subsequently prepared an "omitted sites list", which explained why certain sites were considered unsuitable for development. Any site which was not re-submitted by bodies in the most recent call for sites, was included in the current assessment.
- 3.06 The development management division undertakes pre-planning application discussions with developers and any new sites emerging from these discussions were included in the assessment. Likewise, sites submitted as planning applications but not yet determined are also included. Sites which had received a refusal of planning permission over the last five years on the grounds of overdevelopment but which raised no objection in principle, to the use proposed were also included for reconsideration.
- 3.07 Some sites, which had not been picked up from other sources but are on the National Land Use Database, were included.
- 3.08 Sites identified in adopted supplementary planning guidance and documents were included in the assessment. The relevant documents were the:
  - Gillingham Town Centre Development Framework, 2007;
  - Chatham Centre and Waterfront Development Brief, 2008;
  - Strood Riverside Development Brief, 2006;
  - Corporation Street Development Framework, 2008;
  - Rochester Riverside Development Brief, 2004;

- Star Hill to Sun Pier Planning Design Strategy, 2004,
  - Temple Waterfront Development Brief
- 3.09 The only other source of information investigated was the Register of Surplus Public Sector Land but no sites were identified.
- 3.10 For the purposes of the assessment, a threshold of 5 dwellings or 0.15ha. was applied. Smaller sites were excluded except for small sites with outstanding planning permission or under construction on 31 March 2009. No allowance was made for windfalls of whatever size, coming forward during the plan period.

## Exclusions

- 3.11 Paragraph 21 of the Government's Practice Guidance allows for particular types of land or areas to be excluded from the assessment. Where this is the case, the reasons for doing so need to be justified. Medway identified three categories of sites or areas to be excluded. The first category was areas of national or regional importance; the second was the Metropolitan Green Belt; and the third was local areas of protection.
- 3.12 The first two categories reflect the advice in the Practice Guidance and the third reflects some of the types of area excluded by many local authorities elsewhere in the country in their own methodologies. The excluded areas for Medway are as follows:

### Category 1 National and Regional

- Scheduled Ancient Monuments;
- Special Protection Areas;
- RAMSAR Sites;
- Special Areas of Conservation;
- Sites of Special Scientific Interest;
- National Nature Reserves;
- Areas of Outstanding Natural Beauty;
- Ancient Woodlands;
- Historic Parks and Gardens;
- Major Accident Hazard Areas.

### Category 2 Metropolitan Green Belt

### Category 3 Local

- Local Nature Reserves;
  - Protected Open Space;
  - Special Landscape Areas;
  - Sites of Nature Conservation Importance;
  - Country Parks.
- 3.13 Medway Council decided to exclude these areas firstly because they are already protected from development in the Medway Local Plan, 2003. It was confident that there was sufficient land outside these areas which were less sensitive and which, if necessary, could be developed to meet its requirements.

- 3.14 No sites were excluded for being within category 1 areas. Seven sites were excluded for being located in the Green Belt. The largest number of excluded sites, amounting to around 300 in total, were protected areas of open space within the urban area. In order to avoid town cramming and to maintain their amenity, recreational and ecological functions, it has been decided to exclude all areas of open space from the current assessment. Only twelve sites have been excluded, which were submitted by developers, because they were protected open space.

**Stages 4 and 5 Determining which sites and areas to be surveyed and carrying out the survey**

- 4.01 A large number of sites in the urban capacity study were excluded at this stage if they had already been developed, if they were no longer available due to their retention in their existing uses or if they were protected as open space. These excluded sites are listed in Appendix 8, together with the reasons for exclusion.
- 4.02 Given that the annual site survey of all outstanding planning permissions was carried out as part of the LUPIN system in April. 2009, these sites were not resurveyed as part of the assessment.
- 4.03 All remaining sites identified in stages 2 and 3, were surveyed between August and November 2009. A standardised survey form was completed for all sites visited (see Appendix 2). The number of sites in this category was 260.
- 4.04 A large area of previously developed land at Chattenden/Lodge Hill is surplus to the requirements of the Ministry of Defence and consequently falls into a category of site to be given priority for development under the terms of PPS3.
- 4.05 Given that the site remains a secure military base and that Council officers have previously visited the site, no further visit was arranged for this assessment. However, detailed site information, indicative land use proposals and programming have been provided by Land Securities, the Land Sale Delivery Partner appointed by Defence Estates, with responsibility for the delivery and sale of the Lodge Hill site. Land Securities, together with its consultant team, have prepared an indicative masterplan to inform the Council's evidence base for its Core Strategy which illustrates one way in which the site could be redeveloped.
- 4.06 As a result of the identification of sites in stages 2/3, together with the Chattenden/Lodge Hill site, it was considered that more than sufficient sites had been included in the assessment to meet Medway's requirements without the need to carry out further surveys to identify further sites.
- 4.07 Generally, when carrying out the survey, sites within or adjacent to existing residential areas were considered suitable for residential use but not for employment or retail uses. Sites within town or district centres were generally considered suitable locations for residential or employment (B1 uses), or retail, or for a mixed-use development of all three.
- 4.08 In the case of adopted supplementary planning documents and guidance, the land use proposals in all of them were taken as read, but in some cases, where the location of the sites warranted it, alternative uses were assessed. These

alternative assumptions were made before the economic viability of the sites had been considered.

- 4.09 Sites considered as unsuitable for development following this initial assessment were rejected. These are listed in Table 5 with their reasons for rejection.

### **Stage 6 Estimating the development potential of each site**

- 5.01 Thirteen templates were prepared, mainly of recent developments in Medway, each with a different mix of housing types and densities to match against the character of the areas in which sites were located in order to estimate their potential capacity. These are shown in Appendix 3.
- 5.02 Templates were not applied in all cases:
- in most cases, if the developer's proposals were for fewer dwellings than Medway's estimate, the developer's estimate was accepted;
  - if a site's capacity had been identified in an adopted development brief, that number was used;
  - if a site is the subject of a lapsed planning permission, the number of units from that permission has been used;
  - if a permitted site has been partially completed, the capacity of the site has been recorded as the remaining units to be built.
- 5.03 For employment uses, two templates were used (see Appendix 4). A plot ratio of 4,000 sq m. floorspace per hectare was applied for B1 office uses. This ratio had been used in a number of other local authorities. (see appendix 4 for examples). A ratio of 3,500 sq. m. per hectare was applied for mixed B1, and B2 to B8 uses. This was taken from the Kent and Medway Structure Plan, 2006, methodology for estimating employment floorspace.
- 5.04 For large out-of-town retail sites Morrisons superstore at Strood was used as a template. This had a floorspace to site ratio of 40% and the footprint of the store had a gross area of 7,000 sq. m.
- 5.05 A list containing the following categories of sites was compiled at this stage:
- Sites which had been submitted in the call for sites but had not provided phasing details on the form
  - Sites which are the subject of local plan allocations
  - Sites which were in the withdrawn Housing and Mixed Use Document;
  - Sites which had been identified by the Council, but were unknown by the owner to be included in the study (a land registry search required for approx 8 sites)
  - Sites which had been the subject of previous residential planning permission refusals or expired permissions
- 5.06 Following checks with the development management team, a letter was sent to each of the above site owners (with a call for sites form and site plan) to establish whether their site should remain in the SLAA, and if so, when development might take place, so that it could be phased accordingly. (See Appendix 5). In all but the first category above, if there was no response in relation to any site, it was



removed from the SLAA. These sites are included in Table 5 as sites where the owner is unwilling to develop.

### **Stage 7 Assessing suitability, deliverability and achievability.**

- 6.01 Sites were assessed for three main categories of use, namely residential, employment and retail. In some cases, some sites were found to be committed or otherwise suitable for other uses such as community uses. These were recorded under an “other” category. As well as being suitable for individual land uses, some sites were also suitable for a mix of uses. There was a “mixed use” category for these sites which enabled the types of use in the mix to be recorded.
- 6.02 In order to determine whether sites are suitable for housing, development, paragraph 37 of the Practice Guidance requires them to contribute to the creation of sustainable, mixed communities. Consequently, Medway’s draft methodology set down a number of criteria for judging the sustainability of sites. These were as follows:

#### **Housing**

- Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.
- Within 800m. walking distance of a convenience store, a primary school and a GP surgery.
- Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.

#### **Employment**

- Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.
  - Within 30 minutes public transport time of a residential area, town or district centre.
- 6.03 Distances were measured from the centre of each site and along roads and footpaths and not in a direct line. Sites failing to meet any one of these criteria were excluded at this stage. These are listed in Table 6. However, if a site was large enough to provide infrastructure improvements as part of the development which overcame shortfalls in accessibility, it was retained.
- 6.04 As part of its assessment of suitability, the Council took into account paragraph 38 of the Practice Guidance document. This includes the consideration of policy restrictions such as designations, protected areas, existing planning policy and corporate or community strategy policy. Given that the South East Plan was revoked on 6 July, 2010, the relevant development plan document for Medway is the Medway Local Plan, 2003. Policy S1 of the local plan prioritises re-investment in the urban fabric, gives long term protection to areas of international, national or other strategic importance for nature conservation and landscape and severely restricts outward peripheral expansion onto fresh land. It also protects the open heartland of Capstone and Darland. As with sites failing to meet the accessibility criteria, sites in these areas would only be reconsidered if insufficient sites were subsequently identified to meet Medway’s housing requirements up to 2026.

- 6.05 Constraints to development were identified either by the owner/developer or when the sites were surveyed in the field by the Council. In many cases these were capable of being overcome but Table 6 identifies sites which have been rejected because of constraints. One particular category, which led to the rejection of many sites, was backland development, which would impact on residential amenity or the character of the area. Others included access or highway problems, areas liable to flooding, loss of trees, impact on wildlife sites and impact on historic buildings or areas.
- 6.06 All sites which failed the policy tests at the detailed assessment stage are shown in Table 6.

### **Delivery**

- 6.07 At this stage the most appropriate use for sites which were suitable for more than one use was identified. This process gave priority to the need to identify sufficient sites to meet Medway's housing requirements. Generally, sites within residential areas were identified for residential use. More employment uses were identified on industrial estates or in town centres, although housing and retail uses were also identified for sites in the latter. Where adopted development briefs were in place, the use or mixes of uses identified in those documents were generally selected from the alternatives. Table 7 identifies alternative suitable uses on a number of sites, together with the preferred use and the reasons for that preference.
- 6.08 In the case of sites with planning permission but not yet started and those already under construction, it was assumed that development would commence within the first five years. Where there was an interested owner or developer, but no planning permission in place, it was assumed that those sites would be started within years six to eleven. These included sites where planning applications had been submitted but not determined, those where pre-application discussions had taken place and those that had been accepted in principle but refused planning permission due to over-development in the five years prior to commencement of the SLAA, namely 2008.
- 6.09 Sites with an interested owner, but where the form of the development had not been determined or where public finance was likely to be required but not in place, have been assessed as likely to be started between years eleven and sixteen. Those with no interest expressed by owners or developers have been assessed for development after the year 2026.
- 6.10 A build-rate of 75 dwellings per year is normally applied by the Council when phasing development. However, due to the recession, a lower rate of 50 dwellings per year on each site has been assumed. On larger sites where more than one developer could be engaged the build rate has been increased as a result. Generally, the Council has accepted the phasing of development put forward by owners/developers and consequently some sites fall into different phasing than that indicated above.

### **Achievability**

- 6.11 Paragraph 40 of the Practice Guidance states that the economic viability of a site will be affected by market factors, cost factors and delivery factors. Several of

these factors depend on information from the developer, such as building costs, funding or investment prospects, and the size and capacity of the developer.

- 6.12 Given that 263 sites have been assessed as suitable for development, the Council has not attempted to carry out a detailed assessment of the economic viability of sites given time, complexity and cost constraints. Instead, the council has consulted with land owners, developers and agents on the findings of the assessment. Where they agree with the proposals, including the phasing for each site, it has been assumed that they will have taken economic viability into account. This approach conforms with paragraph 41 of the Practice Guidance which advises on the usefulness of seeking the views of house builders and property agents where a more scientific approach is not considered necessary.

### **Draft Strategic Land Availability Assessment, March, 2010.**

- 7.01 The draft assessment was completed in March, 2010 and published on the Council's web site. A letter was sent to 281 owner/developers, including all those who had made submissions in response to the "call for sites", to ascertain whether they agreed with the Council's findings. They were particularly requested to take into account the economic viability of their sites when considering the phasing estimated by the Council. (See appendix 6). Twenty eight replies were received and the response of the Council to these representations is included in appendix 7. Consequently, the SLAA was amended where appropriate.

### **Stage 8 Review of the Assessment**

#### **Housing**

- 8.01 Tables 1 to 3 show the phasing for housing, employment and retail development for 2009-2011, 2011-2016, 2016-2021, 2021-2026 and for 2026 and beyond. These, therefore provide an assessment for each of the five year periods beyond the adoption year of 2011 of the Medway Core Strategy. Table 4, shows sites which are proposed for other uses such as community use. These developments have not been phased.
- 8.02 A housing trajectory for individual years is shown in Table 5. This takes a starting point of 1 April, 2006 and an end date of 31 March, 2026, to coincide with the original plan period of the Medway Core Strategy. In this, housing completions are included for 2006 to 2009. The trajectory also includes those small sites of less than five dwellings, which had planning permission or were under construction at 31 March, 2009. These have been phased for the five years from 2009 to 2014. (Source: Table 20, page 31 of Vol. 1 and Section 4, page 102 of Vol. 2 of the Medway Annual Monitoring Report, 2009).
- 8.03 A cumulative completions column can be compared with a cumulative requirements column to identify yearly surpluses or deficits, which are then carried forward from year to year. Generally, a deficit occurs between 2006 and 2012 but from there on, surpluses occur for every year up to 2026. Although Table 1, shows surpluses for the first and second five year periods and a deficit for the third period of the core strategy, measured against each 5 year requirement of 4075 dwellings, there is an overall surplus of 2617 dwellings (provision 14,842 minus requirement 12225). The cumulative figures in Table 5 show that all periods have an overall surplus. These are +1593 up to 2016, +3866 up to 2021 and +3293 up to 2026. The trajectory is illustrated in a bar

chart showing individual years supply and in a graph showing cumulative deficits and surpluses.

- 8.04 In accordance with paragraph 58 of the Practice Guidance, no estimates for large or small windfalls have been included, either for the first ten years or beyond. However, windfall sites will continue to come forward and in the annual reviews of the SLAA, their contribution to the housing land supply will be recognized. Windfalls will make a useful contribution to meeting Medway's housing requirements if sites identified in the SLAA do not come forward as quickly as anticipated.
- 8.05 The housing trajectory clearly show that sufficient sites have been identified to meet Medway's housing requirements up to 2026 without having to re-examine excluded sites or safeguarding policies. Should the core strategy or subsequent development plan documents determine site allocations, based upon the sites in this assessment, the overall surplus of 3293 dwellings could provide flexibility in case some sites fail to come forward or others aren't developed as quickly as anticipated. As the SLAA will be reviewed annually, an opportunity may arise to bring forward some of the 1113 units currently phased for post 2026 in Table 1, should positive steps be made to deliver them at an earlier stage. As sufficient sites have been identified, this study has not sought to identify broad areas of land for additional housing development.

## Employment

- 8.06 A total of 811,556 sq. m. of employment floorspace (B1, B2, B8), has been identified in Table 2 as suitable for development between 2009 and 2026. Of this, 665,765 sq. m. has been identified on two sites: the Isle of Grain (464,930 sq. m.) and Kingsnorth (200,835 sq. m.). The remaining 145,791 sq. m. is identified throughout the rest of Medway. 617,005 sq. m. has been phased to come forward during the plan period of 2011 to 2026. Only 30,090 sq.m has been identified solely for office use up to 2026 with a further 31,455 sq.m. coming forward after 2026. The remaining floorspace consists of a number of permutations of B1, B2 and B8 uses. The Employment Land Review Consolidation Study, 2010, (Table 4.10), has identified a floorspace requirement for B1,B2 and B8 uses up to 2026, of 384,963 sq.m. Consequently, the SLAA has identified a substantial surplus of employment land of 426,593 sq. m.

## Retail

- 8.07 In 2008, consultants Nathaniel Litchfield Partners, carried out a retail study of Medway on behalf of the Council. This considered the potential headroom for the development of comparison and convenience floorspace up to 2026. The study identified potential for between 96,347 sq.m. and 133,277 sq.m. of comparison floorspace in Medway by 2026, of which at least 30,000 sq.m. should be in Chatham town centre. It also identified potential for convenience floorspace in large units of between 6439 and 7298 sq. m. and between 3863 and 4379 sq. m. in small units in Medway
- 8.08 The combined floorspace headroom is therefore between 106,649 sq.m. and 144,954 sq.m. In Table 3 the SLAA has identified sites with a potential floorspace of 135,296 sq.m. for development between 2009 and 2026. Of this, 66,808 sq. m. has been identified in Chatham town centre and 68,488 sq. m. in the rest of Medway.



- 8.09 The study uses a baseline population of 279,663 for Medway in 2026 and a high growth population of 287,663. Medway Council's latest population projections indicate a 2028 population of 278,200. In these circumstances, the baseline option appears to be the most realistic, and consequently the minimum figure in the preceding paragraph should apply. Therefore, it is not considered necessary to identify further sites for retail use. Given that use class A1 does not distinguish between comparison and convenience floorspace, the SLAA does not distinguish between the two. This will be a matter for the core strategy.

### Previously Developed Land

- 8.10 A total of 185 sites have been identified as suitable for housing development. Of these, 163 (89%), are on previously developed land (PDL), 19 (10 %), are on greenfield sites and 2 (1%) are on mixed greenfield and previously developed land. Table 1 identifies 17,327 dwellings, of which 10,512 (61%) are on previously developed land. The reason for the apparent discrepancy between the proportion of PDL sites and the proportion of PDL dwellings is that the two mixed PDL and greenfield sites provide for 5,620 dwellings representing 32% of the total dwellings on 1% of the sites.

- 8.11 A total of 58 sites have been identified as suitable for employment, of which

Type	Quantity	%
PDL	45	77
Greenfield	10	18
Mixed	3	5
	<b>58</b>	

For retail, there are 45 sites, of which

Type	Quantity	%
PDL	40	89
Greenfield	3	7
Mixed	2	4
	<b>45</b>	

There are 47 sites which have been identified as suitable for "other" uses. Of these,

Type	Quantity	%
PDL	37	79
Greenfield	6	13
Mixed	4	8
	<b>47</b>	

### Mixed Use

- 8.12 Of the total of 185 residential sites, 144 are solely residential and 41 are on mixed-use sites. Of the 59 employment sites, 31 are solely employment and 28 are mixed-use. Of the 47 retail sites, 12 are solely retail and 35 are mixed use. Of the sites suitable for other uses, 28 are solely for other uses and 19 are on mixed-use sites.

## Site Sources

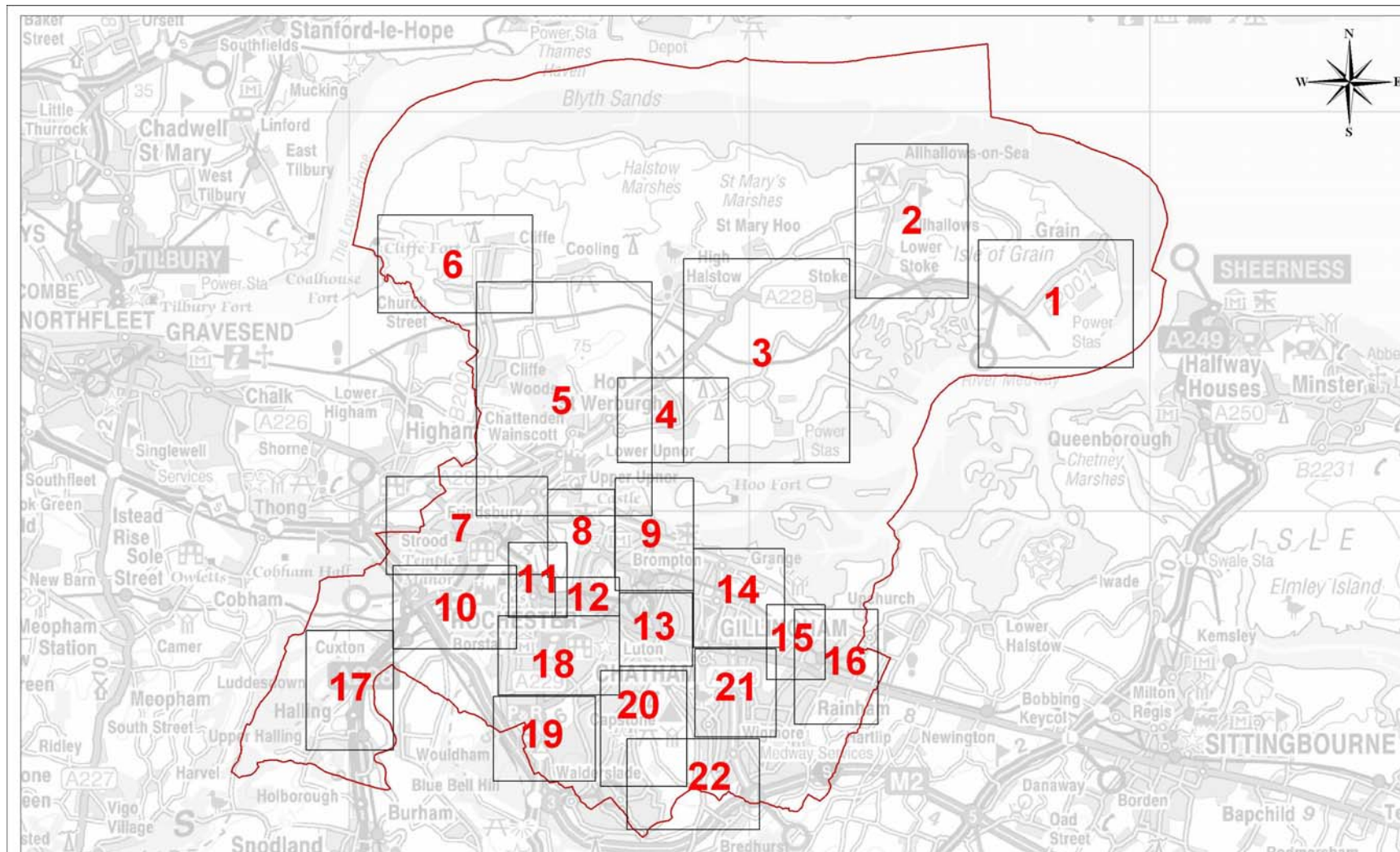
8.13 The sources from which the sites have been derived are set out in the following table.

	Housing	Employment	Retail
MLP 2003 Allocation	8	2	4
Withdrawn H&MU DPD	1	1	0
Medway Local Plan 2003	1	2	1
Urban Capacity Study	5	2	0
Planning Permission	95	27	14
Local Plan Large Site PP	14	1	3
Call for Sites	29	18	15
National Land Use Database	5	0	0
Pre-application Discussions	1	0	0
Development Brief & Development Framework & Supplementary Planning Guidance	16	4	7
Application	11	0	0

## Monitoring

9.01 This assessment will be monitored and up-dated annually through the annual monitoring report and will take into account progress on new permissions, construction and completions. Information from this monitoring will be used to amend the housing trajectory.

## Site Location Maps



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

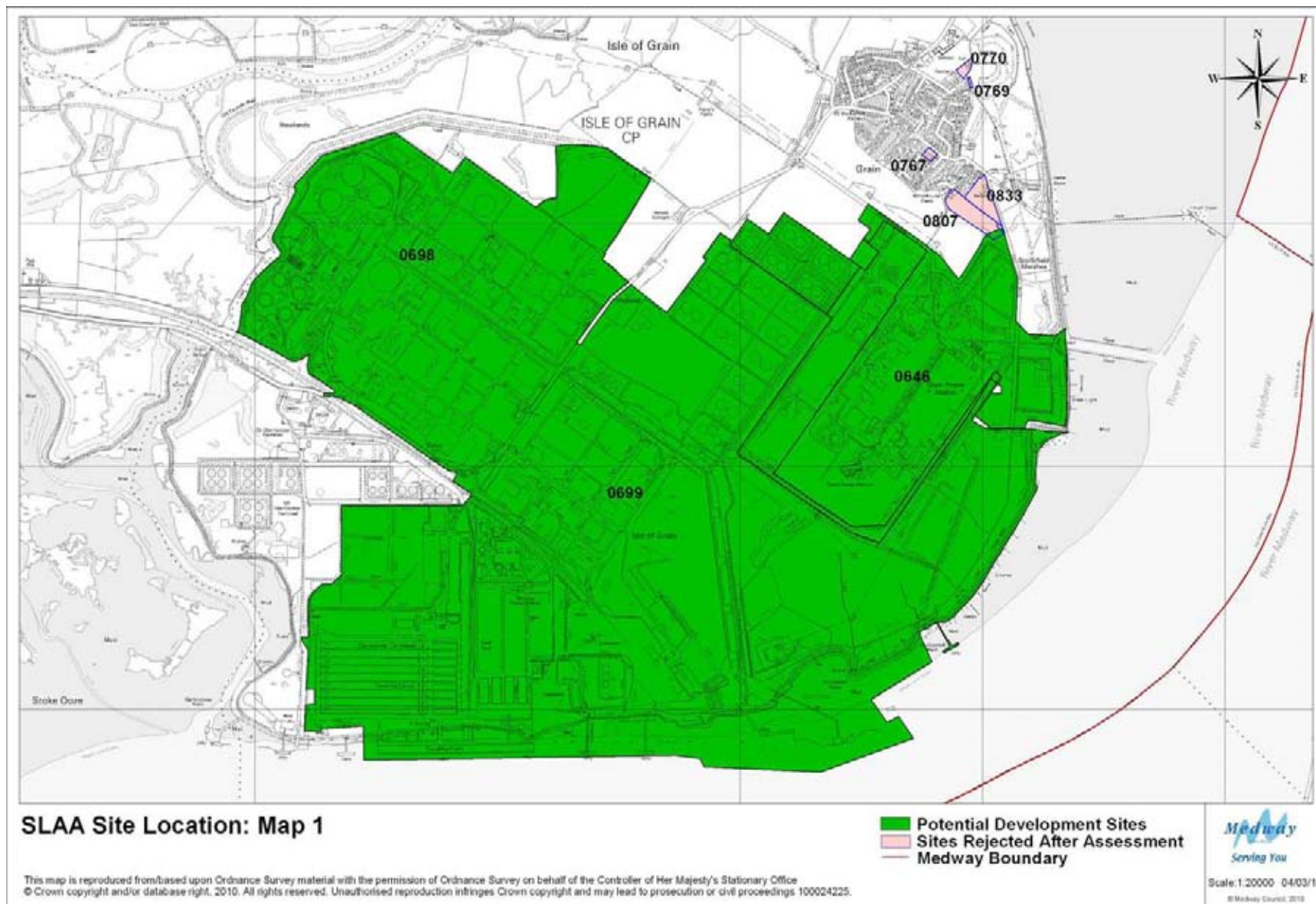
— Medway Boundary

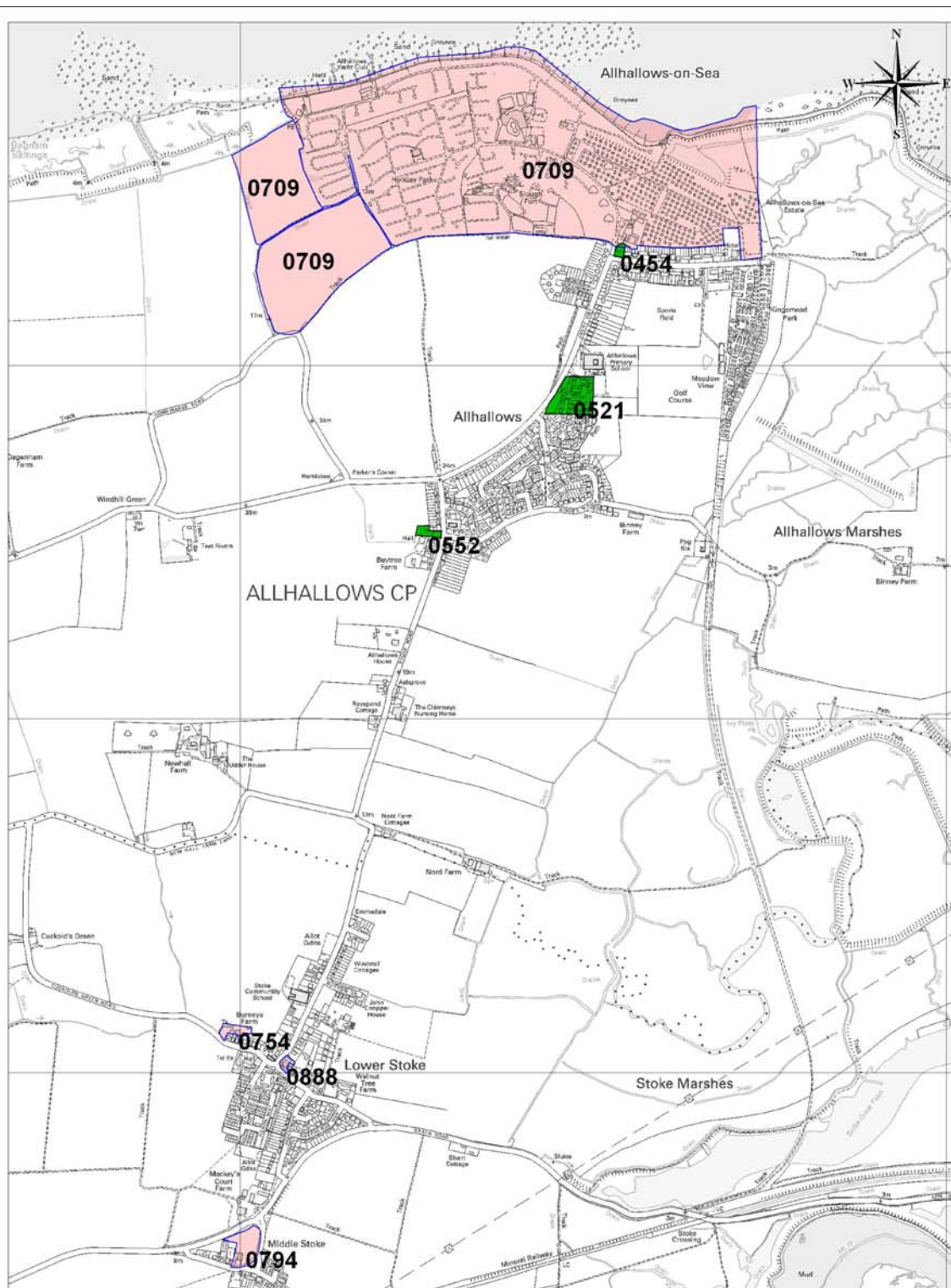
This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2010. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225.

**Medway**  
Serving You

Scale: 1:130000 09/03/10  
© Medway Council, 2010







**SLAA Site Location: Map 2**

- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

**Medway**  
COUNCIL

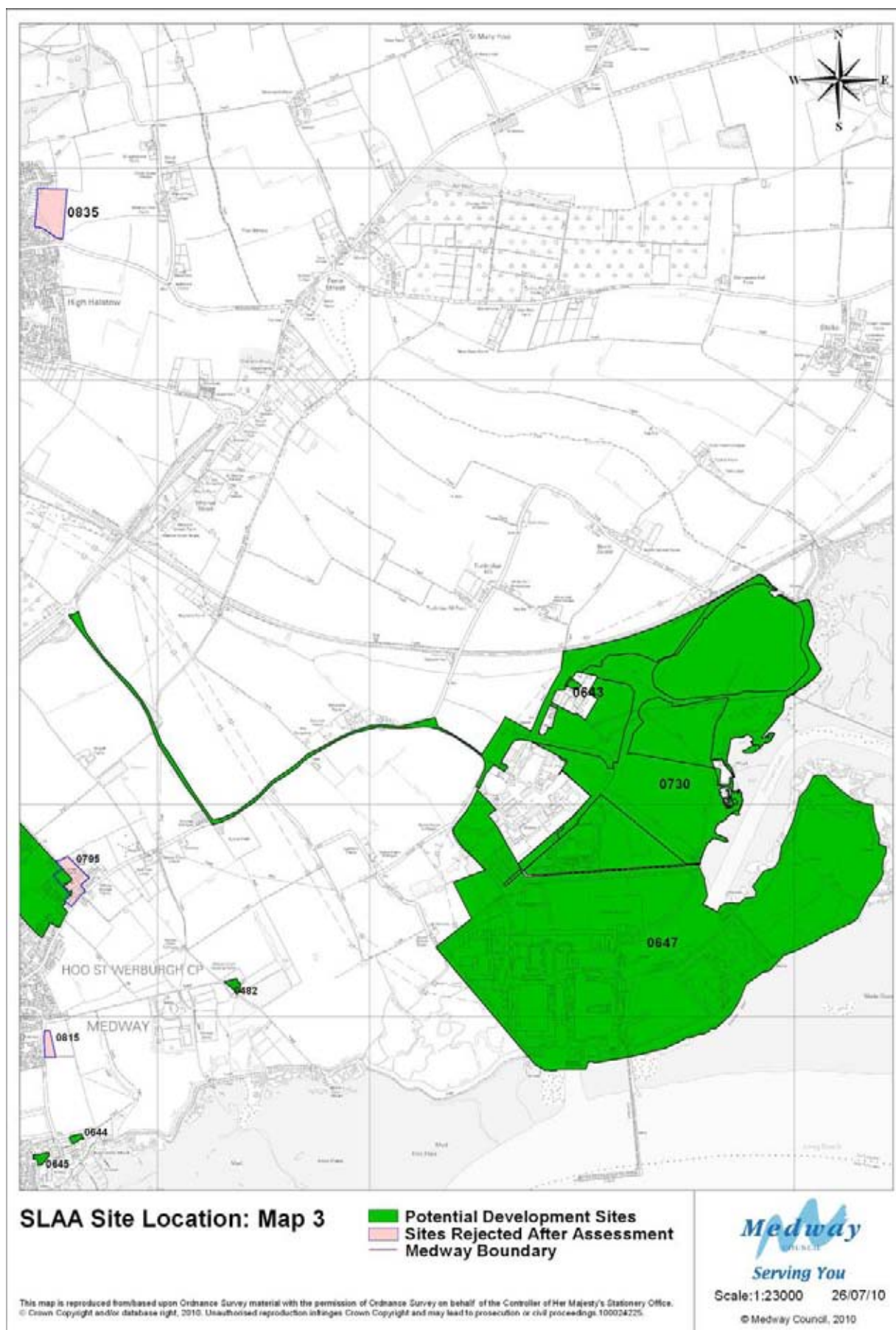
*Serving You*

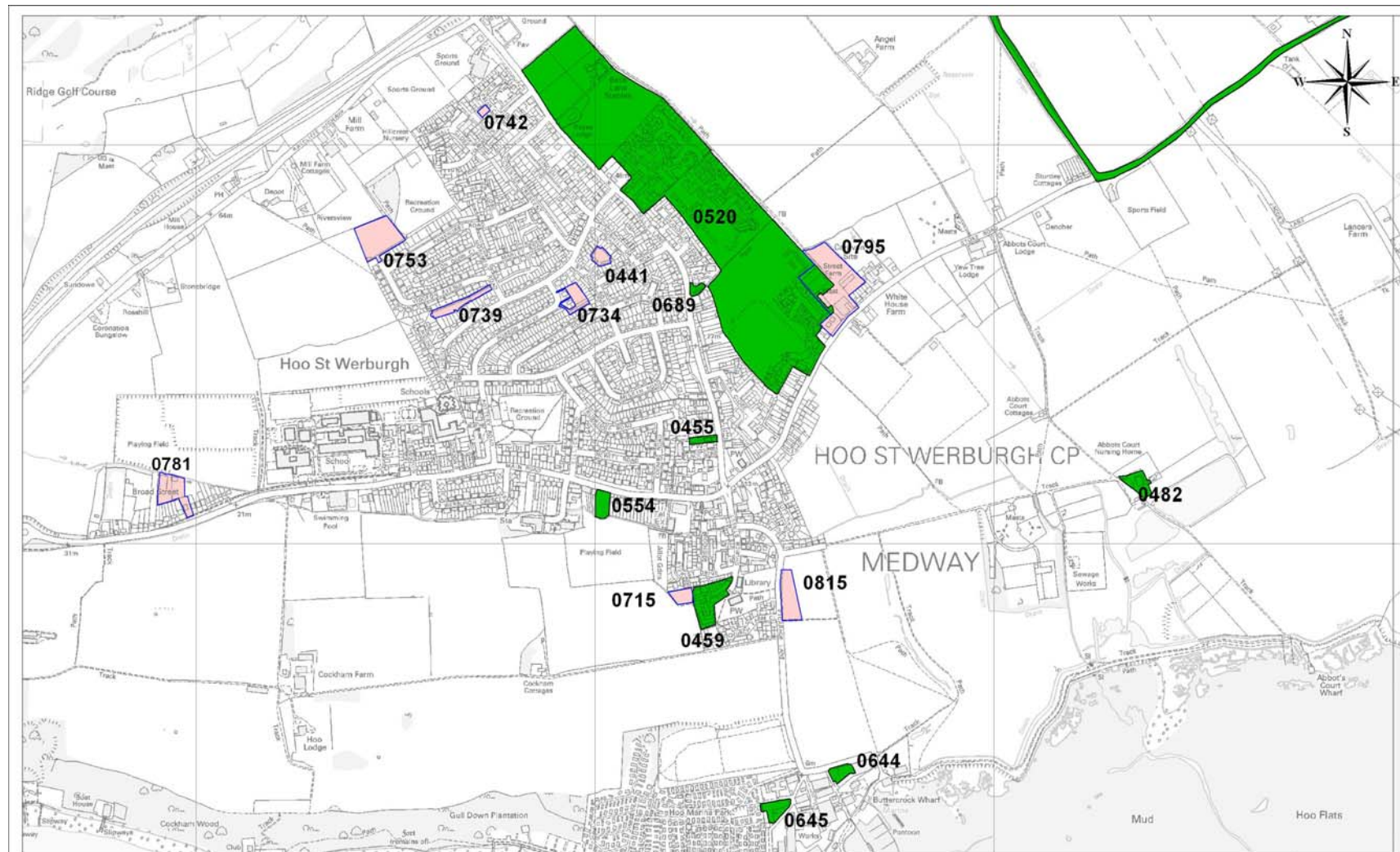
Scale: 1:15000 04/03/10

© Medway Council, 2010

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright and/or database right, 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100024225.







**SLAA Site Location: Map 4**

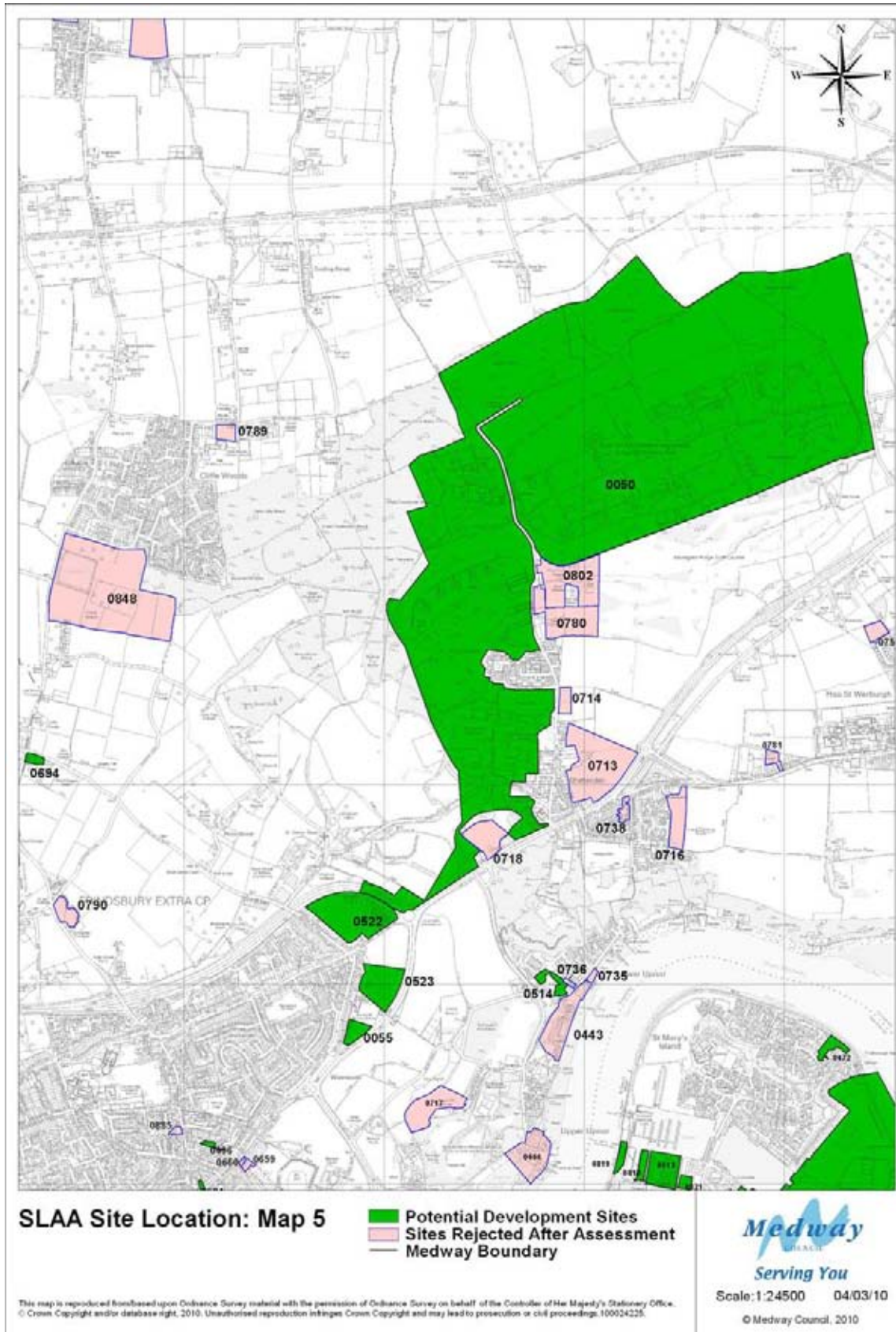
This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2010. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225.

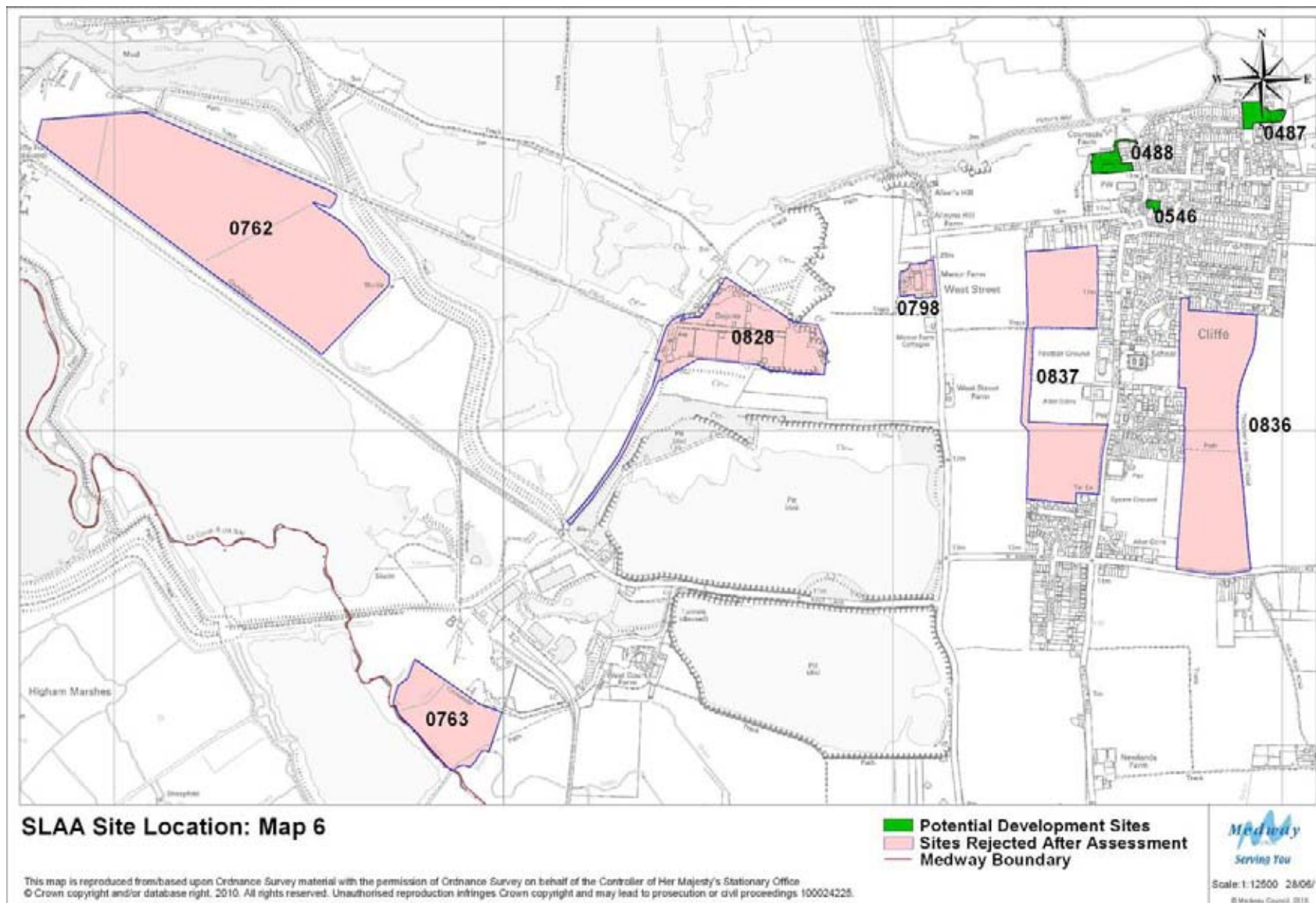
**Potential Development Sites**  
**Sites Rejected After Assessment**  
**Medway Boundary**

**Medway**  
Serving You

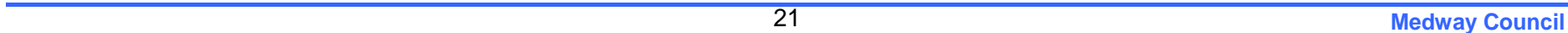
Scale: 1:13000 16/03/10  
© Medway Council, 2010

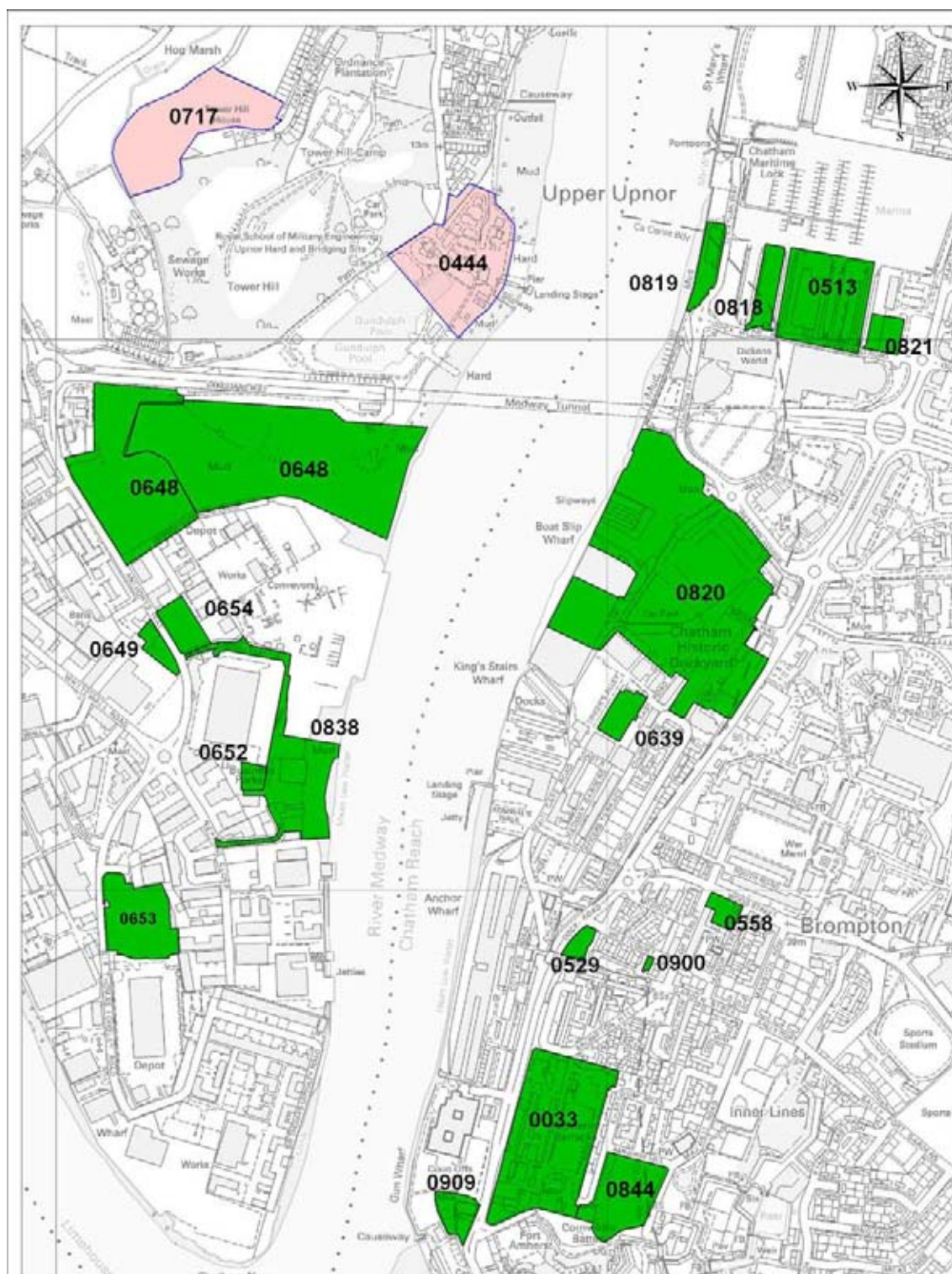












SLAA Site Location: Map 8

■ Potential Development Sites  
■ Sites Rejected After Assessment  
— Medway Boundary

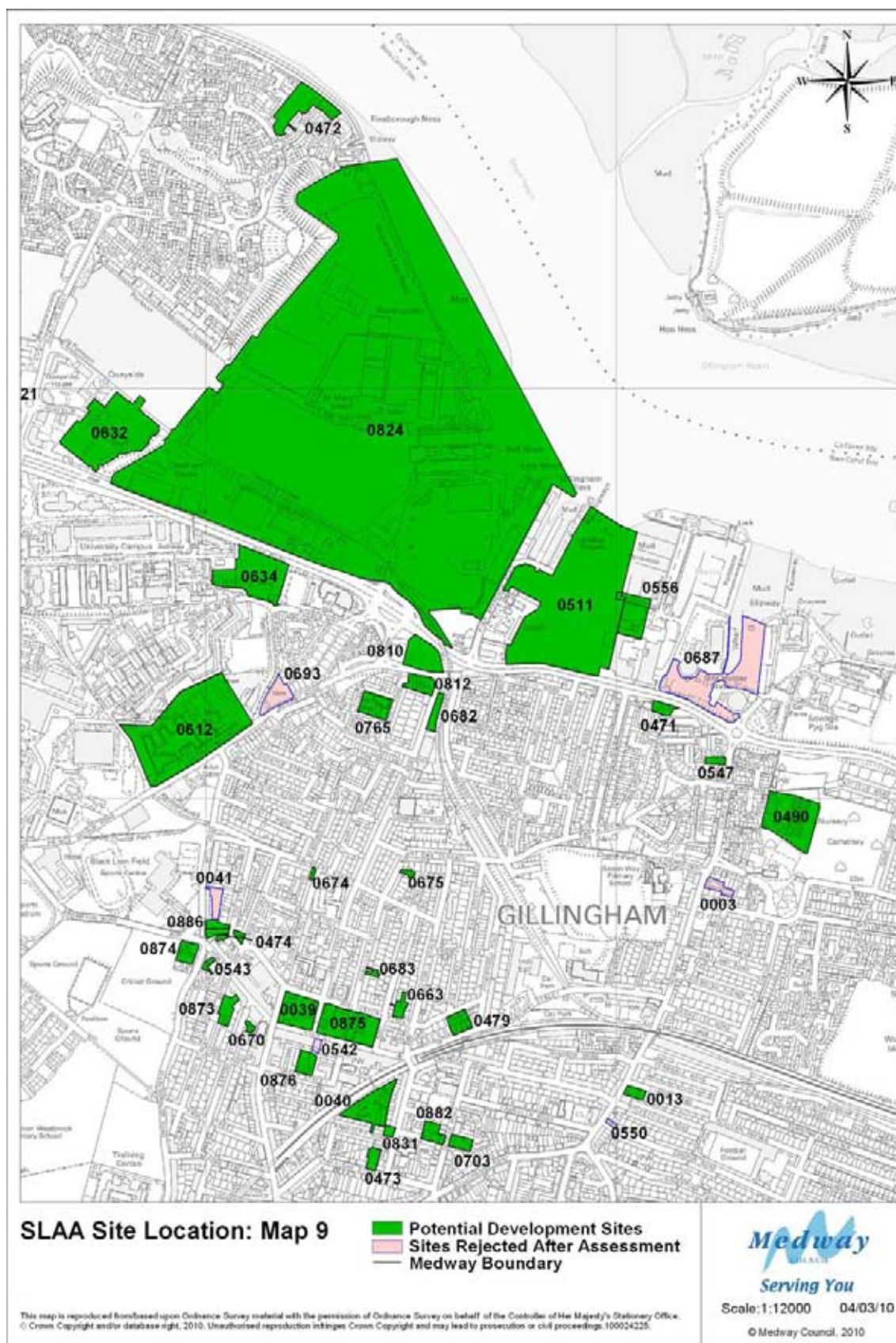
**Medway**  
 Serving You

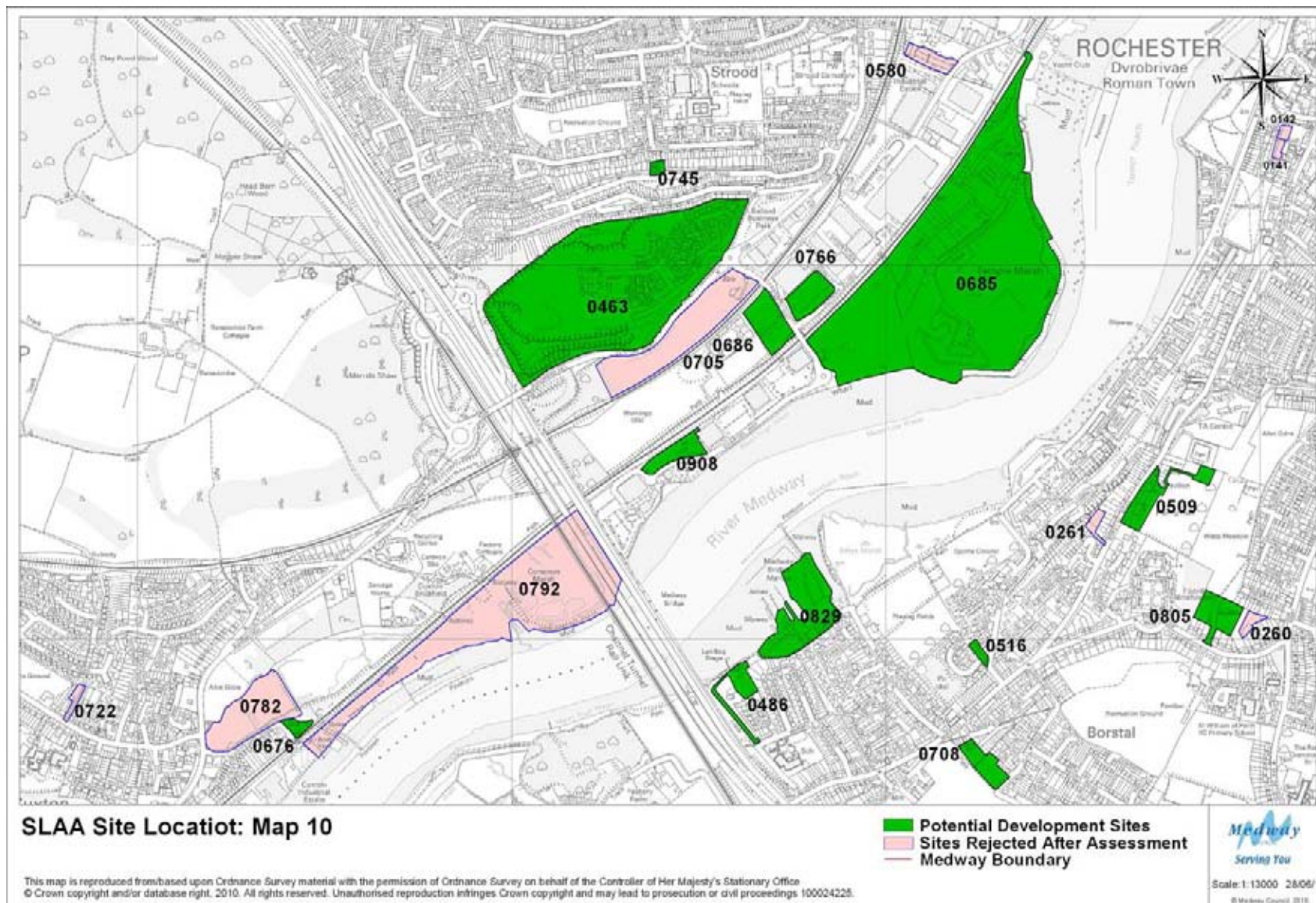
Scale: 1:9500 04/03/10

© Medway Council, 2010

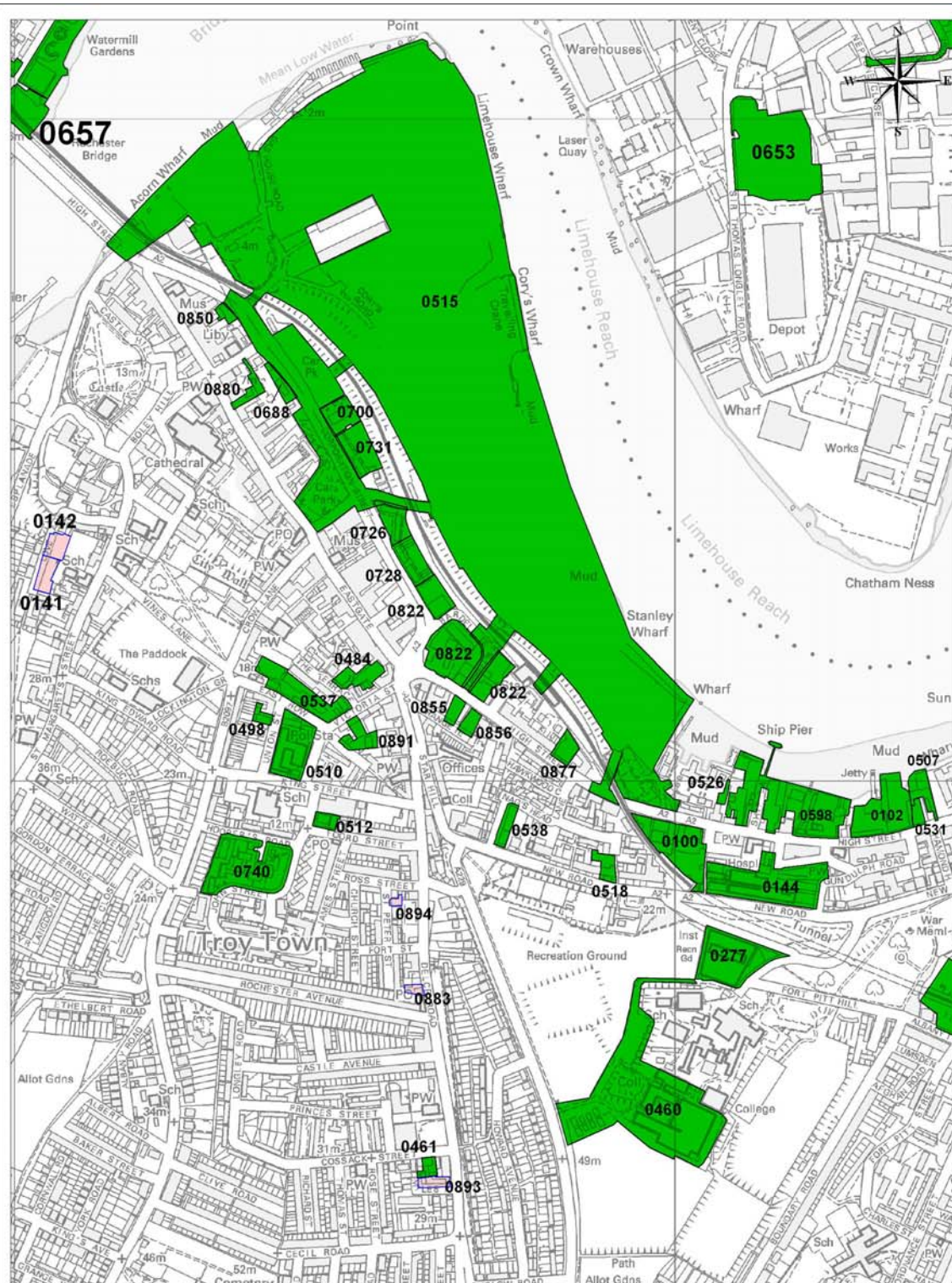
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office.  
 © Crown Copyright and/or database right, 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100024225.











SLAA Site Location: Map 11

- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
© Crown Copyright and/or database right, 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.100024225.

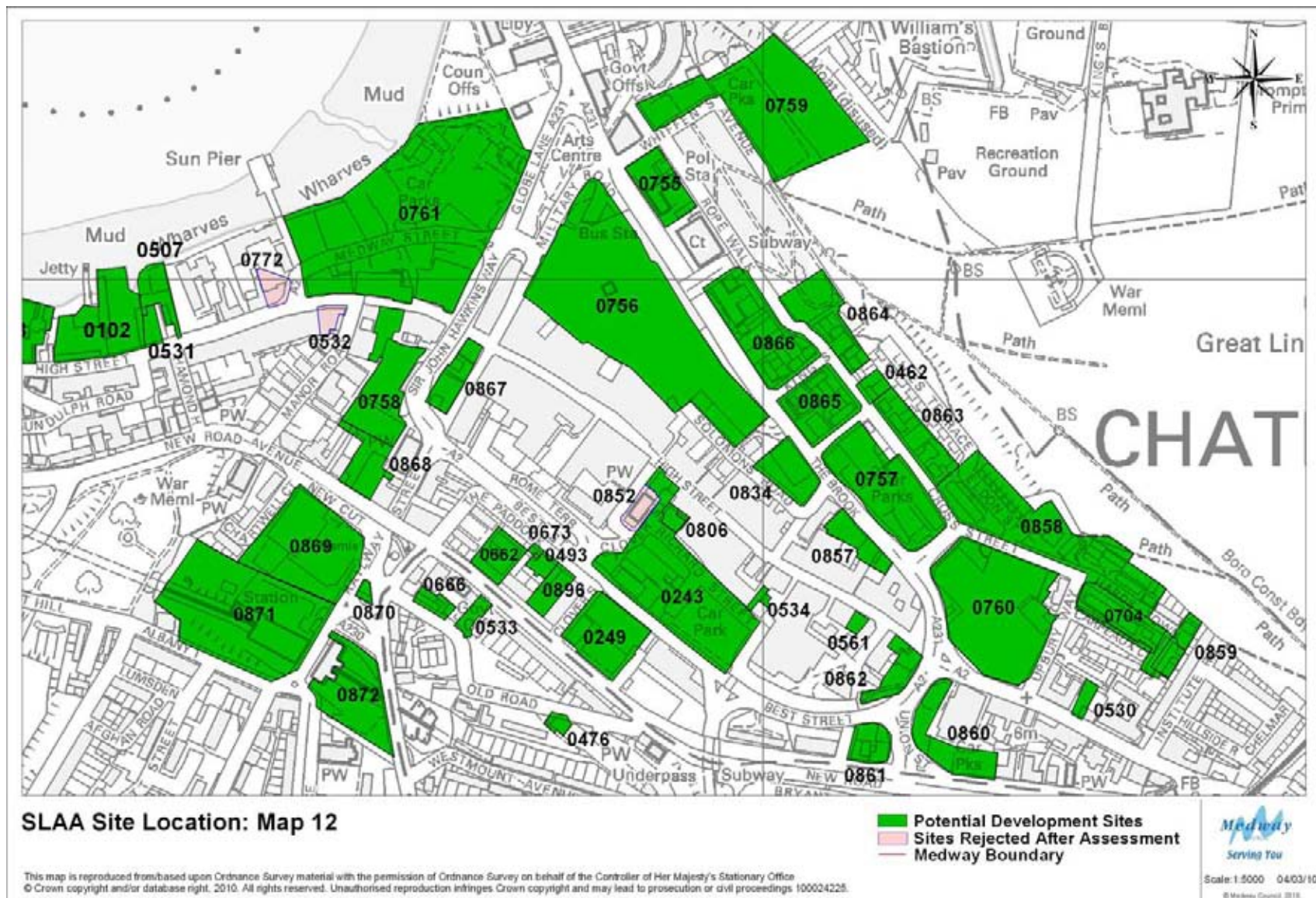
**Medway**  
COUNCIL

Serving You

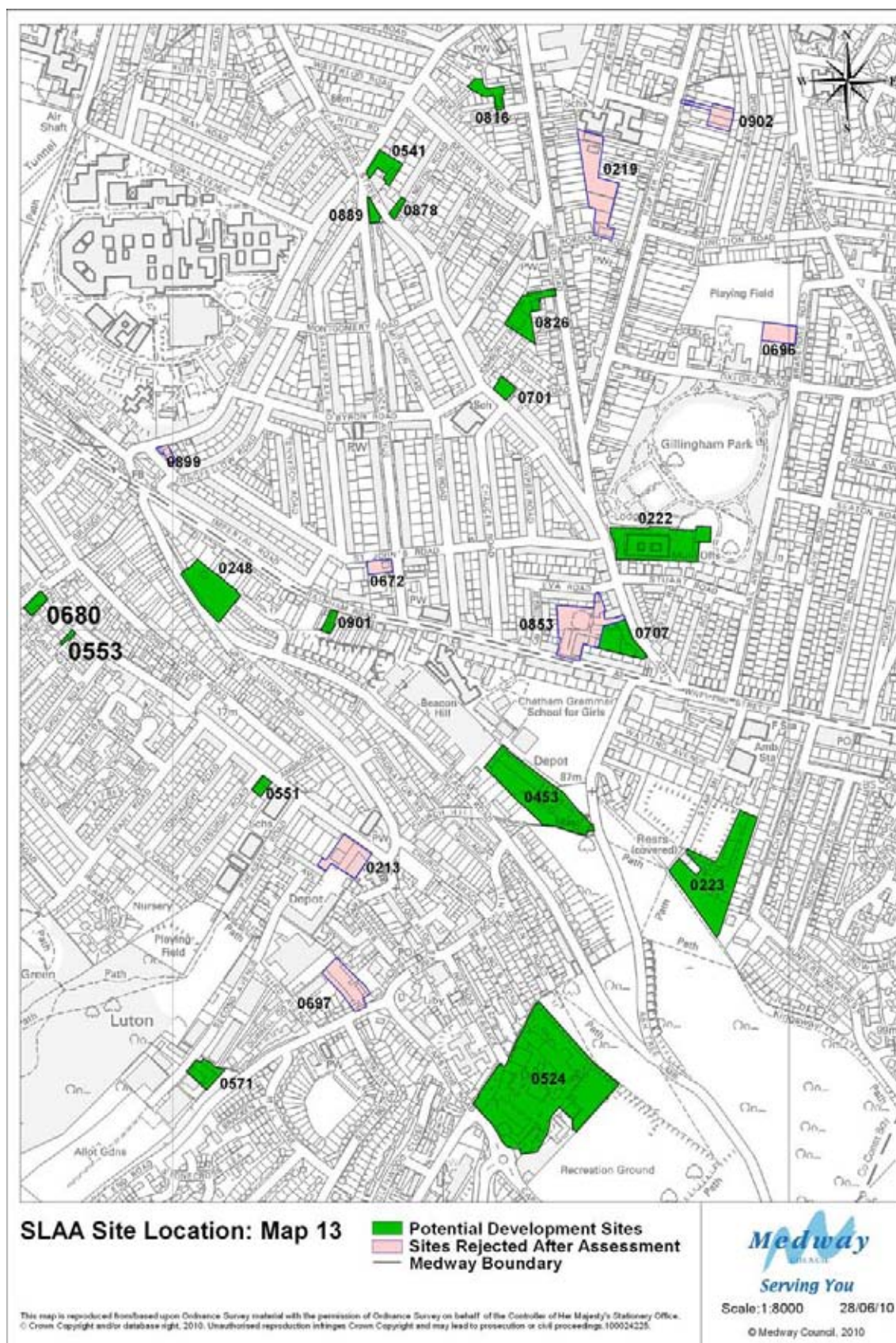
Scale: 1:8000 04/03/10

© Medway Council, 2010

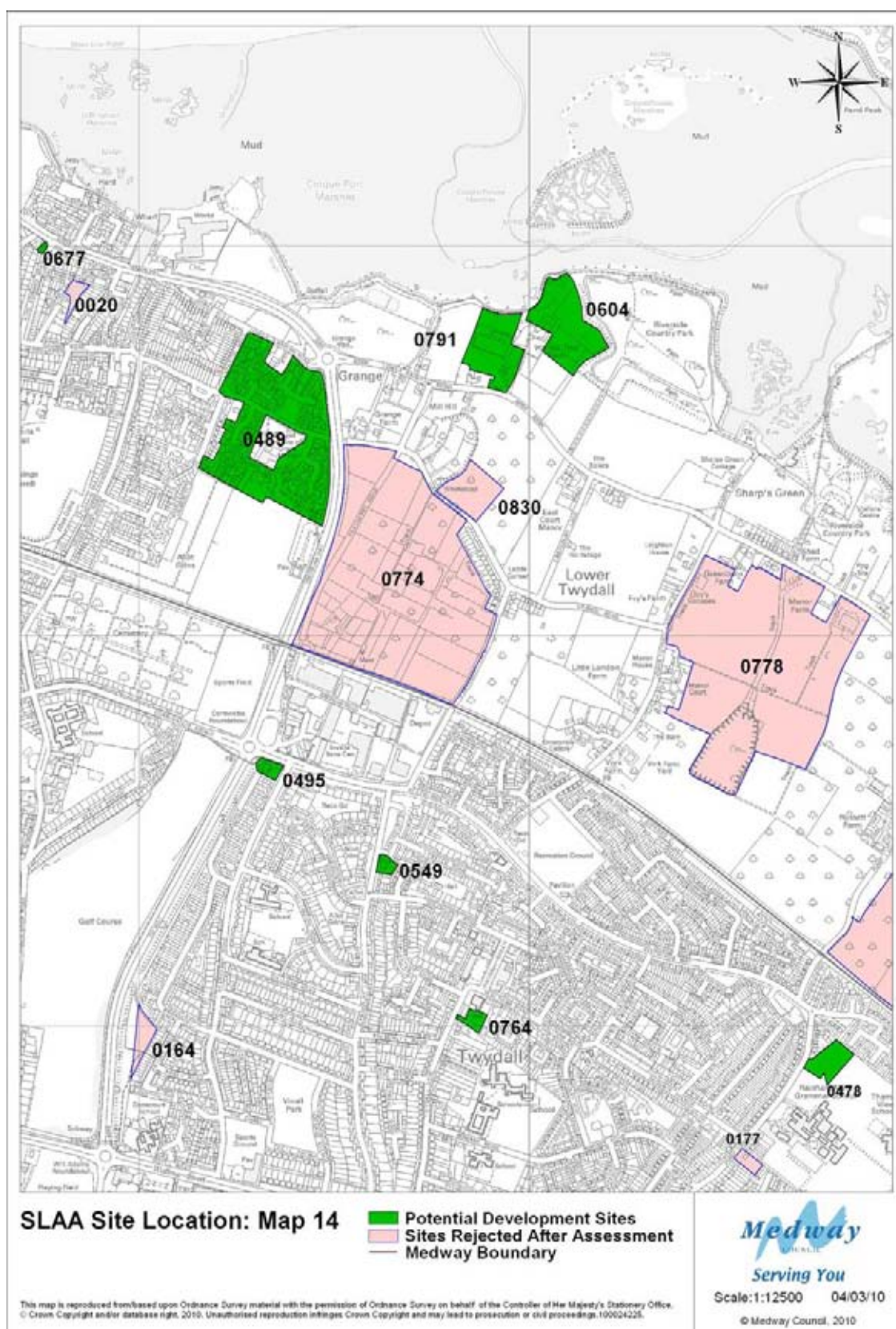




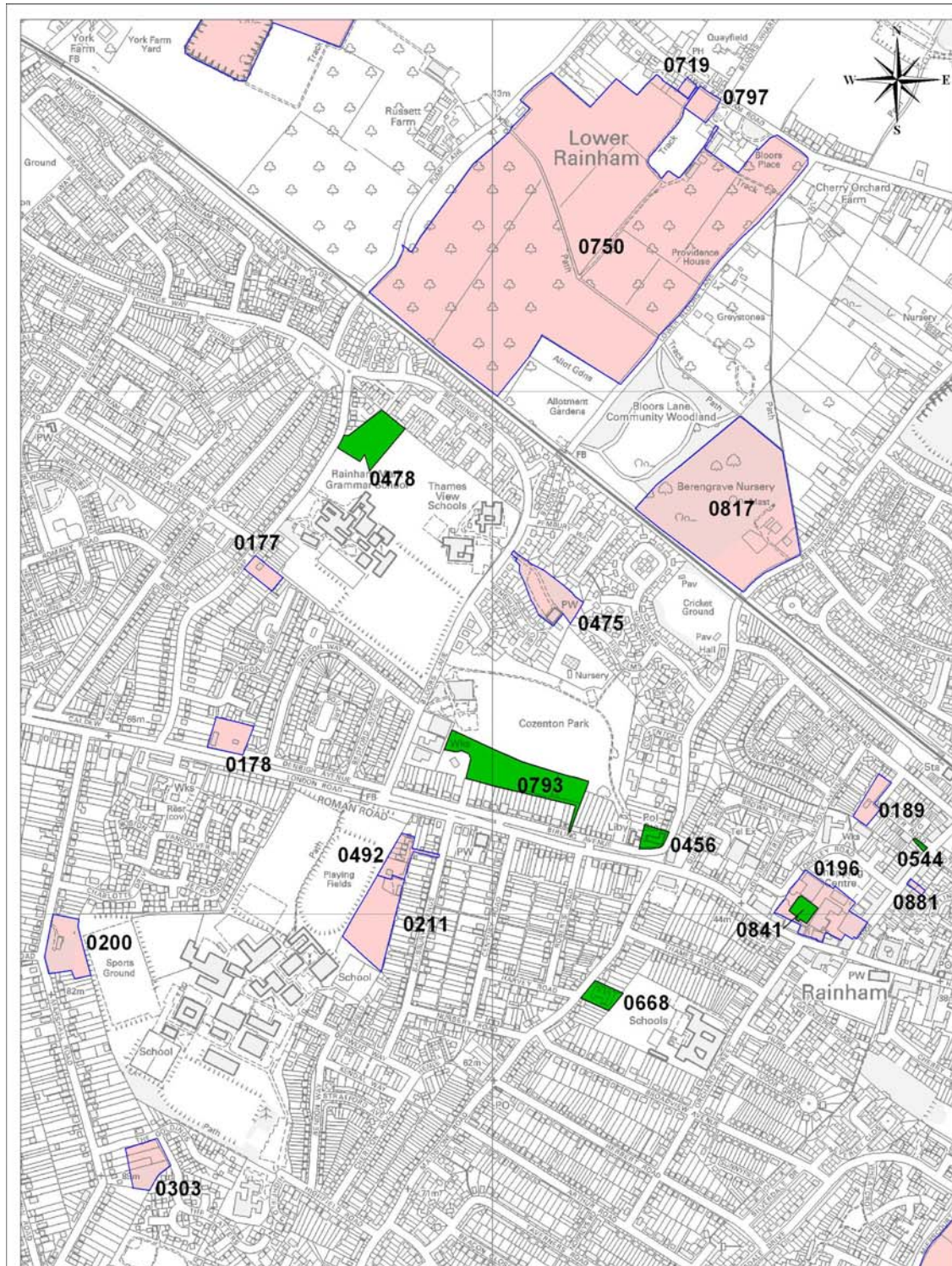












SLAA Site Location: Map 15

■ Potential Development Sites  
■ Sites Rejected After Assessment  
— Medway Boundary

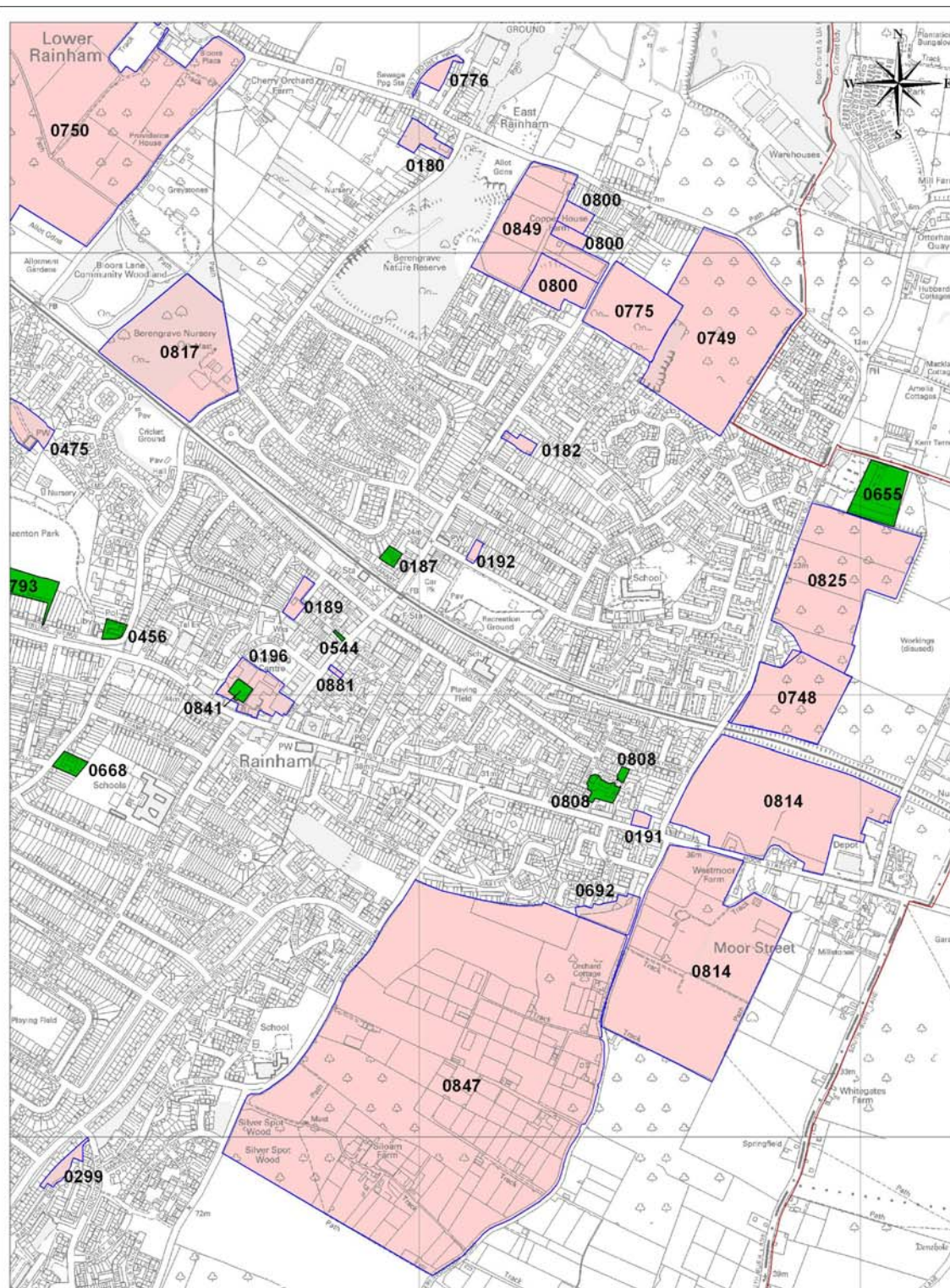
**Medway**  
 COUNCIL  
 Serving You

Scale: 1:10000 04/03/10

© Medway Council, 2010

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
 © Crown Copyright and/or database right, 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100024225.





SLAA Site Location: Map 16

- Potential Development Sites
- Sites Rejected After Assessment
- Medway Boundary

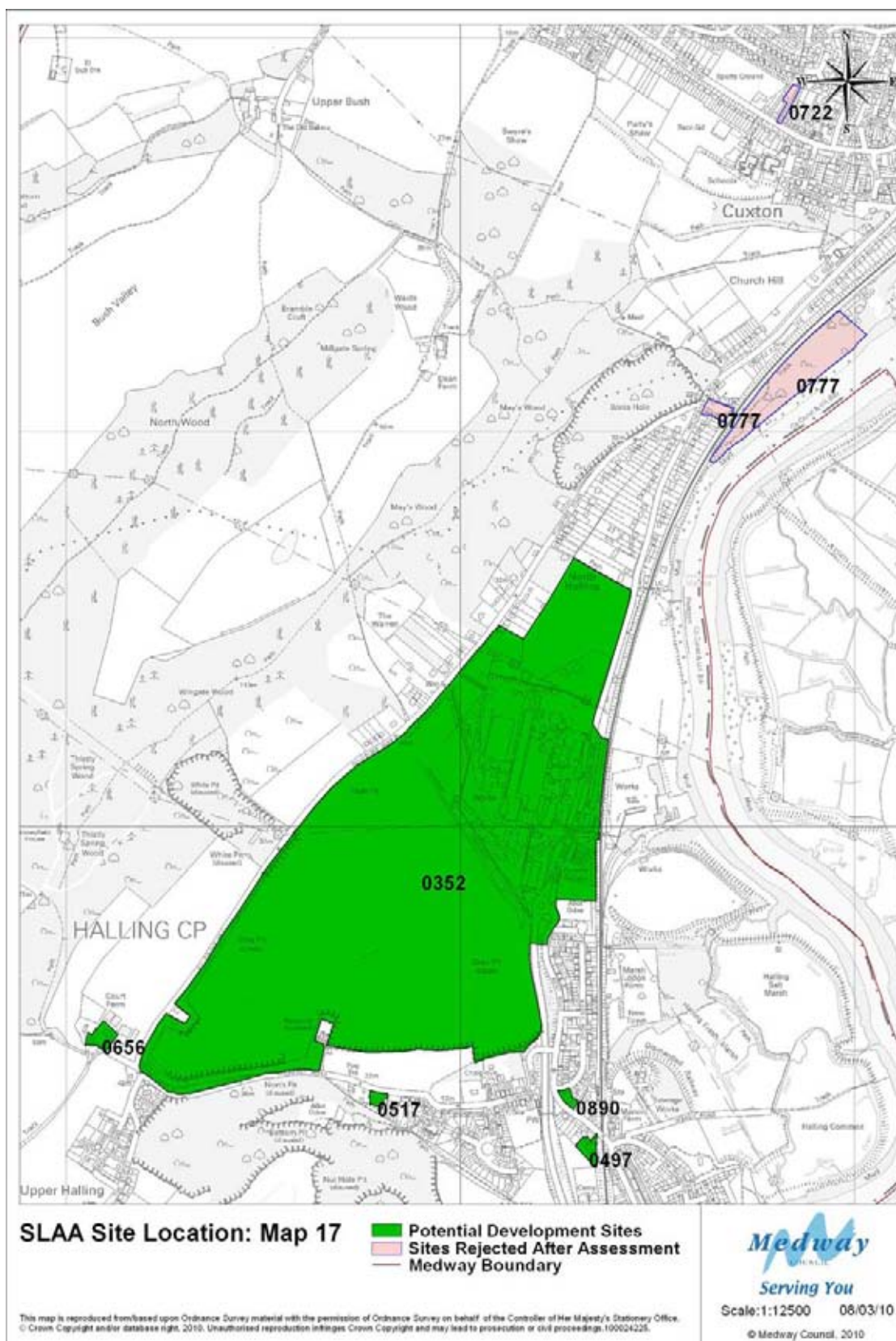
This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright and/or database right. 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.100024225.

**Medway**  
COUNCIL  
Serving You

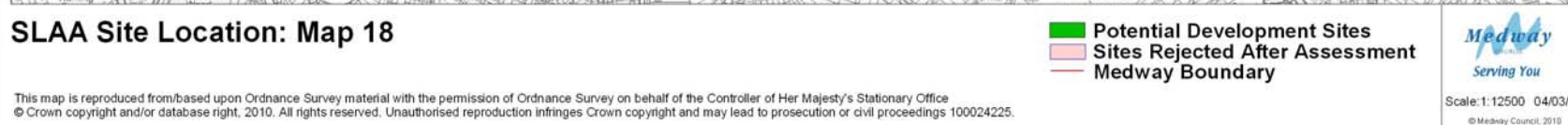
Scale: 1:12000 04/03/10

© Medway Council, 2010













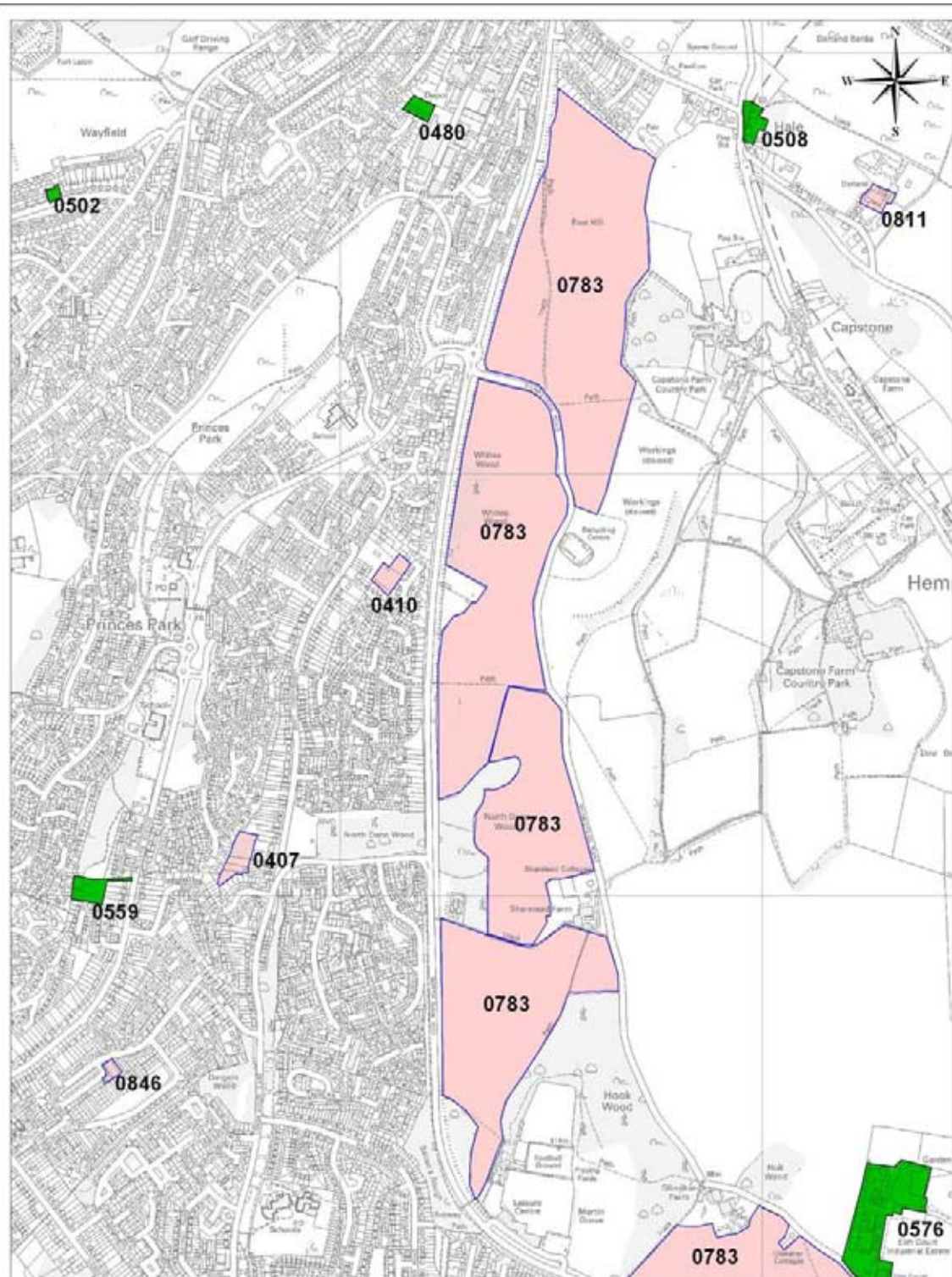
 Potential Development Sites  
 Sites Rejected After Assessment  
 Medway Boundary



**Medway**  
Serving You

33 **Medway Council**





SLAA Site Location: Map 20

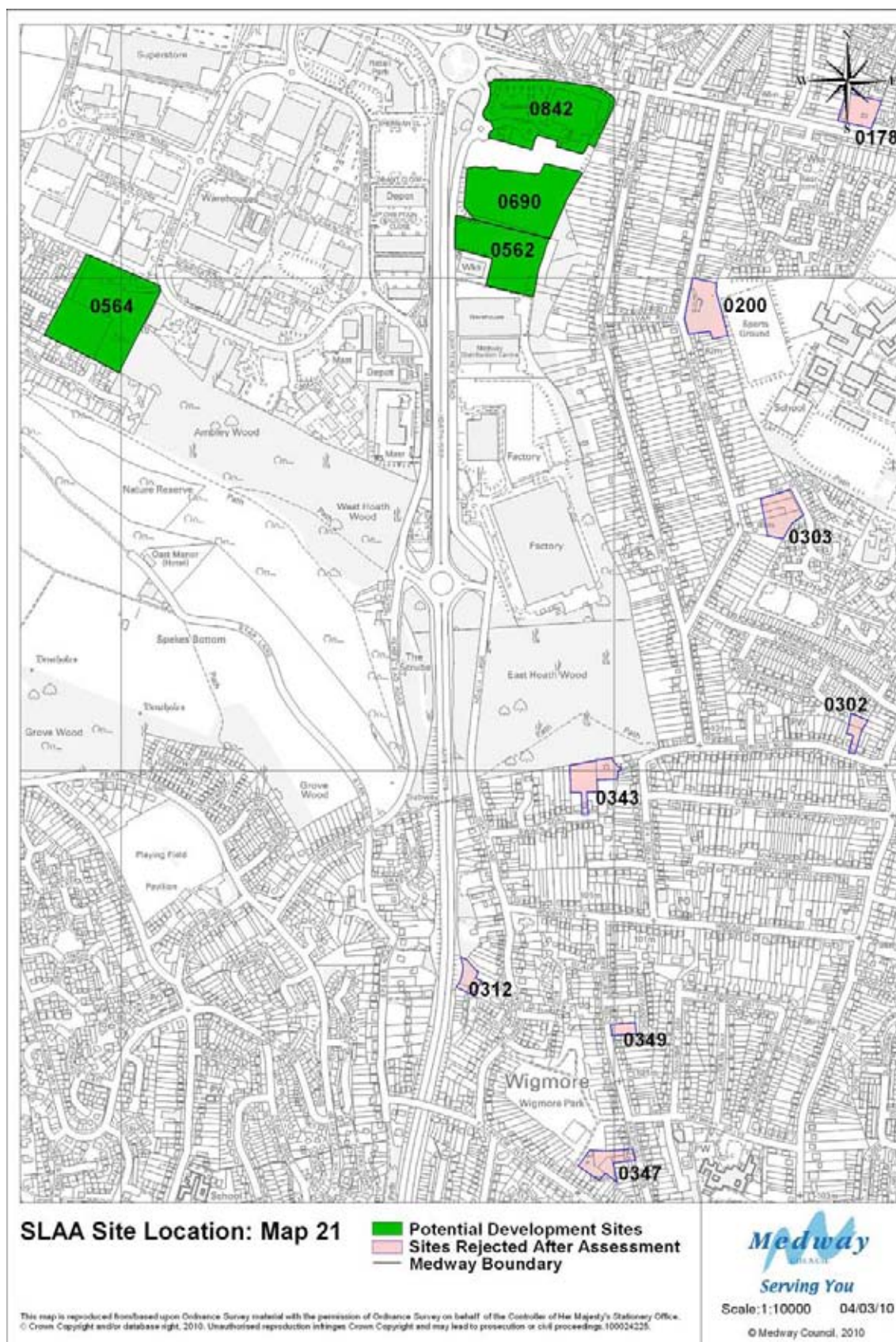
■ Potential Development Sites  
■ Sites Rejected After Assessment  
— Medway Boundary

**Medway**  
 Serving You

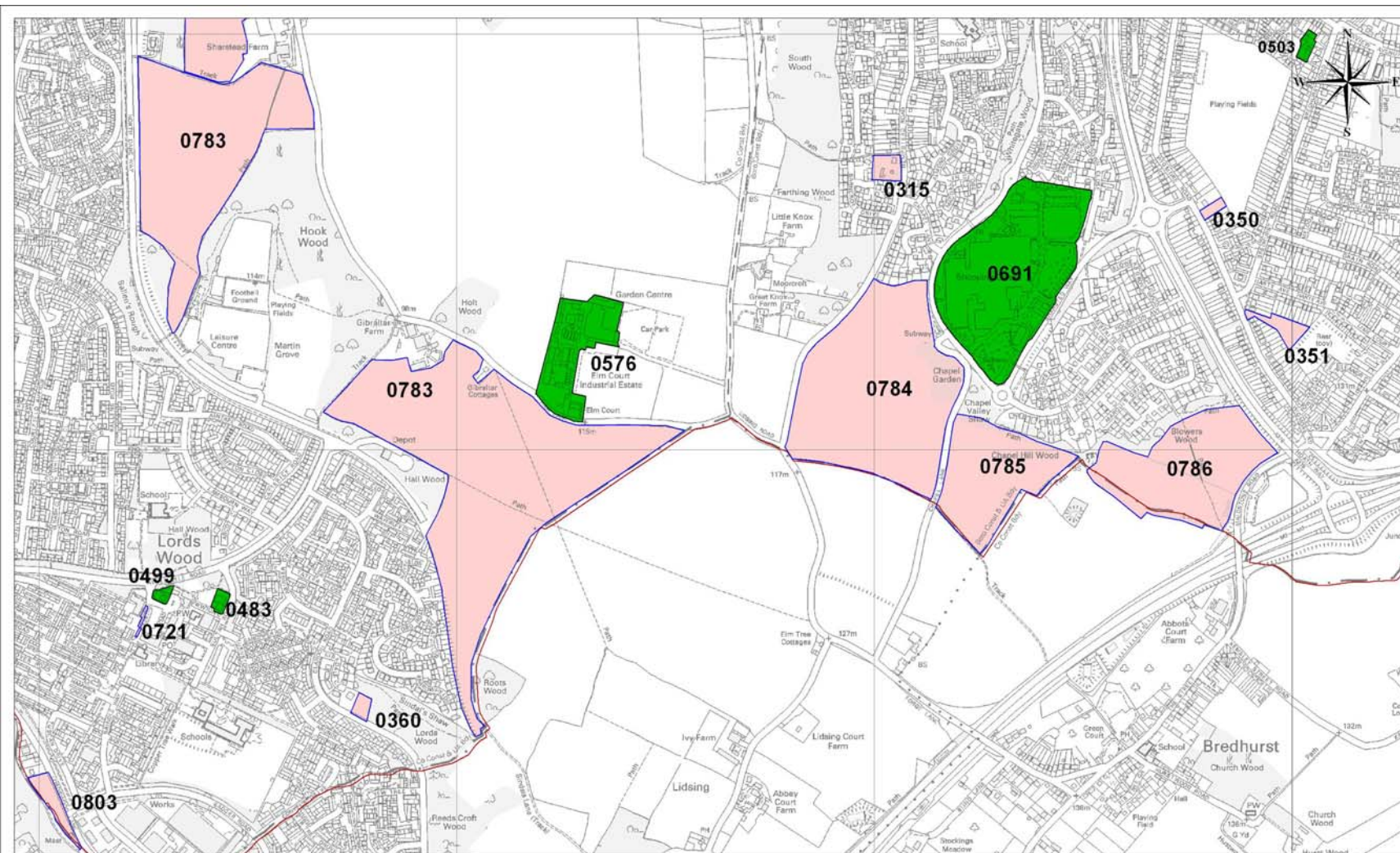
Scale: 1:12500 04/03/10

© Medway Council, 2010

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office.  
 © Crown Copyright and/or database right, 2010. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 100024225.







**SLAA Site Location: Map 22**

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2010. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225.

**Potential Development Sites**  
**Sites Rejected After Assessment**  
**Medway Boundary**

**Medway**  
Serving You

Scale: 1:12500 04/03/10

© Medway Council, 2010



Tables



**Table 1 Potential Housing Sites and Dwellings 2009 – 2026**

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
9	0013	Medway House, 277 Gillingham Road	MLP 2003 Allocation	PDL		No			12		
8	0033	RSME Kitchener Barracks, Brompton	Withdrawn H&MU DPD	PDL	12	No			248		
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M		Yes		1000	1800	1800	400
7	0090	Strood Riverside, Canal Road	MLP 2003 Allocation	PDL		Yes			256	320	
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			398		
11	0144	St Bartholomews Hospital, New Road, Rochester	Urban Capacity Study	PDL	9	No				108	
16	0187	Land off Granary Close, Rainham	Planning Permission	PDL		No		7			
	0223	Darland Reservoir, Star Mill Lane, Chatham	Call for sites	PDL		No			50		
13	0248	Dormers, 3 Upper Luton Road, Chatham	Planning Permission	PDL		No		21			
12	0249	Sorting Office, The Paddock, Chatham	Urban Capacity Study	PDL	9	Yes				25	
11	0277	University for the Creative Arts, Fort Pitt	Urban Capacity Study	PDL	9	No				77	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL		Yes		175	250	100	
19	0448	Garages off Tobruk Way/Burma Way, Chatham	Urban Capacity Study	PDL		No			7		
18	0452	Land fronting Anchor Road Rochester	Planning Permission	G		No	45				
13	0453	2 Ash Tree Lane Chatham	Planning Permission	PDL		No	32	64			
2	0454	35 Avery Way Allhallows	Planning Permission	PDL		No		14			
4	0455	Hoo Methodist Church Bells Lane Hoo	Planning Permission	PDL		No	10				
15	0456	Police Station Birling Avenue Rainham	Planning Permission	PDL		No	22				
7	0457	1-3 Canal Road Strood	Planning Permission	PDL		No		7			
4	0459	28 Church Street Hoo	Planning Permission	PDL		No	2				
11	0460	Mid Kent College City Way Rochester	Planning Permission	PDL		No		214			
11	0461	5-8 Cossack Street Rochester	Planning Permission	PDL		No	8				
12	0462	9 Cross Street Chatham	Planning Permission	PDL		No	10				
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G		Yes	171	87			
7	0467	38 London Road Strood	Planning Permission	PDL		No		10			
7	0468	33 London Road Strood	Planning Permission	PDL		No	19				

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
18	0469	114a Maidstone Road Chatham	Planning Permission	PDL		No	5				
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL		Yes		150	264		
9	0471	124 Pier Road Gillingham	Planning Permission	PDL		Yes		7			
9	0472	Land at St Mary's Island Maritime Way Chatham Maritime	Local Plan/Large Site PP	PDL		No	106	280	117		
9	0473	92-100 Trafalgar Street Gillingham	Planning Permission	PDL		No		16			
9	0474	Mill Road and Arden Street Gillingham	Local Plan/Large Site PP	PDL		No	28				
12	0476	20 Old Road Chatham	Planning Permission	PDL		No		9			
15	0478	Rainham Mark Grammar School Pump Lane Gillingham	Planning Permission	G		No		35			
9	0479	(Kingswood Hotel) 29-35 Railway Street Gillingham	Planning Permission	PDL		No	29				
20	0480	54 and 61 Shanklin Close Chatham	Planning Permission	G		No		14			
7	0481	5 St Marys Road Strood	Planning Permission	PDL		No	11				
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	PDL		No		23			
6	0487	Wharf Farm Wharf Lane Cliffe	Planning Permission	G		No	8				
6	0488	Courtsole Farm Pond Hill Cliffe	Planning Permission	G		No		16			
14	0489	Grange Farm Grange Road Gillingham	Local Plan/Large Site PP	G		No	24				
9	0490	Howlands Nursery Christmas Street Gillingham	Local Plan/Large Site PP	PDL		No	20	40			
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			
14	0495	Featherby Sports and Social Club Featherby Road GI	Planning Permission	PDL		No	24				
7	0496	Walmer House Cypress Court Frindsbury	Planning Permission	PDL		No	12				
17	0497	46 High Street Halling	Planning Permission	PDL		No	5				
11	0498	6 Union Street Rochester	Planning Permission	G		No	11				
22	0499	Land at Kestrel Road Lordswood	Planning Permission	PDL		No	20				
7	0500	25 Frindsbury Road Strood	Planning Permission	PDL		No	25				
18	0502	32-34 Roosevelt Avenue Chatham	Planning Permission	PDL		No	5				

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
22	0503	128 Bredhurst Road Wigmore	Planning Permission	PDL		No	2	4			
18	0504	136 Maidstone Road Chatham	Planning Permission	PDL		No	5				
7	0505	1-3 Cedar Road Strood	Planning Permission	PDL		No		8			
12	0507	37-43 High Street Chatham	Planning Permission	PDL		No		29			
20	0508	163-173 Capstone Road Chatham	Planning Permission	PDL		No	6				
10	0509	The Alps Borstal Road Rochester	Planning Permission	G		No		6			
11	0510	Rochester Police Station Cazeneuve Street Rocheste	Planning Permission	PDL		No		65			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL		Yes		250	375	151	
11	0512	60 Foord Street Rochester	Planning Permission	PDL		No	19				
8	0513	South of Basin 1 and St Mary's Island Maritime Way	Local Plan/Large Site PP	PDL		Yes	284				
5	0514	Sandacres, Upnor Road, Lower Upnor	Local Plan/Large Site PP	PDL		No		34			
11	0515	Rochester Riverside	Local Plan/Large Site PP	PDL		Yes		700	1000	300	
10	0516	Mercury Close, and adj to 62-72 Shorts Way Borstal	Local Plan/Large Site PP	G		No		7			
17	0517	Halling Pumping Station, Vicarage Road Halling	Planning Permission	PDL		No	5				
11	0518	32 New Road/Five Bells Lane Rochester	Local Plan/Large Site PP	PDL		No	23				
4	0520	Hoo - North East Bells Lane Hoo	Local Plan/Large Site PP	G		No	94	295			
2	0521	Former Junior School Site Avery Way Allhallows	Local Plan/Large Site PP	G		No	7				
5	0522	East of Higham Road Wainscott	Local Plan/Large Site PP	G		No	75	98			
5	0523	East of Wainscott Road Wainscott	Local Plan/Large Site PP	G		Yes		96			
13	0524	Southern Water Site Capstone Road Chatham	Local Plan/Large Site PP	PDL		No		69			
18	0525	Former Laundry Hilda Road Chatham	MLP 2003 Allocation	PDL		No			16		
11	0526	r/o 327-335 High Street Rochester	Planning Permission	PDL		No		11			
8	0529	Former Chatham Service Station Dock Road Chatham	Planning Permission	PDL		No		24			
12	0530	389 High Street Chatham	Planning Permission	PDL		Yes		21			
12	0531	39-41 High Street Chatham	Planning Permission	PDL		Yes	9				
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		36			
11	0538	5 New Road Rochester	Planning Permission	PDL		No		17			



Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
7	0539	Ancaster Garage site, Station Road Strood	Planning Permission	PDL		No		67			
13	0541	174-176 Canterbury Street Gillingham	Planning Permission	PDL		Yes	19				
9	0543	5 High Street Gillingham	Planning Permission	PDL		Yes		13			
15	0544	77 Station Road Rainham	Planning Permission	PDL		No		5			
18	0545	Edward VII Public House, Albert Road Chatham	Planning Permission	PDL		No	7				
6	0546	174 Church Street Cliffe	Planning Permission	PDL		No	6				
9	0547	85 Church Street Gillingham	Planning Permission	PDL		No		15			
18	0548	69 City Way Rochester	Planning Permission	PDL		No	5				
14	0549	Former Sportsman, 204 -216 Eastcourt Lane Twydall	Planning Permission	PDL		No	16				
13	0551	308 Luton Road Luton	Planning Permission	PDL		Yes		5			
2	0552	Land adjoining Rose & Crown Stoke Road, Allhallows	Planning Permission	PDL		No	7				
4	0554	61-63 Main Road Hoo	Planning Permission	PDL		No	15				
9	0556	Waterfront Leisure Centre Pier Road Gillingham	Planning Permission	PDL		No	24				
8	0558	43-45 Wood Street Brompton	Planning Permission	PDL		No	42				
19	0559	195 Princes Avenue Walderslade	Planning Permission	PDL		No		15			
18	0560	Land rear of 94-106 Maidstone Road Chatham	Planning Permission	PDL		No	9				
12	0561	284-286 High Street Chatham	Planning Permission	PDL		No		10			
11	0598	R/O 329 - 377 (Featherstones) High St Rochester	MLP 2003 Allocation/Call for sites	PDL	9	Yes				102	
12	0662	3 New Road, Chatham	Application	PDL		No					18
9	0663	82 Jeffery Street, Gillingham	Application	PDL	1	No			11		
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			
15	0668	The Marlborough Centre, 41a Maidstone Road, Gill	Application	PDL		No	11				
18	0669	39-41 Mills Terrace, Chatham	Planning Permission	PDL		No		8			
9	0670	Adj 1-30 St Marks Hs, Saxton St, Gillingham	Planning Permission	PDL		No		9			
12	0673	Rear of 5 New Road, Chatham	Planning Permission	PDL		No		7			

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
9	0674	68 Saunders Street, Gillingham	Planning Permission	PDL		No		8			
9	0675	Between 28 & 38 Burnt Oak Terrace, Gillingham	Planning Permission	PDL		No		5			
14	0677	5 Gads Hill, Gillingham	Planning Permission	PDL		No		9			
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			
9	0683	49 Gardiner Street, Gillingham	Planning Permission	PDL		No		5			
7	0684	109 Frindsbury Road, Strood	Planning Permission	PDL		No		11			
10	0685	Temple Waterfront, Roman Way, Strood	Development Brief	M		Yes		450	170		
4	0689	Adj to 1 Kingsnorth Close, Hoo	Planning Permission	PDL		No	5				
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		12			
7	0723	125-129 Ta11mar Drive, Strood	Call for sites	PDL	7	No	8				
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		
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		110			
12	0758	Sir John Hawkins Car Park, Chatham	Call for Sites	PDL		Yes		120			

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
12	0759	Whiffens Avenue Car Park, Chatham	Call for Sites	PDL		No			70		
12	0760	Tesco, The Brook, Chatham	Call for Sites			Yes			60		
12	0761	Chatham Waterfront	Call for Sites			Yes			400	94	
14	0764	Land at Holy Trinity Church, Twydall Land, 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		32			
18	0805	Former Nursery Site, Prestfields, Rochester	Planning Permission	G		No		24			
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			
9	0812	Shalder House, Medway Road, Gillingham	Call for sites	PDL	12	No		30			
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		
11	0822	Land at Robins and Day (Peugeot), High St, Rochester	Call for sites	PDL	3 & 9	Yes			84		
13	0826	111 Nelson Road, Gillingham	Call for sites	PDL	1	No		25			
9	0831	2-4 Balmoral Road, Gillingham	Call for sites	PDL	6	No			12		
12	0834	1 Batchelor Street, off the Brook, Chatham	Call for sites	PDL		Yes			50		
8	0844	Amherst Hill, Brompton	MLP 2003 Allocation	G		No		34			
11	0850	Chambers Cycle Stores, Rochester	Pre-application discussions	PDL		No		15			
11	0855	230, High Street, Rochester	Development Brief	PDL	6	No					14
11	0856	240, High Street, Rochester	Development Brief.	PDL	6	No					14
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL		Yes					35
12	0858	Eldon St, Carpeaux Close and Hards Town, Chatham	Development Brief	PDL		No			50	45	
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					



Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Template	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
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					50
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL		Yes					51
12	0869	Wickes, New Cut, Chatham	Development brief	PDL		Yes					126
12	0871	Chatham Railway Station	Development Brief	PDL		No					279
12	0872	West of Maidstone Road, adj Chatham Rail Station	Development brief	PDL		No					173
9	0873	Rear of 47 High Street/Britton Street, Gillingham	Development Framework	PDL	9	No					0
9	0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Development Framework	PDL		Yes				100	
11	0877	259 to 261 High Street, Rochester	Supplementary Planning Guidance	PDL	9	No			13		
13	0878	208 Canterbury Street, Gillingham	Planning Permission	PDL		No		5			
11	0880	R/O 73,75-77 High Street, Rochester	Application	PDL		No			7		
9	0882	32 Duncan Road, Gillingham	Application	PDL	1	No		19			
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			
17	0890	Halling Service Station, 1 High Street, Halling	Planning Permission	PDL		No		13			
11	0891	Gravel Walk, 19-21 Victoria Street, Rochester	Application	PDL		No		12			
19	0895	154-158 Walderslade Road, Chatham	Application	PDL	2	No			9		
12	0896	15,17,19 New Road, Chatham	Application	PDL		No		12			
7	0897	Garage Block, Witham Way, Strood	Planning Permission	PDL		No		6			
8	0900	Coal Yard, 8 Westcourt Street, Brompton	Planning Permission	PDL		No		6			
13	0901	266-268 Chatham Hill, Chatham	Application	PDL		No			6		
						<b>Totals</b>	1372	5513	6023	3306	1160

**Application:** Sites refused planning permission but acceptable in principle  
**G:** Greenfield  
**Local Plan/Large Site** Planning permission on allocated sites

<b>PP:</b>	
<b>M:</b>	Mixed Greenfield and previously developed land
<b>Medway Local Plan 2003:</b>	Site included in Local Plan Policies not an allocation or a planning permission
<b>MLP 2003 Allocation</b>	Medway Local Plan 2003 allocation
<b>NLUD:</b>	National Land Use Database
<b>PDL:</b>	Previously Developed Land
<b>Planning Permission:</b>	Non allocated sites with planning permission
<b>Withdrawn H&amp;MU DPD</b>	Housing and Mixed Use Development Plan Omissions Document



**Table 2 Potential Employment Sites and Floorspace (sq.m.) 2009 - 2026**

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026 onwards
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	B1 B2 B8	Yes			25763	17590	
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		-11431			
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 Study	PDL	B1	Yes				-678	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	B1 B2 B8	Yes		3000			
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G	B1	Yes	1352				
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	Planning Permission	PDL	B1	Yes		2480			
9	0511	Victory Pier, Pier Road (former Akzo), Gillingham	Planning Permission	PDL	B1	Yes		625	885		
11	0515	Rochester Riverside	Local Plan/Large Site PP	PDL	B1	Yes		2400	9600		
11	0537	22-26 Victoria Street Rochester	Planning Permission	PDL	B1	Yes		292			
21	0562	Astra Site, Courteney Road, Gillingham	Planning Permission	PDL	B1 B8	Yes		2032			
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				
20	0576	A1-A5 and F1-F3, Elm Court Estate, Capstone Road	Planning Permission	PDL	B1 B2	Yes		792			
11	0598	R/O 329 - 377 (Featherstones) High St Rochester	MLP 2003 Allocation/Call for	PDL	B1	Yes				3600	

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026 onwards
			sites								
8	0639	No1 Smithery, Tinkers Alley, Historic Dockyard	Planning Permission	PDL	B1	Yes	329				
7	0640	Fronting Commercial Road/Tolgate Lane, Strood	Planning Permission	PDL	B1	Yes	398				
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	3525				
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	Planning Permission	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			
7	0678	Land at Commissioners Road, Strood	Planning Permission	PDL	B1 B8	No	999				
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	B1 B2 B8	Yes		4500	2600		
10	0686	Three Acre site, Roman Way, Strood	Call for sites	PDL	B1 B2 B8	No		4440			
21	0690	Crest Packaging Site, Courteney Road, Gillingham	Planning Permission	PDL	B1 B2 B8	No		9750			
5	0694	Mockbeggar Farm, Town Road, Cliffe Woods	Planning Permission	G	B1 B8	No		1981			



Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026 onwards
1	0699	National Grid Property Holdings, Grain Road	Call for sites	PDL	B1c B2 B8 <sup>1</sup>	No	46493	232465	185972		
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	158100	42735			
11	0731	46-86 Corporation Street, Rochester	Call for sites	PDL	B1	Yes			386		
7	0752	North side of Commissioners Road, Strood	Call for Sites	PDL	B2 B8	No		6000			
12	0761	Chatham Waterfront	Call for Sites	PDL	B1	Yes			5456		
10	0766	Depot, Norman Close, Strood	Call for Sites	PDL	B2 B8	No					
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	No					
10	0829	Medway Bridge Marina, Manor Lane, Rochester	Call for sites	PDL	B1 B2	No	-199				
7	0839	Former Alloy Wheels, Priory Road, Strood	Call for sites	PDL	B1/B2/B8	No	-23834	16860			
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					590
12	0862	296-310 High Street, Chatham	Development Brief	PDL	B1	Yes			2040		
12	0869	Wickes, New Cut, Chatham	Development Brief	PDL	B1	Yes					30865
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					0
						<b>Totals</b>	194551	344290	241502	31213	31455

<sup>1</sup> Also uses not in Use Class and prescribed processes

Table 3 Potential Retail Sites and Floorspace (sq.m.) 2009 – 2026

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
5	0050	Lodge Hill (Chattenden) Ministry of Defence Estate	Medway Local Plan 2003	M	A1 A2 A3 A4	Yes		1000	3161	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	A1	Yes		2000			
12	0243	Chatham Retailing, Clover/Richard/Rhode/High Sts	MLP 2003 Allocation	PDL	A1	Yes				28000	
17	0352	Former Cement Works, Formby Road, Halling	Planning Permission	PDL	A1 A3	Yes		700			
10	0463	Cuxton Pit No. 3 Cuxton Road Strood	Planning Permission	G	A1	Yes	425				
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 (former Akzo), Gillingham	Planning Permission	PDL	A1 A3	Yes	1219	850			
8	0513	South of Basin 1 and St Mary's Island Maritime Way	Local Plan/Large Site PP	PDL	A1 A3	Yes	2845				
11	0515	Rochester Riverside	Local Plan/Large Site PP	PDL	A1 A3 A4	Yes		4440	2360	1000	
5	0523	East of Wainscott Road Wainscott	Local Plan/Large Site PP	G	A1	Yes		300			
12	0531	39-41 High Street Chatham	Planning Permission	PDL	A1	Yes	215				
12	0534	33 Richard Street Chatham	Planning Permission	PDL	A1	Yes	40				
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			

Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
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	0640	Fronting Commercial Road/Tolgate Lane, Strood	Planning Permission	PDL	A1	Yes	281				
7	0641	Friary Place, Rear of 46-98 High Street, Strood	Planning Permission	PDL	A1	No		1800			
8	0648	Land between Vanguard Way and George Summers Close	Planning Permission	G	A1	Yes		14430			
10	0685	Temple Waterfront, Roman Way, Strood	Call for sites	M	A1 A2 A3 A4 A5	Yes		1620			
22	0691	Hempstead Valley Shopping Centre	Call for sites	PDL	A1 A3	No		2774			
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		3680			
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			7772		
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	No	1200				
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		
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			
21	0842	Tesco, Gillingham	Call for sites	PDL	A1	No		2475			
7	0843	Tesco, Strood	Call for sites	PDL	A1	No		5596			
12	0857	The Brook (r/o High St and Batchelor St) Chatham	Development Brief	PDL	A1	Yes					1107
12	0860	Land at High St, Union St and New Road, Chatham	Development Brief	PDL	A1 A2	Yes					9852
12	0865	2-8 King Street and 1-11 Queen Street, Chatham	Development Brief	PDL	A1 A2	Yes			2531		



Map Ref.	Site Ref.	Site Name	Site Source	Site Type	Potential Use	Mixed Use	2009-11	2011-16	2016-21	2021-26	2026+
12	0866	55-105a The Brook & 1, 5, 11 & 13 King St, Chatham	Development Brief	PDL	A1 A2	Yes					4113
12	0867	2-14 Railway Street & 142-146 High Street, Chatham	Development Brief	PDL	A1 A2 A3	Yes					1228
12	0868	19 New Road Avenue and 3 New Cut, Chatham	Development Brief	PDL	A3 A4	No			1328		
9	0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Development Framework	PDL	A1 A2 A3	Yes				3750	
						<b>Totals</b>	7525	48706	45085	34610	16300

**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	PDL	No	Student accommodation
9	0040	Balmoral Clinic Balmoral Gardens Gillingham	PDL	No	Medical facility - healthy living centre
5	0050	Former MOD Land Lodge Hill Chattenden Rochester	M	Yes	Other uses to include, but not limited to, Nursing Home; Assisted Living Accommodation; Hotels; Schools: Healthcare: Leisure Facilities; Community Centres
5	0055	Land at Wainscott Road Wainscott Rochester	G	No	School
7	0137	Civic Centre, Strood	PDL	Yes	Community Use
13	0222	Municipal Buildings Canterbury Street Gillingham	PDL	No	Care Home
12	0243	Chatham Comparision Retailing Clover Street/Richard Street/Rhode Street/High St Chatham	PDL	Yes	Car Park
17	0352	Former Cement Works, Formby Road Halling Rochester	PDL	Yes	Community Facility
10	0463	Cuxton Pit No. 3 Cuxton Road Strood Rochester	G	Yes	Non-residential Institution
19	0470	Mid Kent College, Horsted Maidstone Road Chatham	PDL	Yes	Community
9	0511	Victory Pier (Former Akzo Nobel works) Pier Road Gillingham	PDL	Yes	Non-residential Institution, Hotel
8	0513	South of Basin 1 and St Mary's Island Maritime Way Chatham Maritime Chatham	PDL	Yes	Assembly & Leisure
11	0515	Rochester Riverside, Cory's Road Gas House Road Rochester	PDL	Yes	Primary School, Health Facility and Community Buildings, Hotel, Sui Generis, Coach Park
5	0523	East of Wainscott Road Wainscott Rochester	G	Yes	Health centre
21	0562	Astra Site Courteney Road Rainham Gillingham	PDL	Yes	Driving/Motorbike Driver Testing 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	0612	Lower Lines Site Prince Arthur Road Brompton Gillingham	G	No	College Campus
9	0632	Colonial House Quayside Chatham Maritime	PDL	No	Hotel, office space and health club

Map Ref	Site Ref	Address	Site Type	Mixed Use	Other Uses
		Chatham			
9	0634	Site D3 Eastbridge Chatham Maritime Chatham	PDL	No	Higher Education Facilities
19	0636	Telspec Europe Ltd, 1-5 Lankester Parker Road Rochester	PDL	No	Sikh Temple
8	0639	No 1 Smithery Tinkers Alley Historic Dockyard Chatham	PDL	Yes	Non-residential Institution, Visitor gallery, museum store
1	0646	Grain Power Station Grain Road Grain Rochester	PDL	No	Power station
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
18	0681	Churchlands Palmerston Road Chatham	PDL	No	Care Home
10	0685	Temple Waterfront Roman Way Strood Rochester	M	Yes	Non-residential Institution, Assembly & Leisure
11	0688	25,27,29,31,33 Corporation Street Rochester	PDL	No	Hotel
13	0707	LIFT site 551-555 Canterbury Street Gillingham	PDL	No	Healthy Living Centre
10	0708	Land rear of former St Matthews School, Borstal	Call for sites	Yes	Open Space
3	0730	Land North East of Kingsnorth Industrial Estate	Call for sites	Yes	Power station, carbon capture and temporary employment
7	0746	Former Earl Estate Community Centre Albatross Avenue Strood Rochester	PDL	No	Care Home
12	0757	Land south of Cross Street Chatham	PDL	Yes	Healthcare
12	0761	Waterfront Medway Street Chatham	PDL	Yes	Food & Beverage, Theatre, Hotel
14	0791	Former Equestrian Centre , 155 Lower Rainham Road Gillingham	PDL	No	Leisure
9	0810	Junction of Pier Road and Medway Road Gillingham	PDL	No	Higher Education
8	0820	Interface Land, Chatham Maritime	PDL	No	University Use
8	0838	Pelican Reach Clipper Close Medway City Estate Rochester	PDL	No	Waste treatment/transfer
19	0854	LIFT site King George Road Walderslade Chatham	PDL	No	Community uses
12	0864	King Street Chatham	M	No	Park/open space
12	0870	Alexandra Hotel Railway Street Chatham	PDL	No	Hotel

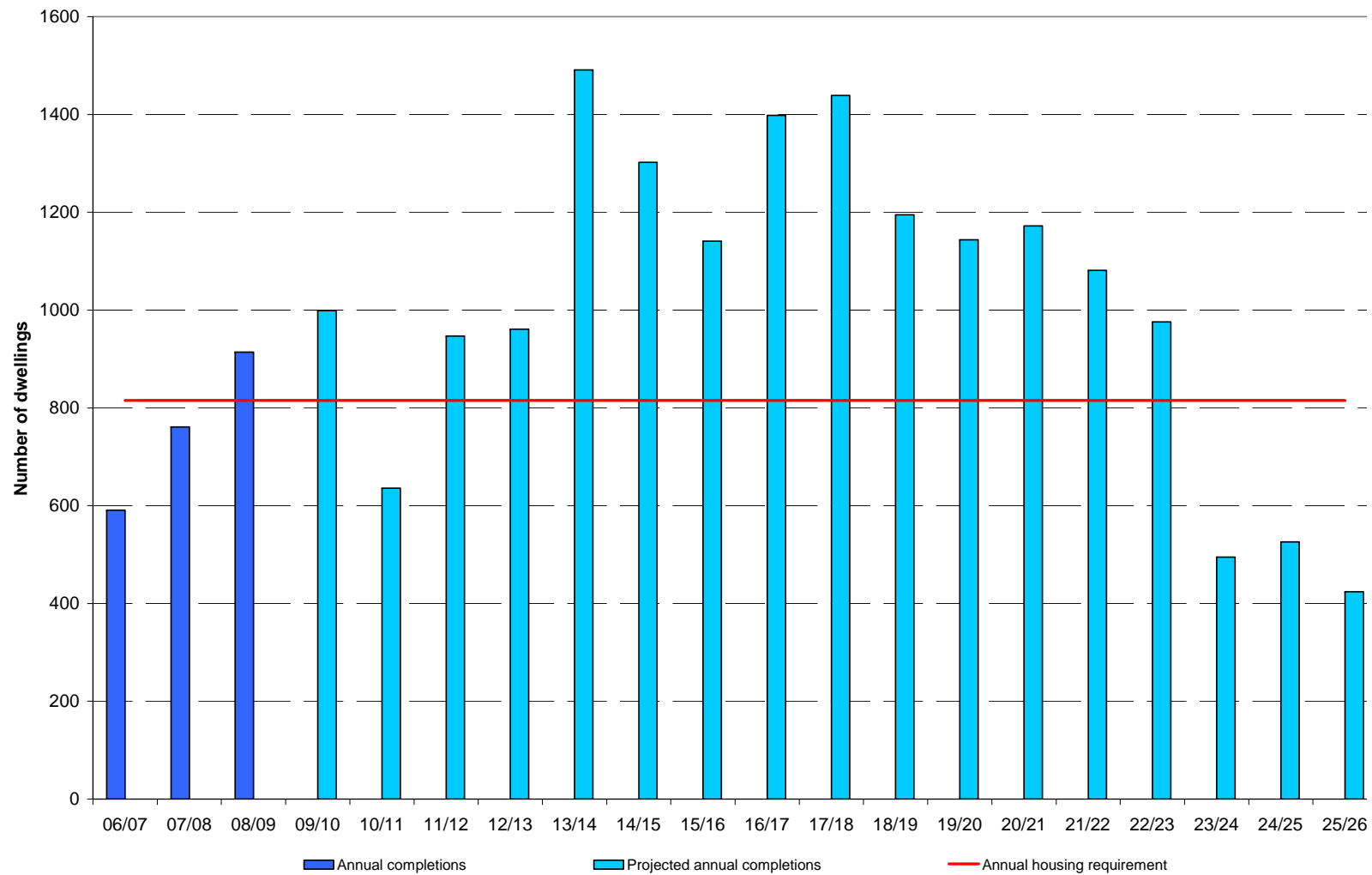


Map Ref	Site Ref	Address	Site Type	Mixed Use	Other Uses
9	0874	Land at junction of Brompton Road/ Marlborough Road Gillingham	PDL	No	Sports/Leisure/Cultural or community uses
9	0875	Retail Core, Jeffrey Street, King Street and High Street Gillingham	PDL	Yes	Car Park
7	0904	Veolia Whitewall Road Frindsbury Rochester	PDL	No	Waste Transfer Station
18	0906	95-99 Maidstone Road Chatham	PDL	No	Care Home
18	0907	114 Maidstone Road Chatham	PDL	No	Health Hostel
10	0908	Land at Medway Valley park Chariot Way Strood Rochester	PDL	No	Hotel
8	0909	St Mary's Church Dock Road Chatham	PDL	No	Community Use

**Table 5 Medway Housing Trajectory: number of dwellings 2006 – 2026**

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Totals
<b>Past Completions</b>	591	761	914																		2266
<b>Projected Completions Identified Sites</b>				854	543	832	939	1485	1302	1141	1398	1439	1195	1144	1172	1081	976	495	526	424	16946
<b>Projected Completions Small Sites with Planning Permission</b>				145	93	115	22	6													381
<b>Total Projected Completions</b>				999	636	947	961	1491	1302	1141	1398	1439	1195	1144	1172	1081	976	495	526	424	17327
<b>Cumulative Completions</b>	591	1352	2266	3265	3901	4848	5809	7300	8602	9743	11141	12580	13775	14919	16091	17172	18148	18643	19169	19593	
<b>Cumulative Requirements</b>	815	1630	2445	3260	4075	4890	5705	6520	7335	8150	8965	9780	10595	11410	12225	13040	13855	14670	15485	16300	
<b>Cumulative Surplus /Deficit</b>	-224	-278	-179	5	-174	-42	104	780	1267	1593	2176	2800	3180	3509	3866	4132	4293	3973	3684	3293	
<b>SE Plans 2009 Requirements</b>	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	16300

Medway Housing Trajectory 2006-2026





Medway housing trajectory (cumulative series)

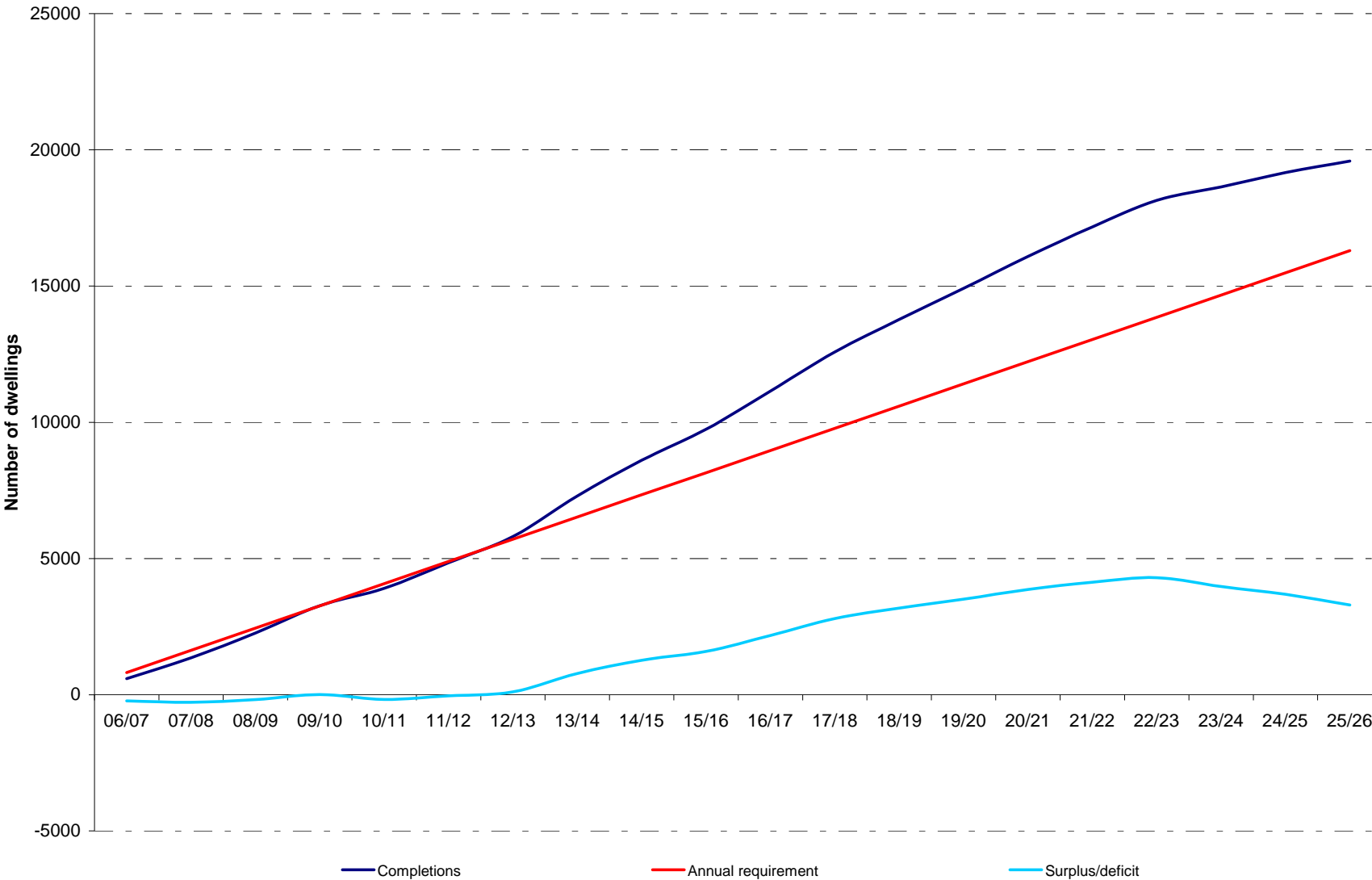


Table 6 Sites Rejected after Assessment

Map Ref.	Site Ref.	Site Name	Reasons for Rejection
9	0003	89 Ingram Road, Gillingham	Owner unwilling to develop site
14	0020	Rear of 1-21 Dial Road, Gillingham	Fails proximity assessment/Greenfield
9	0041	Rear of Black Lion PH, Mill Road, Gillingham	Landlocked open space
7	0060	17 Broom Hill Road, Strood Rochester	Owner unwilling to develop site
7	0061	Rear of 116 & 118 Watling Street, Strood Rochester	Fails proximity assessment
7	0062	Adj. to 18 Broom Hill Road, Strood Rochester	Below threshold
7	0063	105 Jersey Road, Strood Rochester	Backland Development
11	0141	Former Bishopcourt Kitchen Garden, Adj. 25a Love Lane, Rochester	MC2009/0891 refused on highway grounds
11	0142	Adj. to 23 Love Lane, Rochester	Unsuitable as is historic site
14	0164	East of Gillingham Golf Course, Broadway	No access at present
15	0177	56A Pump Lane, Rainham Gillingham	Owner unwilling to develop site
15	0178	20 & 21 Denbigh Avenue, Rainham Gillingham	Owner unwilling to develop site
16	0180	177 Berengrave Lane, Lower Rainham Gillingham	Backland development
16	0182	274-276 Station Road, Rainham Gillingham	Backland dev./impact on neighbours
15	0189	27 Webster Road, Rainham Gillingham	Owner unwilling to develop site
16	0191	Adj. 335 High Street, Rainham Gillingham	Access difficulties
16	0192	23 Wakeley Road, Rainham Gillingham	Owner unwilling to develop site
15	0196	Orchard Precinct Retailing, Rainham Gillingham	Likely to be post 2026 - not being promoted
15	0200	47 Marshall Road, Rainham Gillingham	Fails proximity assessment
15	0211	Land at side of The Howard School, Derwent Way Rainham Gillingham	Open space playing fields
13	0213	Haywards Car Sales 352-356 Luton Road, Luton	Owner unwilling to develop site
13	0219	13,15,17 & 142 Borough Road, Gillingham	Land assembly issues
10	0260	Rear of Southfields, Rochester	Landlocked
10	0261	110 Borstal Road, Borstal Rochester	Backland/open space/trees
18	0290	Rear of 67 Sir Evelyn Road, Borstal Rochester	Backland under threshold/access
18	0291	Adj. to 62 Sir Evelyn Road, Borstal Rochester	Fails proximity assessment/Greenfield
16	0299	Adj. to 52 Barleycorn Drive, Rainham Gillingham	Fails proximity assessment/Greenfield
21	0302	6 Durham Road, Rainham Gillingham	Backland/access problems
15	0303	The Platters, R/O 105-111 Marshall Road Rainham Gillingham	Fails proximity assessment/Greenfield
21	0312	Rear of 30 Wigmore Road, Wigmore Gillingham	Backland/trees/open space
22	0315	346 Hempstead Road, Hempstead Gillingham	Fails proximity assessment
21	0343	25 & rear of 33 Swain Road Rainham Gillingham	Backland/access problem
21	0347	90 & 92 Bredhurst Road, Wigmore Gillingham	Owner unwilling to develop site
21	0349	Adj. to 33 Bredhurst Road, Wigmore Gillingham	Below threshold
22	0350	Adj. to 199 Wigmore Road, Wigmore Gillingham	No of units below threshold following survey

Map Ref.	Site Ref.	Site Name	Reasons for Rejection
22	0351	Rear of Wigmore Reservoir, Wigmore Road, Wigmore Gillingham	Used for open space
22	0360	Adj. to 8 Kirkdale Close, Lordswood Chatham	Below threshold
19	0366	59 King George Road, Chatham	Owner unwilling to develop site
19	0367	Between 21 & 29 York Avenue, Walderslade Chatham	Below threshold
19	0376	Land Adj. Fort Horsted Primrose Close, Chatham	Fails proximity assessment/Greenfield
18	0380	10 Walderslade Road, Chatham	Below threshold
19	0407	Rear of 356 & 370 Lordswood Lane, Lordswood Chatham	Based upon previous refusal. Open space
20	0410	Land at Vixen Close, Lordswood Chatham	Multiple ownerships
4	0441	Garage court off St Johns Road, Hoo Rochester	Backland/amenity impact
5	0443	Lower Upnor, RSME land Upnor Rochester	Fails proximity assessment
8	0444	Upper Upnor, RSME land Upnor Rochester	Fails proximity assessment/ within flood zone
15	0475	Land r/o 94 Bloors Lane Rainham	Owner unwilling to develop site
15	0492	75 London Road Rainham Gillingham	Below threshold
12	0532	94-96 High Street Chatham	Owner unwilling to develop site
9	0542	115 High Street Gillingham	Site below threshold
9	0550	263-265 Gillingham Road Gillingham	5 already built, so remainder under threshold.
7	0580	Sheridale Business Centre, Knight Road, Strood Rochester	Replacement buildings almost complete
19	0638	Land adjacent to 45 Laker Road, Rochester	Owner unwilling to develop site
7	0658	7 St Marys Road, Strood Rochester	Owner unwilling to develop site
7	0659	164-166 Frindsbury Road, Frindsbury Rochester	Fails proximity assessment
7	0660	I J M Garden Service Centre, Frindsbury Road Rochester	Below threshold
13	0672	189 Rock Avenue, Gillingham	Owner not traced
9	0687	National Grid Property, Pier Road, Gillingham	Adjacent land prevents development.
16	0692	Land West of Meresborough Road, Rainham Gillingham	Policy grounds /Greenfield/Coalescence
9	0693	West of 32 Laurel Road and 30 Bridge Road, Land at Medway Road Gillingham	Retain as open space
19	0695	R/O 133-147 King George Road, Walderslade Chatham	Backland/below threshold.
13	0696	East of Pembroke House, Oxford Road, Gillingham	Owner unwilling to develop site
13	0697	Adj. 12 Street End Road, Chatham	No owner interest
10	0705	Pit 2, Roman Way, Strood Rochester	Use for public open space
7	0706	Former Red Lion, 1 Frindsbury Road, Strood Rochester	Below threshold
2	0709	Allhallows Holiday Park, Avery Way Allhallows-on-Sea Rochester	Greenfield/open space/failed proximity test
5	0713	Land East of Chattenden Lane and North West of A228 Chattenden Rochester	Policy grounds/Greenfield
5	0714	Land to East of Chattenden Lane Chattenden Rochester	Greenfield
4	0715	Land to West of Church Farm, Church Lane, Hoo Rochester	Fails proximity assessment/Greenfield
5	0716	Land to the East of Toad Hall, Main Road, Hoo Rochester	Fails proximity assessment/Greenfield
8	0717	Land to the West of Tower Hill House, Castle Street Upnor Rochester	Greenfield/failed proximity test
5	0718	Bridge Lodge, Four Elms Hill, Chattenden Rochester	Fails proximity assessment/Greenfield
15	0719	Land adjacent to 511 Lower Rainham Road Rainham Gillingham	Below threshold.



Map Ref.	Site Ref.	Site Name	Reasons for Rejection
19	0720	1-37 Campion Close Garages, Chatham	Below threshold
22	0721	19-41 Kestrel Road Garages, Lordswood Chatham	Site considered too small
10	0722	90-94 Bush Road, Cuxton Rochester	Backland/access/amenity impact
18	0725	Chatham Grove Garages, Chatham	Fails proximity assessment
18	0732	Land at Listmas Road, Chatham	Keep for open space
18	0733	Amenity Land at 45-75 Chatham Grove, Chatham	Used for open space
4	0734	Garages at Robson Drive, Hoo, Rochester	Backland/open space/amenity impact
5	0735	Upnor Wharf, Lower Upnor Road Upnor Rochester	Fails proximity assessment
5	0736	Former Uniwoi, Upnor Road, Lower Upnor Rochester	Fails proximity assessment
5	0738	Hoo Common, Chattenden Rochester	Fails proximity assessment
4	0739	Garage Site, Knights Road, Hoo Rochester	Backland/amenity impact
4	0742	Infill between terraces at Blackman Close, Hoo Rochester	Open space
19	0744	246A-246E Walderslade Road, Chatham	No net gain
16	0748	North of Railway Line, east of Otterham Quay Lane Rainham Gillingham	Policy grounds /Greenfield/Coalescence
16	0749	Wooleys Orchard, land south of Lower Rainham Road Rainham Gillingham	Fails proximity assessment/within flood zone/Greenfield
15	0750	Land Between Pump Lane & Bloors Lane, Rainham Gillingham	Policy grounds/Greenfield
4	0753	Land off Vidgeon Avenue, Hoo St Werburgh Rochester	Greenfield/failed proximity test
2	0754	Land at Burneys Farm Cuckolds Green Road Lower Stoke Rochester	Greenfield/failed proximity test
6	0762	Land Parcel 4, Cliffe Wharf, Salt Lane, Cliffe Rochester	Greenfield/open landscape/failed proximity test
6	0763	Parcel 8, Cliffe Wharf, Salt Lane, Cliffe	Fails proximity assessment/not being pursued by owner
1	0767	Land at Chapel Road, Grain Rochester	Fails proximity assessment
1	0769	Pintail Close garages, Grain Rochester	Outside village/fails proximity test
1	0770	Recreational Centre, Pintail Close, Isle of Grain Rochester	Outside village/fails proximity test
12	0772	81-85 High Street, Chatham	Below threshold/as offices to be retained
19	0773	Land at Bridgewood Maidstone Road Rochester	Policy grounds/Greenfield
14	0774	Land at Mill Hill, Grange Road, Gillingham	Policy grounds/Greenfield
16	0775	Land at Bakers Field, Station Road, Rainham Gillingham	Greenfield/failed proximity test
16	0776	Land at West Motney Way, Rainham Gillingham	Fails proximity assessment/Greenfield
17	0777	Trechmanns Wharf, Rochester Road, North Halling	Open space/ Tree Preservation Order
14	0778	Manor Farm, Lower Rainham Road, Rainham Gillingham	Policy grounds/Greenfield
5	0780	Land Adj. To Farm Cottages, Lodge Hill Lane, Chattenden Rochester	Greenfield/failed proximity test
4	0781	218 Main Road, Hoo Rochester	Backland/amenity impact
10	0782	Cuxton Gate, Station Road, Cuxton Rochester	Within flood zone
20/22	0783	Land at Capstone Valley, Adj. North Dane Way Lordswood Chatham	Policy grounds/Greenfield
22	0784	Site A, west of Chapel Lane, Hempstead Gillingham	Policy grounds/Greenfield
22	0785	Site B, east of Chapel Lane, Hempstead Gillingham	Policy grounds/Greenfield
22	0786	Site C, land off Hoath Way, Hempstead Gillingham	Policy grounds/Greenfield
5	0789	Site east of the Old Orchard, Merry Boys Road, Cliffe Woods Rochester	Fails proximity assessment/Greenfield

Map Ref.	Site Ref.	Site Name	Reasons for Rejection
5	0790	Old Chalk Pit, Lower Rochester Road, Frindsbury Rochester	Fails proximity assessment
10	0792	Port Medway Marina, Station Road, Cuxton Rochester	Part Local Wildlife site and within flood plain
2	0794	Middle Street Farm , Grain Road, Middle Stoke Rochester	Greenfield/failed proximity assessment
4	0795	Street Farmyard, Stoke Road, Hoo St Werbergh Rochester	Greenfield/fails proximity assessment.
15	0797	The Old Chapel Site, Lower Rainham Road Rainham Gillingham	Fails proximity assessment/Greenfield
6	0798	Manor Farmyard, West Street, Cliffe Rochester	Fails proximity test/impact on listed building
16	0800	Land west of Lower Station Road, Rainham Gillingham	Fails proximity assessment/Greenfield
5	0802	Chattenden Farm, Lodge Hill Lane Chattenden Rochester	Policy grounds/Greenfield
22	0803	High View Farm, Lordswood Lane Chatham	Open space
10	0805	Former Nursery Site, Priestfields, Rochester	Backland
1	0807	Beech Lodge, Chapel Road, Isle of Grain Rochester	Greenfield/fails proximity test
20	0811	The Farmyard, Darland Farm, Peartree Lane Gillingham	Fails proximity assessment.
16	0814	Westmoor Farm, Moor Street, Rainham Gillingham	Policy grounds /Greenfield/Coalescence
4	0815	East side of Vicarage Lane, Hoo Rochester	Planning permission for burial ground
15	0817	Berengrave Nursery, Berengrave Lane Rainham Gillingham	Fails proximity assessment/Greenfield
16	0825	Land east of Otterham Quay Lane, Rainham Gillingham	Policy grounds /Greenfield/Coalescence
6	0828	Former Conoco Site/Thameside Terminal, Salt Lane Cliffe Rochester	Fails proximity assessment.
14	0830	Land at Grange Road, Gillingham	Fails proximity assessment/Greenfield
1	0833	Medtha Bungalow, Port Victoria Road, Grain Rochester	Greenfield/fails proximity test
3	0835	Walnut Tree Farm, Britannia Road, r/o Longfield Ave, High Halstow Rochester	Fails proximity assessment/Greenfield
6	0836	Land to the East of Church Street, Cliffe Rochester	Fails proximity assessment/Greenfield
6	0837	Land to the West of Church Street, Cliffe Rochester	Fails proximity assessment/Greenfield
19	0840	Land west of Maidstone & Rochester Roads, Rochester	Greenfield/strategic gap/failed proximity test
19	0846	Garage Court at Sundridge Drive, Chatham	Land assembly issues
16	0847	Siloam Farm, Mierscourt Road Rainham Gillingham	Greenfield/access unsuitable at A2 junction
5	0848	Land East of Town Road adjacent to View Road Cliffe Woods Rochester	Greenfield/failed proximity test
16	0849	Bennetts Orchard, Lower Rainham Rainham Gillingham	Fails proximity assessment/Greenfield
12	0852	LIFT site, Clover Street Chatham	Site area now reduced not a LIFT site
13	0853	Adjacent to LIFT site, Canterbury Street, Gillingham	Ownership constraints
15	0881	42 Station Road, Rainham Gillingham	Below threshold
11	0883	106-108 Delce Road, Rochester	Below threshold
18	0884	Shipwrights Arms, 44-45 Hills Terrace, Chatham	Below threshold
7	0885	2-8 Cooling Road, Frindsbury Rochester	Fails proximity assessment
7	0887	122a High Street, Strood Rochester	Below thresholds
2	0888	Stoke Garage, High Street, Lower Stoke Rochester	Fails proximity assessment.
18	0892	Between 243-245 Magpie Hall Road, Chatham	Below threshold
11	0893	170-178 Delce Road, Rochester	Below threshold
11	0894	R/O 1 Ross Street, Rochester	Below threshold

Map Ref.	Site Ref.	Site Name	Reasons for Rejection
18	0898	53-55 Orion Road, Rochester	Below threshold
13	0899	208-214 Windmill Road Gillingham	Below threshold
13	0902	R/O 79-105 Napier Road, Gillingham	Backland/multiple ownership/access
18	0903	214 Maidstone Road, Chatham	Failed proximity assessment



**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				<b>Residential</b>	Allocated for Residential/within residential area
8	0033	RSME Kitchener Barracks Brompton	248	Offices 57600				<b>Residential</b>	Adj. Residential area. Residential in Medway Waterfront Renaissance Strategy
11	0100	320 –344 High St. Inc 42 new Road, Rochester	66	Offices 7200				<b>Residential</b>	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		<b>Mixed</b>	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 2600 sq m Offices 560 sq m		<b>Mixed</b>	Mixed use proposed in Strood Town centre Master Plan, 2009
11	0144	St Bartholomew Hospital New Rd, Rochester	108	Offices 11748		Res 54 Emp 5874 sq m		<b>Residential</b>	Priority given to meeting total residential requirement. Reflects character of area
12	249	Sorting Office The Paddock Chatham	50	Offices 5490		Res 25 Emp 2745 sq m	Leisure 5490 sq m	<b>Mixed</b>	To reflect character of area
11	0598	R/O 329 – 357 (Featherstones) High St. Rochester	135			Res 102 Emp 3600 sq m		<b>Mixed</b>	Part Residential Allocation Part use of existing industrial building
12	0662	3 New Rd Chatham	18	Offices 2400				<b>Residential</b>	Reflects adjoining use and aspirations of owner
11	0726	1 – 21 St Clements House, Corporation Street,	30			Res 22 (Net 1) Emp 386		<b>Mixed</b>	Reflects Corporation St. Development Brief

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
		Rochester							
7	0727	Brompton Farm, adj 66 Brompton Farm Rd.	13	B1 B2 B8 1750		Res 4 B1 B2 B8 1190 sq m		<b>Mixed</b>	Reflects character of the area
11	0728	10 – 40 Corporation St. Rochester	34			Res 35 Emp 386 sq m		<b>Mixed</b>	Reflects Corporation St. Development Brief
12	0755	Former Police Station, Chatham	85	Offices 5040		Res 60 Retail 1898 sq m		<b>Mixed</b>	Proposed in Chatham Centre and Waterfront Development Brief
12	0759	Whiffens Ave Car Park, Chatham	70	Offices 24160				<b>Residential</b>	Proposed in Chatham Centre and Waterfront Development Brief
9	0765	St Lukes Church, Sidney Rd, Gillingham	15				Community Use	<b>Residential</b>	In Residential area, reflects aspirations of owner
8	0818	J7, Chatham Maritime	100	Offices 8352		Res 75 Retail 5220 sq m	Tourism/Leisure	<b>Mixed</b>	Reflects mix in surrounding area
8	0820	Interface Land, Chatham Maritime	721			Res 335 Emp 12200 sq m	University	<b>University</b>	Reflects South East Plan & Medway Council's support for Higher Education and one of owners options
11	0822	Land at Robins & Day (Peugeot), High St, Rochester	122			Res 84 Emp 856 sq m Retail 2275 sq m		<b>Mixed</b>	Reflects Corporation St. Development Brief and Star Hill/Sun Pier Planning Strategy
9	0824	Chatham Docks, Pier Road, Chatham	2065	B1 B2 B8 141750	17500	Res 1300 Emp 31500 Retail, Leis, Tour 6 ha	Tourism/leisure uses	<b>Employment</b>	Priority given to retention of existing employment land to avoid release of greenfield sites
9	0831	2 – 4 Balmoral Gardens, Gillingham	12				Care Home	<b>Residential</b>	Care Home PP lapsed. Owner now proposing flats

Map Ref	Site Ref	Site Name	Residential Units	Employment Sq m	Retail Sq m	Mixed	Other	Preferred Option	Reason
12	0834	1 Batchelor St, off The Brook, Chatham	80	Offices 6000		Res 50 Retail 1600 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0861	141 – 151 new rd. & land at union St, Chatham	18	Offices				<b>Residential</b>	Priority given to meeting residential requirements
12	0865	2 – 8 King St & 1 – 11 Queen St, Chatham	118	Offices 7380		Res 118 Retail 2531 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0866	55 – 105a the Brook & 1, 5, 11 & 13 King St, Chatham	114	Offices 12240		Res 50 Retail 4113 sq m		<b>Mixed</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0869	Wickes, New Cut, Chatham	79	Offices 18000	Retail no net gain			<b>Residential</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0871	Chatham Railway Station	279	Offices 30400				<b>Residential</b>	Reflects Chatham Centre & Waterfront Development Brief
12	0872	West of Maidstone Rd, adj Chatham Railway Station	173	Offices 8640				<b>Residential</b>	Reflects Chatham Centre & Waterfront Development Brief



# Appendices

## Appendix 1 Call for Sites Template Letter

Please contact: Paul Cronk  
Our ref: LDF  
Your ref:  
Date: 15<sup>th</sup> December 2008

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 331629  
Email: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

Dear Sir / Madam,

### **Medway Local Development Framework (LDF) 'Call for Sites' and Strategic Land Availability Assessment**

I am writing to you to ask for your help in producing our Strategic Land Availability Assessment (SLAA) and answering our 'Call for Sites'. It is extremely important that if you have an interest in any potentially suitable site(s) you respond to this letter by the deadline date specified in order that the Council can properly consider and assess your site(s) with regard to its future development requirements for the period up to 2026 and beyond. Over the past 5 years you will have either:

- Submitted a planning application;
- Acted on behalf of an individual or organisation in connection with looking at possible sites for development; or
- Developed, or are in the process of developing, a site.

Please find details attached with regard to the Medway Strategic Land Availability Assessment and 'Call for Sites' that are now underway. As well as potential sites for **housing**, the Strategic Land Availability Assessment is also seeking to identify sites for other uses such as **employment, retail, leisure** and **tourism**. If you have any interest in any land that is over 0.15 hectares in size, or could accommodate 5 or more dwellings, please see the accompanying guidance note, and fill in and return the attached pro forma by the deadline date of **Friday, 30<sup>th</sup> January 2009**.

If your site was completed after 1<sup>st</sup> April 2008, or will definitely be completed by 31<sup>st</sup> March 2009, I would be grateful if you could just supply us with an address and planning reference for the site.

For further information on the Assessment (including the Draft SLAA Methodology) please see our website: [www.medway.gov.uk/ldf](http://www.medway.gov.uk/ldf). If you would like to be further involved with the SLAA process, for instance by attending stakeholder workshops / discussion groups please let us know, e-mail us at: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk) or Tel: (01634) 331629.

Yours faithfully,  
Paul Cronk  
(Development Plans and Research Manager)



## Medway Strategic Land Availability Assessment

### Guidance Notes for completing the 'Call for Sites' Pro forma

It is now a requirement of Government policy for local authorities to produce a Strategic Housing Land Availability Assessment for their housing market area. This builds on previous studies and is designed to provide a more realistic and justifiable indication of capacity. It will ensure that the new planning policies within Local Development Framework (LDF) are based on reliable evidence and are therefore deliverable.

**The Council has widened the Strategic Land Availability Assessment beyond just identifying potential housing sites, to also include sites for employment, retail, leisure and tourism uses.** The study will identify potential sites, the sites' development potential and any constraints that may exist. It will also identify any actions that may be needed to realistically overcome the identified constraints in order to make sites available, suitable and viable for development.

The draft methodology document for the Assessment can be viewed and commented upon at: [www.medway.gov.uk/ldf](http://www.medway.gov.uk/ldf)

All sites submitted in accordance with the accompanying methodology will be considered. We will be assessing the constraints and deciding whether sites should be developed as part of work on the Local Development Framework. If land is identified as having potential, this does **not** imply that it will be allocated for development.

#### How to submit a site

Please use the attached 'call for sites' pro forma to suggest sites that you think Medway Council should consider for development up to 2026 and beyond. This should also include sites with current planning permission.

In completing your form, please:

- Submit sites that could accommodate 5 or more dwellings, or are 0.15 hectares or greater in size
- Include sites with planning permission that are either under construction, or not started;
- **Use a separate form for each site** (additional forms may be downloaded from [www.medway.gov.uk/ldf](http://www.medway.gov.uk/ldf)). Only information supplied on a form can be considered;
- Submit sites that are likely to become available for development or redevelopment up to 2026 and beyond, and identify an anticipated timeframe for delivery;
- Attach a map (with a 1:1250 scale) outlining the precise boundaries of the whole site and the area suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.
- Complete the form as comprehensively as possible;

### Interactive Map

An Interactive Map can be found at <http://medgis.medway.gov.uk/> which will enable you to print out a map for identifying your site. Instruction on how to use the interactive map is available on: [http://medgis.medway.gov.uk/includes/MMS\\_help.pdf](http://medgis.medway.gov.uk/includes/MMS_help.pdf)

If you have any queries regarding your site or the Assessment itself please contact Council officers (**Tel: 01634 331629**).

Please return this form, together with a 1:1250 scale map that clearly identifies the site boundaries, and the area that might be suitable for development to:

**Development Plans & Research,**  
Medway Council,

Gun Wharf,  
Dock Road,

**Chatham**  
**Kent ME4 4TR**

**Email:** [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

Please note that the information submitted using this SLAA pro forma will form part



of the LDF evidence base, and will therefore be publicly available.

Pro formas, accompanying site plans, and any comments on the SLAA Draft Methodology must be sent to the Development Plans & Research Team at Medway Council and received by Friday, 30<sup>th</sup> January 2009.



**For official use only:**

Reference \_\_\_\_\_

Received \_\_\_\_\_

Acknowledged \_\_\_\_\_

**Medway Strategic Land Availability Assessment  
'Call for Sites' Pro forma**

This Word electronic version can be typed into, saved and returned to us by email - when filling it in please **click** in the **grey fields** and type your information (the form will expand to fit what you type).

- This form should only be completed for sites that could accommodate 5 or more dwellings or are 0.15 hectares or greater in size.
- Please include sites with planning permission that are either under construction, or not started.
- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a 1:1250 scale map showing the precise boundaries of the whole site and the area suitable for development. You can build your own map using the Medway Map Service <http://medgis.medway.gov.uk/> . Instruction on how to use the interactive map is available on: [http://medgis.medway.gov.uk/includes/MMS\\_help.pdf](http://medgis.medway.gov.uk/includes/MMS_help.pdf)
- This form should be sent to the Development Plans & Research Team at Medway Council and received by Friday, 30<sup>th</sup> January 2009.

**DATA PROTECTION STATEMENT**

The information collected in this response form will be used by the Council to inform the Strategic Land Availability Assessment and subsequent components of the Local Development Framework. By responding you are accepting that your response and the information within it will be made available to the public.

**1. Your details**

<b>Title and name</b>	
<b>I am a:</b>	<input type="checkbox"/> Agent <input type="checkbox"/> Applicant <input type="checkbox"/> Developer <input type="checkbox"/> Landlord <input type="checkbox"/> Occupier <input type="checkbox"/> Tenant <input type="checkbox"/> Full Landowner <input type="checkbox"/> Partial Landowner <input type="checkbox"/> Other (please specify)
<b>Contact address</b>	
<b>Contact telephone no.</b>	

<b>E-mail address</b>		
<b>Representing (if applicable)</b>		
<b>2. Site details</b>		
<b>Site address</b>		
<b>Site postcode</b>		
<b>What is the estimated area of site? (hectares)</b>		
<b>Are you the Sole owner?</b>	Yes <input type="checkbox"/>	
	No <input type="checkbox"/>	
	Please list all land owners	
<b>Does your site have any previous planning history?</b>	Yes <input type="checkbox"/>	
	No <input type="checkbox"/>	
<b>If yes, what is/are the planning reference number(s)?</b>		
<b>Has development started on site yet?</b>	Yes <input type="checkbox"/>	
	No <input type="checkbox"/>	
<p><b>Please attach a map (at 1:1250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.</b></p>		

**3. Market Interest: Please choose the most appropriate category below to indicate what level of market interest there is in the site.**

Site is owned by a developer	<input type="checkbox"/>	<u>Comments:</u>
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

**CURRENT AND POTENTIAL USE**

**4. What is the current use of the site?**

Please tick all that apply:

- ☐ Housing      ☐ Employment      ☐ Retail      ☐ Tourism      ☐ Leisure  
☐ Vacant or derelict (please state historic use) \_\_\_\_\_  
☐ Greenfield \_\_\_\_\_  
☐ Other (please state) \_\_\_\_\_

#### 5. Do you think the site would be viable for the following types of development?

Please tick all that apply:

- ☐ Housing      ☐ Employment      ☐ Retail      ☐ Tourism      ☐ Leisure  
☐ Other (please state) \_\_\_\_\_

#### 6a. For proposed residential uses:

How many dwellings do you think could be realistically provided on this site? (taking full account of site constraints and surrounding uses and character?)

#### 6b. For proposed employment uses:

How many business units could be provided on the site?

What floor space could be accommodated in total (sq m)?

What type of employment could be accommodated?

- |                        |                          |
|------------------------|--------------------------|
| Office                 | <input type="checkbox"/> |
| General industrial     | <input type="checkbox"/> |
| Storage / distribution | <input type="checkbox"/> |

#### 6c. For proposed retail, leisure, tourism or other uses:

Please give further details if the proposed use is to contain any of these components. Please include details of floorspace.

### POSSIBLE CONSTRAINTS

#### 7. To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details, including whether any technical studies have been undertaken to inform your understanding:

	Please tick:	Do you believe the constraints on site can be overcome? If so, please explain how and by when:
Access	<input type="checkbox"/>	



Contamination	<input type="checkbox"/>	
Detrimental impact on Air Quality Management Area	<input type="checkbox"/>	
Detrimental impact on Historic Park	<input type="checkbox"/>	
Detrimental impact on Landscape	<input type="checkbox"/>	
Detrimental impact on Townscape	<input type="checkbox"/>	
Cables, pylons, electricity lines, oil pipelines and gas	<input type="checkbox"/>	
Flood Zone	<input type="checkbox"/>	
Hazards	<input type="checkbox"/>	
Highway	<input type="checkbox"/>	
Impact on Residential Amenity	<input type="checkbox"/>	
Sewerage / Drainage	<input type="checkbox"/>	
Topography / Adverse Ground	<input type="checkbox"/>	
Water	<input type="checkbox"/>	
Ownership Issues	<input type="checkbox"/>	
Legal Issues	<input type="checkbox"/>	
Infrastructure/utility requirements	<input type="checkbox"/>	
Market viability	<input type="checkbox"/>	
Other considerations	<input type="checkbox"/>	

## PHASING

**8. Please indicate below how many dwellings or how much floorspace do you estimate will be completed within each timeframe:**

Time-frame		Housing (no. of units)	Employment (m <sup>2</sup> )	Retail (m <sup>2</sup> )	Tourism (m <sup>2</sup> )	Leisure (m <sup>2</sup> )	Other (please state)
Before April 2009							
Within the following 5 years	Apr.2009 to Mar.2010						
	Apr.2010 to Mar.2011						
	Apr.2011 to Mar.2012						
	Apr.2012 to Mar.2013						
	Apr.2013 to Mar.2014						

<b>5-10 years</b> (Apr. 2014 to Mar. 2019)						
<b>10-15 years</b> (Apr. 2019 to Mar. 2024)						
<b>15-17 years</b> (Apr. 2024 to Mar 2026)						
<b>April 2026, or after</b>						

**9. For proposed residential uses, would the site provide affordable housing?**

☐ Yes ☐ No

If yes, what percentage? \_\_\_\_\_%

**SURVEY AND OTHER ISSUES**

**10. In identifying such a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?**

**11. If yes, please provide contact details of the person who should be contacted to arrange a site visit.**

**12. Do you know of any other relevant issues that we should be aware of?**

### Data Protection and Freedom of Information Act 1998

We need your permission to hold your details on our database. This is an electronic form, please put your full name in the 'signed' box to show your agreement, otherwise this form cannot be accepted.

<b>Signed:</b>		<b>Date:</b>	
----------------	--	--------------	--

Please return this form, together with a **map** (at 1:1250 scale) that clearly identifies the site's location and boundaries to:

Development Plans & Research,  
Medway Council,  
Gun Wharf,  
Dock Road,  
Chatham,  
Kent ME4 4TR

Email: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

You can build your own map using the Medway Map Service  
<http://medgis.medway.gov.uk/> . Instruction on how to use the interactive map is  
available on: [http://medgis.medway.gov.uk/includes/MMS\\_help.pdf](http://medgis.medway.gov.uk/includes/MMS_help.pdf)

Appendix 2 SLAA Site Survey Form

Site Reference..... Site Name.....

1.11 Character and Use			
Type of Location	Town centre <input type="checkbox"/>	Edge of Centre <input type="checkbox"/>	Urban <input type="checkbox"/>
	Edge of Urban <input type="checkbox"/>	Village <input type="checkbox"/>	Rural <input type="checkbox"/>
Current use of Site	Residential <input type="checkbox"/>	Employment <input type="checkbox"/>	Retail/Commercial <input type="checkbox"/>
	Agriculture <input type="checkbox"/>	Open Space <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>
	.....		
	Greenfield <input type="checkbox"/>	PDL <input type="checkbox"/>	Mixed <input type="checkbox"/>
	Vacant Buildings?		Yes <input type="checkbox"/> No <input type="checkbox"/>
	Vacant Site?		<input type="checkbox"/> <input type="checkbox"/>
Current use of surrounding area	Residential <input type="checkbox"/>	Employment <input type="checkbox"/>	Retail/Commercial <input type="checkbox"/>
	Agriculture <input type="checkbox"/>	Open Space <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>
	.....		
Character of surrounding area (eg, form/massing, height/number of storeys etc...)	Description		

Facilities and Connectivity		
Facilities	Within 800m of a general store?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Likely impact of adjacent uses on site when developed		
Transport Connections (please tick one)	<input type="checkbox"/> Main road (A or B road) <input type="checkbox"/> Dual Carriageway <input type="checkbox"/> Single <input type="checkbox"/> Country Lane	<input type="checkbox"/> Footpaths <input type="checkbox"/> Cycleways <input type="checkbox"/> No existing access

Site Potential		
	Yes <input type="checkbox"/> No <input type="checkbox"/>	Reason
Does the site have potential for:	Housing? <input type="checkbox"/> <input type="checkbox"/>	
	Employment? <input type="checkbox"/> <input type="checkbox"/>	



Retail? <input type="checkbox"/> <input type="checkbox"/>	
Other? <input type="checkbox"/> <input type="checkbox"/>	If yes, please specify potential use

**Initial assessment of type of development (eg, semi-detached, terraces, flats etc...)**

**Constraints (if known)**

	Yes	Reason/explanation	Mitigation possible?	
			Yes	No
Adverse Ground	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Access	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Contamination	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Conservation Area	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Historic Park	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Landscape	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Listed Building	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Scheduled Ancient Monuments	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on SNCI	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Townscape	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Trees	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on Air Quality Management Area	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Flood Zone	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Hazards	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Highway	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Impact on residential amenity	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Pylons	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Sewerage/Drainage	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Topography	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure/Utility requirements	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Condition of buildings/ground	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Public Rights of Way (footpaths)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Other Considerations	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

**Is the site advertised for sale?**

Yes ☐ No ☐

If yes, please state the details below

**Boundary check**

**Please check site against site plan (is the site plan accurate?)**

**Brief site description (site features, topography, buildings warranting retention etc...) and anything else not mentioned above.**

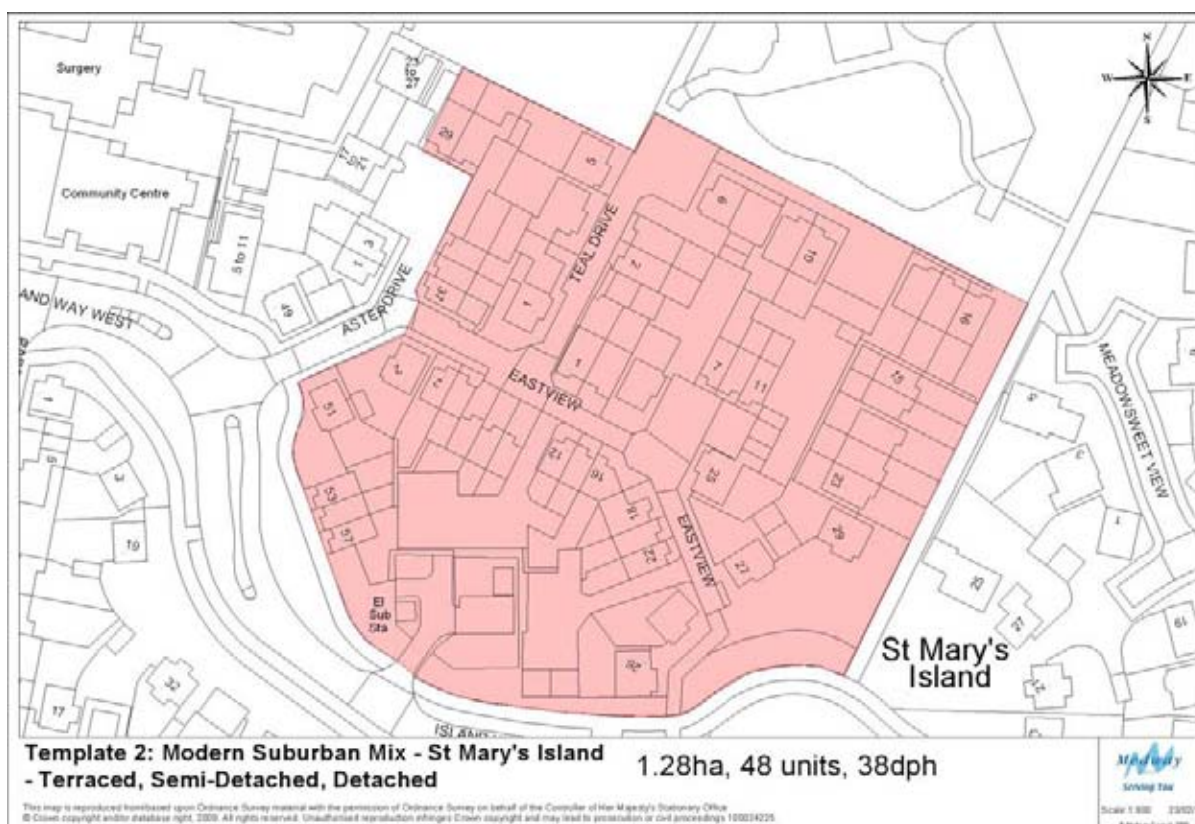
**Surveyor's Name.....**

**Date.....**

### Appendix 3 Housing Density Templates

Template	Type	Location	Density*
1	Victorian Terrace	Gillingham	88 dph
2	Modern Suburban Mix – Terraced, semi, detached	St Mary's Island	38 dph
3	Modern flat development	St Mary's Island	142 dph
4	Modern Detached	St Williams Way	25 dph
5	Modern Suburban mix - Flats, detached, semi, terraced	Grange Farm	51 dph
6	Modern flats/Church conversion	Trafalgar Road, Gill	171 dph
7	Mix flats and town houses	Historic Dockyard	46 dph
8	Modern Town houses	Mariner's View, Pier Road, Gillingham	39 dph
9	Mostly flats inc. conversion of Faraday House	Town centre conservation area Davy Court, Rochester	110 dph
10	Flats, Town centre	Lyon Court, High Street, Rochester	262 dph
11	Modern detached	Rainham	30 dph
12	4 storey flats, terraced, semi, detached	St Mary's Island	69 dph
13	Modern terrace	Wigmore	43 dph

\* dph = dwellings per hectare







**Template 3: Modern flat development, Watersmeet, St Mary's Island**

0.59ha, 84 units, 142 dph

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100014225

**Medway**  
Solving Town

Scale 1:500 23/02/10  
© Medway Council 2009



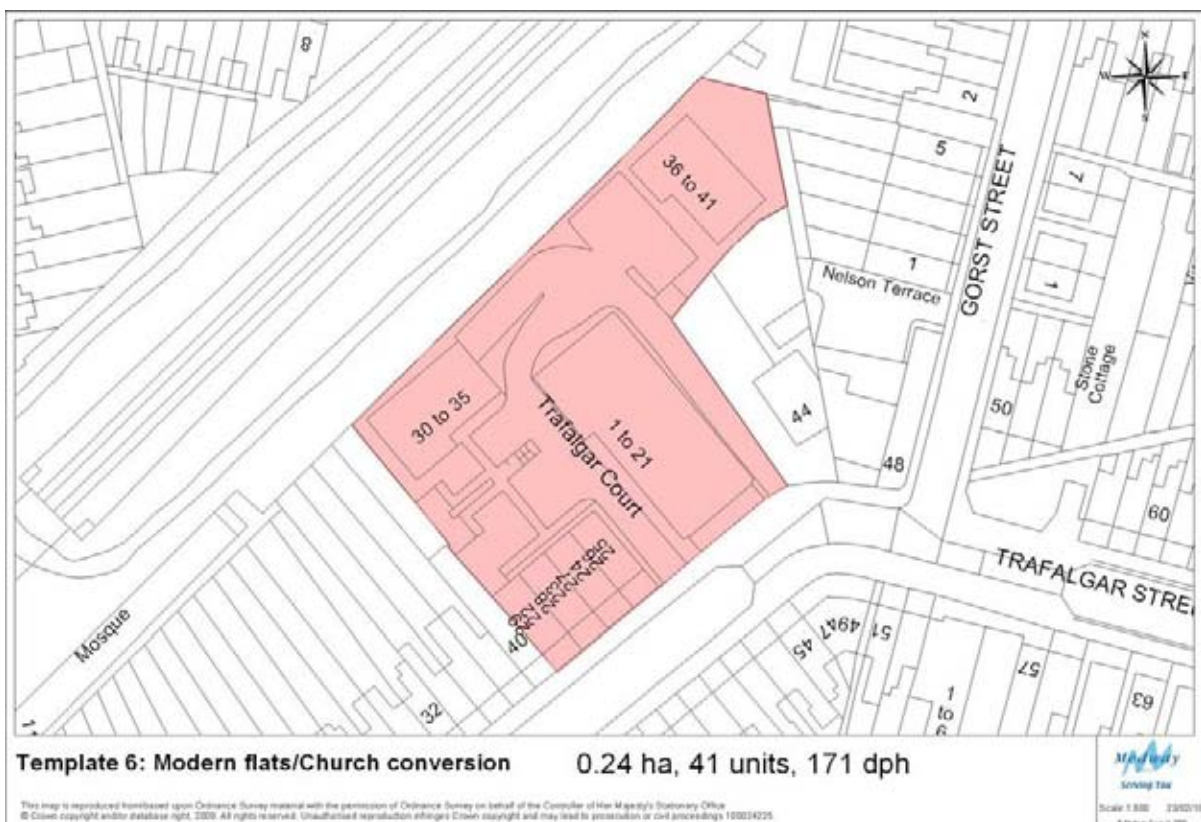
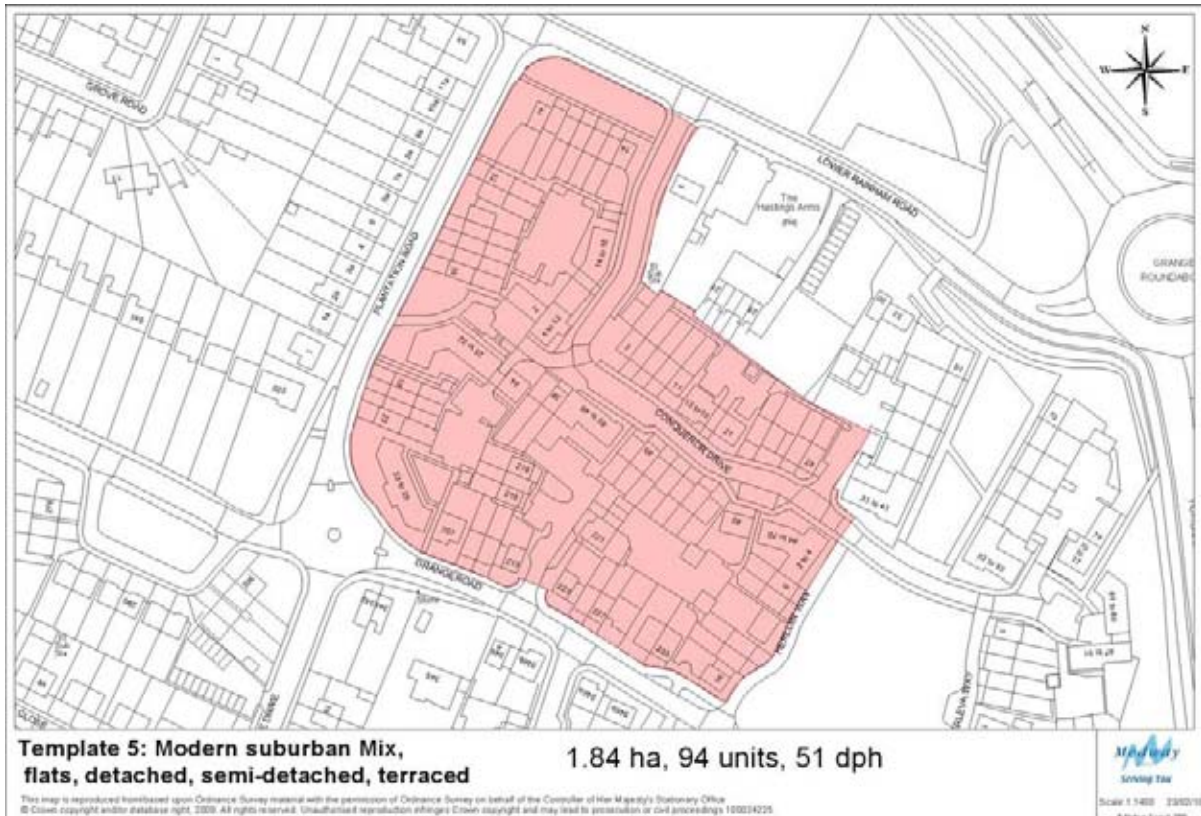
**Template 4: Modern detached, St Williams Way**

1.02ha, 25 units, 25 dph

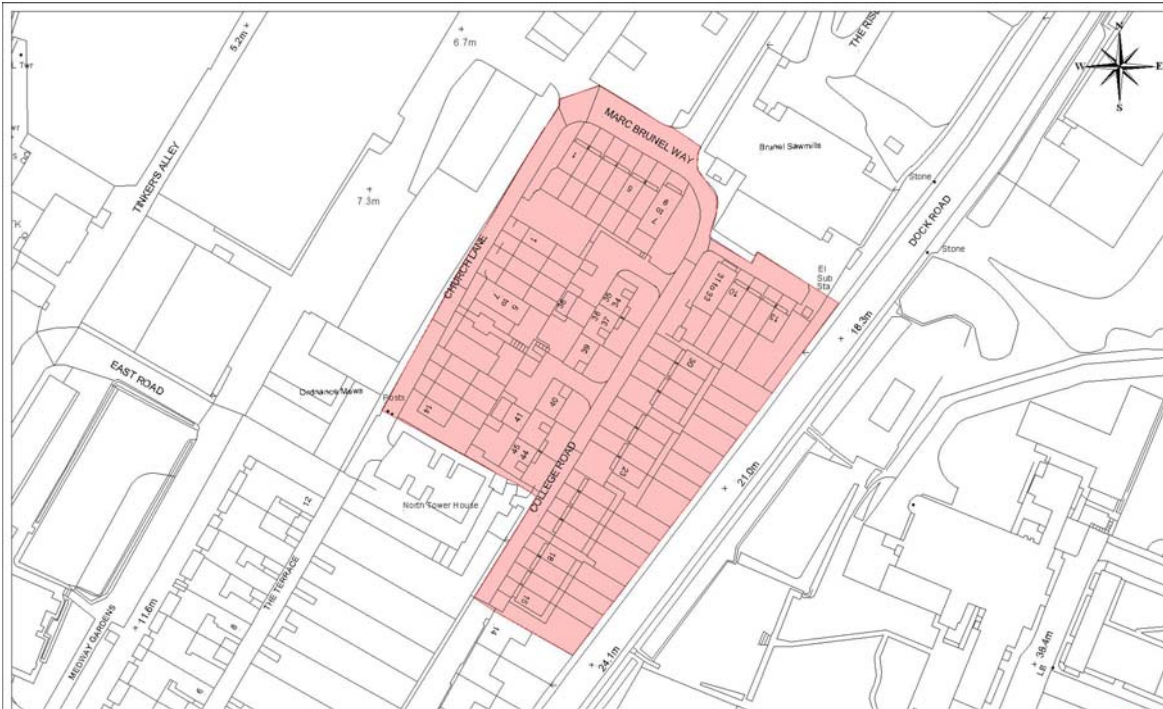
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100014225

**Medway**  
Solving Town

Scale 1:500 23/02/10  
© Medway Council 2009





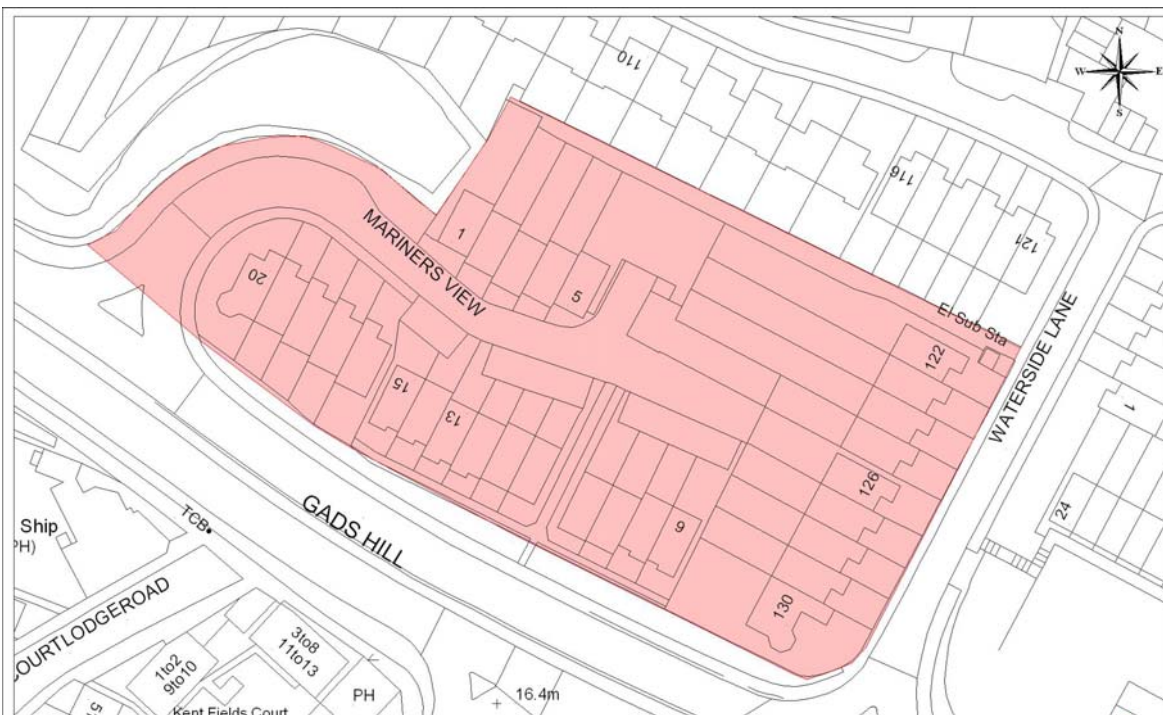


**Template 7: Historic Dockyard - mix flats and town houses**

1.16ha, 53 units, 46 dph

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225.

Medway  
Serving You  
Scale 1:1300 23/02/10  
© Medway Council 2009

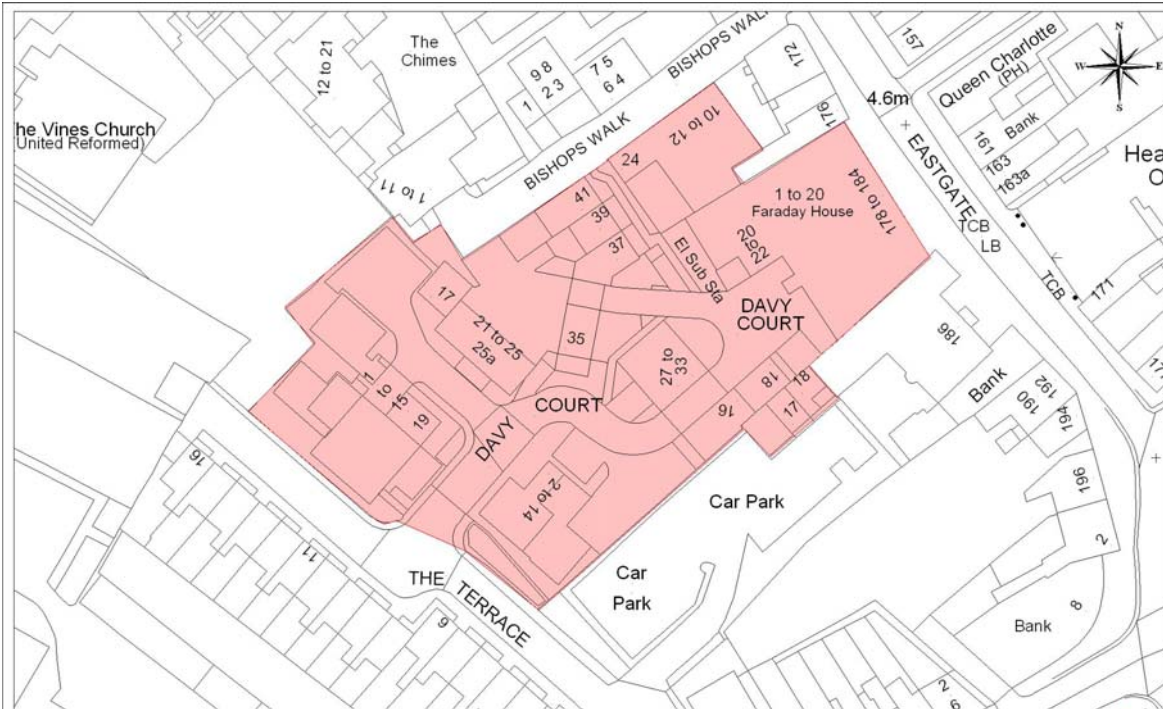


**Template 8: Mariner's View, town houses**

0.74 ha, 29 units, 39 dph

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225.

Medway  
Serving You  
Scale 1:700 23/02/10  
© Medway Council 2009



**Template 9: Town Centre/Conservation area, Davy Court, Rochester, mostly flats including conversion of Faraday House**

0.49 ha, 54 units, 110 dph

This map is reproduced from based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225

**Medway**  
Serving You  
Scale 1:700 23/02/10  
© Medway Council 2009



**Template 10: Lyon Court, Rochester, flats**

0.26 ha, 68 units, 262 dph

This map is reproduced from based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225

**Medway**  
Serving You  
Scale 1:800 23/02/10  
© Medway Council 2009



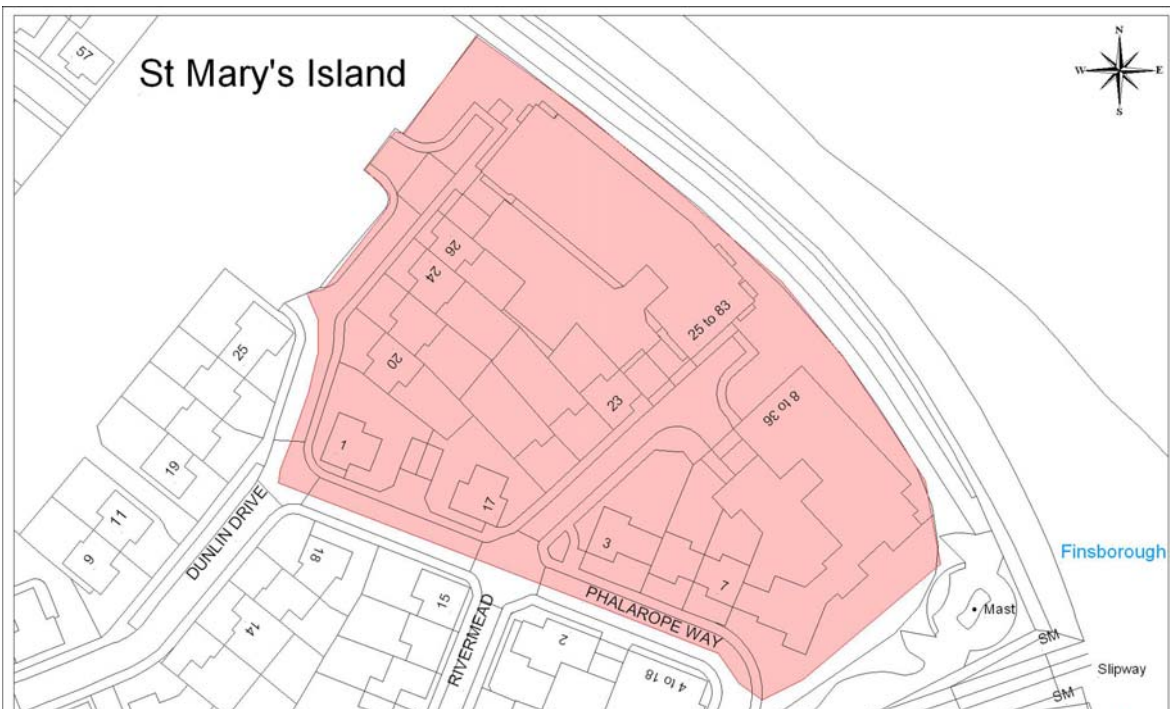


**Template 11: Rainham, detached** 0.27 ha, 8 units, 30 dph

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225

**Medway**  
Serving You

Scale 1:750 23/02/10  
© Medway Council, 2009

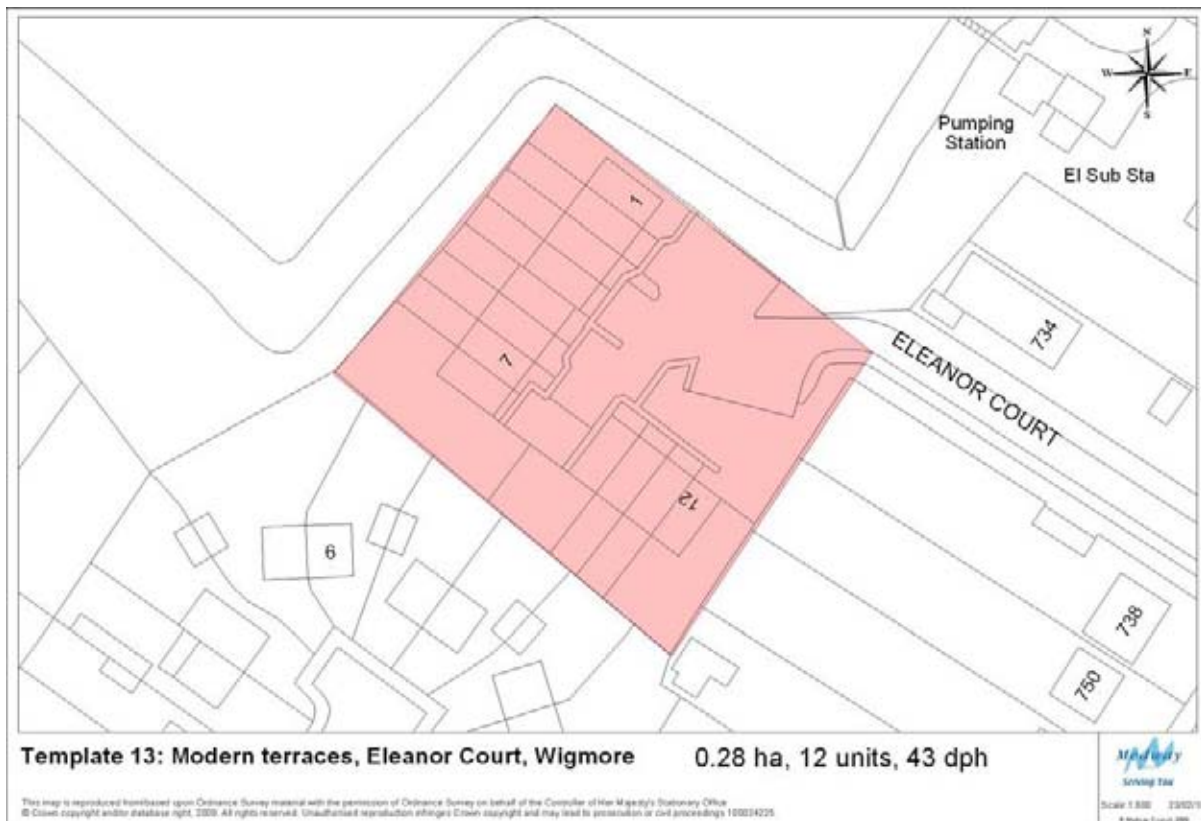


**Template 12: 4 storey flats, terraced, semi and detached** 0.83 ha, 57 units, 69 dph

This map is reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
© Crown copyright and/or database right, 2009. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings 100024225

**Medway**  
Serving You

Scale 1:800 23/02/10  
© Medway Council, 2009



## Appendix 4 Employment Density Templates

Template	Used by	Plot ratio
<b>1</b>	For sites suitable for B1 office use. <ul style="list-style-type: none"> <li>• Northamptonshire</li> <li>• Ipswich</li> <li>• Mid Suffolk</li> <li>• Hampshire</li> <li>• Kettering</li> <li>• Aylesbury Vale</li> <li>• CB Hillier Parker (Bedfordshire and Luton Land and Property Study 2003) also made reference to Roger Tym and Partners</li> </ul>	40% (4000sq.m per ha)
<b>2</b>	For sites suitable for B1-B8 uses. <ul style="list-style-type: none"> <li>• Kent Medway Structure Plan methodology</li> </ul>	3500sq.m per ha

## Appendix 5 Letter to Landowners

Please contact: Paul Cronk  
Our ref: LDF  
Your ref:  
Date: 11<sup>th</sup> January 2010

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 331629  
Email: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk)

Dear Sir,

### Medway Strategic Land Availability Assessment

**Site Name:** XXX  
**Site Reference:** XXX

Medway Council is currently carrying out an assessment of sites which might be suitable for development for housing, employment, retail or other uses in order to provide sufficient land to meet our development requirements up to 2026.

As part of this study, many sites have been submitted by landowners and developers for consideration, but in other cases, council officers have identified potential sites themselves. Obviously, it would be inappropriate to include such sites in the study without the knowledge and agreement of the landowners.

The site above has been assessed with a potential capacity of XXX. In order to determine whether it should be retained in our study I would appreciate if you could inform me whether you want it included and whether you would bring it forward for development. If so, approximately when would development take place? I have enclosed a form for this purpose, along with a map of the site.

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

An early reply would be appreciated but if I have not heard from you by the 29<sup>th</sup> January 2010, your site will not be included in the study.

Thank you in anticipation for your help and I look forward to hearing from you. For further information on the assessment please see our website: [www.medway.gov.uk/ldf](http://www.medway.gov.uk/ldf). If you have any other queries on the SLAA, please e-mail us at: [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk) or telephone (01634) 331629.

Yours sincerely,

Paul Cronk  
(Development Plans and Research Manager)



## Appendix 6 Consultation Invitation Letter

Please contact: Paul Cronk  
Our ref: Draft Medway SLAA  
Your ref:  
Date: 30<sup>th</sup> March 2010

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: paul.cronk@medway.gov.uk

Dear Sir/Madam,

### **Draft Medway Strategic Land Availability Assessment, March, 2010**

Medway Council has recently completed a draft strategic land availability assessment of its area in order to identify sites which are suitable for development for housing, employment, retail and other uses and which could be developed by 2026. This can be viewed on-line at <http://www.medway.gov.uk/ldf>. For further information, please telephone **01634 331629** or email [ldf@medway.gov.uk](mailto:ldf@medway.gov.uk) or write to:

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

The assessment identifies both sites regarded as suitable as well as those that have been rejected. The report is currently in draft form but when it is finalised, it will form an important source of evidence to support proposals in the Medway Core Strategy and subsequent development plan documents.

The Council is now seeking your views on the assessment. On sites regarded as suitable for development, land owners/developers are asked to consider whether the phasing is appropriate. You should take into account the economic viability of the site in the light of the state of the national economy, the costs of overcoming site constraints and the need to provide infrastructure. Your attention is drawn to Medway Council's Guide to Developer Contributions Supplementary Planning Document, 2008. This can be found on the Council's web site at <http://www.medway.gov.uk/S106>.

Please send your views to the e-mail or postal address referred to above, quoting your site reference number and name, by **Friday, April 16th, 2010**. Thank you.

Yours sincerely,

**Paul Cronk:**

Development Plans and Research Manager.

## **Appendix 7 Medway Council's Response to Representations made on the Draft Medway Strategic Land Availability Assessment**

### **1 St. James, Isle of Grain Parish Council. Sites 767,768,769,770,771.**

Site 767 Chapel Road;  
Site 768 Green Lane/High Street;  
Site 769 Pintail Close Garages;  
Site 770 Recreational Centre, Pintail Close;  
Site 771 Port Victoria Road

#### **Representation**

Sites 768 and 771 are not mentioned and the other sites are rejected despite being within the village envelope or on previously developed land. The proximity test excludes Grain entirely from consideration for additional housing development which is unfair and threatens the viability of the community.

#### **Response**

Site 768 is shown in Appendix 5 of the SLAA as a site rejected at the data collection stage because it is open space. Site 771 is in the same appendix and is rejected because it is within an SSSI, is open space and is in a proposed country park. ( the SSSI is, in fact, adjacent to the site which is within an SNCI, a site of nature conservation interest) Sites rejected at the data collection stage are not shown on the location maps.

These sites were rejected in accordance with the methodology in the SLAA. Sufficient sites have been identified to meet Medway's housing requirements without the need to relax the criteria applied to site assessment.

The problem of the remoteness and viability of Grain and indeed, other settlements on the Hoo Peninsula is an issue which warrants consideration separately from the SLAA process.

**Action Taken:** No change except for the substitution of SNCI for SSSI in Appendix 5 in relation to site 771.

### **2 Nathaniel Litchfield & Partners. Sites 824 and 749.**

#### **Site 824 Chatham Docks Site**

#### **Representation**

The Chatham Docks site is under-utilised. It has potential for mixed use development including employment, housing, leisure and tourism and would complement adjoining development on St. Mary's Island and Basins 1 and 2. This would increase employment levels on the site. The SLAA does not recognise the potential for mixed use development. Neither existing leases nor the requirement to provide flood defences would constrain the delivery of development

.

#### **Response**

The SLAA identified the site as being suitable for the following uses: i) Residential ii) Employment iii) Retail as a secondary use associated with housing or employment iv) Tourism/Leisure/Community uses as part of a mixed use development. The employment use was carried through into Table 2 on the assumption that priority would be given to the retention of existing employment land. Submissions on the Issues and Options report will be dealt with separately.

**Action Taken:** No change, but include a table showing all suitable options on sites, the preferred option and the reasons for the preference. (See Table 7).

## **Site 749 Wooley's Orchard Site**

### **Representation**

Wooley's Orchard is bounded by existing residential areas. It has little potential for agriculture or recreational use and it should be considered as a residential urban extension. It is unrealistic to measure the accessibility distances from the centre of the site. Measured from the edge of the site, it would be accessible to the necessary facilities. Although it is a Greenfield site, the SLAA should identify a range of different categories of site.

### **Response**

The site failed the proximity test in relation to accessibility to a convenience store and a GP surgery. The intention of measuring distances from the centre of a site was particularly relevant on larger sites and was applied in order to take into account, to some extent, those people living furthest from the access point to the site. In this case, the site is 450 m long with proposed access from the south. Consequently, for some people, an extra 450 m walking distance would have to be undertaken before leaving the site. Consequently, the Council does not intend to change its methodology for measuring the distance to facilities. Furthermore, the Greenfield reason for rejection still holds good. Submissions relating to the Issues and Options report will be dealt with separately.

**Action Taken:** No change except for an amendment to Table 6 to include Greenfield as an additional reason for rejection of site 749.

## **2 John Sharkey & Co. Site 820 Interface Land, Historic Dockyard**

### **Representation**

The Interface land could be developed for employment purposes and it is also acceptable as a site for higher education.

### **Response**

The SLAA identified this site as suitable for a number of uses: i) Residential ii) Offices and Workshops iii) University iv) Mixed Housing, Employment, Recreation and Leisure. Residential was selected as the preferred option to reflect previous proposals from the owners to develop the site for residential use.

It is proposed that the final version of the SLAA will show all alternatives. At present, no decision has been made by the landowner on which option will be pursued but it appears that the choice will be between a mixed use development and development of the University

of the Creative Arts. Given the support of the South East Plan and Medway Council for the development of the higher education sector in Medway, it would be premature to exclude the university option. Consequently, no certainty can be given to the delivery of a mixed use development and any dwelling numbers arising from such a development should be excluded from the SLAA. This would not prevent a mixed use development taking place if the University is not eventually developed on the site.

**Action Taken:** University development to be shown as the preferred option in a new table, table 1 to be amended to exclude the interface land and table 4 be amended to include the interface land for university use.

### **3 Ibbett Mosely New site Former school playing field, Halling**

#### **Representation**

The former school playing field at Halling is well related to the village which has a railway station and modest facilities. It could accommodate a residential development.

#### **Response**

This site lies within the Green Belt and is therefore excluded from consideration in the assessment in accordance with paragraphs 3.11 to 3.14 of the SLAA report.

**Action Taken:** No change.

### **4 W A Hart Site 797 Old Chapel site, Lower Rainham Road**

#### **Representation**

All required amenities lie within 850 metres of the site. It was originally within the village boundary. Development would enhance the village.

#### **Response**

The old chapel site was found to be more than 800 m. from a convenience store, a GP, a school and a bus stop with a service of 2 or more buses per hour. Furthermore, bus services along Lower Rainham Road are very infrequent.

The issue of the village boundary can be pursued separately from the SLAA process.

**Action Taken:** No change.

### **5 Dha Planning Site 711 Former Quarry, Commissioners Road, Strood**

#### **Representation**

The former quarry at Commissioners Road is an urban brownfield site adjacent to an industrial area. It has not been used as an open space for a long time and has no public access. The SLAA identifies Greenfield sites outside the area, yet rejects this site.

#### **Response**



This site was rejected at the data collection stage as it is open space. Both PPG17 and the Medway Local Plan include land with no public access in their definitions of open space. Sufficient sites were identified to meet Medway's housing requirements without the need to include this site. The SLAA methodology rejects Greenfield sites outside of settlement boundaries.

**Action Taken:** No change.

## **6 David Lock Associates Site 685 Temple Waterfront**

### **Representation**

The Temple Waterfront site has been given a resolution to grant planning permission. Table 1, identifies the source of the site's inclusion as the "call for sites" but paragraph 3.08 makes it clear that the site is the subject of an adopted development brief. Table 1 should therefore be amended accordingly.

### **Response**

Given that the Temple Waterfront Development Brief was adopted in 2006 and therefore preceded the call for sites, the source of this site in Table 1, should be the development brief instead of the call for sites.

**Action Taken:** Table 1 should be amended in relation to site 685, by replacing "call for sites" with "development brief" as the source.

## **7 Dalton Warner Davis Site 730 Land north east of Kingsnorth Industrial Estate**

### **Representation**

Part of site 760 is the subject of a planning application for a power station which, if granted planning permission, would not be available for B1, B2 or B8 uses. It should be recognised in the same way as site 647, as a site for power generation and be moved from table 2 to table 4.

### **Response**

This site falls within an area owned by Scottish Power and which is subject to a planning application for a new gas fired power station and land to be reserved for carbon capture. It has planning permission for B1, B2 and B8 uses but as the site has been sold on by Goodman, there is the likelihood that should planning permission be granted for the power station, it will no longer be available for B1, B2 and B8 uses. Consequently, it should be identified for power station/carbon capture use and not employment. Furthermore, the area available for B1, B2 and B8 uses should be reduced accordingly.

However, given that carbon capture technology has yet to be developed it could take many years before land reserved for that purpose could be developed. In the mean time, Medway Council would encourage the use of the land for temporary employment uses, which could be removed when carbon capture development takes place.

**Action Taken:** That part of site 730 which is the subject of a planning application for a power station be deleted from table 2 and included in table 4 and the Goodman site and floorspace be amended accordingly. The description in table 4 to include a reference to

temporary employment uses. Until planning permission is granted for the power station, the site as a whole will continue to be recognised as a mixed use site for employment and power station uses.

## 8 CBRE Site 50 Lodge Hill/Chattenden

### Representation

Paragraph 1.04 should be amended to include reference to strategic allocations. Paragraph 4.05 should be amended to clarify Land Securities role. Provision should be made for sites which can provide infrastructure, the absence of which would otherwise exclude them. Assumptions on deliverability need to be robust. Paragraph 7.04 should be amended to clarify the determination of allocations. The site source column in tables 1 to 4 should also refer to the adopted South East Plan. The indicative housing phasing in table 1, should be amended. The phasing of retail development in table 3, should be amended. Clarification is sought on the identification of retail floorspace for sites in the SLAA. Concern is expressed about sites where planning permission is about to expire. More detail is required in table 4, on other uses to be accommodated at Lodge Hill/Chattenden.

### Response

CBRE considers that an analysis should be undertaken to determine the availability of every site with planning permission. Given that there are 94 sites with planning permission in table 1, this is not practicable. It should be noted that the SLAA presents a snapshot of planning permissions at the end of March, 2009, and permissions have continued to come forward since then. The position will be re-assessed as part of the review of the SLAA.

The South East Plan was revoked on 6 July, 2010, and consequently no references to the plan will be included in the tables.

CBRE consider that some of the retail sites should be analysed in more detail to determine the likelihood and the accuracy of the floorspace figures, particularly the “call for sites” category. There are 15 sites in the “call for sites” category and the following table explains how the floorspaces were formulated. The owners have not challenged the figures or the phasing and the Council does not therefore propose to amend them.

**Table**

Site No.	Site Name	Floorspace Sq.m.	Source
685	Temple Waterfront	1620	Planning Permission
691	Hempstead Valley Shopping Centre	2774	Planning Permission
755	Former Police Station, Chatham	1898	Estimated ground floor area : Chatham Centre and Waterfront Development Brief
756	Pentagon, Chatham	15,000	Chatham Centre and Waterfront Development Brief
758	Sir John Hawkins Car Park	3059	Landowner Estimate
760	Tesco, The Brook, Chatham	1940	Pro-rata estimate from Tesco figure for all its stores
761	Chatham Waterfront	7772	Chatham Centre and Waterfront Development Brief
818	J7, Chatham Maritime	5220	Estimated ground floor area

Site No.	Site Name	Floorspace Sq.m.	Source
819	Pump House, 7 Leviathan Way, Chatham Maritime	1200	Landowner Estimate
821	Machine Shop 8, Chatham Maritime	1200	Landowner Estimate
822	Land at Robbins and Day, High Street, Rochester	2275	Estimated fro site area
834	1, Batchelor Street, off The Brook, Chatham	1600	Landowner Estimate
841	Tesco Store, Rainham Shopping Centre	234	Pro-rata estimate based on Tesco figure for all stores
842	Tesco, Gillingham	2475	Pro-rata estimate based on Tesco figure for all stores
843	Tesco, Strood	1756	Pro-rata estimate based on Tesco figure for all stores.

**Action Taken:**

- i) For greater clarity in paragraph 1.04, add (where sites are not included within the core strategy as strategic allocations).
- ii) Delete the second sentence of paragraph 4.5 and replace with the following: “ However, detailed site information, indicative land use proposals and programming have been provided by Land Securities, the Land Sale Delivery Partner appointed by Defence Estates, with responsibility for the delivery and sale of the Lodge Hill site. Land Securities, together with its consultant team, have prepared an indicative masterplan to inform the Council’s evidence base for its Core Strategy which illustrates one way in which the site could be redeveloped.”
- iii) In paragraph 6.03, delete the last sentence and replace with “ However, if a site was large enough to provide infrastructure improvements as part of the development which overcame shortfalls in accessibility, it was retained.”
- iv) In paragraph 7.04, amend the second sentence to read “should the core strategy or subsequent development plan documents determine site allocations, based upon the sites in this assessment, the overall surplus.....”
- v) The indicative phasing in table 1 should reflect Land Securities’ assessment, which is based on delivery rates in line with market absorbtion rates. Consequently, table 1 should show 2011-2016, 1000 dwellings, 2016-2021, 1,800 dwellings, 2021-2026, 1,800 dwellings, 2026+, 400 dwellings.
- vi) Table 3 should be amended such that retail phasing is in line with the overall development programme for the site: 2011-2016, 1,000 sq.m., 2016-2021, 3161 sq.m., 2021-2026, 1000 sq.m.

The list of other uses in table 4, for site 50, be replaced with the following list: “Other uses to include, but not limited to, Nursing Home; Assisted Living Accommodation; Hotels; Schools; Healthcare; Leisure Facilities; Community Centres.”

**9 C B Richard Ellis Site 724 BAE Systems, Rochester Airfield.**

**Representation**

The BAe Systems site adjacent to Rochester Airfield should be used for employment and bulky goods retail use if suitable town centre and edge of centre cannot be found to meet an identified need for retail warehousing. The retail warehousing would be ancillary to the employment uses and would not be an appropriate type of development for a town centre location. The retail warehousing would also provide employment as well as the B class uses.

**Response**

Bulky goods warehousing is being proposed on this site by the owner. Before it was revoked on 6 July, 2010, the regional importance of the site was acknowledged in policy KTG3 of the South East Plan which identified land adjacent to Rochester Airfield as a location for high quality proposals for intensifying or expanding the technology and knowledge sectors. The Medway Economic Development Strategy, 2009, recommends that Rochester Airport and surrounding sites should be appraised for further development opportunities, with a particular focus on high quality scientific, technology and knowledge based businesses. This recommendation has been carried forward into the pre-publication draft of the Medway Core Strategy. Consequently, bulky goods warehousing would be inappropriate on this site.

**Action Taken:** No change

**10 C B Richard Ellis Site 751 BAE Sports and Social Club, Bells Lane, Hoo St Werburgh.**

**Representation**

The BAE Sports and Social Club at Bells Lane, Hoo, is proposed by BAe for a mixed residential and leisure development. The site adjoins a residential area. The SLAA methodology conflicts with National practice guidance by excluding local areas of protection. The SLAA ignores the element of brownfield land on the site. It relies on local plan policies which are at the end of their life-cycle. The Council is progressing without testing all possible development sites. The open space is not available to the public. The site is in a sustainable location. A more scientific approach should be taken on assessing the viability and deliverability of sites than simply consulting with site owners/developers. All sites proposed for the first five years should be tested using a residual valuation model. The BAe site is available, suitable and achievable.

**Response**

The objection is to the inclusion of local areas of protection, including open space, in the excluded categories and the protection of open space in accordance with policies in the local plan, which are at the end of their lifecycle.

From its regular monitoring of sites, Medway Council was aware that it had a substantial supply of housing sites for development. Consequently, it was not prepared to enter into as wide a range of site assessments as might be necessary elsewhere. However, throughout the SLAA, the possibility of reconsidering excluded categories of sites was allowed for if insufficient sites were emerging.



The fact that the local plan will, in due course, be replaced by LDF documents does not mean that open space protection policies will disappear. The fact that there are almost 300 sites in Appendix 5 that have been excluded because they are open space, means that to have assessed all of them would have been completely impractical and unproductive.

The objector states that the open space is not publically available. Both PPG17 and the Medway Local Plan allow for the inclusion of sites without public access in the definition of open space.

**Action Taken:** No change.

#### **11 Barton Willmore Site 730 Land North East of Kingsnorth Industrial Estate**

##### **Representation**

The level of employment provision on the site to the north east of the Kingsnorth Industrial Estate is supported as it reflects the overall amount approved under outline consent MC/08/0370.

##### **Response**

See response to Scottish Power representation under Dalton Warner Davis above.

#### **12 Judith Ashton Associates Site 835 Walnut Tree Farm, High Halstow**

##### **Representation**

In support of Walnut Tree Farm, the ability of Lodge Hill/Chattenden to deliver 4,500 dwellings by 2026 is questioned. A reduced figure of 3,000 dwellings, with 1,500 provided at Hoo, High Halstow and Cliffe Woods is supported. The SLAA should give guidance on how sites being promoted could accommodate the requirements of an extended Hoo, Capstone, East of Rainham and North Rainham options (from the Issues and Options report). The High Halstow site is readily available, achievable and deliverable.

##### **Response**

The Council is not pursuing an extended Hoo option and consequently it is not proposing new development at High Halstow. Representations from Land Securities state that 4,600 dwellings can be delivered at Lodge Hill/Chattenden by 2026, and the SLAA does not therefore need to take into account other strategic options put forward in the Issues and Options report to make up any shortfall at Lodge Hill/Chattenden.

**Action Taken:** No change. Except for table 6, which will be amended to include Greenfield in the reasons for rejection of site 835.

#### **13 Medway Renaissance Site 864 King Street, Chatham**

##### **Representation**

The site at Kings Street, Chatham, is identified as a residential site in the Chatham Centre and Waterfront Development Brief, but in the SLAA, it is identified for a park/open space.

##### **Response**

Although this site is identified in the Chatham Centre and Waterfront Development Brief for residential development, it is identified on the Medway Local Plan proposals map as part of a larger area of open space safeguarded by policy L3. Medway Council will need to resolve these different policy directions when it considers any proposals for development but in the meantime, there is uncertainty whether residential development can be delivered and the site should not, therefore, be counted towards Medway's housing supply.

**Action Taken:** No change.

**14 Graham Simkin Planning Sites 713, Land East of Chattenden, 714, Land East of Chattenden Lane, 715, Adjoining Church Farm, Hoo, 789, Land at Merryboys Road, Cliffe Woods**

**Representation**

These sites at Chattenden, Hoo and Cliffe Woods have failed the accessibility test despite the fact that the Lodge Hill/Chattenden site also fails, yet has been included in the SLAA. The exclusion of sites 713 and 714 are therefore invalid. They are Greenfield sites, but other Greenfield sites have been included. Communities on the Hoo peninsula should be subject to a 45 minute threshold for travel to a hospital, rather than 30 minutes. The walking threshold of 800 metres to a primary school should be 1200 metres in a rural area. On this basis, the site at Church Farm, Hoo, should not be excluded. With regard to the Merry Boys Road site at Cliffe Woods, there is an hourly bus service to Strood/Rochester and Chatham and three buses per day to Gravesend. This is an adequate service for the rural area and consequently this site should not be excluded.

**Response**

The details of the proposed settlement at Chattenden have not yet been drawn up but the development will need to provide adequate infrastructure, including healthcare, to meet the needs of its residents.

In appendix 1 of the SLAA report, paragraphs 10.1 and 10.2 allow for the re-examination of excluded sites if insufficient sites have been identified to meet Medway's requirements. Having carried out the assessment, sufficient sites have been identified and consequently, there is no justification for the re-examination of sites in the open space category.

Appendix 1, paragraph 10.2 also allows for a reconsideration of site thresholds if insufficient sites have been identified. Given the identified supply, there is no justification for this. The Council does not consider that a more relaxed accessibility standard should be applied to the rural area than the urban area in order to meet the particular circumstances of a specific site.

**Action Taken:** No change.

**15 Medway Council Estates Division Sites 137,805,812, 813.**

**Site 137 Civic Centre, Strood.**

**Representation**

The proposed capacity of the Civic Centre site at Strood is too low. Business and retail uses should also be included.

## **Response**

This site is included in the Strood Town Centre Masterplan, 2009, where the capacity differs from the SLAA. The SLAA should be amended accordingly.

**Action Taken:** In Table 1, the site capacity for site 137 to be amended from 104 to 398 dwellings, with an appropriate amendment to the phasing. Table 2 to be amended replace 18,060 sq.m. with 2,000 sq.m. The Civic Centre site to be added to Table 3, with a capacity of 2,000 sq.m and to table 4, with a capacity of 560 sq.m.

## **Site 805 Former Nursery site, Priestfields, Rochester.**

### **Representation**

The former nursery site at Priestfields now has planning permission and should be included.

### **Response**

As this site has been granted planning permission, it should now be included in the SLAA.

**Action Taken:** Include site 805 in Table 1 with a capacity of 24 dwellings.

## **Site 812 Shalder House, Medway Road, Gillingham**

### **Representation**

Shalder House should have a capacity of 30 units.

### **Response**

It is proposed by Estates that the capacity be increased from 19 to 30 dwellings, based upon the existing capacity of the existing care home. The capacity in Table 1 should therefore be amended.

**Action Taken:** The capacity of site 812 in Table 1 be increased to 30 dwellings.

## **Site 813 Land adjacent to Beatty Avenue, Gillingham.**

### **Representation**

The land adjacent to Beatty Avenue should be reappraised as it is not “public” open space. The secondary school is now closed, the associated playing fields are redundant and the site, being in a residential area, is ideal for new housing development.

### **Response**

Estates propose this open space for housing development and state that it not “public” open space. Both PPG17 and the Medway Local Plan include land without public access in the definition of open space which is safeguarded by policy L3. The SLAA has identified sufficient sites to meet requirements without the need to develop on this open space.

**Action Taken:** No change.

**Site 164 Land off Broadway, East of former Officers Mess, Maidstone Road, Gillingham**

**Representation**

The site off the Broadway is allocated for residential development in the local plan. Access is available from the adjacent garage court and other vehicular access options are also available subject to land assembly. The site should therefore be included for residential development.

**Response**

Integrated Transport division advise that Access from Broadway is inadequate and the garages served from this access are all individually owned. The SLAA has rejected all sites which require purchase of properties to gain access because of the uncertainty of delivery. This site has been allocated for housing development since the adoption of the Medway Towns Local Plan in 1992 and has not been developed because of access problems. If those problems can be overcome, the site could still come forward as a windfall and be taken into account in a future review of the SLAA.

**Action Taken:** No change.

**16 SSR Planning Site 692 Land West of Meresborough Road, Rainham.**

**Representation**

Whilst greenfield, this site to the west of Meresborough Road, is the remaining corner of a previously developed area of land. It would not extend development any further east or south of the existing built up area and not lead to coalescence with other settlements. Its inclusion would not set a precedent for the development of other sites in this area.

**Response**

Paragraph 1.05 of the SLAA refers to paragraph 36 of PPS3, which requires local authorities, as a first priority, to make full use of previously developed land before Greenfield sites. The site is located within an area of local landscape importance which acts as a buffer zone, helping to counteract outward pressure of urban sprawl and maintaining the separation of settlements. (See paragraph 3.4.107 xii and policy BNE 34 of the Medway Local Plan, 2003). Sufficient suitable sites have been identified without the need to breach this policy.

**Action Taken:** No change.

**17 Courtly Consultants Ltd. Site 845 Woolmans Wood Caravan Site, Rochester Road, Rochester.**

**Representation**

The use of the Woolmans Wood Caravan Site for employment or housing is supported by the owner. Development could be delivered in the 2011-2016 period rather than 2016-2021. Would object to the inclusion of the site into a larger site which might remove the owner's ability to develop it independently.



## **Response**

The Inspector at the Medway Local Plan Public Inquiry concluded that the site experiences an unsatisfactory noise environment from aircraft and helicopters at the airport and recommended that the site be allocated for employment rather than housing. The situation remains the same today.

The site has been phased for development between 2016 and 2021 in accordance with the criterion that if a site does not have planning permission it will not come forward in the first 5 years.. If a satisfactory scheme for employment development comes forward and is granted planning permission, the phasing could be amended and brought forward in a review of the SLAA. The phasing is only indicative rather than prescriptive.

**Action Taken:** No change.

## **18 Michael Watson Site 901 266-268 Chatham Hill**

### **Representation**

The site at 266 to 268 Chatham Hill should be assessed at a higher density to provide 8 units. This would encourage the development of the site. If a current appeal against refusal of 8 units fails, the site will most likely remain undeveloped.

### **Response**

This site has previously been refused planning permission for 10 units and a refusal for 8 units is the subject of an appeal. The principle of residential development is acceptable. The assessment in the SLAA is based upon a frontage infill of three units with 3 flats on the ground floor and three flats on the first floor, not on any theoretical density. The ultimate number of units will depend on an agreed design at the planning application stage and the estimate of 6 units is only indicative and not binding.

**Action Taken:** No change.

## **19 Planning Perspectives Sites 699, 687 and 223**

### **Site 699 National Grid Property Holdings, Isle of Grain**

#### **Representation**

The SLAA only includes B2 and B8 uses for the National Grid Property Holdings site at the Isle of Grain, whereas policies S13, ED5, ED7 and ED8 of the Medway Local Plan, identify the site for B1c, B2, B8, special industrial uses and industrial uses not in a use class. This broad range of uses should be retained.

#### **Response**

The landowner wishes to see a broader range of uses suitable for this site in accordance with existing Local Plan policies S13, ED5 and ED7. This is acceptable. However, the special industrial use class no longer exists and noxious uses which were within it are now have to be authorised under the Environmental Protection (Prescribed Processes and Substances) Regulations, 1991.

**Action Taken:** Table 2 be amended to include Use Classes B1c, B2, B8, employment uses not in a use class and prescribed processes.

#### **Site 687 Pier Road, Gillingham**

##### **Representation**

It is assumed that the reason for excluding National Grid land at Pier Road, was its location adjacent to a hazardous installation (i.e. gasometers ). An allocation for a high value use, namely residential, could facilitate the removal of the gasometers, enabling both sites to be redeveloped.

##### **Response**

The original “call for sites” submission stated that the site was likely to be contaminated due to its historic gas related use. The site is closely interlocked with land owned by Southern Gas Networks, and is still operational. The submission stated that the site would be unlikely to be viable for beneficial redevelopment without the benefit of the adjacent Southern Gas site. Consequently, it was rejected from the SLAA.

The owners now state that a high value end-use on the site could facilitate the removal of the operational gas storage and its residential redevelopment. However, there is no indication of a joint approach by both owners and delivery therefore remains uncertain. If a feasible scheme were to be brought forward by both owners in the future the proposal could be reconsidered.

**Action Taken:** No change.

#### **Site 223 Darland Reservoir, Star Mill Lane, Chatham**

##### **Representation**

Pre-application discussions on proposals for the Darland Reservoir site have taken place on the basis of a proposal for 50 dwellings including alterations to the highway infrastructure. A clear indication has been given by officers, that with some alterations, a satisfactory access for 50 units can be achieved. The site is suitable, available and deliverable and should be included in the SLAA.

##### **Response**

This site was originally rejected because it was considered that the width of the access road would limit development to three or four units and thus the site would fall below the threshold for inclusion. However, the land owners have since been in pre-application discussions with the Council and an acceptable solution to the access problem has been agreed which would enable a development of up to 50 dwellings to take place. Consequently, the site should be included in the SLAA.

**Action Taken:** Table 1 be amended to include site 223, with a capacity of 50 dwellings and remove the site from Table 6.

#### **20 Vincent and Gorbing Sites 836 and 837 Land East and West of Church Street, Cliffe**

## Representation

These sites, on either side of Church Street, Cliffe, are not the subject of any planning or environmental constraints or designations. They are within a short walking distance of local services and facilities and are close to existing bus stops. The sites meet the accessibility criteria for bus stops providing two or more services per hour, depending on the time of day and day of the week and on how the requirement is interpreted. Contributions to improving the bus services could be made if development took place.

Three sites with planning permission in Cliffe have been included in the SLAA: 0487, Wharfe Farm; 0488, Courtsole Farm and 0546, 174 Church Street. 0487 and 0488 are Greenfield sites. The sites which are the subject of this representation are Greenfield and are closer to existing facilities and bus stops than those sites.

## Response

The landowner cites bus services 133, 193, 417 and 633 to claim that these sites meet the accessibility criteria. According to the latest bus timetables, service 133 operates 1 bus per hour on weekdays and Saturdays to Strood, Rochester and Chatham; service 193 provides a two hourly service on Sundays only to the same destinations; service 417 provides 3 buses per day on Mondays to Saturdays to Higham, Shorne and Gravesend; service 633 provides one bus per day on school days to the grammar schools in Maidstone Road, Rochester. Consequently, a regular two services per hour to the same destination on a daily basis is not provided.

The landowner claims that the sites are within 30 minutes public transport drive time to a hospital but has not demonstrated how this is possible. Service 133 takes 28 minutes from Cliffe to Chatham bus station. Consequently, a change of buses to get to Medway Maritime Hospital would make the whole journey more than half an hour. Service 417 takes 38 minutes to Gravesend and again a change of buses is necessary to get to Darenth Valley Hospital.

The fact that greenfield sites with planning permission have been included in the SLAA simply reflects the fact that they can contribute to Medway's housing supply. It in no way sets a precedent for the inclusion of new Greenfield sites in the SLAA.

**Action Taken:** No change except Table 6 be amended to include Greenfield as an additional reason for the rejection of sites 836 and 837.

## 21 Development Planning Services Site 11 Land between Pier Road and Layfield Road, Gillingham

### Representation

This land is "open" insofar as it is undeveloped but it is not open to the public. It is proposed that the site be developed for housing next to the existing housing in Layfield Road, with the remainder being dedicated for public open space.

### Response

Both PPG 17 and the Medway Local Plan include land without public access in the definition of open space. Open space is protected from development by policy L3 of the local plan and it is not included for consideration in the SLAA methodology.

**Action Taken:** No change.

**22 George Webb Finn Sites 748 and 825 Land East of Otterham Quay Lane, Rainham**

**Representation**

The reasons for the rejection of these sites are flimsy, in particular the coalescence reason, bearing in mind that the site, number 0655, which adjoins 0825, has been included.

**Response**

In paragraph 1.05, the SLAA applies paragraph 36 of PPS3, which gives priority to the development of previously developed land over greenfield sites. The sites are located within an area of local landscape importance which acts as a buffer zone, helping to counteract outward pressure of urban sprawl and maintaining the separation of settlements. (See paragraph 3.4.107 xii and policy BNE 34 of the Medway Local Plan, 2003). Site 655 has the benefit of planning permission and is partially completed. Therefore it has been included in the SLAA.

**Action Taken:** No change.

**23 Mark O'Hare Site 843 Tesco Strood**

**Representation**

The SLAA states that development at Tesco, Strood, could provide an additional 1756 sq.m. of retail floorspace, but the Strood Town Centre Masterplan provides a potential capacity of 20 houses and 8,751 sq.m. of retail floorspace.

**Response**

Clearly, the proposal is now substantially larger than originally thought. The existing store has an area of about 3119 sq.m. and the new store, with 8715 sq.m. will increase the floorspace by 5596 sq.m. The SLAA should be amended accordingly. There is still some uncertainty as to whether a satisfactory residential environment can be created. If 20 dwellings are constructed, they will be treated as a windfall and included in a future review of the SLAA.

**Action Taken:** Table 3 be amended by replacing 1756 sq.m. with 5596 sq.m. for site 843.

**24 Dha Planning and Development Site 828 Former Conoco site, Thameside Terminal, Salt Lane Cliffe.**

**Representation**

There is an inconsistency in that the former Conoco site has been rejected because it fails the proximity assessment, whereas site 0763 has been accepted for B1, B2 and B8 uses. It is accessed off the same highway system and is almost the same distance from existing settlements. Moreover, 0763 is a greenfield site and 0828 is a previously developed site.

**Response**



This site has been the subject of an appeal, during the preparation of the SLAA, against a number of enforcement notices served by the Council on the owners of the site. The Inspector has now found in favour of the Council and consequently, the Council does not propose to change its original decision to reject the site on the grounds of failing the proximity test.

In its submission, the landowner considered that the Council was inconsistent in its assessment of a nearby site in the ownership of Bretts.( site 763). The proposal there was for an area of open storage for building materials and products. Despite the proximity argument, the Council included this site in the SLAA on the grounds that it was part of the ongoing operations of an existing business.

Since that decision was made, the landowners have withdrawn a planning application on that site following discussions with Development Management and are considering an alternative site, for which they have been asked to submit an environmental impact assessment. That site has not been submitted for inclusion in the SLAA. Consequently, site 763 will now be removed from the SLAA.

**Action Taken:** No change for site 828. Site 763 be deleted from Table 2 and included in Table 6.

## **25 Lynn Ballard Site 718 Bridge Lodge, Four Elms Hill**

### **Representation**

It is assumed that the rejected site at Bridge Lodge could be considered in the light of the Lodge Hill/Chattenden masterplan.

### **Response**

This site was rejected on the basis that it did not lie within the accessibility thresholds set out in the methodology. It was not considered further. However, it is also a Greenfield site and warrants rejection on that ground alone. Where Greenfield sites have been rejected, table 6 only includes failure of proximity test as a reason and for the sake of clarity, table 6 will now be amended to include Greenfield as well as proximity where appropriate.

When detailed proposals have been drawn up for Lodge Hill/Chattenden, it may be that the proximity objection can be overcome but the site will remain a Greenfield site. The Council is seeking to avoid an incremental expansion of the Lodge Hill settlement by piecemeal development of adjoining Greenfield sites and consequently this site will not be included.

**Action Taken:** No change.

## **26 David Barkaway Site 817 Berengrave Nursery, Berengrave Lane, Rainham.**

### **Representation**

Berengrave Nursery is within 800m. of two bus stops and within 885m. of a railway station, within 820m. of a convenience store, 965m. of a primary school and 1120m. of a GP surgery and health centre. It is within 30 minutes public transport time of a hospital/health centre, a secondary school, employment area, town and district centre. There are only marginal failures to meet the accessibility criteria

Sites 0708, 0727 and 0793 are greenfield sites and are included in the SLAA. Site 0844 is an allocated local plan site, is greenfield and is also included. The initial phase of development on the nursery site is on previously developed land. Brengrove Nursery should be included and it should take precedence over those other sites.

## **Response**

The landowner has confirmed that this site lies beyond the accessibility thresholds for a convenience store, a primary school and a GP. It lies outside the urban boundary and as agricultural land, is Greenfield.

The Council's response to site 718 explained that table 6 would be amended to include the failure of the proximity test and greenfield as reasons for rejection where both factors apply. Table 6 will therefore be amended accordingly in relation to site 817.

The landowners have highlighted sites 708, 727, 793 and 844 as examples of greenfield sites, which have been included in the SLAA. Site 708 is land to the rear of the former St. Mathews School at Borstal. It is accepted that this land is part of the former school playing field and as such, is protected as open space under the terms of the SLAA. Consequently, the site boundary will be amended and only the built up part of the site will be included.

Site 727 lies within the urban area and outside the Green Belt. It is tightly drawn round vacant agricultural buildings and does not encroach onto open ground. No change is recommended here.

Site 793 lies to the rear of 9 to 25 Birling Avenue. Although it is described as a Greenfield site it was originally granted planning permission for 33 dwellings in 1971. Subsequently, one house was built, thus making the permission "live" and the remaining dwellings can be built in due course.

Site 844, Amherst Hill, is a greenfield site which was proposed for residential development in the draft Medway Local Plan. It was the subject of objections on the grounds of loss of open space, but the Inspector recommended in favour of the Council and the site is currently an allocation in the adopted Local Plan. The Council have had discussions with the owner and is currently preparing a development brief, which it is expected to become a supplementary planning document by September, 2010. A planning application is then expected to follow.

**Action Taken:** No change but add "Greenfield" to the reasons for rejection in table 6.

## **27 Helvig Ltd and TBH Developments Ltd. Sites 839 and 840.**

### **Representation**

All categories of site should be open to the independent assessor in the event of a disagreement between owner/developer and the Council on the suitability of a site for development.

Until Medway's employment land requirement is established, the adequacy of sites in the SLAA cannot be addressed and cannot be adopted by the Council. Further consultation on the SLAA in the light of the forthcoming employment land study should take place.

The analysis of the retail floorspace requirements should be reconsidered as 23,008 sq.m. with existing planning permission should not be included as it was discounted in the Nathaniel Litchfield study.

## Response

Paragraph 9.3 of the draft methodology stated that the Council would take specialist advice at the availability/achievability stage, where problems of legal or ownership constraints, marketability, development costs and delivery rates occur. The role of the independent assessor would be limited to sites in dispute with regard to these issues.

The Council does not intend to carry out further consultations before adopting the SLAA and going out to public consultation on the pre-publication draft core strategy. However, the Employment Land Study is programmed for completion to enable it to be published at the same time and the public will have an opportunity to comment on any issues raised in it.

Paragraph 16.22 of the Nathaniel Lichfield Retail Study states that the development strategy should seek to accommodate 67,700 sq.m. of A1 to A5 development up to 2016., consisting of 28,500 sq.m. of commitments, 12,000 sq.m. re-occupation of vacant premises and 27,200 sq.m. of new floorspace.

Table 3 of the SLAA, as amended as a result of responses to the consultation draft, now identifies 56,231 sq.m of potential development up to 2016, consisting of new floorspace and outstanding planning permissions. The table does not include vacant floorspace because of the uncertainty over delivery, but as a figure of 12,000 sq.m. has been included in the NLP study, a matching figure needs to be added to the supply side, to give a total of 68,231 sq.m.

Given that the base date of the NLP study was 2008 and that for the SLAA was 2009, a further 9,336 sq.m. representing net completions for 2008-2009, (See Medway Annual Monitoring Report, 2009, Vol 2), needs to be added to the rolling total, giving a final total of 77,567 sq.m., a surplus of 10,867 sq.m. Consequently, no additional sites need to be identified for the period up to 2016.

### Site 839 Alloy Wheels Car Park, Priory Road, Strood

#### Representation

The Alloy Wheels site should include the car park on the north side of Priory Road, Strood. The site should also be included as a suitable non-food retail warehouse site in table 3, as it is the only significant area of land available in Strood for that use. It should be identified as a mixed use site.

#### Response

The original submission included this site but the landowner restricted the floorspace assessment to the main site which was the subject of a planning permission. This site is part of a larger industrial estate to the north of Priory Road and the west of Knight Road and is consequently suitable for B1, B2 and B8 uses as is the main site. Although there are residential properties to the west, these do not encroach within the industrial estate and residential development would therefore be inappropriate. It is isolated from other retail outlets and remote from the town centre of Strood and therefore considered unsuitable for retail use.

**Action Taken:** The site plan on map 7 be amended to include the Alloy Wheels Car Park and site 839 in table 2 be amended by increasing the floorspace by 760 sq.m..

### Site 840 Land west of Maidstone and Rochester Roads

## **Representation**

Land west of Maidstone and Rochester Roads should be included in table 2 as an employment site as part of a high technology hub on land adjacent to Rochester Airfield, in accordance with policy KTG3 of the South East Plan. The amount of floorspace on the three sites included in the SLAA adjacent to the airport is insufficient for a strategic employment allocation.

## **Response**

Although the South East Plan was revoked on 6 July, 2010, the high quality proposals for intensifying or expanding the technology and knowledge sectors will continue to be supported adjacent to Rochester Airport.

Site 0840 has already been tested through the development management system and has been found wanting. A planning application for B1 development was refused in 2008, because it represented an inappropriate development in the open countryside and a significant incursion into the Nashenden Valley Area of Local Landscape Importance and the Strategic Gap, which would be visually obtrusive with a consequent erosion of local landscape character and countryside function of the area. Medway Council considers that the development of this site would represent an overriding environmental impact, which could not be adequately dealt with.

**Action Taken:** No change.

## **Outstanding Representations from the Call for Sites Process**

### **Brittania Parks Ltd. Allhallows Golf Cub, Avery Way, Allhallows**

This site was submitted twelve months after the deadline for the call for sites responses and has not been assessed. If it had met the deadline, the Council's response would have been as follows:

This site is identified in policy L6 of the Medway Local Plan as an area safeguarded for the provision of informal public open space and is protected from development by policy L3 as an existing area of open space. Consequently, in accordance with the SLAA methodology, it is excluded from consideration.

### **Civil Aviation Authority**

The Civil Aviation Authority drew attention to the need to safeguard aerodromes and to consult with site operators on proposed development in their vicinity. This is noted.

### **Berkeley Homes**

Berkeley Homes does not agree with the exclusion of all sites with environmental designations. Environmental characteristics should be reviewed. The Council should not be restricted by density guidance, which does not take individual site characteristics and design into account.

The Natural Assets and Open Space State of Medway Report, November, 2009, identifies a large range of designated "environmental" sites, including the Thames and Medway Marshes Special Protection Areas, which alone cover 30% of the total administrative area of Medway.



A review would not only be impractical, but also unnecessary, as sufficient sites have been identified elsewhere to meet Medway's development requirements.

The SLAA methodology uses different means of ascertaining the capacity of sites but recognises that different, acceptable densities might emerge at the detailed planning application stage.

### **Lillian Harrison**

The accessibility criteria for industrial development causes problems for the expansion of existing industrial areas adjacent to wharves/railheads in remote areas. Medway Council should be encouraging the growth of such sustainable industries which are served by both rail and water. If rigidly applied, the criteria could prevent expansion. They should be "desirable" but not mandatory for growth of existing industries at wharves and railheads.

The criteria have been included in the SLAA in order to help assess the sustainability of sites. The intention is to minimise the need to travel by car and for sites to be established in unsuitable, remote locations. Paragraph 8.5.32 of the Medway Local Plan recognises the usefulness of the jetties at Cliffe and policy T10 seeks to safeguard them. However, the reasoned justification states that the Council does not wish to see an expansion of business at these wharves, which would result in a substantial increase in heavy vehicles using country lanes. In the case of existing industrial sites, the question of expansion would most appropriately be addressed through the development management system. Consequently, no amendment is proposed to the accessibility criteria.

### **Additional Amendments**

#### **Wickes, New Cut, Chatham Site 0869**

A re-examination of the Chatham Centre and Waterfront Development Brief has revealed that the Wickes site should have been identified as a mixed housing and employment site rather than solely residential. Furthermore, the residential capacity is higher than shown in Table 1.

**Action Taken:** In Table 1 for site 0869, change the Mixed Use Column from No to Yes and increase the post 2026 capacity from 79 to 126 increases the column total accordingly. In Table 2, include a new entry for site 0869 as mixed use site with a post 2026 capacity for 30,865 sq m. Amend the total column accordingly.

The loss of existing floorspace on a number of sites has not been taken into account and needs to be deducted to produce a net floorspace figure.

**Action Taken:** The following amendments have been amended:

- Site 0102 1-35 High Street, Chatham: Replace 800 sq.m with -2318 sq.m.
- Site 0137 Civic Centre, Strood: Replace 2000 sq.m. with -11,431 sq.m.
- Site 0243 Clover/Richard/Rhode/High Streets, Chatham: Replace 11,440 with 591 sq.m.
- Site 0249 Sorting Office, The Paddock, Chatham: Replace 2745 sq.m. with -678 sq.m.
- Site 0685 Temple Waterfront, Roman Way, Strood: Replace 5,800 sq.m. with 2,600 sq.m.
- Site 0822 Robbins & Day, High Street, Rochester: Replace 856 sq.m. with -1,660 sq.m.
- Site 0829 Medway Bridge Marina, Manor Lane, Rochester: Replace 1200 with -199 sq.m.

## Appendix 8 Sites rejected at Data Collection Stage

Site Ref	Site Name	Reasons For Rejection
0001	Recreation Ground, Pottery Road, Hoo St Werburgh	Required open space
0004	Seeboard Depot, Windsor Road	Allocated housing site now completed.
0005	Railway Street, Gillingham	Existing employment estate
0006	Gads Hill/Danes Hill, Gillingham	Existing employment area
0007	Hillyfields Junior School, Ingram Road, Gillingham	Required open space
0008	Tangmere Close, Gillingham	Required open space
0009	Gillingham Cemetery extension	Required for cemetery extension
0010	Hillyfields, Gillingham	Site no longer required for school.
0011	Land between Pier Road & Layfield Road, Gillingham	Open space
0012	Hillyfields, Gillingham	Leisure use to be retained
0014	Playground, Parr Avenue, Gillingham	Required open space
0015	Recreation Ground, Bells Lane, Hoo St Werburgh	Required open space
0016	St Mary Magdalene Church, Church Green, Gillingham	Required open space
0017	Gillingham Cemetery	Cemetery
0019	Cemetery Church Street, Hoo St Werburgh	Cemetery
0022	Adj. to 68 Robson Drive, Hoo St Werburgh	Play area
0023	Forge Lane, Gillingham	Required open space
0024	Davenport Avenue, Gillingham	Required open space
0025	Cleveland Road, Gillingham	Required open space
0026	Milner Road, Gillingham	Fully utilised allotments
0027	Dental Surgery, Franklin Road, Gillingham	Operational dentist with own parking.
0030	The Strand, Gillingham	Required open space
0031	Castlemaine Avenue	Required open space
0032	Strand Leisure Park	Leisure used to be retained
0036	St. Peters Church, Trafalgar Street	Site developed and complete.
0037	Sunlight Centre, Richmond Road, Gillingham	Required for community use
0042	Duncan Road, Gillingham	Development complete
0043	Grange Farm	Required open space
0044	Sports Ground, Bells Lane, Hoo St Werburgh	Required open space
0045	Recreation Ground, Vidgeon Avenue, Hoo St Werburgh	Required open space
0046	Rear of Hundred of Hoo School	Required open space
0047	Gillingham Marina	Leisure use to be retained
0048	Gillingham	Covers big area, smaller plots to be considered
0049	Medway Road, Gillingham	Required open space
0051	Clarendon Drive, Strood	Required open space
0052	Allotments, Cromer Road, Strood	Required open space
0053	St Marys CP School, Strood	Required open space
0054	Hoo Road, Wainscott	To be used for Public Open Space
0056	Commissioners Road Strood	Sites added individually.

Site Ref	Site Name	Reasons For Rejection
0064	Watling Street, Strood	Required open space
0065	Watling Street, Strood	Required open space
0066	Clarendon Drive, Strood	Required open space
0067	Clarendon Drive, Strood	Required open space
0068	Allotments Clarendon Drive, Strood	Required open space
0069	Broom Hill, Strood	Required open space
0070	Hancock Close, Strood	Required open space
0071	Playing Field at Hilltop CP School, Strood	Required open space
0072	Temple Mill Primary School	Required open space
0073	Recreation Ground, Miller Way, Wainscott	Required open space
0074	Private car park, Quayside, Chatham Maritime	Employment parking
0075	Private car park, Compass Centre, Chatham Maritime	Employment parking
0076	Millfordhope Road, Strood	Required open space
0077	Jersey Road, Strood	Required open space
0079	St Nicholas C of E School, London Road, Strood	Required open space
0080	St Nicholas Church, London Road, Strood	Required open space
0081	Albert Place, Strood	Travelling showpersons ground
0082	Carnation Road, Strood	Required open space
0083	Columbine Close, Strood	Required open space
0084	Recreation Ground, Cliffe Road, Strood	Required open space
0085	English Martyrs RC School	Required open space
0086	Abbey Court School, Strood	Required open space
0087	Church Green, Strood	Required open space
0088	Gravesend Road, Strood	Required open space
0089	Chatham Maritime	Sites added individually.
0091	The Shades, Strood	Required open space
0092	Gun Wharf, Chatham	Required open space
0093	Cloisters, Rochester Cathedral	Required open space
0095	Strood Town Centre	Completed
0096	Ballard Business Park, Strood	Existing employment estate
0104	Chatham Historic Dockyard	No specific sites identified at this stage
0105	Medway's "City" Centre	Large area, individual sites to be considered
0106	Inner Lines, Brompton	Leisure uses to be retained
0107	The Precinct, Rochester	Required open space
0108	Playground, Brompton Hill, Brompton	Required open space
0109	Watermill Gardens, Canal Road, Strood	Required open space
0110	Esplanade, Rochester	Required open space
0111	Darnley Road, Strood	Required open space
0112	Carnation Road, Strood	Required open space
0113	Darnley Road, Strood	Required open space
0114	Adj. to M2, Strood	Required open space
0115	Fulmar Road, Strood	Required open space
0116	Sherwin Knight CP School	Required open space
0117	Sherwin Knight CP School	Required open space

Site Ref	Site Name	Reasons For Rejection
0118	Darnley Road, Strood	Required open space
0119	Carnation Road, Strood	Required open space
0120	Darnley Road, Strood	Required open space
0121	Bligh Way, Strood	Required open space
0122	Chapter School, Strood	Required open space
0123	Thurston Drive, Strood	Required open space
0124	Strood Sports Centre	Required open space
0125	Chapter School, Strood	Required open space
0126	Knights Place Sports Ground, Strood	Required open space
0127	Bligh CP School, Strood	Required open space
0128	Elaine Avenue CP School	Required open space
0129	Recreation Ground, Darnley Road, Strood	Required open space
0130	Recreation Ground, Northcote Road, Strood	Required open space
0131	Cuxton Road, Strood	Required open space
0132	Recreation Ground, Winston Road, Strood	Required open space
0133	Esplanade, Rochester	Required open space
0134	Church Green Recreation Ground, Rochester	Required open space
0135	Strood Cemetery	Cemetery
0136	Strood	Covers large area, see smaller sites
0139	Car Park, Sir Thomas Longley Road, Medway City Est	Required for car parking
0140	Rochester	Large area, see individual sites
0145	Singapore Drive, Brompton	Part used as playground remainder garages in use
0146	The Vines, Rochester	Required open space
0147	The Paddock, Rochester	Required open space
0148	Westbrook CP School, Brompton	Required open space
0149	Garrison Sports Stadium, Brompton	Required open space
0150	Frindsbury Peninsula	Large area, see individual sites
0151	Recreation Ground, Beechings Way, Twydall	Required open space
0152	Private car park, Bailey Drive, Gillingham Business	Employment car park
0153	Private car park, Bailey Drive, Gillingham Business	Employment car park
0154	Private car park, Bailey Drive, Gillingham Business	Employment car park
0155	Private car park, Bailey Drive, Gillingham Business	Employment car park
0156	Watling Street, Gillingham	Required open space
0157	St Thomas of Canterbury School, Twydall	Required open space
0158	Sports Ground, Featherby Road, Gillingham	Required open space
0159	Playground, Romany Road, Twydall	Required open space
0160	Danecourt School, Gillingham	Required open space
0161	Woodlands CP School,	Required open space



Site Ref	Site Name	Reasons For Rejection
	Gillingham	
0162	Rookery Fields Recreation Ground, Woodlands Road,	Required open space
0165	Allotments, rear of Allington Road, Twydall	Retain for allotments
0166	Allotments, rear of Eastcourt Lane, Twydall	Retain for allotments
0167	Eastcourt Green (north), Twydall	Required open space
0168	Rainham Mark Grammar School	Required open space
0169	Berengrave Park, Rainham	Required open space
0170	Cozenton Park, Rainham	Required open space
0171	Recreation Ground, Wakeley Road, Rainham	Required open space
0172	Playing Field, Solomon Road, Rainham	Required open space
0173	Rainham Town Centre	Large retail area, see individual sites
0174	Adj. to 7 Vancouver Drive, Rainham	Required open space
0175	The Howard School, Rainham	Required open space
0176	Wakeley CP School, Rainham	Required open space
0179	Dorset Square, Rainham	Required open space
0181	Adj. to 44 Ellison Way, Rainham	Required open space
0184	36-52 High Street, Rainham	Site completed 2008 survey year.
0185	Orchard Street, Rainham	Development complete
0186	Former Rainham Southern Relief Road Land	Site completed 2008 survey year.
0190	Playground, Quinnell Street, Rainham	Required open space
0193	Petham Green, Twydall	Required open space
0194	Beechings Green, Twydall	Required open space
0195	Hawthorn Avenue, Twydall	Required open space
0197	Cricketers car park	Required for car park
0198	St Margarets School, Rainham	Required open space
0199	Eastcourt Green (south) Twydall	Required open space
0201	Woodland at rear of Edwin Road, Rainham	Backland treed area between commerce & residential
0202	Firmstart Estate Twydall	Employment area, see individual sites
0203	Beechings Way	Employment area, see individual sites
0204	Twydall Junior School	Required open space
0205	Vinall Park, Gillingham	Required open space
0206	Playground, Broadway, Twydall	Required open space
0207	Featherby CP School, Twydall	Required open space
0208	Recreation Ground, Beechings Way, Twydall	Required open space
0209	Shorefields, Rainham	Required open space
0210	Ten Acre Way, Rainham	Required open space
0212	Reservoir, Guardian Court, Rainham	Site completed 2007 survey year.
0214	Golf Course, Woodlands Road, Gillingham	Required open space
0215	Rear of Sawyers Court,	Required open space

Site Ref	Site Name	Reasons For Rejection
	Chatham	
0216	Playground, Chalk Pit Hill, Chatham	Required open space
0217	Sports Ground, Watling Street, Gillingham	Required open space
0218	Chatham Grammar School for Girls	Required open space
0220	Land between 190-200 Beacon Road	Site completed 2006 survey year.
0221	Sports Ground, Watling Street, Gillingham	Required open space
0224	Rowland Avenue, Chatham	Required open space
0225	Palmerston Road, Chatham	Cemetery
0226	Chatham South School	Required open space
0227	Greenvale Infants School, Chatham	Required open space
0228	Gillingham Park	Required open space
0229	Robert Napier School, Gillingham	Required open space
0230	Playing Field, Junction Road, Gillingham	Required open space
0231	Second Avenue, Luton	Large area, see individual sites
0232	Church Terrace, Luton	Required open space
0233	Settington Avenue, Chatham	Required open space
0234	Brambledown, Chatham	Required open space
0235	Nelson Terrace, Luton	Required open space
0236	Beacon Hill, Chatham	Required open space
0237	Community Centre, Stonecross Lea, Chatham	Required open space
0238	Carlton Crescent, Luton	Sloping site, verge to North Dane Way
0240	130A Beacon Road, Chatham	Development complete
0244	Upbury Manor School, Gillingham	Required open space
0245	Playground, Chalk Pit Hill, Chatham	Required open space
0246	Mount Road, Chatham	Required open space
0247	Listmas Road, Chatham	Required open space
0250	Chatham	Large area, see individual sites
0251	Allotments, Magpie Hall Road, Chatham	Required open space
0252	Sports Ground, Bournville Avenue, Chatham	Required open space
0253	Maidstone Road, Chatham	Cemetery
0254	St John Fisher School, Chatham	Required open space
0255	Jackson Recreation Ground, Rochester	Required open space
0257	Arethusa Road, Rochester	Required open space
0258	Playing Field, Rosebery Road, Chatham	Required open space
0259	Strood Waterfront Action Area	Large area, see individual sites
0262	116 Borstal Road, Rochester	Site completed 2009
0263	Clarence Gardens, Borstal Road, Rochester	Required open space
0264	Sports Ground, Bush Road,	Required open space

Site Ref	Site Name	Reasons For Rejection
	Cuxton	
0265	Watts Meadow, Rochester	Required open space
0266	Manor Lane, Borstal	Required open space
0267	Friston Way, Rochester	Required open space
0268	Allotments, Fleet Road, Rochester	Required open space
0269	Delce Junior School, Rochester	Required open space
0270	Fleet Road, Rochester	Required open space
0271	Allotments, Anchor Road, Rochester	Required open space
0272	City Way, Rochester	Cemetery
0273	St Margarets Cemetery, Rochester	Cemetery
0274	Allotments, City Way, Rochester	Required open space
0275	St John Fisher School, Chatham	Required open space
0276	Adj. to 84 Priestfields, Rochester	Required open space
0279	Golding Close, Rochester	Required open space
0280	Balfour Junior School, Chatham	Required open space
0281	Sir Joseph Williamsons Mathematical School, Rochester	Required open space
0282	Sir Evelyn Road, Rochester	Required open space
0283	Sports Ground, Sir Cloudesley Close, Rochester	Required open space
0284	Thomas Aveling School, Rochester	Required open space
0285	Sir Evelyn Road, Rochester	Required open space
0286	Sir Evelyn Road, Rochester	Required open space
0287	Sir Evelyn Road, Rochester	Required open space
0288	Maidstone Road, Rochester	Required open space
0289	Pattens Place, Pattens Lane, Rochester	Required open space.
0292	Reservoir, Maidstone Road, Rochester	Operational reservoir with raised reservoir.
0293	Disused Pit, rear of Mansel Drive, Borstal	Recently investigated, difficult to develop
0294	St Michaels Church, Rochester Road, Cuxton	Cemetery
0295	Fort Borstal	Required open space
0296	Hill Road, Borstal	Required open space
0297	Rochester Grammar School for Girls	Required open space
0298	Priestfields Recreation Ground, Rochester	Required open space
0300	Adj. 89 Kenilworth Drive, Rainham	Required open space.
0301	Kenilworth Gardens, Rainham	Required open space.
0304	Watercroft Grove, Rainham	Required open space.
0305	Adj. to 14 Harvesters Close, Rainham	Required open space.
0306	Adj. to 75 Harvesters Close, Rainham	Required open space.

Site Ref	Site Name	Reasons For Rejection
0307	Parkwood CP School	Required open space
0308	Chesham Drive, Rainham	Required open space
0309	Mierscourt Road, Parkwood	Required open space
0310	Callams Scrubs, Rainham	Required open space
0311	Adj. 2 Hoath Lane, Wigmore	Local Wildlife Site
0313	Hempstead Valley Drive, Hempstead	Required open space.
0314	Adj. to 38 Almond Grove, Hempstead	Required open space
0316	Adj. to 8 Watermeadow Close, Hempstead	Required open space.
0317	Hempstead Valley Shopping Centre	Purpose built shopping mall.
0318	Rainham Park, Parkwood	Required open space
0319	Mierscourt CP School, Parkwood	Required open space
0320	Ryetop Playing Field, Rainham	Required open space
0321	The Mailyns, Rainham	Required open space
0322	Moor Park Close, Rainham	Required open space
0323	Mierscourt Road, Parkwood	Required open space
0324	Rainham School for Girls	Required open space
0325	Mierscourt Road, Parkwood	Required open space
0326	Stirling Close, Rainham	Required open space
0327	Adj. 52 Mierscourt Road, Rainham	Required open space.
0328	Gatekeeper Chase, Rainham	Required open space
0329	Bayswater Drive, Rainham	Required open space
0330	Peverel Green, Parkwood	Required open space
0331	Deanwood CP School, Parkwood	Required open space
0332	St Augustine of Canterbury School, Parkwood	Required open space
0333	Mierscourt Road, Parkwood	Required open space.
0334	Ploughmans Way, Rainham	Required open space.
0335	Fairview School, Wigmore	Required open space
0336	Whitegate Wood, Hempstead	Required open space
0337	Playing Field, Harrow Road, Hempstead	Required open space
0338	Greenfinches, Hempstead	Required open space
0339	Wigmore Park	Required open space
0340	Hempstead CP School	Required open space
0341	Gillingham Business Park	Large employment area, see individual plots
0342	Courteney Road, Gillingham	Large employment area, see individual sites
0344	33 Swain Road, Wigmore	Partly merged with adjoining site see 0343
0345	Playing Field, Wigmore Road, Wigmore	Required open space
0346	Wigmore Reservoir & Pumping Station, Wigmore	Site completed 2008 survey year.
0348	Adj. to 46 Edwards Close, Wigmore	Required open space.
0353	Walderslade Village	Required open space
0354	Flint Green, Lordswood	Required open space.
0355	Tadburn Green, Lordswood	Required open space.
0356	Weybridge Close, Lordswood	Required open space.



Site Ref	Site Name	Reasons For Rejection
0357	Rear of Redbridge Close, Lordswood	Required open space.
0358	Dargets Road, Lordswood	Required open space.
0359	Adj. to 76 Arundel Close, Lordswood	Required open space.
0361	Rudge Close, Lordswood	Required open space
0362	Albermarle Road, Lordswood	Required open space
0363	Halling	Required open space
0364	Maidstone Road, Rochester	Required open space
0365	Maidstone Road, Rochester	Required open space
0368	Tobruk Way, Chatham	Required open space
0369	Hook Meadow, Walderslade Road, Chatham	Required open space
0370	Walderslade Girls School	Required open space
0371	St Thomas More RC School, Walderslade	Required open space
0372	Greenacre School, Chatham	Required open space
0374	Adj. 45 The Street, Upper Halling	Site completed 2008 survey year.
0375	East Cookham Wood, Maidstone Road, Rochester	Large woodland area.
0377	Francis Drive, Walderslade	Site completed 2008 survey year.
0379	Rear of 123 & 153 Princes Avenue, Walderslade	Steeply sloping site. TPO on most of site.
0381	Shamley Road, Lordswood	Required open space
0382	Albermarle Road, Lordswood	Required open space
0383	Heron Way, Princes Park	Required open space
0384	Princes Avenue, Princes Park	Required open space
0385	Lords Wood Lane	Required open space
0386	Maundene CP School, Princes Park	Required open space
0387	North Dane Wood, Lordwood	Required open space
0388	Lordswood CP School	Required open space
0389	McKenzie Road, Lordswood	Required open space
0390	Princes Avenue, Princes Park	Required open space
0391	Spinnens Acre & Swingate Schools, Lordswood	Required open space
0392	Adj. to Lordswood Shopping Centre	Required open space
0393	Albermarle Road, Lordswood	Required open space
0394	Lords Wood Lane	Required open space
0395	Albermarle Road, Lordswood	Required open space
0396	Allotments, Hatton Road, Lordswood	Required open space
0397	Mead Green, Lordswood	Required open space
0398	Lords Wood Lane	Required open space
0399	Lords Wood Lane	Required open space
0400	Albermarle Road, Lordswood	Required open space
0401	Opal Green, Lordswood	Required open space
0402	Hopewell Drive, Luton	Any eligible sites to be added individually.
0403	Somerset Close, Princes Park	Required open space
0404	Heron Way, Princes Park	Required open space
0405	Duchess of Kent Drive, Lordswood	Required open space

Site Ref	Site Name	Reasons For Rejection
0406	McKenzie Road, Lordswood	Required open space
0411	Ballens Rough	Required open space
0412	Dargets Wood	Required for community woodland
0413	Lords Wood Lane	Required open space
0414	Dargets Wood	Required open space
0415	Land at 44-46 McKenzie Road, Lordswood	Open Space
0416	Lords Wood Lane	Required open space
0417	Lords Wood Lane	Required open space
0418	Sundridge Drive, Walderslade	Required open space
0419	Kingston Crescent, Lordswood	Required open space
0420	Walderslade Road, Chatham	Required open space
0421	Horsted Way, Chatham	Required open space
0422	Burma Way, Chatham	Required open space
0423	Recreation Ground, Princes Avenue, Walderslade	Required open space
0424	Oaklands CP School, Chatham	Required open space
0425	Walderslade Road, Chatham	Required open space
0426	Warren Wood CP School, Rochester	Required open space
0427	Warren Wood CP School, Rochester	Required open space
0428	Walderslade Road, Chatham	Required open space
0429	Roosevelt Avenue, Chatham	Required open space
0430	Wayfield CP School, Chatham	Required open space
0431	Fort Bridgewood (UC-Laker Road Industrial Estate)	Site built out.
0432	Rochester Airfield	Sites to be added individually.
0433	Sports Field, Warren Wood Road, Rochester	Required open space
0434	Allotments, Formby Road, Halling	Required open space
0435	South of Vicarage Road	Required open space
0437	Former car sales etc, 148-154 Canterbury Street	Site occupied by Plumbfix UK, rest redeveloped with housing
0438	Capstone Valley	Huge area, some constraints, see individual sites
0439	Borstal Manor Community School(The Pilgrim School) Warwick Crescent Borstal Rochester	Open Space
0440	Adj.acent to 43 Hill Road, Borstal	Open Space
0442	Land off Eastern Road, Gillingham	Site completed 2008 survey year.
0445	Former Safeways, High Street, Strood Rochester	Site no longer available.
0447	Land off Darnley Close, Strood	Site completed 2006 survey year.
0450	H & M Engineering, Gillingham	Site completed 2007 survey year.
0451	6 Afghan Road and land adj. to 10 Lumsden Terrace Chatham	Majority of site developed only a conversion remains
0458	Hoath Farm Chattenden Lane Chattenden Rochester	Site complete 2009
0464	Site at Dunnings Lane Rochester	Site complete 2009

Site Ref	Site Name	Reasons For Rejection
0465	59 Fox Street Gillingham	Site complete 2009
0466	Harris House, Thomas Harris Close / 109-107 High Street Halling Rochester	Site complete 2009
0477	49 Pagitt Street Chatham	Site complete 2009
0485	15-21 View Road Cliffe Woods	Development Complete
0501	St Williams Hospital Highbank Rochester	Site complete 2009
0506	17-30 Compass Close Rochester	Site complete 2009
0519	Rear of Elm Avenue Chattenden Rochester	Site complete 2009
0527	10 New Road Avenue Chatham	Site complete 2009
0528	12A New Road Avenue Chatham	Site complete 2009
0535	233 High Street Rochester	Site complete 2009
0536	14-16 Star Hill Rochester	Site completed 2009
0540	73-75 Balmoral Road Gillingham	Site complete 2009
0555	106 Palmerston Road Chatham	Site completed 2009
0557	Flats 1-7 St Margarets, Saxton Street Gillingham	Site completed 2009
0563	Gillingham Business Park Ambley Road Gillingham	No eligible sites.
0565	Will Adams Way Gillingham	No eligible sites.
0566	Steelfields Industrial Estate Owens Way Gillingham	No eligible sites.
0567	Non-estate employment sites	Sites added individually.
0568	Chatham Port Gillingham Gate Road Gillingham	No eligible sites.
0569	Fenn Street Industrial Estate Fenn Street	No eligible sites.
0572	Medway City Estate Rochester	Sites added individually.
0573	Rochester Court Chaucer Close Frindsbury Rochester	No eligible sites.
0574	Hoo Industrial Estate Vicarage Lane Hoo Rochester	Sites added individually.
0575	Kingsnorth Industrial Estate Eschol Road Kingsnorth Rochester	Sites added individually.
0578	Commissioners Road Industrial Estate Frindsbury Rochester	No eligible sites.
0579	Temple Industrial Estate Knight Road Strood Rochester	No eligible sites.
0581	Medway Valley Park Roman Way Strood Rochester	No eligible sites.
0582	Ballard Industrial Centre Revenge Road Lordswood Chatham	No eligible sites.
0583	Chatham Maritime Dock Road Chatham	Sites added individually.
0584	Historic Dockyard or World Naval Base Dock Road Chatham	Eligible site added individually SLAA ref 0639.
0585	Rochester Airfield Estate Maidstone Road Rochester	Sites added individually.

Site Ref	Site Name	Reasons For Rejection
0586	Isle of Grain & ThamesPort Grain Road Isle of Grain Rochester	Sites added individually.
0587	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead Gillingham	No eligible sites.
0588	The Pentagon Centre High Street Chatham	No eligible sites.
0589	Balmoral Road Gillingham	No eligible sites.
0590	Burnt Oak Terrace Gillingham	No eligible sites.
0591	Byron Road Gillingham	No eligible sites.
0592	Church Street Hoo Rochester	No eligible sites.
0593	Unit A, Matalan, Commercial Road, Strood Rochester	Site complete 2009
0594	Dock Road Chatham	Sites added individually.
0595	Grange Road Gillingham	No eligible sites.
0596	High Street Chatham	No eligible sites.
0597	High Street Gillingham	No eligible sites.
0599	Council Depot High Street Strood Rochester	Sites added individually.
0600	Hillside Avenue, Strood Rochester	No eligible sites.
0601	Hoath Lane Wigmore Gillingham	No eligible sites.
0602	London Road Rainham Gillingham	No eligible sites.
0605	Luton High Street Luton Chatham	No eligible sites.
0606	Luton Road Luton Chatham	No eligible sites.
0607	Maidstone Road Rainham Gillingham	No eligible sites.
0608	Main Road Hoo Rochester	No eligible sites.
0609	New Cut Chatham	No eligible site applications.
0610	Orion Road Rochester	No eligible site applications.
0611	Pepys Way Strood	No eligible site applications.
0613	Railway Street Chatham	No eligible site applications.
0614	Richmond Road Gillingham	No eligible site applications.
0615	Skinner Street Gillingham	No eligible sites.
0616	Sundridge Hill Cuxton Rochester	No eligible site applications.
0617	Thames Avenue Rainham Gillingham	No eligible sites.
0618	Watling Street Gillingham	No eligible sites.
0619	Woodlands Road Gillingham	No eligible sites.
0620	Sally Port Gardens, Brompton Gillingham	No eligible sites.
0621	Livingstone Circus Gillingham	No eligible sites.
0622	Chatham Maritime Maritime Way Brompton Chatham	Sites added individually.
0623	Rainham Road Gillingham	No eligible sites.
0624	Walderslade Woods, Walderslade Chatham	No eligible sites.
0625	Windmill Road Gillingham	No eligible sites.
0626	West Street Cliffe	No sites above threshold.
0627	Sir Evelyn Road Rochester	No sites above threshold.



Site Ref	Site Name	Reasons For Rejection
0628	Maidstone Road Rochester	Sites added individually.
0629	King Street Rochester	LUPIN application below site threshold.
0630	Esplanade Rochester	Application to carry out 1st floor extension.
0631	Church Street Cliffe Rochester	No sites within size threshold.
0633	Part of Sites D3 and D4, Eastbridge, Chatham Maritime Chatham	Site now completed
0635	BAE Works, Airport Site, Maidstone Road Chatham	Site completed 2009
0637	23, Laker Road, Rochester	Site area under 0.15ha.
0642	Plot C, Kingsnorth Industrial Estate Eschol Road Kingsnorth Rochester	Development Completed 2009
0650	Plot K3, George Summers Close, Medway City Estate Frindsbury Rochester	Office space too small.
0661	Rear of 1-8 Featherby Cottages Danes Hill Gillingham	Site below threshold of 5 dwellings/0.15ha
0665	Adj. to 2 Gorst Street, Gillingham	Site complete 2009
0671	R/O St John Fisher School, Charles Street, Chatham	Required for education
0711	Land North of Commissioners Road, Strood Rochester	Open Space
0712	HMP Rochester, Sir Evelyn Road Rochester	Open Space
0729	Brompton Farm Land, Brompton Farm Road Wainscott Rochester	Green Belt
0737	Land at the former Upnor Quarry, Upchat Road Upnor Rochester	SSSI
0743	Fenced area, Lordswood Lane, Chatham	Open Space
0747	Land at Barn Meadow Off Browndens Road Upper Halling Rochester	Green Belt
0751	BAE Sports & Social Club, Bells Lane, Hoo St Werburgh	Open Space
0768	Land at Green Lane Isle of Grain Rochester	Open Space
0771	Land at Port Victoria Road Isle of Grain Rochester	SNCI, Open Space, Proposed Country Park
0779	Brickmakers Arms, 367 Luton Road, Luton Chatham	Site Below Threshold
0787	Land adj. Port Victoria Road Isle of Grain Rochester	Open Space
0788	Land at Church Hill, Rochester Road, Cuxton Rochester	AONB, Green Belt, Open Space
0796	Rede Court, Gravesend Road, Strood Rochester	Green Belt
0799	Land off Bush Road, Cuxton Rochester	AONB, Green Belt, Open Space
0801	Land at Chapel Lane, Upper Halling Rochester	AONB, Green Belt
0813	Land adj. Beatty Avenue,	Open Space

Site Ref	Site Name	Reasons For Rejection
	Gillingham	
0827	Stonehouse Farm, Dillywood Lane, Frindsbury Rochester	Green Belt
0832	Land to the West of North Dane Wood, Lordswood Lane Lordswood Chatham	Open Space
0851	Luton LIFT site, Alexandra Road, Luton Chatham	Open Space
0879	217-219 Balmoral Road, Gillingham	Site too small

