



Housing Land Supply in Medway 2002



Development Plans and Research
Development and Environment

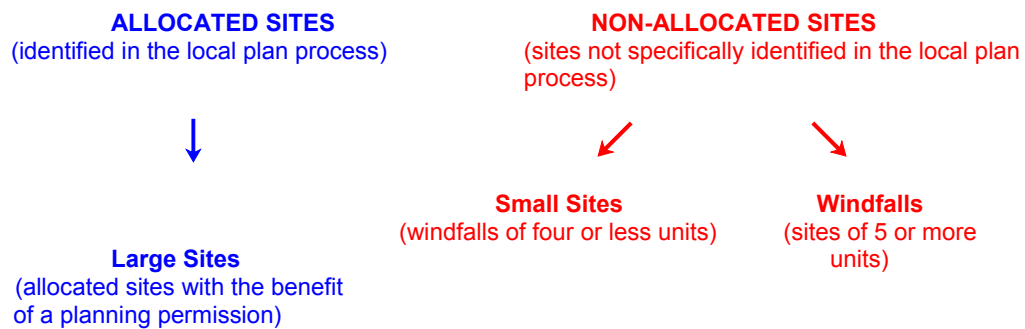


1.0 HOUSING LAND SUPPLY IN MEDWAY 2002

1.1 General

- 1.1.1 The information contained in the report is a statement of identified house building land available at the study base date of March 31 2002, and includes a guide to the probable rate of development. The survey was undertaken in April 2002, just five months after the belated survey for the 2001 study. As the data for the 2001 study was based upon estimated completions, the actual number of completions for the 2002 study has been added to the actual level of completions recorded in 2001, and split equally for both survey years. Care should be taken, therefore, when comparing completions data from these two survey years. The 2003 study will be undertaken in April 2003, and will provide the first opportunity since the 2000 study to assess performance of key indicators over a twelve months period.
- 1.1.2 The diagram shown below (Fig. 1) is provided in order to clarify the treatment of allocated and unallocated sites.

Fig. 1



- 1.1.3 The land supply information comprises details of the individual site assessments of “large” sites (sites with an original capacity of 5 or more dwellings net). Estimates are provided for the contribution of “small” unidentified sites (with an original capacity of less than 5 dwellings) and “windfalls” (large unidentified sites with a capacity of 5 or more dwellings).

1.2 Land Supply Position

- 1.2.1 Table 1 below shows the net dwelling requirements of the Kent Structure Plan (adopted in 1996) compared with net completions.

Table 1

Structure Plan Provision				Net Completions	Residual Dwelling Requirement		
1991-2001	2001-2006	2006-2011	1991-2011	1991-2002	Next 5 Yrs	to 2006	to 2011
9000	4000	3000	16000	7387	6213	5613	8613

- 1.2.2 Table 2 below, shows how land supply in Medway, up to the end date of the local plan, shows a 6.6% surplus when compared to the requirements of the Structure Plan. The shortfall identified for the post 2006 periods will be addressed through the review process for both the Kent and Medway Structure Plan and the Medway Local Plan.

Table 2

Land Supply and Structure Plan Requirements (31/03/02)				
Phase	2002-2006	2002-2007	2006-2011	2002-2011
Structure Plan Residual Requirement	5613	6213	3000	8613
Large Sites	5330	5798	1068	6398
Small Sites (@ 77 p.a.)	308	385	385	693
Windfalls (@ 87 p.a.)	348	435	435	783
Total Land Supply	5986	6618	1888	7874
Balance	373	405	-1112	-739

- 1.2.3 The following conclusions can be drawn from this year's survey (see Table 2):

- **Five Year Land Supply (2002-2007):** the land supply is 6.5% above the Structure Plan requirement;
- **2006-2011:** the land supply is sufficient to meet 62.9% of the requirement.
- **2002-2011:** the land supply is 8.6% below the Structure Plan requirement.

1.3 Small Sites

- 1.3.1. Small sites are expected to contribute 385 dwellings over the next five years, which equates to 5.8% of the total five year land supply. Planning permissions for small site development have dipped to 106 dwellings from last year's value of 113. Table 3 shows how the projected yield of small sites is derived, and Table 4 shows a breakdown of permissions by type.

Table 3

Year	97/98	98/99	99/00	00/01	01/02
Local Plan allowance p.a.	84	84	84	88	88
Actual completion rates	96	86	82	61	61
Surplus(+)/Deficit(-)	12	2	-2	-27	-27

Average contribution in period 97/98-01/02 is: 77

Table 4

Permission	1997/98	1998/99	1999/00	2000/01	2001/02
Outline	18	25	36	23	30
Full/Reserved Matters	26	34	68	90	76
Total	44	59	104	113	106
No. of Sites	28	38	75	115	80

1.4 Large Sites

- 1.4.1 The five years land supply of large sites has increased by 10% over the previous year. An increasing supply of windfalls, coupled with higher density allocations and permissions, help to explain the increase. The current level of large site land supply for the five years period represents 88% of total land supply. Post 2006 supply will be determined through the reviews of the Structure Plan and Local Plan. However, the deficit has significantly reduced from last year's value of -1563 to -739. This is largely explained by the significant density increase in the allocation for Rochester Riverside from 900 dwellings to 1700 dwellings up to 2011.

1.5 Construction Activity

- 1.5.1 Monitoring of completion rates against the Structure Plan targets shows consistent under-achievement in Medway. The performance of the house building industry is disappointing, and questions need to be asked whether the targets are set too high, or whether there are other issues affecting development progress in Medway. It has to be stated that most of the major "greenfield" sites are under development, or already have planning permission.

1.6 Large Unidentified Sites ("Windfalls")

- 1.6.1 There is a projected yield of 435 dwellings from this source over the next five years (to 2006). This equates to 7% of the total 5 year land supply. Table 5 below shows how the yield is calculated.

Table 5

Year	97/98	98/99	99/00	00/01	01/02
Net dwellings granted permission (<1Ha)	71	111	119	62	122

Average contribution in period 97/98-01/02 is: 87
(includes reduction of 10% for non-implementation)

- 1.6.2 Analysis of windfalls shows, as expected, that they are occurring principally in the inner urban area. PPG3 (DETR, March 2000) is starting to impact upon the level of windfall sites coming forward. Despite a dip in 2000/01, windfall permissions have climbed up to, and exceeded, pre PPG3 windfalls. Future trends will be monitored.

1.7 Affordable Housing

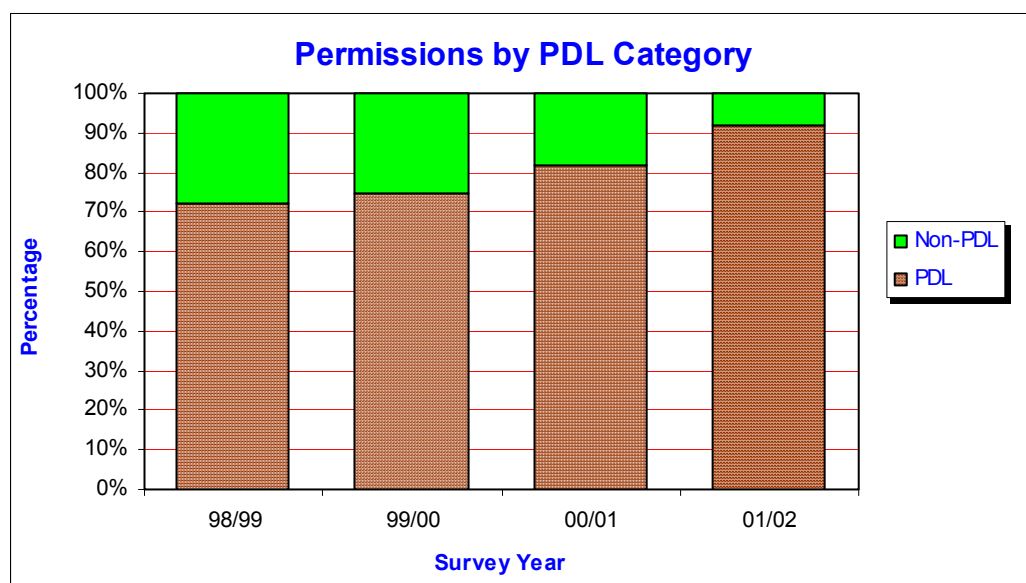
- 1.7.1 The aggregate level of completions for both 2001 and 2002 show 208 dwellings completed in the two year period. This has been apportioned as 104 dwellings completed in each year. Considering that 161 dwelling completions were recorded in 1999/2000, there is still some concern over the poor delivery of affordable housing in Medway. At the study base date, the number of affordable dwellings granted a valid permission during the year had increased from 35 (2001) to 85, with an additional 60 dwellings having a

resolution to grant permission subject to completion of a S.106 Obligation. Whilst some progress has been made in this policy area compared to a year ago, the performance is still rather disappointing. The situation will continue to be monitored.

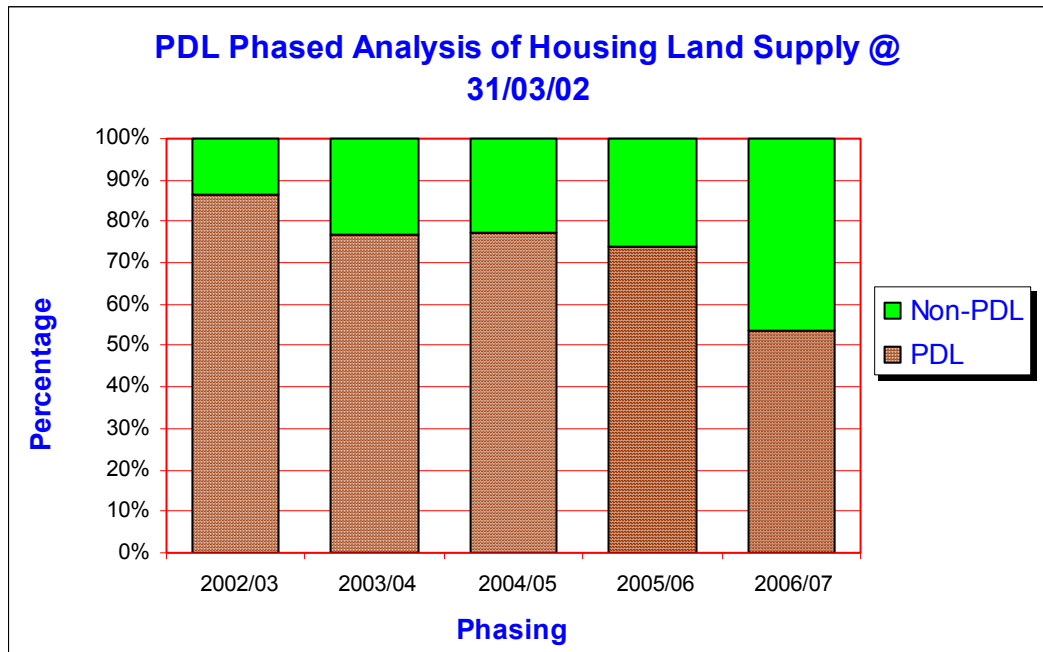
1.8 Previously Developed Land

- 1.8.1 In line with national policy, Medway Council has set itself a target of providing 60% of new dwellings on previously developed land (PDL). Fig. 2 below shows how permissions for new housing development on PDL sites have increased since PPG3 was published in March 2000.

Fig. 2



- 1.8.2 In 2001/2002, 92% of new permissions were PDL, compared with 82% for the previous year. Analysis of land supply over the next five years (see Fig. 3 overleaf) shows rates above target provision (86.4% in 2002/03, 76.9% in 2003/04, 77.4% in 2004/05, 74.1% in 2005/06, and 53.4% in 2006/07.)
- 1.8.3 The reduction over time in the percentage of previously developed land is explained by the emergence of large “greenfield” sites such as Hoo, and the remaining Wainscott sites, following completion of major “brownfield” sites in Medway (such as St Mary’s Island, and The Esplanade).

Fig. 3

1.9 Density

- 1.91. PPG3 encourages higher density for new developments, in excess of 30 dwellings per hectare (d.p.h.). Analysis of full permissions for large sites post PPG3 (i.e. after 31/03/00) shows an average net density of 35 dwellings per hectare. This is comfortably within the range expected by the Government in order to make the best and most sustainable use of housing land.

Residential Land Availability for Large Sites at 31st March 2002

(#Subject to S106 not yet signed)

Site	Address	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
	Ward		N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
GL 012B	Area O Lambsfrith Grove South Hempstead																							
	Hempstead and Wigmore	Application	0	3	25	28	0	0	0	0	0	3	25	28	3	0	0	0	0	3	3	0	0	
2.53 ha Large Site																								
GL970601	Full	Houses	0	3	25	28	0	0	0	0	0	3	25	28	3	0	0	0	0	3	3	0	0	Parham Ltd
GL 033	Land Off Birling Avenue Gillingham																							
	Rainham	Application	32	0	1	33	0	0	0	0	32	0	1	33	0	10	10	12	0	32	32	0	0	
1.77 ha Large Site																								
ME960066MR	Full	Houses	32	0	1	33	0	0	0	0	32	0	1	33	0	10	10	12	0	32	32	0	0	Ballard
GL 073	Land at St Mary's Island Maritime Way Chatham Maritime																							
	Brompton	Applications	804	146	750	1700	0	0	0	0	804	146	750	1700	318	316	174	142	0	950	950	0	0	
59.9 ha Large Site																								
MC20011111	Reserved Matters	Mixed Dwelling Types	22	70	0	92	0	0	0	0	22	70	0	92	30	30	32	0	0	92	92	0	0	Countryside Maritime Ltd
GL940204	Full	Mixed Dwelling Types	0	0	56	56	0	0	0	0	0	0	56	56	0	0	0	0	0	0	0	0	0	Countryside Residential
MC20020009	Reserved Matters	Mixed Dwelling Types	81	0	0	81	0	0	0	0	81	0	0	81	40	41	0	0	0	81	81	0	0	Countryside Maritime Ltd
MC980654MG	Reserved Matters	Houses	0	0	91	91	0	0	0	0	0	0	91	91	0	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20010196	Reserved Matters	Mixed Dwelling Types	0	32	0	32	0	0	0	0	0	32	0	32	32	0	0	0	0	32	32	0	0	Countryside Residential (South Thames) Ltd
GL980030	Reserved Matters	Houses	0	0	45	45	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	0	0	Redrow Homes (SE) Ltd
GL980029	Reserved Matters	Houses	0	0	63	63	0	0	0	0	0	0	63	63	0	0	0	0	0	0	0	0	0	Redrow Homes (South East) Ltd
GL960158	Full	Houses	0	0	98	98	0	0	0	0	0	0	98	98	0	0	0	0	0	0	0	0	0	Countryside Residential
GL960557	Reserved Matters	Flats (Purpose built)	0	0	43	43	0	0	0	0	0	0	43	43	0	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
GL970045	Reserved Matters	Mixed Dwelling Types	0	0	7	7	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
GL970047	Reserved Matters	Houses	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC980225	Reserved Matters	Houses	0	0	17	17	0	0	0	0	0	0	17	17	0	0	0	0	0	0	0	0	0	Countryside Residential (South Thames) Ltd
GL970401	Reserved Matters	Mixed Dwelling Types	0	0	124	124	0	0	0	0	0	0	124	124	0	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC19995189	Reserved Matters	Mixed Dwelling Types	0	5	176	181	0	0	0	0	0	5	176	181	5	0	0	0	0	5	5	0	0	Barratt Homes (Eastern Counties) Ltd
GL930730	Outline	Mixed Dwelling Types	568	0	0	568	0	0	0	0	568	0	0	568	142	142	142	142	0	568	568	0	0	Countryside Maritime Ltd
MC20000741	Reserved Matters	Mixed Dwelling Types	65	28	26	119	0	0	0	0	65	28	26	119	28	65	0	0	0	93	93	0	0	Countryside Residential (South Thames) Ltd
MC20011259	Reserved Matters	Mixed Dwelling Types	0	11	0	11	0	0	0	0	0	11	0	11	11	0	0	0	0	11	11	0	0	Countryside Maritime Ltd

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC20000830	Reserved Matters	Mainly Flats	68	0	0	68	0	0	0	0	68	0	0	68	30	38	0	0	0	68	68	0	0	Countryside Maritime
GL 082	Brompton School Site Maxwell Road Brompton	Application	0	15	17	32	0	0	0	0	0	15	17	32	15	0	0	0	0	15	15	0	0	
0.82 ha Large Site																								
GL930816	Full	Mainly Houses	0	15	17	32	0	0	0	0	0	15	17	32	15	0	0	0	0	15	15	0	0	Woband
GL 125	St Peter's Church Trafalgar Street Gillingham Brompton	Allocations	13	0	0	13	0	0	0	0	13	0	0	13	0	13	0	0	0	13	13	0	0	
0.18 ha Allocation																								
GL 132	Duncan Road Gillingham Priestfield	Application *	14	0	0	14	0	0	0	0	14	0	0	14	7	7	0	0	0	14	14	0	0	
0.69 ha Large Site																								
MC20010082 #	Full	Houses	14	0	0	14	0	0	0	0	14	0	0	14	7	7	0	0	0	14	14	0	0	Purewal Green Acre Homes (South East) Ltd
GL 134	Seeboard Depot Windsor Road Gillingham Priestfield	Application	0	43	12	55	0	0	0	0	0	43	12	55	43	0	0	0	0	43	43	0	0	
0.76 ha Large Site																								
MC20010314	Full	Mixed Dwelling Types	0	43	12	55	0	0	0	0	0	43	12	55	43	0	0	0	0	43	43	0	0	Barratt Eastern Counties
GL 135	Borough Road Gillingham Gillingham South	Allocations	25	0	0	25	0	0	0	0	25	0	0	25	0	0	12	13	0	25	25	0	0	
0.59 ha Allocation																								
GL 138	Melody Close Grain Road Wigmore Hempstead and Wigmore	Application	5	0	5	10	0	0	0	0	5	0	5	10	5	0	0	0	0	5	5	0	0	
0.31 ha Large Site																								
GL960685	Full	Houses	5	0	5	10	0	0	0	0	5	0	5	10	5	0	0	0	0	5	5	0	0	Ward Homes
GL 143	Station Road Rainham Riverside	Allocations	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	7	0	0	
0.13 ha Allocation																								
GL 146	92-100 Trafalgar Street Gillingham Brompton	Applications	18	0	0	18	4	0	0	4	14	0	0	14	0	2	12	0	0	14	14	0	0	
0.34 ha Large Site																								
MC20001390	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	2	0	0	Mr R Rocco
MC20020017	Full	Mainly Flats	16	0	0	16	4	0	0	4	12	0	0	12	0	0	12	0	0	12	12	0	0	Mr A Rocco

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
GL 147 0.26 ha Allocation	Mill Road and Arden Street Gillingham Gillingham North	Allocations	21	0	0	21	0	0	0	0	21	0	0	21	0	21	0	0	0	21	21	0	0	
GL 149 1.48 ha Allocation	Maxwell Road Brompton Brompton	Allocations	45	0	0	45	0	0	0	0	45	0	0	45	0	0	20	25	0	45	45	0	0	
GL 150 1.54 ha Allocation	Amherst Hill Brompton Brompton	Allocations	34	0	0	34	0	0	0	0	34	0	0	34	0	0	34	0	0	34	34	0	0	
GL 152 0.47 ha Allocation	East of Gillingham Golf Course Broadway GILLINGHAM Beechings	Allocations	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	
GL 159 0.16 ha Allocation	89 Ingram Road Gillingham Medway	Allocations	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	
GL 174B 0.2 ha Large Site	Former Rainham Southern Relief Road Land (West) Orchard Street Rainham St.Margaret's	Application	26	0	0	26	0	0	0	0	26	0	0	26	0	0	26	0	0	26	26	0	0	
MC20011148 #	Outline	Mainly Houses	26	0	0	26	0	0	0	0	26	0	0	26	0	0	26	0	0	26	26	0	0	Kent Estate Management
GL 175 3.05 ha Large Site	Waterside Lane Gillingham Medway	Application *	0	0	100	100	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	
MC980555MG	Full	Houses	0	0	100	100	0	0	0	0	0	0	100	100	0	0	0	0	0	0	0	0	0	Crest Homes (South East) Ltd
GL 176 2.44 ha Allocation	Lower Lines Cumberland Road Gillingham Brompton	Allocations	55	0	0	55	0	0	0	0	55	0	0	55	0	0	30	25	0	55	55	0	0	
GL 177 0.79 ha Large Site	Land r/o 94 Bloors Lane Rainham Rainham	Applications *	13	0	0	13	4	0	0	4	9	0	0	9	-4	0	13	0	0	9	9	0	0	

	<i>Address</i> <i>Ward</i>	<i>Dwelling type</i>	<i>Gains</i>				<i>Losses</i>				<i>Net</i>				<i>Phasing 5 year</i> <i>02-07</i>					<i>Phasing 02-16</i>				
<i>Site</i>			<i>N/S</i>	<i>U/C</i>	<i>C/P</i>	<i>Tot</i>	<i>N/S</i>	<i>U/C</i>	<i>C/P</i>	<i>Tot</i>	<i>N/S</i>	<i>U/C</i>	<i>C/P</i>	<i>Tot</i>	<i>Yr1</i>	<i>Yr2</i>	<i>Yr3</i>	<i>Yr4</i>	<i>Yr5</i>	<i>Tot</i>	<i>02/06</i>	<i>06/11</i>	<i>11/16</i>	<i>Developer</i>
MC980252MG	Full	Houses	13	0	0	13	0	0	0	0	13	0	0	13	0	0	13	0	0	13	13	0	0	GTS Design Properties
MC20010727	Full	Other	0	0	0	0	4	0	0	4	-4	0	0	-4	-4	0	0	0	0	-4	-4	0	0	Mr & Mrs Delaney & The Kingdom Hall Trust
<i>GL 178</i> 8.96 ha Allocation	Grange Farm Grange Road Gillingham Medway	<i>Allocations</i>	200	0	0	200	0	0	0	0	200	0	0	200	0	50	75	75	0	200	200	0	0	
<i>GL 180</i> 1.39 ha Allocation	Howlands Nursery Christmas Street Gillingham Medway	<i>Allocations</i>	45	0	0	45	0	0	0	0	45	0	0	45	0	0	45	0	0	45	45	0	0	
<i>GL 181</i> 0.12 ha Allocation	Medway House 277 Gillingham Road Gillingham Priestfield	<i>Allocations</i>	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	12	0	12	12	0	0	
<i>GL 182</i> 0.06 ha Large Site	53-57 James Street Gillingham Gillingham North	<i>Application</i>	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	10	0	0	
MC20011305 #	Full	Flats (Purpose built)	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	10	0	0	Pineshields Projects Ltd
<i>GL 184</i> 0.18 ha Windfall	69-75 Canterbury Street & r/o 2-28 Paget Street Gillingham Brompton	<i>Application * </i>	29	0	0	29	0	0	0	0	29	0	0	29	0	29	0	0	0	29	29	0	0	
MC20000786	Full	Flats (Purpose built)	29	0	0	29	0	0	0	0	29	0	0	29	0	29	0	0	0	29	29	0	0	Mount Anvil Construction
<i>GL 187</i> 0.24 ha Windfall	Land r/o Holy Trinity Church Hall Twydall Lane Gillingham Twydall	<i>Application</i>	7	0	0	7	0	0	0	0	7	0	0	7	0	7	0	0	0	7	7	0	0	
MC20010597	Reserved Matters	Houses	7	0	0	7	0	0	0	0	7	0	0	7	0	7	0	0	0	7	7	0	0	Jenner Contractors Ltd
<i>GL 188</i> 2.01 ha Large Site	Little York Farm Lower Twydall Lane Gillingham Riverside	<i>Application</i>	0	6	10	16	0	0	0	0	0	6	10	16	6	0	0	0	0	6	6	0	0	
MC20000363	Full	Houses	0	6	10	16	0	0	0	0	0	6	10	16	6	0	0	0	0	6	6	0	0	Millwood Designer Homes Ltd
<i>GL 189</i> 0.44 ha Allocation	Coach Repair Depot Pump Lane Lower Rainham Riverside	<i>Allocations</i>	13	0	0	13	0	0	0	0	13	0	0	13	0	13	0	0	0	13	13	0	0	

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC 001	Lodge Hill Lodge Hill Lane Chattenden																							
Frindsbury Extra & Chattenden	Application *		62	12	0	74	27	0	0	27	35	12	0	47	20	27	0	0	0	47	47	0	0	
7.45 ha Large Site																								
MC20001070	Full	Mixed Dwelling Types	62	12	0	74	27	0	0	27	35	12	0	47	20	27	0	0	0	47	47	0	0	London & Quadrant Housing Trust
MC 002	Rochester Airfield Rochester Road Rochester																							
Warren Wood	Allocations		200	0	0	200	0	0	0	0	200	0	0	200	0	0	100	100	0	200	200	0	0	
5.84 ha Allocation																								
MC 005	352-356 Luton Road CHATHAM																							
Luton	Allocations		22	0	0	22	0	0	0	0	22	0	0	22	0	0	11	11	0	22	22	0	0	
0.31 ha Allocation																								
MC 006	16-24 Orchard Street Rainham																							
St.Margaret's	Application *		6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	6	0	0	
0.1 ha Large Site																								
MC20011147 #	Outline	Houses	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	6	0	0	Kent Estate Management
MC 007	36-52 High Street Rainham																							
St.Margaret's	Application *		15	0	0	15	1	0	0	1	14	0	0	14	0	0	14	0	0	14	14	0	0	
0.31 ha Large Site																								
MC20011143 #	Outline	Houses	15	0	0	15	1	0	0	1	14	0	0	14	0	0	14	0	0	14	14	0	0	Kent Estate Management
MC 008	277 High Street ROCHESTER																							
Town	Application		0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	14	0	0	
0.08 ha Windfall																								
MC20000657	Full	Conversion to Flats	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	14	0	0	Mr R Atfield C/o Barrett Haskins Designs Ltd
MC 009	Old George Public House Main Road Chattenden																							
Frindsbury Extra & Chattenden	Application		0	9	1	10	0	0	0	0	0	9	1	10	9	0	0	0	0	9	9	0	0	
0.25 ha Windfall																								
MC20000846	Reserved Matters	Mixed Dwelling Types	0	9	1	10	0	0	0	0	0	9	1	10	9	0	0	0	0	9	9	0	0	Prior Homes Ltd
MC 010	St John's Field Pattens Lane CHATHAM																							
Horsted	Application		9	9	2	20	0	0	0	0	9	9	2	20	10	8	0	0	0	18	18	0	0	
1.85 ha Windfall																								
MC20010369	Reserved Matters	Houses	9	9	2	20	0	0	0	0	9	9	2	20	10	8	0	0	0	18	18	0	0	Belmont Homes

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC 011	Land adjacent to 11 and rear of 13-23 Swain Close Strood																							
0.13 ha Windfall	Rede Court	Application	12	0	0	12	0	0	0	0	12	0	0	12	0	12	0	0	0	12	12	0	0	
ME980539MR #	Full	Flats (Purpose built)	12	0	0	12	0	0	0	0	12	0	0	12	0	12	0	0	0	12	12	0	0	Dudrich Holdings Ltd
MC 013	2 Union Street CHATHAM																							
0.03 ha Windfall	Town	Application	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	
MC990234MG	Outline	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	Turvey plc
MC 014	High Street/Arden Street GILLINGHAM																							
0.11 ha Windfall	Gillingham North	Applications	0	28	0	28	0	1	0	1	0	27	0	27	27	0	0	0	0	27	27	0	0	
MC20001333 #	Full	Flats (Purpose built)	0	14	0	14	0	0	0	0	0	14	0	14	14	0	0	0	0	14	14	0	0	Amicus Group
MC20000071	Full	Flats (Purpose built)	0	14	0	14	0	1	0	1	0	13	0	13	13	0	0	0	0	13	13	0	0	Amicus Group
MC 015	The Admiral Elliott Public House Crown Street & 2 East Street GILLINGHAM																							
0.04 ha Windfall	Gillingham North	Application	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	
MC20011056	Full	Conversion to Flats	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	Clerkenwell Investments Ltd
MC 018	24 Star Hill ROCHESTER																							
0.07 ha Windfall	Troy Town	Applications	0	10	0	10	0	3	0	3	0	7	0	7	6	1	0	0	0	7	7	0	0	
MC20011591	Full	Houses	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	2	0	0	Halpern Properties
MC19995915	Full	Conversion to Flats	0	5	0	5	0	1	0	1	0	4	0	4	4	0	0	0	0	4	4	0	0	Halpern Properties Ltd
MC19996106	Full	Houses	0	3	0	3	0	2	0	2	0	1	0	1	0	1	0	0	0	1	1	0	0	Adina, Saul and David Halpern and Dalia Halpern-Matthews
MC 019	1 Ordnance Terrace CHATHAM																							
0.04 ha Windfall	Town	Application	7	0	0	7	0	0	0	0	7	0	0	7	7	0	0	0	0	7	7	0	0	
MC20000112	Full	Conversion to Flats	7	0	0	7	0	0	0	0	7	0	0	7	7	0	0	0	0	7	7	0	0	Mr R Beale
MC 024	Land north of The Cut and west of Pleasant Row Brompton																							
0.21 ha Windfall	Brompton	Application	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	
MC20000240	Full	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	Stevens Construction Ltd

	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16					
Site			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	Developer	
MC 025	Land between 99 & 107 High Street and Rainham	6b Station Road Rainham																							
	0.39 ha Windfall		Application	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	9	0	0	
MC19996226 #	Full	Flats (Purpose built)	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	9	0	0	LIDL UK Gmbh	
MC 026	7 Manor Road CHATHAM	Town	Application	12	0	0	12	0	0	0	0	12	0	0	12	0	12	0	0	0	12	12	0	0	
	0.05 ha Windfall																								
MC20012040	Reserved Matters	Flats (Purpose built)	12	0	0	12	0	0	0	0	12	0	0	12	0	12	0	0	0	12	12	0	0	Pineshield Projects Ltd	
MC 027	32-34 High Street CHATHAM	Town	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
	0.02 ha Windfall																								
MC20001055	Full	Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	Mr R Beale	
MC 028	The Five Bells Inn 17 Church Street GILLINGHAM	Medway	Application	0	0	8	8	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	
	0.06 ha Windfall																								
MC20001701	Full	Mainly Flats	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	Mr A Hawkins	
MC 030	White Swan Public House 1 Haig Avenue CHATHAM	Holcombe	Application	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	
	0.13 ha Windfall																								
MC20001561	Full	Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	Propan Homes Ltd	
MC 031	6-8 Prospect Avenue Frindsbury	Frindsbury	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
	0.1 ha Windfall																								
MC20012092 #	Full	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	SMS Properties	
MC 032	Land east of Pembroke Road GILLINGHAM	Watling Street	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	
	0.2 ha Large Site																								
MC20010265 #	Outline	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	Royal Naval Benevolent Trust	
MC 033	Land at corner of Albert Place and adjacent to The Steam Packet Public House Station Road Strood	Frindsbury	Applications	27	0	0	27	8	0	0	8	19	0	0	19	1	18	0	0	0	19	19	0	0	
	0.38 ha Windfall																								
MC20001574	Full	Houses	19	0	0	19	8	0	0	8	11	0	0	11	0	11	0	0	0	11	11	0	0	Beaver Housing Society with Quintonglen	
MC20001102	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	1	0	0	Mr A K Brierley	
MC20011560 #	Full	Houses	7	0	0	7	0	0	0	0	7	0	0	7	0	7	0	0	0	7	7	0	0	Quintonglen Ltd and Radcliffe Housing	

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer Society
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC 034	1 Chelmar Road CHATHAM Town	Application	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	
0.03 ha Windfall																								
MC19996177	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	Ian Ross Holdings Ltd
MC 035	7-13 New Road CHATHAM Town	Applications	8	4	0	12	0	0	0	0	8	4	0	12	4	0	8	0	0	12	12	0	0	
0.09 ha Windfall																								
MC20001809 #	Outline	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	8	0	0	Mr R Harris
MC20012020 #	Full	Houses	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	4	0	0	Mr A Glausius
MC 037	The Cat and Cracker Hotel High Street Isle of Grain All Saints	Application	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	8	0	0	
0.25 ha Windfall																								
MC20001640	Full	Houses	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	8	0	0	Denne Construction
MC 039	16-18 Magpie Hall Road Chatham Holcombe	Application	20	0	0	20	0	0	0	0	20	0	0	20	0	0	20	0	0	20	20	0	0	
0.06 ha Windfall																								
MC20010699	Outline	Flats (Purpose built)	20	0	0	20	0	0	0	0	20	0	0	20	0	0	20	0	0	20	20	0	0	Mr Gill
MC 040	12 Cliffe Road Strood Frindsbury	Application	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	6	0	0	
0.03 ha Windfall																								
MC20010637	Full	Flats (Purpose built)	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	6	0	0	Mr R A Pike
MC 041	Dunnings Lane ROCHESTER Troy Town	Application	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	
0.07 ha Windfall																								
MC20010009 #	Outline	Mixed Dwelling Types	6	0	0	6	0	0	0	0	6	0	0	6	0	6	0	0	0	6	6	0	0	Mr W J Field
MC 042	6 Manor Mews Manor Road CHATHAM Town	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
0.02 ha Windfall																								
MC20010186	Full	Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	Greene and Greene and Son
MC 043	Featherby Sports and Social Club Featherby Road GILLINGHAM Beechings	Application	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	10	0	0	
0.24 ha Windfall																								

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC20010396 #	Outline	Houses	10	0	0	10	0	0	0	0	10	0	0	10	0	10	0	0	0	10	10	0	0	RS and GK Dhaliwell
MC 044	Land adjacent to Ridge Cottage Lower Rochester Road Frindsbury																							
0.27 ha Windfall	Frindsbury Extra & Chattenden	Application	12	0	0	12	0	0	0	0	12	0	0	12	0	0	12	0	0	12	12	0	0	
MC20010504	Outline	Houses	12	0	0	12	0	0	0	0	12	0	0	12	0	0	12	0	0	12	12	0	0	Millplace Ltd
MC 045	Land at 24 and rear of 26-38 Higham Road Cliffe																							
0.32 ha Large Site	Thames Side	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
MC20010573	Full	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	Constantine Developments Ltd
MC 046	Rochester Windows Building Star Hill ROCHESTER																							
0.06 ha Windfall	Town	Application	23	0	0	23	0	0	0	0	23	0	0	23	0	0	23	0	0	23	23	0	0	
MC20010553	Full	Flats (Purpose built)	23	0	0	23	0	0	0	0	23	0	0	23	0	0	23	0	0	23	23	0	0	Murston Construction Ltd
MC 047	Former Pelican Foundry Gads Hill GILLINGHAM																							
0.6 ha Windfall	Medway	Application	20	4	0	24	0	0	0	0	20	4	0	24	24	0	0	0	0	24	24	0	0	
MC20010791 #	Full	Houses	20	4	0	24	0	0	0	0	20	4	0	24	24	0	0	0	0	24	24	0	0	Mr J Elwell
MC 048	St. Margaret's Church Hall Orchard Street Rainham																							
0.09 ha Large Site	St.Margaret's	Application	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	
MC20010855 #	Full	Flats (Purpose built)	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	Larkstore Ltd
MC 049	Weavers Court Corner King Street ROCHESTER																							
0.05 ha Windfall	Troy Town	Application	30	0	0	30	7	0	0	7	23	0	0	23	0	0	0	23	0	23	23	0	0	
MC20010483 #	Full	Flats (Purpose built)	30	0	0	30	7	0	0	7	23	0	0	23	0	0	0	23	0	23	23	0	0	Syrell Ltd
MC 050	Land off Britannia Road High Halstow																							
0.23 ha Large Site	All Saints	Application	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	6	0	0	
MC20011592	Outline	Houses	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	6	0	0	Wilcon Homes Eastern Limited
MC 051	Reliance House Manor Road CHATHAM																							
0.05 ha Windfall	Town	Application	0	16	0	16	0	0	0	0	0	16	0	16	16	0	0	0	0	16	16	0	0	
MC20010598 #	Full	Flats (Purpose built)	0	16	0	16	0	0	0	0	0	16	0	16	16	0	0	0	0	16	16	0	0	Quintonglen Ltd

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC 052	Land at Best Street/Clover Street CHATHAM																							
0.08 ha Windfall	Town	Application	18	0	0	18	0	0	0	0	18	0	0	18	0	18	0	0	0	18	18	0	0	
MC20011654	Reserved Matters	Flats (Purpose built)	18	0	0	18	0	0	0	0	18	0	0	18	0	18	0	0	0	18	18	0	0	Cliveden Estates Ltd
MC 053	Site rear of St John Fisher School Charles Street CHATHAM																							
0.13 ha Windfall	Town	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
MC20000427	Full	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	Medway Housing Society
ME 004	West of Vixen Close Lordswood																							
0.45 ha Allocation	North Dane	Allocations	15	0	0	15	0	0	0	0	15	0	0	15	0	0	15	0	0	15	15	0	0	
ME 045	Adj 1 Wiltshire Close Chatham																							
0.18 ha Allocation	North Dane	Allocations	6	0	0	6	0	0	0	0	6	0	0	6	6	0	0	0	0	6	6	0	0	
ME 113	South of Basin 1 and St Mary's Island Maritime Way Chatham Maritime																							
120 ha Allocation	Brompton	Allocations	250	0	0	250	0	0	0	0	250	0	0	250	0	50	100	100	0	250	250	0	0	
ME 154	130a Beacon Road Chatham																							
0.04 ha Large Site	Luton	Application	10	0	0	10	0	0	0	0	10	0	0	10	0	0	0	10	0	10	10	0	0	
MC20012008	Full	Flats (Purpose built)	10	0	0	10	0	0	0	0	10	0	0	10	0	0	0	10	0	10	10	0	0	Mr & Mrs P E Ashby
ME 186	Phase 2 Chatham Historic Dockyard Dock Road CHATHAM																							
1.3 ha Large Site	Town	Applications *	0	15	49	64	0	2	2	4	0	13	47	60	13	0	0	0	0	13	13	0	0	
MC20001061	Full	Flats (Purpose built)	0	3	3	6	0	2	2	4	0	1	1	2	1	0	0	0	0	1	1	0	0	Try MS Chatham
MC20000021	Full	Mainly Houses	0	12	46	58	0	0	0	0	0	12	46	58	12	0	0	0	0	12	12	0	0	Morgan Sindall & Try Homes Ltd
ME 189	153-185 Princes Avenue Chatham																							
1.34 ha Large Site	Walderslade	Application	2	0	32	34	0	0	0	0	2	0	32	34	2	0	0	0	0	2	2	0	0	
ME871240B	Reserved Matters	Houses	2	0	32	34	0	0	0	0	2	0	32	34	2	0	0	0	0	2	2	0	0	J & H Developments Ltd

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
ME 193	Corner of Foord Street & Delce Road Rochester Troy Town	Application	19	0	0	19	0	0	0	0	19	0	0	19	0	0	19	0	0	19	19	0	0	
0.07 ha Large Site																								
MC20000765	Outline	Flats (Purpose built)	19	0	0	19	0	0	0	0	19	0	0	19	0	0	19	0	0	19	19	0	0	Mart Developments Ltd
ME 222	90 Walderslade Road Chatham Hook Meadow	Application	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	
0.13 ha Large Site																								
MC20000904 #	Full	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	9	9	0	0	Kitewood Estates Ltd
ME 237	St Paul's Church 137a New Road Chatham Town	Application	36	0	0	36	0	0	0	0	36	0	0	36	0	0	36	0	0	36	36	0	0	
0.14 ha Large Site																								
MC20012018 #	Full	Flats (Purpose built)	36	0	0	36	0	0	0	0	36	0	0	36	0	0	36	0	0	36	36	0	0	Globe Gale Associates
ME 250	Medway Brick and Stone Works and Wharf Upnor Road Lower Upnor Frindsbury Extra & Chattenden	Applications *	79	22	15	116	4	0	0	4	75	22	15	112	40	57	0	0	0	97	97	0	0	
6.45 ha Large Site																								
MC20011069	Full	Flats (Purpose built)	6	0	0	6	4	0	0	4	2	0	0	2	0	2	0	0	0	2	2	0	0	Wilcon Homes Eastern Ltd
MC19996142	Full	Mainly Houses	73	22	15	110	0	0	0	0	73	22	15	110	40	55	0	0	0	95	95	0	0	Wilcon Homes Eastern Ltd
ME 253	Former Lucas Site The Esplanade Rochester St.Margarets and Borstal	Applications	0	18	339	357	0	0	0	0	0	18	339	357	18	0	0	0	0	18	18	0	0	
8.05 ha Large Site																								
ME980618MR	Full	Mixed Dwelling Types	0	0	56	56	0	0	0	0	0	0	56	56	0	0	0	0	0	0	0	0	0	Barratt Eastern Counties Ltd
ME970567	Full	Flats (Purpose built)	0	0	95	95	0	0	0	0	0	0	95	95	0	0	0	0	0	0	0	0	0	Wilcon Homes Ltd
ME970613	Full	Mainly Flats	0	18	188	206	0	0	0	0	0	18	188	206	18	0	0	0	0	18	18	0	0	Persimmon Homes Ltd
ME 254	Strood Riverside North Canal Road Strood Frindsbury	Applications	195	0	0	195	0	0	0	0	195	0	0	195	0	0	95	100	0	195	195	0	0	
3.37 ha Large Site																								
ME980637MR #	Full	Flats (Purpose built)	104	0	0	104	0	0	0	0	104	0	0	104	0	0	50	54	0	104	104	0	0	Cathedral Group plc
ME980197MR	Outline	Mainly Flats	91	0	0	91	0	0	0	0	91	0	0	91	0	0	45	46	0	91	91	0	0	Baily.Garner
ME 259B	East of Lower Rochester Road Wainscott Frindsbury Extra & Chattenden	Applications *	54	35	10	99	0	0	0	0	54	35	10	99	52	37	0	0	0	89	89	0	0	
4.23 ha Large Site																								
MC20010455 #	Full	Mainly Houses	37	17	0	54	0	0	0	0	37	17	0	54	17	37	0	0	0	54	54	0	0	Matthew Homes Ltd
MC19995795	Reserved Matters	Mainly Houses	17	18	10	45	0	0	0	0	17	18	10	45	35	0	0	0	0	35	35	0	0	Alfred McAlpine Homes East Ltd

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
ME 259E	West of Hollywood Road Wainscott Frindsbury Extra & Chattenden	Applications *	4	0	30	34	0	0	0	0	4	0	30	34	0	4	0	0	0	4	4	0	0	
1.6 ha Large Site																								
MC20000385	Reserved Matters	Houses	0	0	30	30	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	Bryant Homes Ltd
MC19995991	Outline	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	2	0	0	Mr R A Whitebread
MC20010125	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	2	0	0	Bryant Homes Southern Counties Ltd
ME 262	31-37 Tennyson Avenue Cliffe Woods Thames Side	Application	4	3	0	7	1	0	0	1	3	3	0	6	6	0	0	0	0	6	6	0	0	
0.21 ha Large Site																								
MC19995129	Full	Houses	4	3	0	7	1	0	0	1	3	3	0	6	6	0	0	0	0	6	6	0	0	Mr J Howe
ME 270	Land r/o 21-27 Pilgrims Way Cuxton Cuxton and Halling	Application	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	9	0	0	
0.58 ha Large Site																								
MC19995761	Outline	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	9	0	0	PN & RC Eastwood
ME 293	Rochester Riverside Corporation Street Rochester St.Margarets and Borstal	Allocations	1700	0	0	1700	0	0	0	0	1700	0	0	1700	0	150	150	150	150	600	450	750	500	
34.7 ha Allocation																								
ME 294	343-345 High Street Rochester Town	Application	0	6	0	6	0	0	0	0	0	6	0	6	0	0	6	0	0	6	6	0	0	
0.03 ha Large Site																								
ME960793	Full	Flats (Purpose built)	0	6	0	6	0	0	0	0	0	6	0	6	0	0	6	0	0	6	6	0	0	Beaver HS Ltd
ME 302	Adj Elaine Court Elaine Avenue Strood Earl	Application	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	8	0	0	
0.07 ha Windfall																								
MC20010802	Full	Flats (Purpose built)	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	8	0	0	Mr F Kane
ME 323	Land between 190-200 Beacon Road Chatham Luton	Allocations	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	
0.06 ha Allocation																								
ME 328	Land at Longhill Avenue Gillingham Gillingham South	Application *	37	0	0	37	0	0	0	0	37	0	0	37	0	20	17	0	0	37	37	0	0	
1.55 ha Large Site																								

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
MC20010795	Full	Flats (Purpose built)	37	0	0	37	0	0	0	0	37	0	0	37	0	20	17	0	0	37	37	0	0	Wards Construction
ME 331	254-260 Chatham Hill Chatham																							
Luton		Allocations	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	
0.13 ha Allocation																								
ME 337A	The Dance House Tobruk Way Chatham																							
Wayfield		Application	0	11	0	11	0	0	0	0	0	11	0	11	11	0	0	0	0	11	11	0	0	
0.09 ha Large Site																								
MC980595MG	Full	Houses	0	11	0	11	0	0	0	0	0	11	0	11	11	0	0	0	0	11	11	0	0	Beaver Housing Society
ME 342	Mercury Close, and adj to 62-72 Shorts Way Borstal																							
St.Margarets and Borstal		Allocations	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	
0.1 ha Allocation																								
ME 360	Halling Pumping Station, Vicarage Road Halling																							
Cuxton and Halling		Application	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	
0.49 ha Windfall																								
MC20001692	Reserved Matters	Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	8	0	0	Mid Kent Water plc
ME 371	All Saints Hospital Magpie Hall Road Chatham																							
Holcombe		Application	155	107	0	262	0	0	0	0	155	107	0	262	107	120	35	0	0	262	262	0	0	
5.1 ha Large Site																								
MC20010653 #	Full	Mainly Houses	155	107	0	262	0	0	0	0	155	107	0	262	107	120	35	0	0	262	262	0	0	Barratt Eastern Counties
ME 374	Former Paint Factory Bush Road Cuxton																							
Cuxton and Halling		Application	45	0	0	45	0	0	0	0	45	0	0	45	0	0	45	0	0	45	45	0	0	
2.35 ha Large Site																								
MC20011681	Outline	Houses	45	0	0	45	0	0	0	0	45	0	0	45	0	0	45	0	0	45	45	0	0	Trimite Ltd
ME 375	Commissioners Road Strood																							
Frindsbury		Allocations	111	0	0	111	0	0	0	0	111	0	0	111	0	0	50	61	0	111	111	0	0	
1.31 ha Allocation																								
ME 376	BT Depot Fort Clarence Borstal Road Rochester																							
St.Margarets and Borstal		Applications	0	2	35	37	0	0	2	2	0	2	33	35	2	0	0	0	0	2	2	0	0	
1.32 ha Large Site																								
MC20000722	Reserved Matters	Mainly Houses	0	2	31	33	0	0	0	0	0	2	31	33	2	0	0	0	0	2	2	0	0	Barratt Eastern Counties
MC20010261	Reserved Matters	Conversion to Flats	0	0	4	4	0	0	2	2	0	0	2	2	0	0	0	0	0	0	0	0	0	Swift Developments Ltd

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
ME 380 2.37 ha Allocation	Rear of Compass Close and The Tideway Rochester Troy Town	Allocations	76	0	0	76	0	0	0	0	76	0	0	76	0	0	40	36	0	76	76	0	0	
ME 383 0.2 ha Allocation	Cross Street Chatham Town	Allocations	26	0	0	26	0	0	0	0	26	0	0	26	0	0	0	26	0	26	26	0	0	
ME 385 0.07 ha Large Site	32 New Road/Five Bells Lane Town	Application	21	0	0	21	0	0	0	0	21	0	0	21	0	21	0	0	0	21	21	0	0	
MC20011642 #	Full	Flats (Purpose built)	21	0	0	21	0	0	0	0	21	0	0	21	0	21	0	0	0	21	21	0	0	E W Ballard Ltd
ME 386 0.21 ha Allocation	328-338 and 342-344 High Street Rochester Town	Allocations	15	0	0	15	0	0	0	0	15	0	0	15	0	0	15	0	0	15	15	0	0	
ME 387 0.44 ha Large Site	Barrier House Barrier Road Chatham Town	Application	64	0	0	64	0	0	0	0	64	0	0	64	0	0	64	0	0	64	64	0	0	
MC20000480	Full	Flats (Purpose built)	64	0	0	64	0	0	0	0	64	0	0	64	0	0	64	0	0	64	64	0	0	Redrow Homes SE Ltd
ME 389 2.97 ha Allocation	Rear of Elm Avenue Chattenden Frindsbury Extra & Chattenden	Allocations	30	0	0	30	0	0	0	0	30	0	0	30	0	0	15	15	0	30	30	0	0	
ME 390 22 ha Allocation	Hoo - North East Bells Lane Hoo Hoo St.Werburgh	Allocations	558	0	0	558	0	0	0	0	558	0	0	558	0	100	100	140	218	558	340	218	0	
ME 391 1.22 ha Allocation	Former Junior School Site Avery Way Allhallows All Saints	Allocations	36	0	0	36	0	0	0	0	36	0	0	36	0	0	18	18	0	36	36	0	0	

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
ME 392 7.23 ha Allocation	East of Higham Road Wainscott Frindsbury Extra & Chattenden	Allocations	184	0	0	184	0	0	0	0	184	0	0	184	50	50	50	34	0	184	184	0	0	
ME 393 3.68 ha Allocation	East of Wainscott Road Wainscott Frindsbury Extra & Chattenden	Allocations	96	0	0	96	0	0	0	0	96	0	0	96	0	35	35	26	0	96	96	0	0	
ME 399 0.26 ha Windfall	Land r/o 40-46 Robin Hood Lane Walderslade Walderslade	Application	0	44	0	44	0	0	0	0	0	44	0	44	44	0	0	0	0	44	44	0	0	
MC20011180 #	Full	Flats (Purpose built)	0	44	0	44	0	0	0	0	0	44	0	44	44	0	0	0	0	44	44	0	0	McCarthy and Stone (Development) Ltd
ME 401 0.14 ha Windfall	The "Victorian" Public House Victoria Street Troy Town	Application	17	0	0	17	2	0	0	2	15	0	0	15	0	15	0	0	0	15	15	0	0	
ME950143	Full	Flats (Purpose built)	17	0	0	17	2	0	0	2	15	0	0	15	0	15	0	0	0	15	15	0	0	Gentra Ltd
ME 403 2.94 ha Large Site	Southern Water Site Capstone Road Chatham North Dane	Application	84	0	0	84	0	0	0	0	84	0	0	84	0	24	30	30	0	84	84	0	0	
MC990012MG #	Outline	Houses	84	0	0	84	0	0	0	0	84	0	0	84	0	24	30	30	0	84	84	0	0	Southern Water
ME 404 0.6 ha Large Site	Seeboard Site r/o High Street Rochester Troy Town	Application *	21	32	0	53	0	0	0	0	21	32	0	53	32	21	0	0	0	53	53	0	0	
ME960535	Full	Mixed Dwelling Types	21	32	0	53	0	0	0	0	21	32	0	53	32	21	0	0	0	53	53	0	0	Seeboard plc
ME 406 0.44 ha Large Site	New Stairs Dock Road Chatham Town	Application	0	41	0	41	0	0	0	0	0	41	0	41	20	21	0	0	0	41	41	0	0	
MC20001539	Full	Mainly Flats	0	41	0	41	0	0	0	0	0	41	0	41	20	21	0	0	0	41	41	0	0	Chatham Historic Dockyard Trust
ME 407 0.23 ha Allocation	Gray's Garage High Street Chatham Town	Allocations	28	0	0	28	0	0	0	0	28	0	0	28	0	0	14	14	0	28	28	0	0	

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16				Developer
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16	
ME 409 0.12 ha Allocation	Former Laundry Hilda Road Chatham Holcombe	Allocations	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	5	0	0	
ME 410 0.19 ha Allocation	Cooks Wharf Off High Street Rochester Town	Allocations	18	0	0	18	0	0	0	0	18	0	0	18	0	0	18	0	0	18	18	0	0	
ME 411 0.04 ha Windfall	12 Star Hill Rochester Troy Town	Application	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	
ME980096	Full	Flats (Purpose built)	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	5	0	0	Harwell Ltd
ME 412 0.2 ha Windfall	Former Spemby Works New Road Avenue Chatham Town	Application *	40	0	0	40	0	0	0	0	40	0	0	40	0	0	40	0	0	40	40	0	0	
MC20001495	Full	Flats (Purpose built)	40	0	0	40	0	0	0	0	40	0	0	40	0	0	40	0	0	40	40	0	0	Ariane Properties Ltd
ME 413 70.5 ha Allocation	Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood Temple Farm	Allocations	200	0	0	200	0	0	0	0	200	0	0	200	0	0	0	100	100	200	100	100	0	
ME 415 0.08 ha Windfall	226-232 Chatham Hill Chatham Luton	Application	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	8	0	0	
MC20010798	Outline	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	8	0	0	Wendy Hook (Mrs W Purdy)
ME 421 0.12 ha Windfall	Foundry Wharf r/o 327-335 High Street Rochester Town	Applications	12	0	8	20	0	0	0	0	12	0	8	20	0	0	0	12	0	12	12	0	0	
ME980002	Full	Mainly Flats	12	0	7	19	0	0	0	0	12	0	7	19	0	0	0	12	0	12	12	0	0	Mount Anvil Construction Ltd & Beaver HS
MC20000150	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	Beaver Housing Association

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16			Developer	
			N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11		11/16
		Applications	2276	677	1457	4410	58	6	4	68	2218	671	1453	4342	900	918	742	329	0	2889	2889	0	0	
		Allocations	4077	0	0	4077	0	0	0	0	4077	0	0	4077	56	498	974	981	468	2977	2509	1068	500	
		TOTAL	6353	677	1457	8487	58	6	4	68	6295	671	1453	8419	956	1416	1716	1310	468	5866	5398	1068	500	

Comments: 1. GL 073: Outline permission GL930730 was for a maximum of 1700 units. However, in view of subsequent reserved matters applications, residue on the parent application lies at 568 units.

2. The permissions figures shown in the main summary box include windfalls which are subject to S.106 Agreements. These have been stripped out and a revised "TOTAL" is given in Appendix 1 to illustrate the correct land supply position.

- * GL 132 Not all of allocated site included in application area. A further 6 dwellings allocated.
- GL 175 Not all of allocated site included in application area but number of allocated dwellings achieved.
- GL 177 A further 4 dwellings allocated.
- GL 184 A further 5 dwellings allocated.
- MC 001 Not all of allocated site included in application area. A further 48 dwellings allocated.
- MC 006 Not all of allocated site included in application area. A further 1 dwellings allocated.
- MC 007 Not all of allocated site included in application area. A further 7 dwellings allocated.
- ME 186 Not all of allocated site included in application area but number of allocated dwellings achieved.
- ME 250 Not all of allocated site included in application area but number of allocated dwellings achieved.
- ME 259B A further 1 dwellings allocated.
- ME 259E A further 8 dwellings allocated.
- ME 328 Not all of allocated site included in application area. A further 22 dwellings allocated.
- ME 404 Not all of allocated site included in application area but number of allocated dwellings achieved.
- ME 412 Not all of allocated site included in application area but number of allocated dwellings achieved.

Sites with planning consent: dwellings allocated but not included within permissions

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	Gains				Losses				Net				Phasing 5 year 02-07					Phasing 02-16			
	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	N/S	U/C	C/P	Tot	Yr1	Yr2	Yr3	Yr4	Yr5	Tot	02/06	06/11	11/16
Applications	2276	677	1457	4410	58	6	4	68	2218	671	1453	4342	900	918	742	329	0	2889	2889	0	0
Allocations	4077	0	0	4077	0	0	0	0	4077	0	0	4077	56	498	974	981	468	2977	2509	1068	500
TOTAL	6353	677	1457	8487	58	6	4	68	6295	671	1453	8419	956	1416	1716	1310	468	5866	5398	1068	500
Less windfalls with consent subject to S.106	95	82	0	177	7	0	0	7	88	82	0	170	102	28	17	23	0	170	170	0	0
NET TOTAL	6258	595	1457	8310	51	6	4	61	6207	589	1453	8249	854	1388	1699	1287	468	5696	5228	1068	500

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