

Medway Authority Monitoring Report 2019

1st April 2018 — 31st March 2019

Volume 2 - Tables

December 2019

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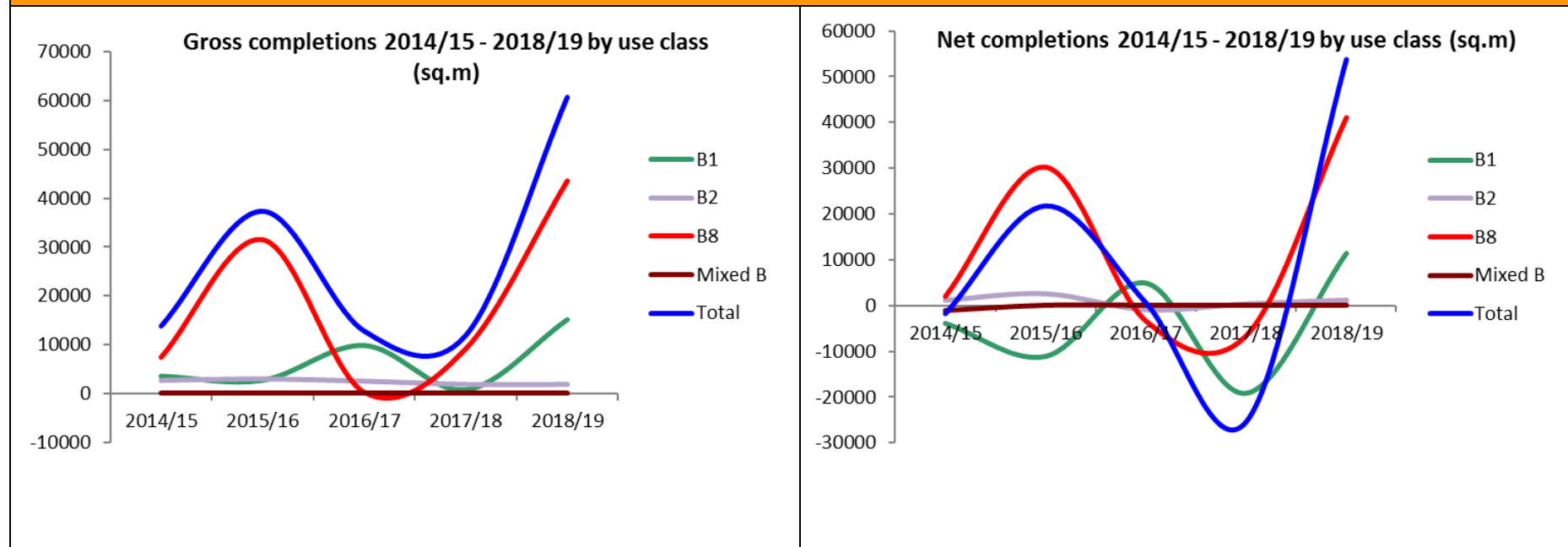
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1) Employment Land Availability Tables and Data



Employment graphs



This has been a positive year for development of employment land.

Significant gains were completed at London Commercial Park, Kingsnorth (42,480 sq.m), the former Depot at Upnor (3,905 sq.m) and the redevelopment of land at Fort Bridgewood (3,604sq.m); meaning that gains far outweigh the losses.



Previously developed land

Employment land completed 2018/19 on previously developed land (sq.m)

	B1 gross	B2 gross	B8 gross	Mixed B	Total	Total %
Non PDL	1,058	60	42,350	0	43,468	71.6
PDL	14,127	1,876	1,262	0	17,265	28.4
Total	15,185	1,936	43,612	0	60,733	100

Almost 72% of completed development was on greenfield land, this is primarily in one area at Kingsnorth which is a location that was identified as an employment allocation in the Adopted 2003 Medway Local Plan.

Floorspace supply

Total Floorspace (sq. m) supply at 2018/19

	B1	B2	B8	Mixed B	Total
Completed floorspace 2018/19 (net)	11,344	1,200	41,141	0	53,685
Floorspace with planning permission as at 31/3/2019 (net)	158,005	276,890	223,136	37,966	695,997
Floorspace with planning permission as at 31/3/2019 (percentage)	22.7%	39.8%	32.1%	5.5%	100
Total supply (sq.m)	169,349	278,090	264,277	37,966	749,682



Table 1: B1 - B8 planning consents

Planning consents valid 1 April 2018 to 31 March 2019

Section 1: Development completed by 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC153704	35 Railway Street CHATHAM ME4 4RH	Mr N Panasar	0.02	0	0	58	0
MC174397	The Old Deanery The Precinct ROCHESTER ME1 1SX	The Wardens & Assistants of Rochester Bridge Trust	0.03	258	0	0	0
MC183177	63 Green Street GILLINGHAM ME7 1AE	Mr C Gillies	0.01	42	0	0	0
Sub-total for Town centre			0.06	300	0	58	0
Non town centre							
MC131804	Former Military site Upnor Road Lower Upnor ROCHESTER ME2 4UP	Ordnance Yard Developments Ltd	3.59	3905	0	0	0
MC170931	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Kent, Surrey & Sussex Air Ambulance Trust	0.12	947	0	0	0
MC171335	London Commercial Park Eschol Road Hoo ROCHESTER ME3 9ND	Goodman	1.67	1058	0	4926	0
MC171565	2 Anchor Wharf Dock Road CHATHAM ME4 4TE	Chatham Historic Dockyard Trust	0.27	7431	0	0	0
MC172516	Ordnance Yard Upnor Road Lower Upnor ROCHESTER ME2 4UY	Mr Thomas	0.02	201	0	0	0
MC172795	Maritime Estate, Maritime House Maritime Close Frindsbury ROCHESTER ME2 4DJ	W J King Vauxhall	0.35	0	380	0	0

Table 1: B1-B8 planning consents, Section 1: Development completed



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC173235	London Medway Commercial Park Eschol Road Hoo ROCHESTER ME3 9ND	Goodman	13.20	0	0	36500	0
MC173330	Aviation Fuel Terminal Grain Road ROCHESTER ME3 0HA	BP Oil UK Ltd	0.01	143	0	0	0
MC173392	Flanders Farm Ratcliffe Highway Hoo ROCHESTER ME3 8QE	A C Goatham & Son	0.09	0	0	924	0
MC180558	Fort Bridgewood Maidstone Road ROCHESTER ME1 3DQ	Savills	0.78	1200	1200	1204	0
MC180593	Grange Redoubt Grange Road GILLINGHAM ME7 2UN	Mr Friday	0.01	0	60	0	0
MC180714	1 William Road Cuxton ROCHESTER ME2 1DL	Mr Bedford	0.04	0	20	0	0
MC181923	Unit 2-3 Gills Court Chaucer Close Frindsbury ROCHESTER	Miss J Samra	0.07	0	168	0	0
MC183567	Castacrete Commissioners Road Strood ROCHESTER	Mrs S Woolnough	0.55	0	108	0	0
Sub-total for Non town centre			20.77	14885	1936	43554	0
TOTAL			20.83	15185	1936	43612	0

Notes. Only consents creating new floorspace are shown.

Table 1: B1-B8 planning consents, Section 1: Development completed



Section 2: B1 - B8 planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC180760	42 High Street ROCHESTER ME1 1LD	Mr N Priestley	0.02	347	0	0	0
MC182309 #	Adjacent Rochester Station Corporation Street ROCHESTER	Leander Homes Ltd	0.20	88	88	0	0
MC183659 #	Chatham Waterfront Medway Street/Globe Lane CHATHAM	Medway Development Company	1.27	381	0	0	0
Sub-total for Town centre			1.49	816	88	0	0
Non town centre							
MC112756	Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	0	0	0	40516
MC121791	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	500	500	500	0
MC151051	Zone D National Grid Land Grain Road Grain ROCHESTER ME3 OAE	National Grid Property	9.08	5670	5550	5550	0
MC153758	M3 Acre site Medway Valley Park Roman Way Strood ROCHESTER	Blue Circle Developments Ltd	1.24	1750	1750	0	0
MC154523	MC Airfiltration Ltd Motney Hill Road Rainham GILLINGHAM ME8 7TZ	M C Air Filtration	0.62	0	474	0	0
MC160904	Plot a2 Medway City Estate Culpepper Close Frindsbury ROCHESTER ME2 4HN	KKB Group	0.16	0	0	402	0
MC162922	Cliffe House Medway City Estate Anthonys Way Frindsbury ROCHESTER ME2 4DY	Cliffe House Ltd	0.58	212	0	0	0
MC164356	Eastcroft Town Road Cliffe Woods ROCHESTER ME3 7RL	Mr Lane	0.30	362	0	394	0

Table 1, Section 2: B1 - B8 planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC164861	4 London Road Strood ROCHESTER ME2 3HT	Mr Eissam Rashed	0.01	67	0	0	0
MC165096	CPI Books Ltd Lordswood Industrial Estate Revenge Road Lordswood CHATHAM ME5 8TD	CPI Books Ltd	3.69	634	9753	2648	0
MC174085	Veetee Rice Ltd Neptune Close Frindsbury ROCHESTER ME2 4LT	Mr Sharp	0.50	0	0	2100	0
MC180074	Land at North Sea Terminal Salt Lane Cliffe ROCHESTER ME3 7SX	SLR Consulting	5.12	0	5000	0	0
MC180090	Tradebe Enterprise Close Frindsbury ROCHESTER	Parkerdell Refining Ltd	0.48	0	185	0	0
MC180121	5-10 Formby Terrace Formby Road Halling ROCHESTER ME2 1AW	DHA Planning	0.40	448	0	448	0
MC180248	14-16 Luton Road Luton CHATHAM ME4 5AA	Ms Matthews	0.01	42	0	0	0
MC180827	Plot 2b Sunderland Quay Culpepper Close Frindsbury ROCHESTER ME2 4HN	Mr & Mrs Lucken	0.17	0	0	1020	0
MC181520	Basin 1 Maritime Way Chatham Maritime CHATHAM	Mr J Sadler	0.26	200	0	0	0
MC181878	Plot 8 London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Barton Wilmore	1.88	1364	0	6188	0
MC181979	Plots 1b and 1c London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Goodman	7.14	0	0	35905	0
MC182067	23 Star Hill ROCHESTER ME1 1XF	Sidell Architects	0.03	103	0	0	0
MC182176	Flanders Farm Ratcliffe Highway Hoo ROCHESTER	Goatham	1.43	0	0	3488	0
MC182961 #	West of Town Road Cliffe Woods ROCHESTER	Esquire Developments	4.40	492	0	0	0
MC20080370	Land NE of Kingsnorth Industrial Estate Eschol Road Hoo ROCHESTER ME3 9ND	Goodman	75.58	16558	115120	7577	0

Table 1, Section 2: B1 - B8 planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC20090417	Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	3200	0	0	7100
MC20091628	National Grid Property Holdings Grain Road Grain ROCHESTER ME3 0AE	National Grid Property Holdings Ltd	154.94	144330	144450	159135	0
Sub-total for Non town centre			383.17	175932	282782	225355	47616
TOTAL			384.66	176748	282870	225355	47616

* *Outline consent*

Subject to S106 not yet signed

^ *Subject to referral to Secretary of State*

Notes. Only permissions creating new floorspace are shown.

Table 1, Section 2: B1 - B8 planning consents not started



Section 3: B1 - B8 development under construction at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC141771	3A Fox Street GILLINGHAM ME7 1HQ	Bell Zinc and Copper Roofing	0.02	15	22	0	0
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	200	0	0	0
Sub-total for Town centre			24.52	215	22	0	0
Non town centre							
MC130750 Phase 2	Land off Bailey Drive GILLINGHAM ME8 0RN	Henry Schein	3.02	0	0	5342	0
MC140571	Victory Pier, Pier Road GILLINGHAM ME7 1RL	Berkeley First Ltd	1.26	115	0	0	0
MC141456	Plot 7a Kingsnorth Commercial Park Stoke Road Hoo ROCHESTER ME3 9ND	Goodman	0.73	0	0	1031	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM ME4	J G Chatham Ltd	4.77	179	0	0	0
MC150305	Part of Phase 4 (buildings C&D), Phase 5 (H&J) and Phase 6 (P) Pier Road GILLINGHAM ME7 1RL	Berkeley Homes (West London) Ltd	1.50	52	0	0	0
MC173885	22 Second Avenue CHATHAM ME4 5AU	Mr V Sillett	0.14	0	439	0	0
MC20011342	Land south of Kent Terrace Canterbury Lane Rainham GILLINGHAM ME8 8GL	Beckett Pension Fund (London) Ltd	0.53	0	0	0	2350
MC20051195	Fort Horsted Primrose Close CHATHAM ME4 6HZ	Avondale Environmental Services Ltd	0.30	446	563	130	0
MC20090446	Beluncle Halt Stoke Road Hoo ROCHESTER ME3 9NT	Coleman & James (Services) Ltd	0.07	227	0	0	0
Sub-total for Non town centre			12.32	1019	1002	6503	2350
TOTAL			36.83	1234	1024	6503	2350

Notes. Only consents creating new floorspace are shown.
 Permissions prior to 1 April 2005 will not include the category Mixed B.
 Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.

Table 1, Section 3: B1 - B8 development under construction



Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2019 (see notes at end of table)

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC160468	9 Military Road CHATHAM ME4 4JG	Mr K Newell	-0.01	-147	0	0	0
MC170132	248 High Street CHATHAM ME4 4AN	Mr A Dodson Relevan Group	-0.03	-205	0	0	0
MC173591	Former Fire Station New Cut CHATHAM ME4 6AA	Medway Council	-0.01	0	0	-104	0
MC180830	48 High Street Strood ROCHESTER ME2 4AR	Mr Thomas	-0.01	-180	0	0	0
MC181568	423 High Street CHATHAM ME4 4NU	Mr G Fleming	-0.02	-71	0	0	0
MC181695	R/O 37-39 North Street Strood ROCHESTER	Mr R Jackson	-0.01	0	0	-128	0
MC181861	Industrial Centre New Cut CHATHAM	Mr M Folb	-0.17	0	-600	0	0
MC182421	411 High Street CHATHAM ME4 4NU	Mr D Hill	-0.01	-136	0	0	0
MC183177	63 Green Street GILLINGHAM ME7 1AE	Mr C Gillies	-0.01	-83	0	0	0
MC183299	346a High Street CHATHAM ME4 4 NP	Mr D Konuralp	-0.07	-472	0	0	0
Sub-total for Town centre			-0.35	-1294	-600	-232	0

Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC151362	81 Church Green Strood ROCHESTER ME2 4HE	Mr Cooney	-0.03	-97	0	0	0
MC161212	205-217 New Road CHATHAM ME4 4QA	Mr D Konuralp	-0.08	-320	0	0	0
MC161471	205-217 New Road CHATHAM ME4 4QA	Mr Konuralp	-0.08	-118	0	0	0
MC163788	134-136 Delce Road ROCHESTER ME1 2DT	Paydens Ltd	-0.01	-47	0	0	0
MC172007	1 Otterham Quay Lane Rainham GILLINGHAM ME8 7UT	Dr B Saha	-0.04	-209	0	0	0
MC172135	Loxley House New Road CHATHAM ME4 4 QA	Mr D Konuralp	-0.05	-450	0	0	0
MC173885	22 Second Avenue CHATHAM ME4 5AU	Mr V Sillett	-0.14	0	-136	0	0
MC174447	11 Frindsbury Road Strood ROCHESTER ME2 4ST	Mr B Snell	-0.04	-49	0	0	0
MC180558	Fort Bridgewood Maidstone Road ROCHESTER ME1 3DQ	Savills	-0.78	0	0	-1109	0
MC180601	12 New Road Avenue CHATHAM ME4 6BB	Mr G Peters	-0.08	-671	0	0	0
MC180715	21-23 New Road CHATHAM ME4 4QJ	Mr Smith	-0.09	0	0	-962	0
MC181248	195 New Road CHATHAM ME4 4QA	Mr D Konuralp	-0.07	-290	0	0	0

Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC181923	Unit 2-3 Gills Court Chaucer Close Frindsbury ROCHESTER	Miss J Samra	-0.07	0	0	-168	0
MC182357	418 Canterbury Street GILLINGHAM ME7 5LE	Mr T Has	-0.01	-92	0	0	0
MC190016	205-217 New Road CHATHAM ME4 4QA	Mr D Konuralp	-0.08	-204	0	0	0
Sub-total for Non town centre			-1.63	-2547	-136	-2239	0
TOTAL			-1.98	-3841	-736	-2471	0

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

Notes: Only consents with floorspace in the categories for this table are shown.

This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment / reconstruction / change of use whether or not new floorspace has been created.

Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed, the development under construction or development not started table.

Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss



Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC154562	263-269 High Street CHATHAM ME4 4BZ	Winpost Ltd	-0.03	-210	0	0	0
MC161443	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders	-0.14	0	0	-517	0
MC162445	55 Green Street GILLINGHAM ME7 1AE	Mrs Chudna NSA	-0.03	-125	0	0	0
MC164006	86-88 High Street CHATHAM ME4 4DS	Business Help UK Group Ltd	-0.03	-141	0	0	0
MC164121	11-17 High Street Strood ROCHESTER ME2 4AB	Mr Riley	-0.73	-218	0	0	0
MC164235	54C Green Street GILLINGHAM ME7 1XA	Mr Brar Goldex Investments Ltd	-0.01	0	0	-73	0
MC164304	13-17 Church Street CHATHAM ME4 4BT	Fastgrow Investments Ltd	-0.07	0	-351	0	0
MC171427	75 High Street CHATHAM ME4 4EE	Mr D Konuralp	-0.01	-129	0	0	0
MC171630	153-155 High Street CHATHAM ME4 4BA	RAAS Properties	-0.04	0	0	-299	0
MC173238	28 Military Road CHATHAM	Mr P Hickey	-0.12	-8000	0	0	0
MC181020	165 High Street CHATHAM ME4 4BA	Mr A Usenmez	-0.01	0	0	-100	0

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC181503 #	259-261 High Street ROCHESTER ME1 1HQ	Mr T Ingleton	-0.12	-689	0	0	0
MC181740	83 High Street CHATHAM ME4 4EE	Open Road Solutions Ltd	-0.02	-288	0	0	0
MC181782	311 Station Road Rainham GILLINGHAM ME8 7PU	Mr Bowra	-0.10	-377	0	0	0
MC182708	47-67 High Street CHATHAM ME4 4LE	Montagu Evans - agent	-0.45	-6000	0	0	0
Sub-total for Town centre			-1.92	-16177	-351	-989	0
Non town centre							
MC112756	1Chatham Docks Pier Road CHATHAM ME4 4SW	Peel Land and Property (Ports No.3) Ltd	-13.37	0	0	0	-12000
MC150576	142 and 142a Napier Road GILLINGHAM ME8 4HJ	Mr R Gill	-0.18	0	0	-328	0
MC151027	9 New Road ROCHESTER ME1 1BG	Mr Lyons	-0.08	-302	0	0	0
MC162843	48 Cambridge Road Strood ROCHESTER ME2 3HW	Allen Wilson Shopfitters & Builders Ltd	-0.01	0	-130	0	0
MC164682	91-93 Bryant Road Strood ROCHESTER ME2 3ES	Mr & Mrs Thakrar	-0.02	0	0	-38	0
MC165052	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd	-0.25	-3065	0	0	0
MC165096	CPI Books Ltd Lordswood Industrial Estate Revenge Road Lordswood CHATHAM ME5 8TD	CPI Books Ltd	-3.69	0	-1509	-4226	0
MC171120	2 Central Road Strood ROCHESTER ME2 3ER	Ms Emery	0.00	-64	0	0	0

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started

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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC172272 #	Fleet House Upnor Road Lower Upnor ROCHESTER ME2 4UP	The Patman Trust	-0.16	0	-265	0	0
MC172301	Unit B2 Whitewall Road Frindsbury ROCHESTER ME2 4DZ	Reliance Energy Ltd	-0.20	0	0	-2010	0
MC172467	Travellers Tan Sharnal Street High Halstow ROCHESTER ME3 8QR	Mr & Mrs Cameron	-0.11	0	0	-75	0
MC172801	Land to the rear of 634 Lower Rainham Road Rainham GILLINGHAM	Mrs G Halsey	-0.08	0	0	-210	0
MC173455 #	89 Ingram Road GILLINGHAM	Mr Chad	-0.20	-50	0	0	0
MC173512	MOD Higham Road Wainscott ROCHESTER ME3 8BD	MOD	-0.25	0	-1030	0	0
MC173539	Cookham Farm Hill Road Borstal ROCHESTER ME1 3NN	Mr Fuller	-0.06	0	-168	0	0
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	-0.03	-30	0	-260	0
MC174057	1 Old Road CHATHAM ME4 6BJ	Wakeman	-0.08	0	-291	0	0
MC180316	15-19 New Road CHATHAM ME4 4QJ	Mr H Miah	-0.12	0	0	-210	0
MC182528	Near Titus Farm Meresborough Lane Rainham GILLINGHAM	Mr B Beaton	-0.27	-289	0	0	0
MC182714	75 Strover Street GILLINGHAM ME7 1JD	Mr F Sword	-0.02	0	0	-329	0
MC182997	Grange Redoubt Grange Road GILLINGHAM ME7 2UN	Mr F Friday	-0.10	0	-60	0	0

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started



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P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC183574	67 Ordnance Street CHATHAM ME4 6SH	Paramount Land & Development LLP	-0.01	0	0	-47	0
MC20090417	Temple Waterfront between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	-21.79	0	-3200	0	0
Sub-total for Non town centre			-27.71	-3800	-6653	-7733	-12000
TOTAL			-29.63	-19977	-7004	-8722	-12000

- * *Outline consent*
 # *Subject to S106 not yet signed*
 ^ *Subject to referral to Secretary of State*

Notes. Only consents with floorspace in the categories for this table are shown.
 This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of B1 – B8 floorspace.

Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started



Section 6: B1 - B8 planning consents expired without development at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC101454*	1-7 Canal Road Strood ROCHESTER ME2 4DR	Mr Jarrett	0.07	615	0	0	0
MC150908	67 & 67A Ordnance Street CHATHAM ME4 6SH	Mr P Kempster	0.01	0	0	-47	0
MC152683	Invicta House Sir Thomas Longley Road Frindsbury ROCHESTER ME2 4DU	Veetee Rice Ltd	1.44	524	0	0	0
MC152883	Unit B3 Laser Quay Culpeper Close Frindsbury ROCHESTER ME2 4HU	Mr Francomb	0.01	-89	0	89	0
MC153298*	Land at junction Whitewall Road Commissioners Road Frindsbury ROCHESTER ME2 4E	Module 2 Ltd	0.22	652	0	0	0
Sub-total for Non town centre			1.75	1702	0	42	0
Town centre							
MC122609*	Temple Park Knight Road/Priory Road Strood ROCHESTER ME2 4BE	Helvig Ltd	4.00	0	0	3150	13000
MC143742	73, 75, 77 High Street ROCHESTER ME1 1LX	Halpern Properties Ltd	0.09	-126	0	0	0
Sub-total for Town centre			4.09	-126	0	3150	13000
TOTAL			5.84	1576	0	3192	13000

* Outline permission

Notes. Only consents with floorspace in the categories for this table are shown.
Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting.

Table 1, Section 6: B1 - B8 planning consents expired without development



Section 7: B1 - B8 planning consents excluded at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Town centre							
MC100523 #	Former Alloy Wheels Temple Park Priory Road Strood ROCHESTER ME2 2BE	Helvig Ltd <i>Reason for exclusion: Superseded by MC102594</i>	0.61	0	0	-1404	2336
MC101095 #	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders Ltd <i>Reason for exclusion: Superseded by MC122779 and MC161443</i>	0.14	0	-750	0	0
MC102505 #	Former Alloy Wheels Temple Park Priory Road Strood ROCHESTER ME2 2EG	Helvig Ltd <i>Reason for exclusion: Superseded by MC102594</i>	0.64	0	-372	0	0
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council <i>Reason for exclusion: Superseded by MC161924 and subsequently MC183659</i>	0.52	256	-176	0	0
MC131802 #	22 High Street CHATHAM ME4 4EP	Mr T Negus <i>Reason for exclusion: Superseded by MC133151 and subsequently MC160948</i>	0.02	-318	0	0	0
MC133151 #	22 High Street CHATHAM ME4 4EP	Mr T Negus <i>Reason for exclusion: Superseded by MC160948</i>	0.02	-318	0	0	0
MC160922 ^	8 High Street ROCHESTER ME1 1PT	Mr K Harding Oakland Property and Developments Ltd <i>Reason for exclusion: Prior approval refused, acoustic assessment required</i>	0.01	-97	0	0	0
MC162335 #	259-261 High street ROCHESTER ME1 1HQ	Downley Garages Directors Fund <i>Reason for exclusion: Superseded by MC181503</i>	0.13	-689	0	0	0
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER ME1	SEEDA & Medway Council <i>Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333</i>	34.68	9670	-1600	-37800	0
MC20082007 #	Alloy Wheels Priory Road Strood ROCHESTER ME2 2BE	Helvig Ltd <i>Reason for exclusion: Superseded by MC122609</i>	4.00	6500	-18874	3150	0

Table 1, Section 7: B1-B8 planning consents excluded



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Non town centre							
MC122568 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Medway Energy Ltd <i>Reason for exclusion: Superseded by MC132115 and subsequently MC143631 then MC171250</i>	2.61	-14645	0	0	0
MC130541 #	Plot 1 Kingsnorth Commercial Park Kingsnorth ROCHESTER ME3 9ND	Goodman <i>Reason for exclusion: Superseded by MC151658 then subsequently MC181979</i>	25.18	8931	1295	102959	0
MC130599 #	Block T, Victory Pier Road GILLINGHAM ME7 1GA	Mrs H Dorrington Berkeley First <i>Reason for exclusion: Superseded by MC140649</i>	0.04	-23	0	0	0
MC132115 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Mr Thurlow Chatham Quayside Limited <i>Reason for exclusion: Superseded by MC143631 then subsequently MC171250</i>	2.58	-16470	-9120	0	0
MC133182 #	2 Love Lane ROCHESTER ME1 1TN	Mr B Allum <i>Reason for exclusion: Superseded by MC181104</i>	0.01	0	0	-90	0
MC142625 #	Kingsnorth Industrial Estate Eschol Road Kingsnorth ROCHESTER ME3 9NZ	AMP Holdings PLC <i>Reason for exclusion: Superseded by MC154424</i>	0.97	0	0	-3581	0
MC143631 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Chatham Quayside Ltd & Medway Basin Two Ltd <i>Reason for exclusion: Superseded by MC171250</i>	3.30	-14645	0	0	0
MC151658 #	Plot 1 London Medway Commercial Park Kingsnorth ROCHESTER ME3 9ND	Mr Goodman <i>Reason for exclusion: Superseded by MC181979</i>	11.98	0	0	35554	0
MC154427 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd <i>Reason for exclusion: Superseded by MC165052</i>	0.52	-3065	0	0	0
MC160479 #	Plot 4 Medway Commercial Park Stoke Road Hoo ROCHESTER ME3 9ND	Goodman <i>Reason for exclusion: Superseded by MC171335</i>	1.65	743	0	6967	0

Table 1, Section 7: B1-B8 planning consents excluded



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
MC181071 ^	Plot 1b London Medway Commercial Park Eschol Road Kingsnorth ROCHESTER ME3 9ND	Goodman	7.14	0	0	3488	0
Reason for exclusion: MC181979 alternative for 2 units							
MC20001413 #	Land south of Kent Terrace Canterbury Lane Rainham GILLINGHAM ME8 8GL	Beckett Pension Fund	1.29	600	300	0	0
Reason for exclusion: Superseded by MC20011342							
MC20021139 #	1A Ross Street ROCHESTER ME1 2DF	G S & J G Lee	0.01	-62	-62	0	0
Reason for exclusion: Superseded by MC20040786							
MC20032452 #	22-26 Victoria Street ROCHESTER ME1 1XH	Lakehurst Developments Ltd	0.46	292	0	-4989	0
Reason for exclusion: Partly superseded by MC20071529, MC103859 and MC182883							
MC20041214 #	Former AKZO Chemical Works Pier Road GILLINGHAM ME7 1FZ	Berkeley Homes (Eastern) Ltd	8.40	-3280	-8734	0	0
Reason for exclusion: Superseded by MC120758							
MC20050229 #	Mid Kent College, Horsted Maidstone Road CHATHAM ME5 9UQ	Mid Kent College	8.11	2480	0	0	0
Reason for exclusion: Superseded by MC110001							
MC20071529 #	22-26 Victoria Street ROCHESTER ME1 1XH	Future Homes UK	0.02	0	0	-66	0
Reason for exclusion: Superseded by MC110006 and subsequently MC182883							
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited	80.66	0	0	0	3000
Reason for exclusion: Superseded by MC121791							

Application superseded,
 ^ Implementation unlikely
 ** Further development unlikely

Notes. Only consents with floorspace in the categories for this table are shown.
 Where losses have occurred under a superseded number, they will not be recorded again on subsequent applications, in order to avoid double counting.
 Permissions identified as superseded will show within the system while the subsequent decision remains valid.

Table 1, Section 7: B1-B8 planning consents excluded



Section 8: B1 - B8 summary statistics; Planning consents valid 1 April 2018 to 31 March 2019

	B1 (sq.m.)	B2 (sq.m.)	B8 (sq.m.)	Mixed B (sq.m.)
Completions				
Development completed in survey period	15185	1936	43612	0
Lost due to redevelopment/reconstruction	-3841	-736	-2471	0
	11344	1200	41141	0
Commitments				
Not started	176748	282870	225355	47616
Under construction	1234	1024	6503	2350
	(177982)	(283894)	(231858)	(49966)
	-19977	-7004	-8722	-12000
Potential losses	158005	276890	223136	37966
Exclusions				
Expired	1576	0	3192	13000

Notes. Permissions prior to 1 April 2005 will not include the category Mixed B.



Section 9 – Employment pipeline sites (B1 – B8)									
Site Ref	Address	Site Source	Potential Use	1-5 years	6-11 years	11-15 years	2034+	Total	Site Area (ha)
SLAA1251	Kingsnorth 2	SLAA	B1c/B2/B8	0	97,150	97,150	0	194,300	65
SLAA0647	Kingsnorth 1	MLP2003 proposed site	B1c/B2/B8	82,500	165,000	82,500	0	330,000	17
SLAA0646	Uniper Land, Grain	SLAA	B2/B8/SG	56,667	56,667	56,666	0	170,000	100.73
SLAA0378 SLAA0724 SLAA0773 SLAA0804 SLAA0840 SLAA0845 SLAA1055	Rochester Airfield	SLAA	B1a/B2/B8	36,200	33,996	48,252	0	118,448	14.48
SLAA0820a	Interface Land	SLAA	B1a	0	2,000	0	0	2,000	2.8
SLAA0705	Roman Way, Strood	SLAA	B2/B8	0	14,600	0	0	14,600	3.65
SLAA0686	Diggerland	SLAA	B2/B8	0	28,800	0	0	28,800	7.2
SLAA1211	Flanders Farm	SLAA	B1c	8,800	0	0	0	8,800	25.89
	Strood TC	Draft TC masterplan	B1a	0	3,040	7,710	0	10,750	29.09
	Chatham TC	Draft TC masterplan	B1a	1,177	1,178	0	0	2,355	27.75
SLAA1183	Gillingham TC	Draft TC masterplan	B1a	1,090	0	0	0	1,090	0.1



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Site Ref	Address	Site Source	Potential Use	1-5 years	6-11 years	11-15 years	2034+	Total	Site Area (ha)
SLAA1299	Hoo Rural Town	Hoo Development Framework	B1a	0	500	500	0	1,000	8.76
	Pier Road opportunity area	Officer judgement	B1a	0	0	1,000	0	1,000	78.98
Total				186,434	402,931	293,778	0	883,143	381.43



Section 10: Industrial Estates and Business Parks

Within Medway most industrial activities/businesses are to be found within the following estates. Further employment and retail uses are planned within various development briefs and areas where there are policy commitments (*these are detailed in the tables above*).

In preparation for the new Local Plan - and forming part of the SHENA (Strategic Housing and Economic Needs Assessment) - an Employment Land Study has been undertaken, the findings are listed below.

Site Name	Site Area	Dominant Use Class	Predominant Stock Quality
Gads Hill, Gillingham	3.8	B2	Good
Ballard Business Park, Strood	1.67	A1, B2	Good
Second Avenue, Chatham	5.31	B1, B8, D1, D2	Mixed
Hopewell Drive, Chatham	3.83	B1, B2, B8	Mixed
Formby Road, Halling	28.7	B2	Good
Bridgewood Business Park, Rochester	3.74	B8	Good
Elm Court Industrial Estate, Gillingham	3.53	A1, B8 (Small proportion B1 and B2), D2	Good
Bloors Lane	0.69	B1	Good
2-10 Cuxton Road, Strood	3.34	B1	Good
Temple Industrial Estate, Strood	38.18	B8	Good
Medway Valley Park Industrial Estate, Strood	5.72	B2, B8	Good
Jenkins Dale, Chatham	1.09	B1 (small proportion of B2 and B8)	Good
Cuxton Industrial Estate, Cuxton	0.9	B1, B2, B8	Good
Fenn Street Industrial Estate, Hoo	1.78	B1, B2, B8	Good
Castle View, Rochester	0.71	B1, B2, B8	Good
Hoo Industrial Estate, Hoo	7.5	B1, B2, B8	Mixed
Otterham Quay Lane, Rainham	4.46	B8	Good
Canterbury Lane, Rainham	1.68	B1	Good



Site Name	Site Area	Dominant Use Class	Predominant Stock Quality
Fort Horsted	5.43	B1	Good
Railway Street Industrial Estate, Gillingham	1.46	B1	Good
Commercial Road, Strood	1.12	B1, B2, B8	Mixed
Lordswood Industrial Estate, Chatham	8.76	B1, B2, B8	Good
Thameside Industrial Estate, Cliffe	10.5	B8	Poor
Rochester Airfield Estate, Rochester	19	B1, B2	Good
Innovation Centre, Maidstone Road, Chatham	2	B1	Good
Kingsnorth Industrial Estate, Hoo	131	B1, B2	Good
Isle of Grain	261	B1, B2	Good
Gillingham Business Park, Gillingham	59	B1, B2, B8	Good
Courteney Road, Gillingham	22.09	B1, B2, B8	Good
Beechings Way Industrial Estate	9.22	B1, B2, A, D	Good
Lower Twydall Lane, Gillingham	0.48	B1, B2	Good
Medway City Estate, Frindsbury	99	B1, B2, B8	Good to Average
Chatham Maritime, Chatham	58.2	B1	Good
Historic Dockyard, Chatham	26.5	B1, B2, B8	Good
Chatham Port, Chatham/Gillingham	12.7	B1, B2, B8	Good
Pier Road, Gillingham	55.3	B1, B2, B8	Mixed



2) Retail Land Availability Tables and Data



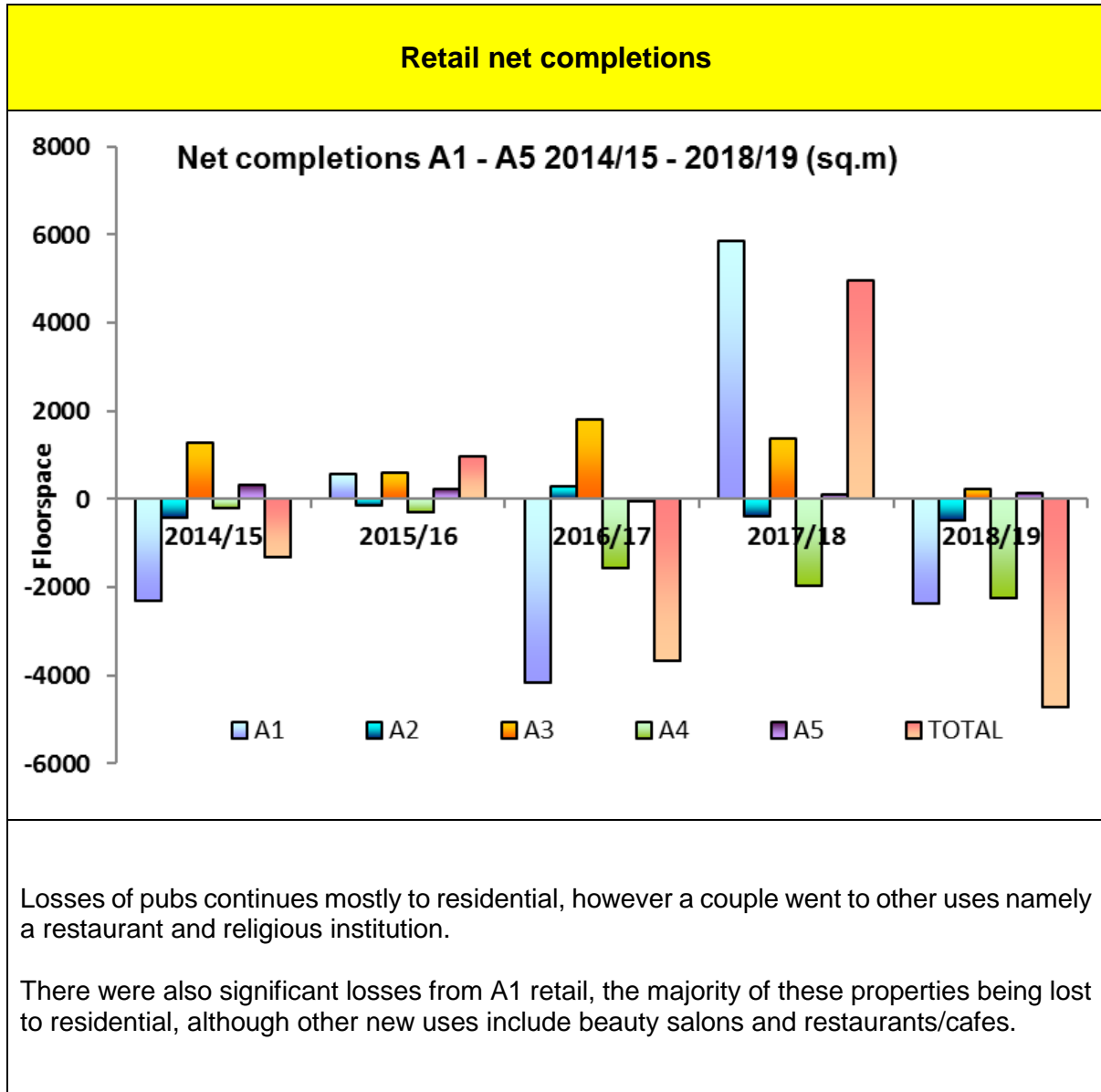


Table 2: A1 - A5 planning consents

Planning consents valid 1 April 2018 to 31 March 2019

Section 1: Development completed by 31 March 2019

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A1 (sq.m.)</i>	<i>A2 (sq.m.)</i>	<i>A3 (sq.m.)</i>	<i>A4 (sq.m.)</i>	<i>A5 (sq.m.)</i>
Town centre								
MC164881	128 High Street CHATHAM ME4 4BY	Mr Hassan	0.01	4	0	0	0	0
MC170373	276 High Street CHATHAM ME4 4BP	Mr A Naseeri	0.01	0	0	0	0	115
MC173004	294-296 High Street CHATHAM ME4 4NR	Mr Kale	0.01	0	0	18	0	0
MC174418	413-415 High Street CHATHAM ME4 4NU	Mr Simms	0.04	0	0	43	0	0
MC182880	Unit 88-89 Pentagon Shopping Centre Military Road CHATHAM	Mrs A St Louis	0.01	60	0	0	0	0
Sub-total for Town centre			0.08	64	0	61	0	115
Non town centre								
MC131804	Former Military site Upnor Road Lower Upnor ROCHESTER ME2 4UP	Ordnance Yard Developments Ltd	3.59	0	0	136	0	0
MC172427	179 Bligh Way Strood ROCHESTER ME2 2XG	Mr T Huseyin	0.01	0	0	77	0	0
MC172790	15 Canterbury Street GILLINGHAM ME7 5TP	Mr Thomas	0.01	0	0	0	78	0
MC173203	The Royal Engineers Goudhurst Road Twydall GILLINGHAM ME8 6NQ	Goldex Investments Ltd	0.07	0	0	157	0	0
MC180312	1 Fourwents Road Hoo ROCHESTER ME3 9JX	Walter & Randall	0.01	0	0	80	0	0

Table 2: A1 - A5 planning consents, Section 1: Development completed



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC180976	371-373 Walderslade Road Walderslade CHATHAM ME5 9LZ	DPP Planning	0.02	0	0	0	0	190
MC181985	379 Walderslade Road Walderslade CHATHAM ME5 9LL	Mrs M Walia	0.01	50	0	0	0	0
MC182029	116 Frindsbury Road Strood ROCHESTER	Mr N Islam	0.05	0	0	91	0	90
MC182610	217-219 Balmoral Road GILLINGHAM ME7 4QH	Mr J Peixe	0.02	0	0	87	0	0
Sub-total for Non town centre			3.79	50	0	628	78	280
TOTAL			3.86	114	0	689	78	395

Note: Only consents creating new floorspace are shown.



Section 2: A1 - A5 planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC141772	393 High Street CHATHAM ME4 4PG	Fornidon Ltd	0.05	95	0	0	0	0
MC160598	247-253 High Street CHATHAM ME4 4BQ	Mr Saglam	0.58	210	0	0	0	0
MC161210	161 High Street ROCHESTER ME1 1EH	Has & Sons Investments Ltd	0.02	0	0	103	0	0
MC162772	167c High Street Strood ROCHESTER ME2 4TH	HRH Estates	0.00	0	70	0	0	0
MC163135	Adj The Old Courthouse Railway Street CHATHAM ME4 4RP	Mr Clive Puddy	0.01	0	0	0	56	0
MC164006	86-88 High Street CHATHAM ME4 4DS	Business Help UK Group Ltd	0.03	0	86	0	0	0
MC164304	13-17 Church Street CHATHAM ME4 4BT	Fastgrow Investments Ltd	0.07	295	0	0	0	0
MC165065	179A High Street CHATHAM ME4 4BA	Mr Triverdi	0.01	0	0	240	0	0
MC171630	153-155 High Street CHATHAM ME4 4BA	RAAS Properties	0.04	146	0	0	0	0
MC174260	286 High Street CHATHAM ME4 4BP	Mr A Naseeri	0.01	0	0	100	0	0
MC180122	5 High Street Strood ROCHESTER ME2 4AB	Karsons Pharmacy	0.04	0	0	117	0	16
MC181957	77 High Street GILLINGHAM ME7 1BN	Peacock and Smith	0.03	55	54	54	0	0
MC182014	39 High Street ROCHESTER ME1 1LN	Mr Stone	0.02	0	0	270	0	0

Table 2, Section 2: A1 - A5 planning consents not started



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC182309 #	Adj. Rochester Station Corporation Street ROCHESTER	Leander Homes Ltd	0.20	87	0	87	0	0
MC182876	39-41 Railway Street CHATHAM ME4 4RP	Mr J Gill	0.04	0	20	0	0	0
MC183094	1-3 Rhode Street CHATHAM ME4 4AL	Mr T Paton	0.04	158	0	0	0	0
MC183659 #	Chatham Waterfront Medway Street/Globe Lane CHATHAM	Medway Development Company	1.27	0	0	380	380	0
Sub-total for Town centre			2.45	1046	230	1351	436	16
Non town centre								
MC112756	Land at Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	393	930	0	0	903
MC121791	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	0	0	425	425	0
MC151051	Zone D National Grid Land Grain Road Grain ROCHESTER ME3 0AE	National Grid Property	9.08	40	0	40	0	40
MC153598	30 Bryant Street CHATHAM ME4 5QR	Paydens Ltd	0.09	146	0	0	0	0
MC162278	McDonalds Restaurant Medway Valley Park Roman Way Strood ROCHESTER ME2 2SS	McDonalds Restaurants Ltd	0.10	0	0	49	0	0
MC163243	1 Main Road Hoo ROCHESTER ME3 9NA	Monopoly Property Investments	0.02	0	0	54	0	54
MC164667	23 Watling Street GILLINGHAM ME5 7EP	Mrs K Shadare	0.01	0	0	76	0	0
MC164861	4 London Road Strood ROCHESTER ME2 3HT	Mr Eissam Rashed	0.01	0	28	0	0	0
MC171302	245 Frindsbury Hill Strood ROCHESTER ME2 4SJ	El Group PLC	0.12	0	0	0	54	0
MC172089	Site adj. to Dockside Outlet Centre Chatham Maritime CHATHAM ME4 3ED	Chatham Maritime Carpark Management Ltd	0.02	0	0	298	0	0

Table 2, Section 2: A1 - A5 planning consents not started

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Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC172401	173 Bligh way Strood ROCHESTER ME2 2XG	Mr A Cornish	0.01	0	0	77	0	0
MC173484	Hempstead Valley Shopping Centre Hempstead Valley Drive GILLINGHAM	Trustees of the HVSC	3.10	5618	0	0	0	0
MC173978	5 Cedar Road Strood ROCHESTER ME2 2HB	Mr V Sutharsan	0.03	0	0	0	0	60
MC174221	70 and part 68 Toronto Road GILLINGHAM ME7 2EN	Harry Foods Ltd	0.03	70	0	0	0	0
MC174259	Unit D Horsted Retail Park Maidstone Road CHATHAM ME5 9SQ	Quod	1.72	1430	0	239	0	239
MC180997	Land at Chatham Docks Pier Road GILLINGHAM	Indigo Planning	0.64	537	0	0	0	0
MC181521	Quayside House Maritime Way Chatham Maritime	Mr J Sadler	0.19	0	0	11	0	0
MC181522	Dickens World Leviathan Way Chatham Maritime CHATHAM	Montagu Evans	0.40	0	0	152	0	0
MC181728	Cineworld Chariot Way Strood ROCHESTER	Barton Wilmore	0.50	0	0	964	0	0
MC20090417	Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	450	0	450	450	450
MC20091628	National Grid Property Holdings Grain Road Grain ROCHESTER ME3 0AE	National Grid Property Holdings Ltd	154.94	20	0	20	0	20
Sub-total for Non town centre			286.16	8704	958	2855	929	1766
TOTAL			288.61	9750	1188	4206	1365	1782

* Outline consent
 # Subject to S106 not yet signed
 ^ Subject to referral to Secretary of State

Notes: Only permissions creating new floorspace are shown.

Table 2, Section 2: A1 - A5 planning consents not started



Section 3: A1 - A5 development under construction at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC090291	351 High Street ROCHESTER ME1 1DA	Mr C Featherstone Featherstones Ltd	0.02	0	158	0	0	0
MC163361	111 High Street ROCHESTER ME1 1JS	Mr A Mukesh	0.01	6	0	0	0	0
MC163590	47-49 High Street ROCHESTER ME1 1LN	Halpern Properties Ltd	0.04	0	0	253	0	0
MC170405	113 Station Road GILLINGHAM ME8 7SF	J D Wetherspoon plc	0.09	0	0	0	430	0
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	535	200	200	200	0
MC172474	47-49 High Street ROCHESTER ME1 1LN	Adena Investments Ltd	0.04	0	0	60	0	0
MC173591	Former Fire Station New Cut CHATHAM ME4 6AA	Medway Council	0.01	0	0	104	0	0
MC174135	4 North Street Strood ROCHESTER ME2 4SH	Mrs C Mattu	0.04	0	0	70	0	70
Sub-total for Town centre			24.75	541	358	687	630	70
Non town centre								
MC131176	208 Maidstone Road ROCHESTER ME1 3LP	Mr P Doal	0.01	66	0	0	0	0
MC132210	St Marys Island Island Way West Chatham Maritime CHATHAM ME4 3SG	Countryside Maritime Ltd	10.00	0	0	80	0	0
MC140501	Post Office Main Road Hoo ROCHESTER ME3 9AA	Mr Thomas	0.02	16	16	0	0	0
MC140571	Part Phase 3 & 4 Victory Pier Pier Road GILLINGHAM ME7 1RL	Berkeley First Ltd	1.26	114	115	115	0	0

Table 2, Section 3: A1 - A5 development under construction



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC143158	8 London Road Strood ROCHESTER ME2 3HT	Mr R Singh	0.11	0	0	260	0	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM ME4	J G Chatham Ltd	4.77	178	178	179	0	0
MC150305	Part Phase 4(buildings C&D, Phase 5(H&J) & Phase 6(P) Pier Road GILLINGHAM ME7 1RL	Berkeley Homes (West London) Ltd	1.50	51	51	52	0	0
MC164423	208b Maidstone Road ROCHESTER ME1 3LP	Mr R Deol	0.01	0	0	66	0	0
MC171918	Land at Chatham Waters Pier Road GILLINGHAM	X1 Developments Ltd	0.41	170	85	95	165	85
MC172222	212-214 Maidstone Road ROCHESTER ME1 3LP	Mr H Nurhaki	0.01	56	0	0	0	0
MC183412	The Quays Dock Head Road Chatham Maritime CHATHAM	Mr M Senthilmani	0.04	0	0	211	0	200
Sub-total for Non town centre			18.14	651	445	1058	165	285
TOTAL			42.89	1192	803	1745	795	355

Notes. Only consents creating new floorspace are shown.

Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.

Table 2, Section 3: A1 - A5 development under construction

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Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2019 *(see notes at end of table)*

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A1 (sq.m.)</i>	<i>A2 (sq.m.)</i>	<i>A3 (sq.m.)</i>	<i>A4 (sq.m.)</i>	<i>A5 (sq.m.)</i>
Town centre								
MC170373	276 High Street CHATHAM ME4 4BP	Mr A Naseeri	-0.01	-115	0	0	0	0
MC172298	90-92 Station Road Rainham GILLINGHAM ME8 7PJ	Mr Winegarten	-0.04	-346	0	0	0	0
MC172420	3 High Street GILLINGHAM ME7 1BE	Koctas Ltd	-0.02	-60	0	0	0	0
MC172826	149-151 High Street CHATHAM ME4 4BA	Trentpeak Ltd	-0.10	-18	0	0	0	0
MC173836	9-11 The Brook CHATHAM ME4 4LA	Mr G Peters	-0.06	0	-113	0	0	0
MC180343	82 High Street ROCHESTER ME1 1JY	Rochester Cathedral	-0.01	-85	0	0	0	0
MC180443	68 High Street GILLINGHAM ME7 1AY	Mrs Taylor	-0.01	-59	0	0	0	0
MC180453	173 High Street Rainham GILLINGHAM ME8 8AY	Mrs D Phillips	-0.01	0	0	-50	0	0
MC181581	38A High Street CHATHAM ME4 4EA	Mr R Kimber	-0.01	0	-100	0	0	0
MC182743	346 High Street CHATHAM ME4 4NR	Akcay	-0.04	0	0	0	-176	0
MC182880	Unit 88-89 Pentagon Shopping Centre CHATHAM	Mrs A St Louis	-0.01	-120	0	0	0	0
Sub-total for Town centre			-0.31	-803	-213	-50	-176	0

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Non town centre								
MC164274	7 River Street Brompton GILLINGHAM ME7 5RJ	V&C Partnership	-0.03	0	0	0	-340	0
MC165009	13 Ordnance Terrace CHATHAM ME4 6PS	Mr A Green	-0.04	-135	0	0	0	0
MC170107	243 Canterbury Street GILLINGHAM ME7 5XE	Mr Eriten	-0.01	-46	0	0	0	0
MC170901	8 Chatham Hill CHATHAM ME5 7AA	Mr T Edgar	-0.01	0	0	0	-142	0
MC171301	403 Canterbury Street GILLINGHAM ME7 5LL	Mrs Baker	-0.01	-53	0	0	0	0
MC172362	61 Rainham Road GILLINGHAM ME7 5NG	Mr A Malik Hamilton Coopers	-0.01	0	-65	0	0	0
MC172427	179 Bligh Way Strood ROCHESTER ME2 2XG	Mr T Huseyin	-0.01	-77	0	0	0	0
MC172727 #	1 Copenhagen Road GILLINGHAM ME7 4RY	Mr Turner	-0.06	0	0	0	-1486	0
MC172790	15 Canterbury Street GILLINGHAM ME7 5TP	Mr Thomas	-0.01	-78	0	0	0	0
MC173203	The Royal Engineers Goudhurst Road Twydall GILLINGHAM ME8 6NQ	Goldex Investments Ltd	-0.07	0	0	0	0	-255
MC180312	1 Fourwents Road Hoo ROCHESTER ME3 9JX	Walter & Randall	-0.01	-80	0	0	0	0
MC180715	21-23 New Road CHATHAM ME4 4QJ	Mr Smith	-0.09	-594	0	0	0	0
MC180845	86 Chaucer Road GILLINGHAM ME7 5LU	Mr A Harwood	-0.01	-90	0	0	0	0
MC180908	98 Frindsbury Road Strood ROCHESTER ME2 4JB	Mrs N David	-0.01	-56	0	0	0	0

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss

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Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC180976	371-373 Walderslade Road Walderslade CHATHAM ME5 9LZ	DPP Planning	-0.02	0	-190	0	0	0
MC181160	12 High Street Brompton GILLINGHAM ME7 5AE	Miss K Darling	-0.01	-20	0	0	0	0
MC181614	14 Duncan Road GILLINGHAM ME7 4LE	Mr Jazz Doklu	-0.03	-30	0	0	0	0
MC181914	20 Essex Road Halling ROCHESTER ME2 1AU	Mr J O'Reilly	-0.04	-54	0	0	0	0
MC181985	379 Walderslade Road Walderslade CHATHAM ME5 9LL	Mrs M Walia	-0.01	-97	0	0	0	0
MC182029	116 Frindsbury Road Strood ROCHESTER	Mr N Islam	-0.05	0	0	0	-181	0
MC182447	Hempstead Valley Shopping Centre Hempstead Valley Drive GILLINGHAM	BAPT Ltd	-0.01	-97	0	0	0	0
MC182610	217-219 Balmoral Road GILLINGHAM ME7 4QH	Mr J Peixe	-0.02	-87	0	0	0	0
MC183412	The Quays Dock Head Road Chatham Maritime	Mr M Senthilmani	-0.04	0	0	-411	0	0
MC183494	62 Watling Street GILLINGHAM ME7 2YN	Mr G Rai	-0.02	-82	0	0	0	0
Sub-total for Non town centre			-0.62	-1676	-255	-411	-2149	-255
TOTAL			-0.93	-2479	-468	-461	-2325	-255

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

Notes. Only consents with floorspace in the categories for this table are shown.
This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment / reconstruction / change of use whether or not new floorspace has been created.
Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.

Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss



Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC154164	54A Green Street GILLINGHAM ME7 1XA	Mr Brar DLM Investments Limited	-0.01	-468	0	0	0	0
MC154170	54 Green Street GILLINGHAM ME7 1XA	Mr D Brar DLM Investments Ltd	-0.01	-468	0	0	0	0
MC161210	161 High Street ROCHESTER ME1 1EH	Has & Sons Investments Ltd	-0.02	0	-103	0	0	0
MC162772	167c High Street Strood ROCHESTER ME2 4TH	HRH Estates	0.00	0	-34	0	0	0
MC163590	47-49 High Street ROCHESTER ME1 1LN	Halpern Properties Ltd	-0.04	-182	0	0	0	0
MC165065	179A High Street CHATHAM ME4 4BA	Mr Triverdi	-0.01	-240	0	0	0	0
MC171566	Former Tesco Store The Brook CHATHAM ME4 4NZ	Go Outdoors Ltd	-0.29	-3532	0	0	0	0
MC171630	153-155 High Street CHATHAM ME4 4BA	RAAS Properties	-0.04	-234	0	0	0	0
MC173394	309 High Street Rainham GILLINGHAM ME8 8DS	Mr J Overbury	-0.02	-110	0	0	0	0
MC174260	286 High Street CHATHAM ME4 4BP	Mr A Naseeri	-0.01	-100	0	0	0	0
MC180122	5 High Street Strood ROCHESTER ME2 4AB	Karsons Pharmacy	-0.04	-133	0	0	0	0
MC180215	304-306 High Street ROCHESTER ME1 1HS	Ms Howden & Ms Butler	-0.02	-102	0	0	0	0
MC180760	42 High Street ROCHESTER ME1 1LD	Mr N Priestley	-0.02	0	0	-150	0	0

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC181004	173 High Street Rainham GILLINGHAM ME8 8AY	Mr S Waller	-0.02	-50	0	0	0	0
MC181957	77 High Street GILLINGHAM ME7 1BN	Peacock and Smith	-0.03	0	-155	0	0	0
MC182014	39 High Street ROCHESTER ME1 1LN	Mr Stone	-0.02	-270	0	0	0	0
MC182291	75 High Street CHATHAM ME4 4EE	Mr M Pearce	-0.01	0	-82	0	0	0
Sub-total for Town centre			-0.61	-5889	-374	-150	0	0
Non town centre								
MC143158	8 London Road Strood ROCHESTER ME2 3HT	Mr R Singh	-0.11	0	0	0	-240	0
MC163243	1 Main Road Hoo ROCHESTER ME3 9NA	Monopoly Property Investments	-0.02	0	-108	0	0	0
MC163950	4A Luton Road Luton CHATHAM ME4 5AA	Mr Deveci	-0.02	-42	0	0	0	0
MC164861	4 London Road Strood ROCHESTER ME2 3HT	Mr Eissam Rashed	-0.01	-39	0	0	0	0
MC170278	53 Cooling Road Strood ROCHESTER ME2 4RP	Interesting Developments Ltd	-0.09	0	0	0	-219	0
MC172101	128-130 Delce Road ROCHESTER ME1 2DT	Mr S Shahid	-0.02	-100	0	0	0	0
MC172401	173 Bligh way Strood ROCHESTER ME2 2XG	Mr A Cornish	-0.01	-77	0	0	0	0
MC173347	221-233 Beechings Way Twydall GILLINGHAM ME8 6SP	Mr I Goulding	-0.03	-40	0	0	0	0
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	-0.03	-30	0	0	0	0

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started

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Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC173978	5 Cedar Road Strood ROCHESTER ME2 2HB	Mr V Sutharsan	-0.03	-60	0	0	0	0
MC174221	70 and part 68 Toronto Road GILLINGHAM ME7 2EN	Harry Foods Ltd	-0.03	-200	0	0	0	0
MC174304	316 Canterbury Street GILLINGHAM ME7 5JP	Mr P M Jhally	-0.02	-52	0	0	0	0
MC180412	1 Pepys Way Strood ROCHESTER ME2 3LH	Mr A Akpinar	-0.07	-60	0	0	0	0
MC180806	49 Wainscott Road Wainscott ROCHESTER ME2 4LA	Mr M Yildiz	-0.06	-60	0	0	0	0
MC180994	16-18 London Road Strood ROCHESTER ME2 3HT	Mr T Paton	-0.03	-45	0	0	0	0
MC182788	6 Church Street Hoo ROCHESTER ME3 9AH	Mr Obee	-0.01	-64	0	0	0	0
MC182881	35 Rainham Road GILLINGHAM ME7 5LS	Mr J Carter	-0.02	-53	0	0	0	0
MC183590	White Horse Public House The Street Stoke ROCHESTER	Mr I Mortley	-0.18	0	0	0	-195	0
MC183624	49 Wainscott Road Wainscott ROCHESTER	Mr M Yildiz	-0.06	-88	0	0	0	0
MC190111	179-181 Maidstone Road ROCHESTER ME1 1SF	Mr & Mrs M Swann	-0.04	-196	0	0	0	0
Sub-total for Non town centre			-0.85	-1206	-108	0	-654	0
TOTAL			-1.46	-7095	-482	-150	-654	0
*	Outline consent							
#	Subject to S106 not yet signed							
^	Subject to referral to Secretary of State							

Notes. Only *consents* with floorspace in the categories for this table are shown.
This table includes those consents for redevelopment/reconstruction/change of use which have not started where there is a loss of A1 – A5 floorspace.

Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started

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Section 6: A1 - A5 planning consents expired without development at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC141793	65 North Street Strood ROCHESTER ME2 4SW	Mr Singh	0.06	0	0	0	-150	0
MC143331	325 High Street ROCHESTER ME1 1DA	Shif Nadlan Ltd	0.03	0	0	0	-53	0
MC143767	247-253 High Street CHATHAM ME4 4BQ	Mr Saglam	0.06	210	0	0	0	0
MC151913	18-20 Batchelor Street CHATHAM ME4 4BJ	Mr Mumtaz Zaan	0.02	29	0	0	0	0
MC153444	74 High Street CHATHAM ME4 4DS	Ms L Aluko	0.02	0	0	-161	161	0
Sub-total for Town centre			0.19	239	0	-161	-42	0
Non town centre								
MC101454*	1-7 Canal Road Strood ROCHESTER ME2 4DR	Mr Jarrett	0.07	50	0	-26	0	0
MC130482	146 Canterbury Street GILLINGHAM ME7 5UB	Mr Power	0.06	-243	0	0	0	0
MC152652	Units FU57-59 Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM ME4 3ED	WD Ltd	0.06	96	0	0	0	0
MC153148	Rochester Court Anthonys Way Frindsbury ROCHESTER ME2 4NW	Mr Francomb	0.02	-47	0	47	0	0
MC154179	24 Luton Road Luton CHATHAM ME4 5AA	Mr Rattan Singh	0.01	0	-120	0	0	0
Sub-total for Non town centre			0.21	-144	-120	21	0	0
TOTAL			0.40	95	-120	-140	-42	0

* Outline permission
 Notes. Only consents with floorspace in the categories for this table are shown.
 Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.

Table 2, Section 6: A1 - A5 planning consents expired without development



Section 7: A1 - A5 planning consents excluded at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Town centre								
MC103270 #	Land east of London/Dover Railway Line Corporation Street ROCHESTER ME1 1FH	Crest Nicholson Regeneration Ltd	2.20	24	93	25	0	0
		Reason for exclusion: Superseded by development brief see MC20042030						
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council	0.52	-484	256	110	256	256
		Reason for exclusion: Superseded by MC161924 and subsequently MC183659						
MC110476 #	389-391 High Street CHATHAM ME4 4PG	Mr Lucey	0.06	-123	0	0	0	0
		Reason for exclusion: Superseded by MC141772						
MC120810 #	4 North Street Strood ROCHESTER ME2 4SH	Mr A Guvriel	0.04	85	0	0	-85	0
		Reason for exclusion: Superseded by MC174135						
MC141422 #	94 Station Road Rainham GILLINGHAM ME8 7PJ	Mr Strachan	0.01	-57	0	0	57	0
		Reason for exclusion: Superseded by MC161100 then subsequently MC165157						
MC143009 #	75 High Street CHATHAM ME4 4EE	Mr I Alston	0.01	0	-43	0	0	0
		Reason for exclusion: Superseded by MC171427						
MC153185 ^	206 High Street ROCHESTER ME1 1JA	Dockside Property Services	0.01	0	-40	0	0	0
		Reason for exclusion: Planning permission required						
MC154237 #	27 Arden Street GILLINGHAM ME7 1HR	Mr Barnes Shepherd Neame Ltd	0.06	0	0	0	-215	0
		Reason for exclusion: Supersede by MC180042						
MC154426 #	90-92 Station Road Rainham GILLINGHAM ME8 7PJ	Rainham Estates Ltd	0.04	-149	0	0	0	0
		Reason for exclusion: Superseded by MC172298						
MC161100 #	94 Station Road Rainham GILLINGHAM ME8 7PJ	Rainham Estates Ltd	0.01	-67	0	0	0	0
		Reason for exclusion: Superseded by MC165157						
MC161924 #	Chatham Waterfront Medway Street CHATHAM ME4 4HA	Medway Council	0.90	0	0	1645	0	0
		Reason for exclusion: Superseded by MC183659						
MC163637 #	77 High Street GILLINGHAM ME7 1BN	Coffee Republic	0.03	0	-225	225	0	0
		Reason for exclusion: Superseded by MC181957						
MC171235 #	3 High Street GILLINGHAM ME7 1BE	Koctas Ltd	0.02	-60	0	0	0	0
		Reason for exclusion: Superseded by MC172420						

Table 2, Section 7: A1 - A5 planning consents excluded



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER ME1	SEEDA & Medway Council	34.68	1283	1467	1282	1560	1560
<i>Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333</i>								
Non town centre								
MC102916 #	124 Pier Road GILLINGHAM ME7 1UD	Mr I Kingsley-Smith J.V. Enterprises Ltd	0.18	360	0	0	0	0
<i>Reason for exclusion: Superseded by MC142084</i>								
MC102971 #	Hempstead Valley Shopping Centre Hempstead GILLINGHAM ME7 3PD	The Trustees of Hempstead Valley Shopping Centre	2.04	6795	106	55	0	0
<i>Reason for exclusion: Superseded by MC121873</i>								
MC104403 #	McDonalds Medway Valley Leisure Park Roman Way ROCHESTER ME2 2SS	McDonalds Restaurant Ltd	0.10	0	0	44	0	0
<i>Reason for exclusion: Superseded by MC121870 and subsequently MC162278</i>								
MC121775 #	85 Church Street GILLINGHAM ME7 1TR	Mr A Azad & M Sriram	0.10	0	0	0	-190	0
<i>Reason for exclusion: Superseded by MC172261</i>								
MC121870 #	McDonalds, Medway Valley Park Roman Way Strood ROCHESTER ME2 2SS	McDonalds Restaurants Ltd	0.10	0	0	7	0	0
<i>Reason for exclusion: Superseded by MC162278</i>								
MC121873Part2+3 **	Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM ME7 3PD	The Trustees of Hempstead Valley Shopping Centre	0.59	5250	0	0	0	0
<i>Reason for exclusion: Design and Access statement with MC173484 approved April 2018 stated insufficient demand to complete this type of retail space.</i>								
MC122498 #	51 Cuxton Road Strood ROCHESTER ME2 2BZ	Glenn Haylor	0.06	0	0	0	-179	0
<i>Reason for exclusion: Superseded by MC151014</i>								
MC122696 #	128-130 Delce Road ROCHESTER ME1 2DT	Mr Shahid	0.02	84	0	0	0	0
<i>Reason for exclusion: Superseded by MC143755</i>								
MC130599 #	Unit 5 Block T, Victory Pier Pier Road GILLINGHAM ME7 1GA	Mrs H Dorrington Berkeley First	0.04	-22	-22	89	0	0
<i>Reason for exclusion: Superseded by MC140649</i>								
MC131798 #	16-18 London Road Strood ROCHESTER ME2 3HT	Mr T Salter	0.03	-53	0	0	0	0
<i>Reason for exclusion: Superseded by MC180994</i>								
MC143631 #	Colonial House Quayside Chatham Maritime CHATHAM ME4 4YY	Chatham Quayside Ltd & Medway Basin Two Ltd	3.30	339	0	0	0	0
<i>Reason for exclusion: Superseded by MC171250</i>								

Table 2, Section 7: A1 - A5 planning consents excluded



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P/P No.	Location	Applicant	Area (ha)	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
MC143702 ^	24 Luton Road Luton CHATHAM ME3 8UL	Mr R Singh <i>Reason for exclusion: Prior approval required</i>	0.01	0	-120	0	0	0
MC143755 ^	128-130 Delce Road ROCHESTER ME1 2DT	Barrys News <i>Reason for exclusion: Completed in 2018 excluded to prevent double counting</i>	0.02	49	0	0	0	0
MC150098 #	Street Farm Stoke Road Hoo ROCHESTER ME3 9BH	A C Goatham & Sons <i>Reason for exclusion: Superseded by MC181795</i>	1.80	-241	0	-26	0	0
MC153987 ^	7 River Street Brompton GILLINGHAM ME7 5RJ	V and C Partnership <i>Reason for exclusion: Appeal dismissed following failure of the Council to determine the planning application.</i>	0.03	0	0	0	-340	0
MC161490 #	Unit ML08 Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM ME4 3ED	WD Ltd <i>Reason for exclusion: Superseded by MC180779</i>	0.06	-294	0	0	0	0
MC162294 #	Land adj. to Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM ME4 3ED	Chatham Maritime Car Park Management Ltd <i>Reason for exclusion: Superseded by MC172089</i>	0.02	0	0	232	0	0
MC163410 #	2 Warner Street CHATHAM ME4 5RH	Mr Watters <i>Reason for exclusion: Superseded by MC172160</i>	0.04	0	0	0	-177	0
MC172343 #	78 John Street ROCHESTER ME1 1YW	Harnam Developments Ltd <i>Reason for exclusion: Superseded by MC174128</i>	0.03	0	0	0	-300	0
MC181215 ^	42a Ernest Road CHATHAM ME4 5PT	Mr K Brunt <i>Reason for exclusion: Insufficient information provided with regard to contamination risks.</i>	0.00	-32	0	0	0	0
MC20050229 #	Mid Kent College, Horsted Maidstone Road CHATHAM ME5 9UQ	Mid Kent College <i>Reason for exclusion: Superseded by MC110001</i>	8.11	200	0	0	0	0
MC20061277 #	117-119 Pier Road GILLINGHAM ME7 1RL	Berkeley First Ltd/ Berkeley Homes Ltd <i>Reason for exclusion: Superseded by MC20071025</i>	0.97	1170	0	49	0	0
MC20071885 #	124 Pier Road GILLINGHAM ME7 1UD	J V Enterprises <i>Reason for exclusion: Superseded by MC102916 and subsequently MC142084</i>	0.18	360	0	0	0	0
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited <i>Reason for exclusion: Superseded by MC121791</i>	80.66	350	0	350	0	0

Table 2, Section 7: A1 - A5 planning consents excluded



Section 8: A1 - A5 summary statistics; Planning consents valid 1 2018 to 31 March 2019

	A1 (sq.m.)	A2 (sq.m.)	A3 (sq.m.)	A4 (sq.m.)	A5 (sq.m.)
Completions					
Development completed in survey period	114	0	689	78	395
Lost due to redevelopment/reconstruction	-2479	-468	-461	-2325	-255
	-2365	-468	228	-2247	140
Commitments					
Not started	9750	1188	4206	1365	1782
Under construction	1192	803	1745	795	355
	(10942)	(1991)	(5951)	(2160)	(2137)
Potential losses	-7095	-482	-150	-654	0
	3847	1509	5801	1506	2137
Exclusions					
Expired	95	-120	-140	-42	0

Table 2, Section 8: Summary statistics



3) Other Commercial and Leisure Tables and Data



Carehome (C2) and Student Accommodation (SG) uses

Year	Student Accommodation floorspace (SG sq.m)	Net additional Student Rooms	Net additional Elderly Person Rooms (C2)
2014-15	0	0	-9
2015-16	0	0	0
2016-17	6,536	115	-56
2017-18	0	0	-28
2018-19	0	0	-3
Total	6,536	115	-96

Although there have been losses of C2 rooms over the past 5 years, the future pipeline shows a net gain of 172 rooms, of which 16 are under construction (see sections 2, 3 and 5).

No new student accommodation has been completed for a couple of years, but 80 bedrooms are currently under construction in Gillingham and Chatham.



Table 3: Other commercial and leisure planning consents

Planning consents valid 1 April 2018 to 31 March 2019

Section 1: Development completed by 31 March 2019

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>C1 (beds)</i>	<i>C2 (beds)</i>	<i>C2a (sq.m.)</i>	<i>D1 (sq.m.)</i>	<i>D2 (sq.m.)</i>	<i>SG (sq.m.)</i>	<i>Other (sq.m.)</i>
Town centre										
MC174270	Gillingham Baptist Church Green Street GILLINGHAM ME7 5TJ	Mr S Greasley	0.07	0	0	0	63	0	0	0
MC174352	37 High Street Rainham GILLINGHAM ME8 7HS	Mr Griffiths	0.01	0	0	0	0	0	80	0
MC180443	68 High Street GILLINGHAM ME7 1AY	Mrs Taylor	0.01	0	0	0	0	0	59	0
MC180453	173 High Street Rainham GILLINGHAM ME8 8AY	Mrs D Phillips	0.01	0	0	0	0	0	50	0
MC181568	423 High Street CHATHAM ME4 4NU	Mr G Fleming	0.02	0	0	0	0	71	0	0
MC181581	38A High Street CHATHAM ME4 4EA	Mr R Kimber	0.01	0	0	0	0	100	0	0
MC181695	R/O 37-39 North Street Strood ROCHESTER ME2 4SJ	Mr R Jackson	0.01	0	0	0	0	0	128	0
MC182421	411 High Street CHATHAM ME4 4NU	Mr D Hill	0.01	0	0	0	0	0	136	0
MC182743	346 High Street CHATHAM ME4 4NR	Akcaay	0.04	0	0	0	176	0	0	0
MC182880	Unit 88-89 Pentagon Shopping Centre Military Road CHATHAM ME4 4HW	Mrs A St Louis	0.01	0	0	0	60	0	0	0
MC183177	63 Green Street GILLINGHAM ME7 1AE	Mr C Gillies	0.01	0	0	0	0	41	0	0
Sub-total for Town centre			0.20	0	0	0	299	212	453	0

Table 3: Other Commercial and leisure planning consents, Section 1: Development completed



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Non town centre										
MC133122	Ampersand House Parsonage Lane Strood ROCHESTER ME2 4HP	Mr Ravichandran	0.21	0	14	0	0	0	0	0
MC150794	St Simon of England RC Church Bleakwood Road Walderslade CHATHAM ME5	The trustee of the Catholic Diocese of Southwark	0.28	0	0	0	51	0	0	0
MC161977	Medway Maritime Hospital Windmill Road GILLINGHAM ME7 5NY	Mr Edwards	0.10	0	0	0	1850	0	0	0
MC163001	Halling Fire Station Vicarage Road Halling ROCHESTER ME2 1BE	Halling Baptists	0.08	0	0	0	149	0	0	0
MC163973	Leighton House Lower Twydall Lane Twydall GILLINGHAM ME7 2UU	Mr Campbell	0.42	2	0	0	0	0	0	0
MC164274	7 River Street Brompton GILLINGHAM ME7 5RJ	V&C Partnership	0.03	0	0	0	0	0	340	0
MC164616	Rear of 181 Ballens Road Lordswood CHATHAM ME5 8PG	The Playhut	0.08	0	0	0	82	0	0	0
MC164711	Medway Valley Park Chariot Way Strood ROCHESTER ME2 2SS	Whitbread group plc	0.66	40	0	0	0	0	0	0
MC170282	High Birch Upper Bush Road Cuxton ROCHESTER ME2 1HQ	Mr P Gummer	0.07	1	0	0	0	0	0	0
MC170556	Memorial Hall Church Street Cliffe ROCHESTER ME3 7PU	Cliffe & Cliffe Woods Parish Council	0.44	0	0	0	0	90	0	0
MC171565	2 Anchor Wharf Dock Road CHATHAM ME4 4TE	Chatham Historic Dockyard Trust	0.27	0	0	0	189	0	0	0
MC171729	St Marys Island Primary School Island Way West Chatham Maritime CHATHAM ME4 3ST	Mrs Easton	0.04	0	0	0	192	0	0	0
MC172774	Land east of Bells Lane Hoo ROCHESTER ME3 9HT	Bellway Homes	0.06	0	0	0	0	191	0	0
MC172795	Maritime Estate, Maritime House Maritime Close Frindsbury ROCHESTER ME2 4DJ	W J King Vauxhall	0.35	0	0	0	0	0	357	0

Table 3: Other Commercial and leisure planning consents, Section 1: Development completed

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Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC173848	23 Parkwood Green Long Catlis Road Parkwood GILLINGHAM ME8 9PW	Mrs Knight	0.01	0	0	0	0	0	70	0
MC174187	Recreation Ground Priestfields ROCHESTER ME1 3AD	Medway Rugby Football Club	0.04	0	0	0	0	108	0	0
MC180779	Unit ML08 Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM	Mr Peter Everest	0.06	0	0	0	653	0	0	0
MC180908	98 Frindsbury Road Strood ROCHESTER ME2 4JB	Mrs N David	0.01	0	0	0	0	0	56	0
MC181160	12 High Street Brompton GILLINGHAM ME7 5AE	Miss K Darling	0.01	0	0	0	0	0	20	0
MC181164	387 Maidstone Road CHATHAM ME5 9SE	Mr Steven Roberts	0.00	0	0	0	0	0	12	0
MC181985	379 Walderslade Road Walderslade CHATHAM ME5 9LL	Mrs M Walia	0.01	0	0	0	0	0	0	47
MC182447	Hempstead Therapy Centre Hempstead Valley Shopping Centre Hempstead Valley Drive GILLINGHAM	BAPT Ltd	0.01	0	0	0	97	0	0	0
MC183494	62 Watling Street GILLINGHAM ME7 2YN	Mr G Rai	0.02	0	0	0	0	0	82	0
Sub-total for Non town centre			3.26	43	14	0	3263	389	937	47
TOTAL			3.47	43	14	0	3562	601	1390	47

Notes. Only consents creating new floorspace are shown.

Table 3: Other Commercial and leisure planning consents, Section 1: Development completed



Section 2: Other commercial and leisure planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC171566	Former Tesco Store The Brook CHATHAM ME4 4NZ	Go Outdoors Ltd	0.29	0	0	0	0	3532	0	0
MC180455	1 Arden Street GILLINGHAM ME7 1HG	Mr Weston	0.12	0	0	0	0	0	36	0
MC181020	165 High Street CHATHAM ME4 4BA	Mr A Usenmez	0.01	0	0	0	0	100	0	0
MC181740	83 High Street CHATHAM ME4 4EE	Open Road Solutions Ltd	0.02	0	0	0	0	288	0	0
MC181957	77 High Street GILLINGHAM ME7 1BN	Peacock and Smith	0.03	0	0	0	54	0	0	0
MC182309 #	Adj Rochester Station Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	0.20	0	0	0	0	87	0	0
Sub-total for Town centre			0.67	0	0	0	54	4007	36	0
Non town centre										
MC112756	Chatham Docks Pier Road GILLINGHAM ME4 4SW	Peel Land and Property (Ports no.3) Ltd	13.37	200	0	0	24616	20953	23750	29793
MC121791	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Redrow Homes (Easter)	80.00	0	0	0	1000	0	0	0
MC122892	Builders Yard Haymen Street CHATHAM ME4 6SF	Bonfare	0.01	0	0	0	0	0	113	0
MC152954	Land off The Broadway GILLINGHAM ME8 6DP	Mr Jana	0.70	0	90	0	0	0	0	0
MC153598	30 Bryant Street CHATHAM ME4 5QR	Paydens Ltd	0.09	0	0	0	774	0	0	0
MC153760	St Marys Island Island Way West Chatham Maritime CHATHAM ME	Countryside Properties (UK) Ltd	4.70	0	0	0	230	0	0	0

Table 3, Section 2: Other commercial and leisure planning consents not started



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC154264	Playing Field Shipwrights Avenue CHATHAM ME	St Marys Amateur Boxing Club	0.10	0	0	0	0	540	0	0
MC154424	Buildings 208 & 209 Kingsnorth Industrial Estate Eschol Road Kingsnorth ROCHESTER	AMP Holdings Ltd	1.40	0	0	0	0	0	5010	0
MC165052	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd	0.25	0	0	0	3065	0	0	0
MC170930	Machine Shop 8 Chatham Maritime CHATHAM	WD Outlet Management Ltd	0.54	0	0	0	0	2560	0	0
MC171410	Car Park Centre Court Sir Thomas Longley Road off Anthonys Way Frindsbury ROCHESTER ME2 4BQ	Mr A Morina	0.15	0	0	0	0	0	14	0
MC171791	11 Central Road Strood ROCHESTER ME2 3HF	Mr Thakar	0.05	0	0	0	35	0	0	0
MC172301	Unit B2 Whitewall Road Frindsbury ROCHESTER ME2 4DZ	Reliance Energy Ltd	0.20	0	0	0	0	0	0	2010
MC172642	Gibraltar Cottages Ham Lane Hempstead GILLINGHAM ME7 3JJ	Mr S Farley	0.08	1	0	0	0	0	0	0
MC173163	Unit 1 Ballard Business Park Cuxton Road Strood ROCHESTER ME2 2NY	Trust Ford	0.45	0	0	0	0	0	31	0
MC173484	Surface Level car parks Hempstead Valley Shopping Centre Hempstead Valley Drive Hempstead GILLINGHAM	Trustees of the HVSC	3.10	0	0	0	0	0	0	1904
MC180137	Machine Shop 8 Dock Head Road Chatham Maritime CHATHAM	Mr Everest	0.54	0	0	0	0	1432	0	0
MC180207	419 Walderslade Road Walderslade CHATHAM ME5 9LL	Mr Killick	0.13	0	32	0	0	0	0	0
MC180316	15-19 New Road CHATHAM ME4 4QJ	Mr H Miah	0.12	0	0	0	0	210	0	0
MC180997	Chatham Docks Pier Road GILLINGHAM	Indigo Planning	0.64	0	0	0	537	0	0	0
MC181187	116 Maidstone Road CHATHAM ME4 6DQ	Mr Mudavanhu	0.10	0	10	0	0	0	0	0

Table 3, Section 2: Other commercial and leisure planning consents not started

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Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC181399	All Saints Church 169 Hempstead Road Hempstead GILLINGHAM ME7 3QG	All Saints Church	0.10	0	0	0	10	0	0	0
MC181521	Quayside House Maritime Way Chatham Maritime CHATHAM	Mr J Sadler	0.19	0	0	0	0	150	0	0
MC181522	Dickens World Leviathan Way Chatham Maritime CHATHAM	Montagu Evans	0.40	0	0	0	0	5008	0	0
MC181820	Parklands Resource Centre Oxford Road GILLINGHAM ME7 4BY	Anthony Warner	0.20	0	9	0	0	0	0	0
MC181854	77 Main Road Hoo ROCHESTER ME3 9AA	Mr N Patel	0.09	0	0	0	454	0	0	0
MC182308	Our Zone Pattens Lane ROCHESTER ME1 2RB	Medway Community Healthcare	0.13	0	20	0	0	0	0	0
MC182505	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Mr Britten	0.36	0	0	0	0	0	0	579
MC182539	39 Maidstone Road CHATHAM ME4 6DP	Marchini Curran Planning	0.13	0	7	0	0	0	0	0
MC182714	75 Strover Street GILLINGHAM ME7 1JD	Mr F Sword	0.02	0	0	0	0	0	140	0
MC182961 #	West of Town Road Cliffe Woods ROCHESTER	Esquire Developments	4.40	0	0	0	245	0	0	0
MC183312	Watling Street Playing Fields Darland Avenue Darland GILLINGHAM	Medway Council	0.07	0	0	0	0	245	0	0
MC190238	Scout Hut Dart Close Strood ROCHESTER	Mr A Munn	0.11	0	0	0	0	26	0	0
MC20090417	Between Knight Road and Roman Way Strood ROCHESTER ME2 2BA	Lafarge Cement UK	21.79	0	0	0	100	100	0	0
MC20090961	Damhead Creek Eschol Road Kingsnorth ROCHESTER ME3 9ND	Scottish Power (DCL) Ltd	23.80	0	0	0	0	0	0	8925
Sub-total for Non town centre			158.51	201	168	0	31066	31224	29058	43211
TOTAL			159.17	201	168	0	31120	35231	29094	43211

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes: Only permissions creating new floorspace are shown.

Table 3, Section 2: Other commercial and leisure planning consents not started



Section 3: Other commercial and leisure development under construction at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC130102	Croneens Car Park Railway Street GILLINGHAM ME7 1YQ	Kent Muslim Welfare Association	0.28	0	0	0	3858	0	0	0
MC161989	R/O 124-130 High Street Jeffery Street GILLINGHAM ME7 1DD	PCD Homes	0.06	0	0	0	0	0	1660	0
MC172333	Rochester Riverside Corporation Street ROCHESTER ME1 1NH	Countryside Properties & The Hyde Group	24.50	81	0	0	550	200	0	0
MC172542	The Old Archdeaconry The Precinct ROCHESTER ME1 1SX	Sophrosyne Ltd	0.17	14	0	0	0	0	0	0
Sub-total for Town centre			25.02	95	0	0	4408	200	1660	0
Non town centre										
MC140571	Part of Phases 3 & 4 Victory Pier, Pier Road GILLINGHAM ME7 1RL	Berkeley First Ltd	1.26	0	0	0	808	115	0	0
MC143158	8 London Road Strood ROCHESTER ME2 3HT	Mr R Singh	0.11	15	0	0	0	0	0	0
MC150081	Former Kitchener Barracks Dock Road CHATHAM ME4	J G Chatham Ltd	4.77	0	0	0	179	0	0	0
MC150305	Part of Phase 4 (buildings C&D), Phase 5 (buildings H&J) and Phase 6 (building P) Pier Road GILLINGHAM ME7 1RL	Berkeley Homes (West London) Ltd	1.50	0	0	0	52	53	0	0
MC165009	13 Ordnance Terrace CHATHAM ME4 6PS	Mr A Green	0.04	0	0	0	0	0	782	0
MC165114	51 Station Road Strood ROCHESTER ME2 4BP	Mr H Singh	0.02	18	0	0	0	0	0	0
MC170808	8 Watson Avenue CHATHAM ME5 9SH	Aquarius Residential Care Home	0.09	0	7	0	0	0	0	0
MC171918	Chatham Waters Pier Road GILLINGHAM ME7 1	X1 Developments Ltd	0.41	0	0	0	0	110	0	0

Table 3, Section 3: Other commercial and leisure development under construction



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC173910	7 Maidstone Road Rainham GILLINGHAM ME8 0DH	Rainham Physiotherapy Centre	0.04	0	0	0	44	0	0	0
MC181803	45 & 45B Park Avenue GILLINGHAM ME7 4AQ	Mrs L Benaragama	0.07	0	9	0	0	0	0	0
MC182499	Cuxton Beehive Playgroup Bush Road Cuxton ROCHESTER ME2 1EY	Mrs N Ingram	0.03	0	0	0	54	0	0	0
Sub-total for Non town centre			8.34	33	16	0	1137	278	782	0
TOTAL			33.36	128	16	0	5545	478	2442	0

Notes. Only consents creating new floorspace are shown.

Consents are monitored as a whole, there may be some completed floorspace within any consent but this will not be recorded as completed until the entire consent is complete.

Table 3, Section 3: Other commercial and leisure development under construction



Section 4: Planning consents which have resulted in other commercial or leisure losses due to reconstruction/redevelopment during the year to 31 March 2019 (see notes at end of table)

	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC163980	Rainham Methodist Church Station Road Rainham GILLINGHAM ME8 7PR	Mr Coveney	-0.09	0	0	0	-332	0	0	0
MC182019	62 Jeffery Street GILLINGHAM ME7 1BZ	Mr M Pearce	-0.02	0	0	0	0	0	-65	0
MC183670	346A High Street CHATHAM ME4 4NP	Mr D Konuralp	-0.07	0	0	0	-223	0	0	0
Sub-total for Town centre			-0.18	0	0	0	-555	0	-65	0
Non town centre										
MC164747	Riverside One Dock Road CHATHAM ME4 4SL	Medway Council	-0.15	0	0	0	0	-1360	0	0
MC165009	13 Ordnance Terrace CHATHAM ME4 6PS	Mr A Green	-0.04	0	0	0	0	0	-191	0
MC172709	Chatham Garrison Sports Ground Sally Port Gardens Brompton GILLINGHAM ME7 5BT	Mr T Haragan	-0.06	0	0	0	0	-250	0	0
MC173735	21 Berengrave Lane Rainham GILLINGHAM ME8 7LS	Cherry Acre Developments Ltd	-0.02	0	-17	0	0	0	0	0
Sub-total for Non town centre			-0.27	0	-17	0	0	-1610	-191	0
TOTAL			-0.46	0	-17	0	-555	-1610	-256	0

Demolition has taken place on this site but it cannot be determined that this is in connection with this consent and that works connected with the consent have started. In some instances the demolition may have taken place for other purposes. Normally demolition does not count towards implementation to allow the consent to remain in perpetuity.

Notes. Only consents with floorspace in the categories for this table are shown.
This table includes all consents where the existing floorspace has been removed from use, whether or not the whole works have been completed. It can include redevelopment / reconstruction / change of use whether or not new floorspace has been created.
Where there is replacement floorspace for the loss shown, an equivalent entry will exist in the appropriate development completed or the development under construction table.

Table 3, Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses



Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC152097	75-81 High Street Strood ROCHESTER ME2 4AH	Mr K Latif	-0.12	0	0	0	0	-718	0	0
MC161443	82 Jeffery Street GILLINGHAM ME7 1DB	Legstone Builders	-0.14	0	0	0	0	0	-233	0
MC180455	1 Arden Street GILLINGHAM ME7 1HG	Mr Weston	-0.12	0	0	0	0	0	-33	0
MC182309 #	Adjacent Rochester Station Corporation Street ROCHESTER ME1 1NH	Leander Homes Ltd	-0.20	0	0	0	0	0	-200	0
MC183094	1-3 Rhode Street CHATHAM ME4 4AL	Mr T Paton	-0.04	0	0	0	0	0	-642	0
Sub-total for Town centre			-0.62	0	0	0	0	-718	-1108	0
Non town centre										
MC154353	Former Rochabite Hall Queens Road GILLINGHAM ME7 4LP	Kent Planning Ltd	-0.12	0	0	0	0	-150	0	0
MC160365	71 Rochester Road Cuxton ROCHESTER ME2 1AE	Mr D Fuller	-0.14	0	0	0	0	0	-60	0
MC163013	Halling Baptist Church Vicarage Road Halling ROCHESTER ME2 1BE	Mr Felix-Hollington	-0.04	0	0	0	-135	0	0	0
MC163537	21 Victoria Street ROCHESTER ME1 1XJ	Mr N Jenkins	-0.02	0	0	0	-33	0	0	0
MC164659	Former Clinic Kings Road Luton CHATHAM ME5 7JY	Dr Jha	-0.03	0	0	0	-98	0	0	0
MC170444	St Paulinus Church Manor Street Brompton GILLINGHAM ME7 5AW	NW Properties Ltd	-0.02	0	0	0	-800	0	0	0

Table 3, Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC173705	41 Barnsole Road GILLINGHAM ME7 4DT	Mr Sussex	-0.03	0	0	0	0	-130	0	0
MC181522	Dickens World Leviathan Way Chatham Maritime CHATHAM ME4 4LL	Montagu Evans	-0.40	0	0	0	0	-5066	0	0
MC181820	Parklands Resource Centre Oxford Road GILLINGHAM ME7 4BY	Anthony Warner	-0.20	0	0	0	-373	0	0	0
MC181854	77 Main Road Hoo ROCHESTER ME3 9AA	Mr N Patel	-0.09	0	-12	0	0	0	0	0
MC182505	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Mr Britten	-0.36	0	0	0	0	0	0	-236
MC182698	3 New Road CHATHAM ME4 4QJ	Mr T Bull	-0.23	0	0	0	0	0	-1210	0
MC182791	8 Church Street Hoo ROCHESTER ME3 9AH	Mr Obee	-0.01	0	0	0	0	0	-94	0
MC183568	2 Tramways Luton CHATHAM ME5 7LS	Mr Adam Sliwinski	-0.20	0	0	0	-99	0	0	0
MC183610	294 Hempstead Road Hempstead GILLINGHAM ME7 3QH	Mr D Boast	-0.10	0	0	0	0	0	-83	0
Sub-total for Non town centre			-1.98	0	-12	0	-1538	-5346	-1447	-236
TOTAL			-2.61	0	-12	0	-1538	-6064	-2555	-236

* Outline consent

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes. Only consents with floorspace in the categories for this table are shown.

This table includes those consents for redevelopment / reconstruction / change of use which have not started where there is a loss of C1, C2 bed spaces or D1, D2, SG or Other floorspace.

Table 3, Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started

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Section 6: Other commercial and leisure planning consents expired without development at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC151913	18-20 Batchelor Street CHATHAM ME4 4BJ	Mr Mumtaz Zaan	0.02	0	0	0	0	0	1015	0
Sub-total for Town centre			0.02	0	0	0	0	0	1015	0
Non town centre										
MC111473	Merryboys Stables Merryboys Road Cliffe Woods ROCHESTER ME3 7TP	Mr Gill	0.07	2	0	0	0	0	0	0
MC140193	University for the Creative Arts Fort Pitt Hill ROCHESTER ME1 1DZ	University for the Creative Arts	0.61	0	0	0	233	0	0	0
MC151595	1 Parsonage Lane Strood ROCHESTER ME2 4HP	The Regard Partnership	0.13	0	1	0	0	0	0	0
MC151855	21 Wyles Road CHATHAM ME4 6HA	Mr Bovis	0.34	0	0	0	0	190	0	0
MC154128	The Windmill Ratcliffe Highway Hoo ROCHESTER ME3 8QB	Mrs Carson	0.70	8	0	0	0	0	0	0
Sub-total for Non town centre			1.85	10	1	0	233	190	0	0
TOTAL			1.87	10	1	0	233	190	1015	0

* Outline permission

Notes: Only consents with floorspace in the categories for this table are shown.
Negative figures indicate an intended loss of floorspace which is now clawed back due to the consent having expired.

Table 3, Section 6: Other commercial and leisure planning consents expired without development



Section 7: Other commercial and leisure planning consents excluded at 31 March 2019

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Town centre										
MC103270 #	Land east of London/Dover Railway Line Corporation Street ROCHESTER ME1 1FH	Crest Nicholson Regeneration Ltd	2.20	0	0	0	45	0	0	0
<i>Reason for exclusion: Superseded by development brief see MC20042030</i>										
MC110167 #	Adjacent to Bus Station Medway Street CHATHAM ME4 4HA	Medway Council	0.52	86	0	0	256	0	-358	0
<i>Reason for exclusion: Superseded by MC161924 and subsequently MC183659</i>										
MC143351 #	Gillingham Baptist Church Green Street GILLINGHAM ME7 5TJ	Gillingham Baptist Church	0.07	0	0	0	74	0	0	0
<i>Reason for exclusion: Superseded by MC174270</i>										
MC20042030 #	Rochester Riverside Corporation Street ROCHESTER ME1	SEEDA & Medway Council	34.68	250	0	0	8907	0	3600	0
<i>Reason for exclusion: See MC103270 for phase 1A Superseded by MC172333</i>										
Non town centre										
MC102971 #	Hempstead Valley Shopping Centre Hempstead GILLINGHAM ME7 3PD	The Trustees of Hempstead Valley Shopping Centre	2.04	0	0	0	845	0	0	0
<i>Reason for exclusion: Superseded by MC121873</i>										
MC130599 #	Unit 5 Block T, Victory Pier Pier Road GILLINGHAM ME7 1GA	Mrs H Dorrington Berkeley First	0.04	0	0	0	-109	87	0	0
<i>Reason for exclusion: Superseded by MC140649</i>										
MC131469 #	Greatfield Lodge Darnley Road Strood ROCHESTER ME2 2UU	Malik & Partners	0.34	0	-18	0	0	0	0	0
<i>Reason for exclusion: Superseded by MC174357</i>										
MC140893 #	Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ	Mr Batten	0.43	0	-50	0	0	0	0	0
<i>Reason for exclusion: Superseded by MC161990</i>										

Table 3, Section 7: Other commercial and leisure planning consents excluded



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC142625 #	Buildings 208 & 209 Kingsnorth Industrial Estate Eschol Road Kingsnorth ROCHESTER ME3 9NZ	AMP Holdings PLC	0.97	0	0	0	0	0	4070	0
		Reason for exclusion: Superseded by MC154424								
MC142863 #	Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ	Mr Batten	0.43	0	-50	0	0	0	0	0
		Reason for exclusion: Superseded by MC140893 and subsequently MC161990								
MC142914 #	Rochester Airport Maidstone Road CHATHAM ME5 9SD	Rochester Airport Ltd	44.70	0	0	0	0	0	0	2108
		Reason for exclusion: Superseded by MC182505								
MC143796 #	249 London Road Rainham GILLINGHAM ME8 6YR	N & R Projects Ltd	0.13	0	4	0	0	0	0	0
		Reason for exclusion: Superseded by MC152525								
MC150079 #	Former Kitchener Barracks Dock Road CHATHAM ME4	J G Chatham Ltd	4.77	0	0	-4258	0	0	0	0
		Reason for exclusion: Superseded by MC171392								
MC150923 **	155 Lower Rainham Road Rainham GILLINGHAM ME7 2XT	Medway Rewind Services Ltd	0.75	56	0	0	0	0	0	0
		Reason for exclusion: Implemented but unlikely to be completed								
MC152525 **	249 London Road Rainham GILLINGHAM ME8 6YR	N & R Projects Ltd	0.13	0	18	0	0	0	0	0
		Reason for exclusion: Care home scheme no longer viable								
MC154427 #	Royal Sovereign House Quayside Chatham Maritime CHATHAM ME4 4QU	Mr Sheardown General Practice Investment Corporation Ltd	0.52	0	0	0	3065	0	0	0
		Reason for exclusion: Superseded by MC165052								
MC161490 #	Unit ML08 Dockside Outlet Centre Maritime Way Chatham Maritime CHATHAM ME4 3ED	WD Ltd	0.06	0	0	0	0	572	0	0
		Reason for exclusion: Superseded by MC180779								
MC20041214 #	Former AKZO Chemical Works Pier Road GILLINGHAM ME7 1FZ	Berkeley Homes (Eastern) Ltd	8.40	0	0	0	510	0	0	0
		Reason for exclusion: Superseded by MC120758								

Table 3, Section 7: Other commercial and leisure planning consents excluded



Medway Monitoring Report 2019 – Volume 2 Tables

P/P No.	Location	Applicant	Area (ha)	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
MC20050229 #	Mid Kent College, Horsted Maidstone Road CHATHAM ME5 9UQ	Mid Kent College	8.11	0	0	0	-23050	0	0	0
		Reason for exclusion: Superseded by MC110001								
MC20051510 #	West Street Farm West Street Cliffe ROCHESTER ME3 7TQ	Trenport Investments Ltd	0.02	2	0	0	0	0	0	0
		Reason for exclusion: Superseded by MC20090409 and subsequently MC140327								
MC20061277 #	117-119 Pier Road GILLINGHAM ME7 1RL	Berkeley First Ltd/ Berkeley Homes Ltd	0.97	0	0	0	0	0	13100	0
		Reason for exclusion: Superseded by MC20071025								
MC20061283 #	Former Akzo Nobel Victory Pier Pier Road GILLINGHAM ME7 1RL	Berkeley Homes (Eastern) Ltd	2.60	0	0	0	0	0	238	0
		Reason for exclusion: Partly superseded by MC20090698 and MC102042 Superseded by MC120758								
MC20061901 #	249 London Road Rainham GILLINGHAM ME8 6YR	Mrs R Bundhoo	0.13	12	-12	0	0	0	0	0
		Reason for exclusion: Superseded by MC143796 and subsequently MC152525								
MC20072153 #	Former Cement Works Formby Road Halling ROCHESTER ME2 1AW	Cemex (UK) Operations Limited	80.66	0	0	0	300	0	0	0
		Reason for exclusion: Superseded by MC121791								
MC20090362 #	224-228 Nelson Road GILLINGHAM ME7 4LU	Mr Chakkar	0.06	0	-11	0	0	0	0	0
		Reason for exclusion: Superseded by MC112063 and subsequently MC161505								

Application superseded
 ^ Implementation unlikely
 ** Further development unlikely

Notes: Only consents with beds or floorspace in the categories for this table are shown.
 Permissions prior to 1 April 2005 will not include the category SG.
 Where losses have occurred under a superseded number, these will not be recorded again on subsequent applications, in order to avoid double counting.
 Permissions identified as superseded will show within the system while the subsequent decision remains valid.

Table 3, Section 7: Other commercial and leisure planning consents excluded



Section 8: Other commercial and leisure summary; Planning consents valid 1 April 2018 to 31 March 2019

	C1 (beds)	C2 (beds)	C2a (sq.m.)	D1 (sq.m.)	D2 (sq.m.)	SG (sq.m.)	Other (sq.m.)
Completions							
Development completed in survey period	43	14	0	3562	601	1390	47
Lost due to redevelopment/reconstruction	0	-17	0	-555	-1610	-256	0
	43	-3	0	3007	-1009	1134	47
Commitments							
Not started	201	168	0	31120	35231	29094	43211
Under construction	128	16	0	5545	478	2442	0
Completed but vacant	0	0	0	0	0	0	0
	(329)	(184)	(0)	(36665)	(35709)	(31536)	(43211)
Potential losses	0	-12	0	-1538	-6064	-2555	-236
	329	172	0	35127	29645	28981	42975
Exclusions							
Expired	10	1	0	233	190	1015	0

Notes. Permissions prior to 1 April 2005 will not include the category SG.
The data in the exclusions section is for information only and may include the same site more than once where there have been superseding applications.

Table 3, Section 8: Summary statistics



4) Housing Land Availability Tables and Data



Completions on Previously Developed Land

	2014/15	2015/16	2016/17	2017/18	2018/19
Small total	61	93	110	82	115
Small PDL	41	72	75	56	71
Large allocations total	119	149	70	61	146
Large allocations PDL	3	47	42	61	146
Large windfalls total	303	311	462	537	386
Large windfalls PDL	265	292	428	484	262
Total completions	483	553	642	680	647
Total PDL	309	411	549	601	479
PDL Proportion of all completions (%)	64%	74.3%	85.5%	88.4%	74.3%

74% of new and converted dwellings were constructed on previously developed land (PDL).

Net completions including breakdown of PDL for 2018/19

	Net PDL completions	Net PDL as a % of total completions	Total number of net dwellings completed
Small sites	71	62%	115
Large/windfall sites	408	77%	532
Total PDL	479	74%	647



Housing Trajectory

Housing Trajectory

The table below shows a pipeline projection, which includes all sites with planning permission (not started/under construction, split into large and small applications), Strategic Land Availability Assessment (SLAA) sites and windfalls.

Windfall Allowance

The council will be making a windfall allowance in the 5 year land supply. This is derived from the average of large and small windfall completions over the past 10 years, but does not include any site that was a residential garden area, or had been identified in the Strategic Land Availability Assessment, Urban Capacity or previous planning document.

This windfall allowance will only be added to from year 3 onwards. Please note that this report was compiled as at 31st March 2019 and therefore does not take into account the more recent guidance published in July 2019.

Year	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	0-5 yrs	5-10 yrs	10-15 yrs	15 + yrs
Net Completions	647	-	-	-	-	-	-	-	-	-
Large site apps		1,184	1,435	1,364	927	883	5,793	1,789	0	205
Small site apps		75	70	92	29	15	281	1	0	4
SLAA sites		0	305	1,037	1,067	1,234	3,643	8,331	5,857	1,440
Windfall Allowance		0	0	190	190	190	570	950	950	0
Total		1,259	1,810	2,683	2,213	2,322	10,287	11,071	6,807	1,649

Phasing over the next 15 years (commitments on large and small sites)*

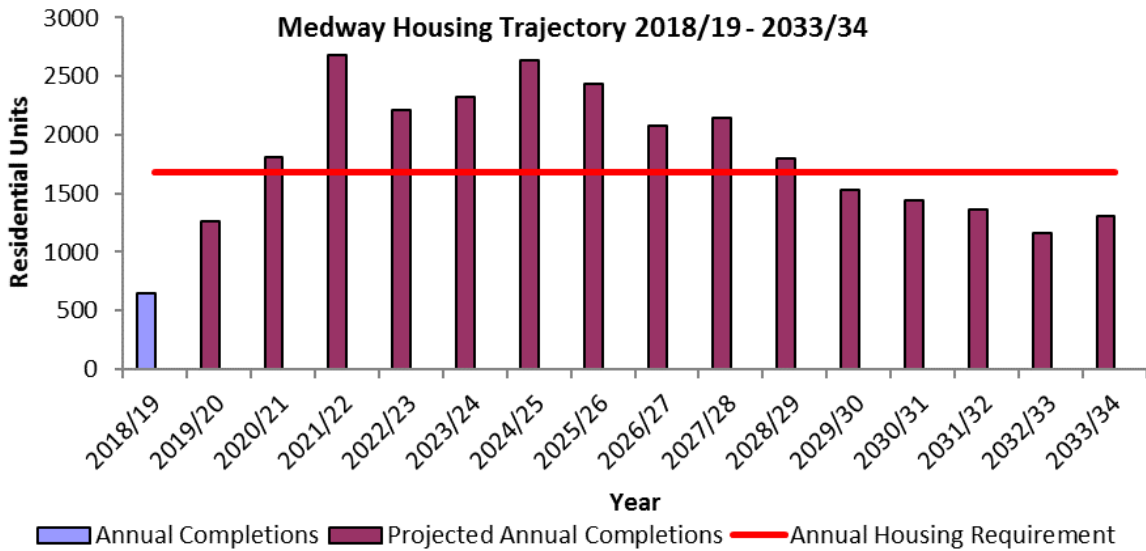
5 year period	0-5 years	5-10 years	10-15 years
No of dwellings	6,074	1,790	0

*figures in this table do not include SLAA sites or a windfall allowance



Housing Target

The Government has provided Local Housing Need figures for each local authority. These are higher than those calculated previously and now stands at a target of 1,683 dwellings per annum.



Completions 2018/19 Year 1	
Completions	647
Requirement	1,683
Surplus/Deficit	-1,036

	Future Phasing														
	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Phasing	1,259	1,810	2,683	2,213	2,322	2,631	2,429	2,076	2,140	1,795	1,533	1,440	1,361	1,163	1,310
Annual Requirement	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683	1,683

	Cumulative Phasing														
	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Cumulative annual requirement	3,366	5,049	6,732	8,415	10,098	11,781	13,464	15,147	16,830	18,513	20,196	21,879	23,562	25,245	26,928
Cumulative Projected completions and actual completions	1,906	3,716	6,399	8,612	10,934	13,565	15,994	18,070	20,210	22,005	23,538	24,978	26,339	27,502	28,812
Surplus/Deficit	-1,460	-1,333	-333	197	836	1,784	2,530	2,923	3,380	3,492	3,342	3,099	2,777	2,257	1,884



Projected build rates by property type

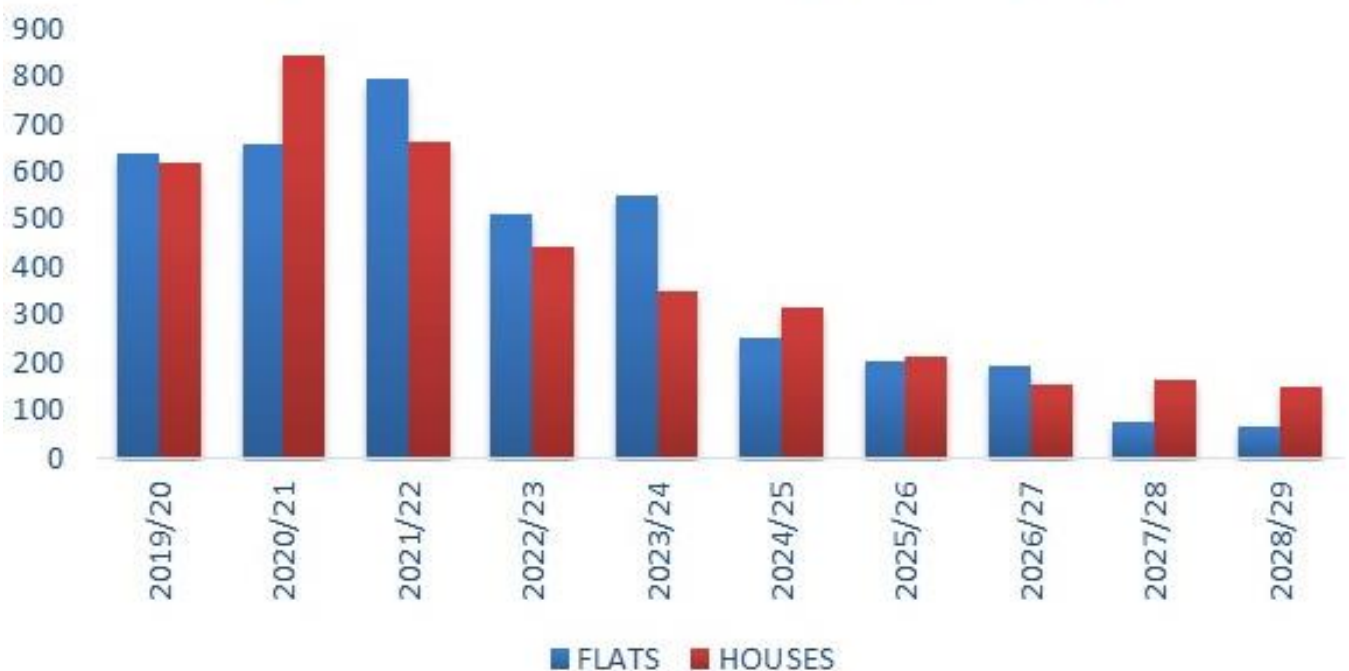
The developments expected to deliver the most new dwellings over the next 5 years are at the following locations:- Chatham Waterfront, Victory Pier, Chatham Docks, Rochester Riverside, Strood Waterfront, St Marys Island, Stoke Road Hoo, Bells Lane Hoo, Colonial House Chatham Maritime, the Former Barracks Dock Road, Chatham, North of Peninsular Way, Chattenden, Otterham Quay Lane, Rainham. Berengrave Nursery, Rainham, and Former Golf Centre Street End Road Chatham.

The table and chart below shows the split of houses and flats for all sites with planning permission. Development after 10 years will be from allocations in the new Medway Local Plan.

	Year										
Dwellings	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	TOTAL
Flats with pp	640	659	794	514	548	254	202	195	77	65	3,948
House with pp	619	846	662	442	350	315	213	155	163	151	3,916
Total	1,259	1,505	1,456	956	898	569	415	350	240	216	7,864

Please note, these are only sites with permission

Projected build rates by property type



Housing floor space completions

A quarterly series of experimental statistics is released by the Department for Communities and Local Government on the energy efficiency of domestic and non-domestic buildings in England and Wales that have been constructed, sold or let since 2008. This data comes from Energy Performance Certificates (EPCs) which are produced at the time of completion or sale. Each dwelling is referred to as a lodgement.

Residential Floor space completed 2014/15 – 2018/19								
	Bungalows		Flats		Houses		Maisonettes	
	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)	Number of lodgements	Total floor area (sq.m)
2014/15	14	1,300	200	12,164	344	36,751	18	1,182
2015/16	9	628	289	17,794	257	27,330	1	75
2016/17	48	3,345	325	18,843	283	31,405	5	376
2017/18	6	557	375	23,819	308	35,775	19	1,407
2018/19	6	614	288	17,797	359	41,691	6	559
TOTAL Medway completions 2014/15 – 2018/19	83 (3%)	6,444	1,477 (47%)	90,370	1,551 (49%)	172,952	49 (2%)	3,599
TOTAL England completions 2014/15– 2018/19	26,514 (3%)	2,341,839	410,901 (40%)	25,649,256	575,893 (56%)	65,027,440	13,524 (1%)	1,170,815

Over the past 5 years, the majority of residential units completed in Medway has been houses (49%), followed closely by flats (47%). Maisonettes and bungalows make up the remaining 5%.

For England as a whole the gap is much wider between houses, (56%) and flats, (39%) were completed during the same time period.



Dwellings (%) with planning permission under construction and not started on previously developed land (PDL) and greenfield (G/F) sites at 31st March 2019

PDL/Greenfield split position at 31 st March 2019	Under construction	Not Started	All future dwellings with permission
PDL	86%	56%	69%
G/F	14%	44%	31%

Pressures to meet housing targets have led to more greenfield land being given planning permission.

New large and small sites proposed 2014/15 – 2018/19 split by approval/refusals

2018/19 saw the highest number of applications received for the past 5 years, with approval given to 69% of all new application sites.

	Total new sites	Small sites			Large sites		
		No of sites	Approved (%)	Refused (%)	No of sites	Approved (%)	Refused (%)
2014/15	107	87	72%	28%	20	70%	30%
2015/16	101	76	67%	33%	25	68%	32%
2016/17	124	99	73%	27%	25	84%	16%
2017/18	139	111	68%	32%	28	68%	32%
2018/19	150	110	65%	35%	40	80%	20 %

Permissions and number of dwellings on new sites each year 2014/15 – 2018/19

The total dwellings permitted each year on new sites can change depending on the size of sites being granted permission. In 2018/19 there were three approved sites that had over 100 units each: Mountbatten House Chatham for conversion to 112 flats, 131 mixed development at Chatham Golf Centre Street End Road and 200 dwellings at Stoke Road Hoo.

Year	No of permissions on new sites	Large/Windfall dwellings (net)	Small dwellings (net)	Total dwellings permitted on new sites (net)
2014/15	91	294	107	401
2015/16	81	694	87	781
2016/17	109	1,447	113	1,560
2017/18	114	543	132	675
2018/19	104	1,217	86	1,303



Permitted Development

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application, additional change of use permitted rights were introduced to allow the change of use from B1(a), A1, A2 and agricultural uses to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. Amusement arcades/centres and casinos (Sui Generis uses) were also given a new permitted development right to change to residential if the cumulative floor space of the building is under 150 sq.m.

The Town and Country Planning (General Permitted Development) (England) Order 2015

Prior approval notifications decided during 2018/19 are detailed in the following table.

Planning application ref	Site address	Gain in residential units	Permitted	Status
MC173238	Mountbatten House 28 Military Road Chatham	112	Yes	Not Started
MC180601	12 New Road Avenue Chatham	10	Yes	Under Construction
MC182528	Titus Barn Near Titus Farm Meresborough Lane Rainham	2	Yes	Not Started
MC182708	Anchorage House 47-67 High Street Chatham	81	Yes (refusal also on this site)	Not Started
MC183299	2nd and 3rd Floors 346a High Street Chatham	10	Yes	Under Construction
MC190016	205-217 New Road Chatham	4	Yes	Under Construction
TOTAL ALLOWED UNDER PERMITTED DEVELOPMENT		219*		
MC182003	Anchorage House 47-67 High Street Chatham	83	No (Permission also granted on another application see above)	Refused
MC181215	Former shoe repairs rear of 42a Ernest Road Chatham	1	No	Refused
MC190043	Beechings Way Industrial Estate Bowen House Bredgar Road	10	No	Other
TOTAL REQUIRING FULL PERMISSION		94*		
MC173394	309 High Street Rainham	1	Not required	Not Started
MC180806	49 Wainscott Road Wainscot	1	Not required	Not Started
MC180830	48 High Street Strood	3	Not required	Under Construction
MC180845	86 Chaucer Road Gillingham	1	Not required	Completed
MC181248	Highway House 195 New Road Chatham	5	Not required	Under Construction
MC182357	418 Canterbury Street Gillingham	2	Not required	Completed
MC183624	49 Wainscott Road Wainscott	2	Not required	Not Started
PRIOR APPROVAL NOT REQUIRED		15		

*This may include the same site more than once where there have been multiple applications.



Table 4: Housing consents and allocations

Section 1: Annual completions by ward as at 31 March 2019

Ward	Net completions
Chatham Central	4
Cuxton and Halling	40
Gillingham North	11
Gillingham South	30
Hempstead and Wigmore	7
Lordswood and Capstone	2
Luton and Wayfield	2
Peninsula	48
Princes Park	1
Rainham Central	3
Rainham North	22
Rainham South	89
River	129
Rochester East	13
Rochester South and Horsted	86
Rochester West	7
Strood North	4
Strood Rural	81
Strood South	56
Twydall	9
Walderslade	0
Watling	3
	647

Table 4: Housing consents and allocations,
Section 1: Annual completions by ward



Section 2: Average net density of full permissions* during the year to 31 March 2019

<i>Ward</i>	<i>Total dwellings</i>	<i>No. of permissions</i>	<i>Net dev. area</i>	<i>Average net density</i>
Chatham Central	14	1	0.08	175
Cuxton and Halling	5	1	0.33	15
Gillingham North	22	2	0.22	100
Gillingham South	31	4	0.73	42
Hempstead and Wigmore	44	1	2.90	15
Lordswood and Capstone	450	1	13.01	35
Luton and Wayfield	137	2	3.34	41
Peninsula	527	8	16.81	31
Princes Park	5	1	0.10	50
Rainham Central	0	0	0.00	0
Rainham North	429	3	13.36	32
Rainham South	0	0	0.00	0
River	475	12	1.80	264
Rochester East	21	2	0.12	176
Rochester South and Horsted	0	0	0.00	0
Rochester West	0	0	0.00	0
Strood North	0	0	0.00	0
Strood Rural	129	5	4.66	28
Strood South	58	4	1.17	49
Twydall	6	1	0.29	21
Walderslade	0	0	0.00	0
Watling	0	0	0.00	0
Medway Total	2353	48	58.92	40

* Large Sites and Windfalls only

Table 4, Section 2: Average net density of full permissions



Section 3: Residential land availability for large sites at 31st March 2019

Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	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	years	years	years	
Greenfield land																							
GL138	Melody Close Grain Road Wigmore ME8 0NH Hempstead and Wigmore Large Site (32.3 dph)	(1998) Permission	5	0	5	10	0	0	0	0	5	0	5	10	0	0	0	0	0	0	0	0	
0.31 ha																							
GL960685	Full	Houses	5	0	5	10	0	0	0	0	5	0	5	10	0	0	0	0	0	0	0	0	Ward Homes
MC092	SLAA0486 Safety Bay House Warwick Crescent Rochester ME1 3LE Rochester West Windfall (18.8 dph)	(2004) Permission	0	9	0	9	0	0	0	0	0	9	0	9	4	5	0	0	0	9	0	0	
0.53 ha																							
MC142866	Full	Houses	0	9	0	9	0	0	0	0	0	9	0	9	4	5	0	0	0	9	0	0	Tuncrol Holdings Ltd
MC325	SLAA0914 Bridgeside Warwick Crescent Rochester ME1 3LE Rochester West Windfall (11.8 dph)	(2003) Permissions	12	0	1	13	0	0	0	0	12	0	1	13	0	0	0	0	12	12	0	0	
0.82 ha																							
MC120334	Outline	Houses	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	0	12	12	0	0	Crown Coast Ltd
MC20031050	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Kitewood Estates Ltd
MC373	SLAA0803 Land at Highview Farm Lordswood Lane Lordswood ME5 8JP Lordswood and Capstone Unidentified gf (10.7 dph)	(2015) Permissions	1	1	4	6	0	0	0	0	1	1	4	6	1	1	0	0	0	2	0	0	
0.76 ha																							
MC150550	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Mercer
MC152778	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	0	Mr Mason
MC153781	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr and Mrs Nicholls
MC160981	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr & Mrs Johnson
MC161302	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	0	Mr Mason
MC163403	Full		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr & Mrs Osbourne

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC406	SLAA0775 Bakersfield Station Road Rainham ME8 7QZ Rainham North Unidentified gf (40.4 dph)	(2016) Permission	61	29	0	90	0	0	0	0	61	29	0	90	42	48	0	0	0	90	0	0	McCulloch Homes
2.8 ha	Reserved Matters	Houses	61	29	0	90	0	0	0	0	61	29	0	90	42	48	0	0	0	90	0	0	
MC412	SLAA0789 Land South of Merryboys Road Cliffe Woods ME3 7TP Strood Rural Windfall (18.1 dph)	(2016) Permission	0	9	4	13	0	0	0	0	0	9	4	13	9	0	0	0	0	9	0	0	Mr Light
0.72 ha	Full	Houses	0	9	4	13	0	0	0	0	0	9	4	13	9	0	0	0	0	9	0	0	
MC413	SLAA0825 Land at Otterham Quay Lane Rainham ME8 8QD Rainham North Unidentified gf (34.0 dph)	(2017) Permission	300	0	0	300	0	0	0	0	300	0	0	300	0	55	68	65	62	250	50	0	J B Planning Associates Ltd
10.75 ha	Reserved Matters	Houses	300	0	0	300	0	0	0	0	300	0	0	300	0	55	68	65	62	250	50	0	
MC416	SLAA0708 Former St Matthews Playing Field Borstal Street Borstal ME1 3HJ Rochester West Unidentified gf (40.0 dph)	(2017) Permission	0	18	0	18	0	0	0	0	0	18	0	18	18	0	0	0	0	18	0	0	King & Johnston Homes Ltd
0.75 ha	Full	Houses	0	18	0	18	0	0	0	0	0	18	0	18	18	0	0	0	0	18	0	0	
MC425	SLAA0713 North of Peninsula Way and Main Road Four Elms Hill Chattenden ME Strood Rural Unidentified gf (24.7 dph)	(2016) Permission	94	17	20	131	0	0	0	0	94	17	20	131	45	66	0	0	0	111	0	0	Abbey Developments Ltd
6.6 ha	Reserved Matters	Mainly Houses	94	17	20	131	0	0	0	0	94	17	20	131	45	66	0	0	0	111	0	0	
MC428	SLAA1067 Gibraltar Farm Ham Lane Lordswood ME7 3JJ Lordswood and Capstone Unidentified gf (34.6 dph)	(2017) Permission	450	0	0	450	0	0	0	0	450	0	0	450	0	0	0	0	50	50	400	0	Messrs Attwood
23.93 ha	Outline	Houses	450	0	0	450	0	0	0	0	450	0	0	450	0	0	0	0	50	50	400	0	

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	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	years	years	years	
MC439	SLAA1058 South of Oastview To the east of Mierscourt Road Rainham ME8 8JF Rainham South Unidentified gf (36.7 dph) (2017)	Permission	3	41	90	134	0	0	0	0	3	41	90	134	44	0	0	0	0	44	0	0	
5.4 ha																							
MC154539	Full	Mainly Houses	3	41	90	134	0	0	0	0	3	41	90	134	44	0	0	0	0	44	0	0	Redrow Homes (South East) Ltd
MC445	SLAA1203 Land south of Stoke Road Hoo ME3 Peninsula Unidentified gf (36.0 dph) (2017)	Permission	117	10	0	127	0	0	0	0	117	10	0	127	16	99	12	0	0	127	0	0	
8.26 ha																							
MC180702	Reserved Matters	Mainly Houses	117	10	0	127	0	0	0	0	117	10	0	127	16	99	12	0	0	127	0	0	Barton Wilmore (Agents)
MC452	SLAA0711 Land north of Commissioners Road Strood ME2 4EQ Strood North Unidentified gf (49.1 dph) (2017)	Permission	130	0	0	130	0	0	0	0	130	0	0	130	0	0	0	30	50	80	50	0	
3.9 ha																							
MC164268	Outline	Mixed Dwelling Types	130	0	0	130	0	0	0	0	130	0	0	130	0	0	0	30	50	80	50	0	Medway Preservation & Development
MC454	Part SLAA0783b Land at Brickfields Darland Farm Pear Tree Lane Hempstead ME7 3PP Hempstead and Wigmore Unidentified gf (15.2 dph) (2017)	Permission	29	15	0	44	0	0	0	0	29	15	0	44	15	29	0	0	0	44	0	0	
4.2 ha																							
MC180705	Reserved Matters	Houses	29	15	0	44	0	0	0	0	29	15	0	44	15	29	0	0	0	44	0	0	Mr Iskandar
MC460	SLAA0848 Land south of View Road Cliffe Woods ME3 Strood Rural Unidentified gf (41.7 dph) (2019)	Permission	50	0	0	50	0	0	0	0	50	0	0	50	0	0	0	0	50	50	0	0	
1.2 ha																							
MC163742	Outline	Mainly Flats	50	0	0	50	0	0	0	0	50	0	0	50	0	0	0	0	50	50	0	0	Mr A Pritchard SJP Group Ltd
MC478	SLAA0751 South of Ratcliffe Highway Former Sports Ground Bells Lane Hoo ME3 9JD Peninsula Unidentified gf (42.2 dph) (2018)	Permission	119	94	19	232	0	0	0	0	119	94	19	232	94	88	31	0	0	213	0	0	
6.713 ha																							
MC171884	Full	Mainly Houses	119	94	19	232	0	0	0	0	119	94	19	232	94	88	31	0	0	213	0	0	Bellway Homes Ltd

Greenfield land

Table 4, Section 3: Residential land availability for large sites

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer		
Application Number	(Density)	(First year*)	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						
MC490	SLAA0817 Berengrave Nursery ME8 7NL Rainham North Unidentified gf (27.3 dph)	Berengrave Lane Rainham Permission (2018)	121	0	0	121	0	0	0	0	121	0	0	121	4	50	50	17	0	121	0	0	Mr J Longhorn		
5.83 ha																									
MC183442	Reserved Matters	Mixed Dwelling Types	121	0	0	121	0	0	0	0	121	0	0	121	4	50	50	17	0	121	0	0			
MC503	SLAA0193 Petham Green Estate Twydall Unidentified gf (20.7 dph)	Petham Green Twydall Permission (2019)	6	0	0	6	0	0	0	0	6	0	0	6	6	0	0	0	0	6	0	0	Medway Council		
0.29 ha																									
MC182402	Full	Bungalows	6	0	0	6	0	0	0	0	6	0	0	6	6	0	0	0	0	6	0	0			
MC504	West of Merryboys Farm House Strood Rural Unidentified gf (10.5 dph)	Cooling Common Cliffe Woods Permissions (2019)	6	0	0	6	0	0	0	0	6	0	0	6	0	2	4	0	0	6	0	0	DHA Planning		
0.57 ha																									
MC173572	Outline	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	1	4	0	0	5	0	0			
MC181863	Reserved Matters	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	0	Mr M Brett Chaponnel		
MC507	Manor Farm West Street Strood Rural Windfall (20.4 dph)	Cliffe Permission (2019)	10	0	0	10	0	0	0	0	10	0	0	10	10	0	0	0	0	10	0	0	Mr B Kilgore		
0.49 ha																									
MC181570	Full	Conversion to Houses	10	0	0	10	0	0	0	0	10	0	0	10	10	0	0	0	0	10	0	0			
MC508	SLAA1131 Land to west of Elm Strood Rural Unidentified gf (26.3 dph)	Avenue Chattenden Permission (2019)	63	0	0	63	0	0	0	0	63	0	0	63	0	30	33	0	0	63	0	0	DHA Planning		
3.39 ha																									
MC180620	Outline	Mixed Dwelling Types	63	0	0	63	0	0	0	0	63	0	0	63	0	30	33	0	0	63	0	0			
MC511	SLAA1114 Chatham Golf Centre ME5 0BG Luton and Wayfield Windfall (39.7 dph)	Street End Road Chatham Permission (2016)	96	35	0	131	0	0	0	0	96	35	0	131	35	45	51	0	0	131	0	0	Mr J Goodban		
3.3 ha																									
MC172767	Full	Mixed Dwelling Types	96	35	0	131	0	0	0	0	96	35	0	131	35	45	51	0	0	131	0	0			
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Table 4, Section 3: Residential land availability for large sites



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	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	years	years	years	
MC512	SLAA1048 Adjacent 54 Beacon Road Chatham ME5 7BP Luton and Wayfield Windfall 0.042 ha (142.9 dph) (2019)	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Mr P Harlow
MC182197	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
MC513	Adjoining 75 Shanklin Close Chatham ME5 7QL Princes Park Windfall 0.1 ha (50.0 dph) (2019)	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	Raywood Homes
MC182282	Full	Houses	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
MC514	SLAA1174 Stoke Road Business Centre Stoke Road Hoo ME3 9BP Peninsula Unidentified gf 14.9 ha (35.1 dph) (2019)	Permission	200	0	0	200	0	0	0	0	200	0	0	200	0	0	0	50	50	100	100	0	Matthew Woodhead Dha Planning
MC174424	Outline	Mainly Houses	200	0	0	200	0	0	0	0	200	0	0	200	0	0	0	50	50	100	100	0	
MC515	SLAA1103 Land adjoining no 35 Cooling Road High Halstow ME3 8SA Peninsula Unidentified gf 0.42 ha (11.9 dph) (2019)	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	Mr and Mrs Waller
MC180096	Outline	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
MC518	SLAA0835 Land at Walnut Tree Farm, North of Britannia Road High Halstow ME3 8SQ Peninsula Unidentified gf 2.78 ha (31.9 dph) (2019)	Permission	59	7	0	66	0	0	0	0	59	7	0	66	27	39	0	0	0	66	0	0	Redrow Homes Limited
MC174408	Full	Mainly Houses	59	7	0	66	0	0	0	0	59	7	0	66	27	39	0	0	0	66	0	0	
MC528	SLAA1210 Binney Farm Binney Road Allhallows Peninsula Windfall 0.32 ha (28.1 dph) (2019)	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	Mr P Johnson
MC183387	Full	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	

Greenfield land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	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	years	years	years	
MC529	SLAA1069 & SLAA1070 Opposite Merry Boys Road West of Town Road Cliffe Woods	Permission	92	0	0	92	0	0	0	0	92	0	0	92	0	10	45	37	0	92	0	0	Esquire Developments
4.4 ha	Strood Rural Unidentified gf (26.3 dph)	(2019)																					
MC182961 #	Full	Mainly Houses	92	0	0	92	0	0	0	0	92	0	0	92	0	10	45	37	0	92	0	0	Esquire Developments
MC530	SLAA1127 Allhallows Golf Course Avery Way Allhallows	Permission	81	0	0	81	0	0	0	0	81	0	0	81	0	0	40	41	0	81	0	0	
6.36 ha	Peninsula Unidentified gf (23.1 dph)	(2019)																					Turners Britannia Parks Ltd
MC180288 #	Full	Mobile/temp homes	81	0	0	81	0	0	0	0	81	0	0	81	0	0	40	41	0	81	0	0	
Greenfield Total			2125	290	143	2558	0	0	0	0	2125	290	143	2558	375	567	354	240	274	1810	600	0	



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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	(Density)	(First year*)	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				
Mixed																							
MC209	SLAA0248 3 Upper Luton Road Chatham ME5 7BG Luton and Wayfield Windfall 0.472 ha	Permissions (32.1 dph) (2009)	1	11	5	17	0	1	0	1	1	10	5	16	0	0	0	0	11	11	0	0	Mr M Hutley AMG Chatham Ltd
MC142912	Full	Houses	0	11	5	16	0	1	0	1	0	10	5	15	0	0	0	0	10	10	0	0	
MC172534	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	0	
MC448	SLAA1205 Land at 185 Walderslade Road Walderslade ME5 0ND Walderslade Windfall 0.63 ha	Permission (25.4 dph) (2017)	0	20	0	20	0	4	0	4	0	16	0	16	16	0	0	0	0	16	0	0	Mr Mara
MC160370	Full	Houses	0	20	0	20	0	4	0	4	0	16	0	16	16	0	0	0	0	16	0	0	
Mixed Total			1	31	5	37	0	5	0	5	1	26	5	32	16	0	0	0	11	27	0	0	



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	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	years	years	years	
Previously developed land																							
GL073	SLAA0472 Land at St Mary's Island Maritime Way Chatham Maritime ME4 River Large Site	Permissions	132	80	1557	1769	0	0	0	0	132	80	1557	1769	107	105	0	0	0	212	0	0	
59.9 ha	(35.9 dph)	(1988)																					
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	Countryside Residential
GL960158	Full	Houses	0	0	98	98	0	0	0	0	0	0	98	98	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	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	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	Countryside Maritime 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	Countryside Maritime 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	Redrow Homes (South East) 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	Redrow Homes (SE) Ltd
MC091613	Reserved Matters	Mainly Houses	0	0	101	101	0	0	0	0	0	0	101	101	0	0	0	0	0	0	0	0	Mr S Burton Countryside Maritime Ltd
MC132210	Reserved Matters	Mixed Dwelling Types	78	80	181	339	0	0	0	0	78	80	181	339	80	78	0	0	0	158	0	0	Countryside Maritime Ltd
MC150679	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Countryside Properties Ltd
MC153760	Full	Flats (Purpose built)	54	0	0	54	0	0	0	0	54	0	0	54	27	27	0	0	0	54	0	0	Countryside Properties (UK) Ltd
MC19995189	Reserved Matters	Mixed Dwelling Types	0	0	181	181	0	0	0	0	0	0	181	181	0	0	0	0	0	0	0	0	Barratt Homes (Eastern Counties) Ltd
MC20000741	Reserved Matters	Mixed Dwelling Types	0	0	64	64	0	0	0	0	0	0	64	64	0	0	0	0	0	0	0	0	Countryside Residential(South Thames)
MC20010196	Reserved Matters	Mixed Dwelling Types	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0	Countryside Residential(South Thames)
MC20011111	Reserved Matters	Mixed Dwelling Types	0	0	76	76	0	0	0	0	0	0	76	76	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20011259	Reserved Matters	Mixed Dwelling Types	0	0	11	11	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20020118	Reserved Matters	Houses	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0	Countryside Residential(South Thames)
MC20020238	Reserved Matters	Houses	0	0	6	6	0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20032560	Full	Flats (Purpose built)	0	0	84	84	0	0	0	0	0	0	84	84	0	0	0	0	0	0	0	0	Redrow Homes
MC20041832	Reserved Matters	Mainly Flats	0	0	30	30	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	Countryside Properties (Southern) Ltd
MC20050216	Reserved Matters	Mixed Dwelling Types	0	0	62	62	0	0	0	0	0	0	62	62	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20060749	Reserved Matters	Mixed Dwelling Types	0	0	71	71	0	0	0	0	0	0	71	71	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20071175	Reserved Matters	Mixed Dwelling Types	0	0	32	32	0	0	0	0	0	0	32	32	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20071852	Reserved Matters	Mixed Dwelling Types	0	0	35	35	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	Countryside Maritime Ltd
MC20081571	Reserved Matters	Houses	0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	Countryside Maritime
MC980225	Reserved Matters		0	0	17	17	0	0	0	0	0	0	17	17	0	0	0	0	0	0	0	0	Countryside Residential South Thames
MC980654MG	Reserved Matters	Houses	0	0	91	91	0	0	0	0	0	0	91	91	0	0	0	0	0	0	0	0	Countryside Maritime Ltd

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer	
Application Number	(Density)	(First year*)	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	years	years	years		
GL159	SLAA0003 89 Ingram Road Gillingham ME7 1SH Gillingham North Large Site (110.0 dph)	Permission (1997)	22	0	0	22	0	0	0	0	22	0	0	22	0	0	22	0	0	22	0	0	Mr Chad	
0.16 ha																								
MC173455 #	Full	Flats (Purpose built)	22	0	0	22	0	0	0	0	22	0	0	22	0	0	22	0	0	22	0	0		
MC110	SLAA0663 82 Jeffery Street GILLINGHAM ME7 1DB Gillingham North Windfall (83.3 dph)	Permission (2011)	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	0	12	12	0	0	Legstone Builders	
0.13 ha																								
MC161443	Full	Mainly Flats	12	0	0	12	0	0	0	0	12	0	0	12	0	0	0	0	12	12	0	0		
MC150	SLAA0537 22-26 Victoria Street ROCHESTER ME1 1XH Rochester West Windfall (24.7 dph)	Permissions (2005)	3	0	4	7	0	0	0	0	3	0	4	7	0	0	3	0	0	3	0	0	Mr R Tucker	
0.46 ha																								
MC103859	Full	Conversion to Flats	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0		
MC182883	Full	Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	0	Mr R Tucker	
MC153	SLAA0511 Pier Road GILLINGHAM ME7 1FZ Gillingham North Windfall (109.6 dph)	Permissions (2005)	0	193	648	841	0	0	0	0	0	193	648	841	193	0	0	0	0	193	0	0	Berkeley First Ltd	
6.8 ha																								
MC102042	Full	Flats (Purpose built)	0	0	124	124	0	0	0	0	0	0	124	124	0	0	0	0	0	0	0	0		
MC112848	Full	Flats (Purpose built)	0	0	87	87	0	0	0	0	0	0	87	87	0	0	0	0	0	0	0	0	Berkeley First	
MC120758	Outline	Flats (Purpose built)	0	0	71	71	0	0	0	0	0	0	71	71	0	0	0	0	0	0	0	0	Berkeley First Ltd	
MC140571	Reserved Matters	Flats (Purpose built)	0	47	140	187	0	0	0	0	0	47	140	187	47	0	0	0	0	47	0	0	Berkeley First Ltd	
MC142229	Reserved Matters	Flats (Purpose built)	0	0	123	123	0	0	0	0	0	0	123	123	0	0	0	0	0	0	0	0	Berkeley First Ltd	
MC150305	Full	Flats (Purpose built)	0	146	0	146	0	0	0	0	0	146	0	146	146	0	0	0	0	0	146	0	0	Berkeley Homes (West London) Ltd
MC20090698	Reserved Matters	Flats (Purpose built)	0	0	103	103	0	0	0	0	0	0	103	103	0	0	0	0	0	0	0	0	Berkeley First Ltd	

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	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	years	years	years	
MC196	SLAA0470 Mid Kent College, Horsted Maidstone Road Chatham ME5 6SJ Rochester South and Horsted Windfall 8.11 ha (30.0 dph) (2006)	Permissions	0	17	335	352	0	0	0	0	0	17	335	352	17	0	0	0	0	17	0	0	
MC110001	Outline	Mixed Dwelling Types	0	0	86	86	0	0	0	0	0	0	86	86	0	0	0	0	0	0	0	0	Countryside Properties
MC121951	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Countryside Properties (UK) Ltd
MC150335	Full	Mixed Dwelling Types	0	17	248	265	0	0	0	0	0	17	248	265	17	0	0	0	0	17	0	0	Countryside Properties Ltd
MC248	SLAA0471 BFLR Former Bar Intermission P H 124 Pier Road Gillingham ME7 1UD Gillingham North Windfall 0.175 ha (50.0 dph) (2008)	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
MC142084	Full	Houses	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	Mr Murphy
MC277	SLAA0829 Medway Bridge Marina Manor Lane Rochester ME1 3HS Rochester West Windfall 1.77 ha (62.1 dph) (2018)	Permission	36	0	0	36	0	0	0	0	36	0	0	36	0	0	0	18	18	36	0	0	
MC152332	Other Major	Flats (Purpose built)	36	0	0	36	0	0	0	0	36	0	0	36	0	0	0	18	18	36	0	0	Kent Planning Ltd
MC307	SLAA0352 Former Cement Works Formby Road Halling ME2 1AW Cuxton and Halling Windfall 80.66 ha (20.4 dph) (2009)	Permissions	0	0	385	385	0	0	0	0	0	0	385	385	0	0	0	0	0	0	0	0	
MC120801	Full		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Redrow Homes Eastern
MC121791	Outline	Mixed Dwelling Types	0	0	385	385	0	0	0	0	0	0	385	385	0	0	0	0	0	0	0	0	Redrow Homes (Easter)
MC348	SLAA0984 BFLR Chatham Waterfront adjacent to Bus Station Medway Street Chatham ME4 4HA River Windfall 1.27 ha (137.8 dph) (2011)	Permission	175	0	0	175	0	0	0	0	175	0	0	175	0	0	110	65	0	175	0	0	
MC183659 #	Full	Flats (Purpose built)	175	0	0	175	0	0	0	0	175	0	0	175	0	0	110	65	0	175	0	0	Medway Development Company

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	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	years	years	years	
MC354	SLAA1099 BFLR 51 Cuxton Road Strood ME2 2BZ Strood South Windfall 0.06 ha	Permission (2014) (133.3 dph)	6	0	2	8	0	0	0	0	6	0	2	8	0	6	0	0	0	6	0	0	Mr J Nagra
MC151014	Full	Conversion to Flats	6	0	2	8	0	0	0	0	6	0	2	8	0	6	0	0	0	6	0	0	
MC361	SLAA1040 South Eastern Hotel 51 Station Road Strood ME2 4BP Strood North Windfall 0.02 ha	Permissions (2013) (0.0 dph)	0	0	7	7	0	7	0	7	0	-7	7	0	-7	0	0	0	0	-7	0	0	
MC113115	Full	Conversion to Flats	0	0	7	7	0	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0	Mr B Thiara Mr H Singh
MC165114	Full		0	0	0	0	0	7	0	7	0	-7	0	-7	-7	0	0	0	0	-7	0	0	
MC362	SLAA0530 BFLR 393 High Street CHATHAM ME4 4PG River Windfall 0.057 ha	Permission (2007) (480.0 dph)	24	0	0	24	0	0	0	0	24	0	0	24	0	0	24	0	0	24	0	0	Fornidon Ltd
MC141772	Full	Flats (Purpose built)	24	0	0	24	0	0	0	0	24	0	0	24	0	0	24	0	0	24	0	0	
MC366	SLAA1143 Land at Chatham Docks Pier Road Gillingham ME4 4SW River Windfall 14.66 ha	Permissions (2013) (107.2 dph)	751	199	0	950	0	0	0	0	751	199	0	950	0	199	193	58	125	575	375	0	Peel Land and Property (Ports no.3) Ltd X1 Developments Ltd Indigo Planning
MC112756	Outline	Mainly Flats	558	0	0	558	0	0	0	0	558	0	0	558	0	0	0	58	125	183	375	0	
MC171918	Reserved Matters	Flats (Purpose built)	0	199	0	199	0	0	0	0	0	199	0	199	0	199	0	0	0	199	0	0	
MC180997	Reserved Matters	Flats (Purpose built)	193	0	0	193	0	0	0	0	193	0	0	193	0	0	193	0	0	193	0	0	
MC369	SLAA1100 BFLR Greatfield Lodge Darnley Road Strood ME2 2UU Strood South Windfall 0.34 ha	Permission (2014) (39.6 dph)	24	0	0	24	3	0	0	3	21	0	0	21	0	0	0	0	21	21	0	0	Ms B Suleiman
MC174357 #	Full	Conversion to Flats	24	0	0	24	3	0	0	3	21	0	0	21	0	0	0	0	21	21	0	0	
MC371	SLAA0632 BFLR Colonial Mutual House Quayside Chatham Maritime ME4 4YY River Windfall 2.58 ha	Permission (2014) (60.6 dph)	123	74	3	200	0	0	0	0	123	74	3	200	74	48	75	0	0	197	0	0	Terance Butler & Persimmon Homes
MC171250	Reserved Matters	Mixed Dwelling Types	123	74	3	200	0	0	0	0	123	74	3	200	74	48	75	0	0	197	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward (Density)	(First year*)	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	years	years	years	
MC380	SLAA0547 BFLR 85 Church Street GILLINGHAM ME7 1TR Gillingham North Windfall (174.4 dph)	Permission	17	0	0	17	0	0	0	0	17	0	0	17	0	0	17	0	0	17	0	0	Brookhill homes
0.09 ha MC172261	Full	Flats (Purpose built)	17	0	0	17	0	0	0	0	17	0	0	17	0	0	17	0	0	17	0	0	
MC383	SLAA1140 BFLR 153-155 High Street CHATHAM ME4 4BA River Windfall (181.8 dph)	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	RAAS Properties
0.0466 ha MC171630	Full	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	
MC390	SLAA0740 BFLR Garages at Hoopers Place Rochester ME1 1RR Rochester East Windfall (57.1 dph)	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	MHS Homes
0.14 ha MC142146	Full	Flats (Purpose built)	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
MC393	SLAA0441 Garage site to rear of 4 and 6 St Johns Road Hoo ME3 9JT Peninsula Windfall (27.8 dph)	Permission	0	0	5	5	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	MHS Homes
0.18 ha MC142734	Full	Houses	0	0	5	5	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	
MC395	SLAA1136 BFLR Lennox Wood Petham Green Twydall ME8 6SZ Twydall Windfall (46.5 dph)	Permission	20	0	0	20	0	0	0	0	20	0	0	20	0	20	0	0	0	20	0	0	Mr Batten
0.43 ha MC161990	Reserved Matters	Houses	20	0	0	20	0	0	0	0	20	0	0	20	0	20	0	0	0	20	0	0	
MC398	SLAA0443 BFLR Former Military site Upnor Road Lower Upnor ME2 4UP Strood Rural Windfall (18.0 dph)	Permissions	0	8	28	36	0	0	0	0	0	8	28	36	8	0	0	0	0	8	0	0	Ordnance Yard Developments Ltd Mulberry Homes Ordnance Yard Developments Ltd
3.84 ha MC131804	Full	Houses	0	0	12	12	0	0	0	0	0	0	12	12	0	0	0	0	0	0	0	0	
MC153793	Full	Flats (Purpose built)	0	0	16	16	0	0	0	0	0	0	16	16	0	0	0	0	0	0	0	0	
MC163795	Full	Flats (Purpose built)	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC401	SLAA0072 BFLR Former Temple School Brompton Farm Road Strood																						
	ME2 3NP	Permission	0	0	68	68	0	0	0	0	0	0	68	68	0	0	0	0	0	0	0	0	
2.91 ha	Strood Rural Windfall	(23.4 dph) (2015)																					
MC141760	Full	Mainly Houses	0	0	68	68	0	0	0	0	0	0	68	68	0	0	0	0	0	0	0	0	
MC141760																						Taylor Wimpey UK Ltd	
MC402	SLAA0816 The Old Meeting Hall Queens Road Gillingham																						
	ME7 4LP	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	
0.123 ha	Gillingham South Windfall	(40.7 dph) (2017)																					
MC154353	Full	Mixed Dwelling Types	5	0	0	5	0	0	0	0	5	0	0	5	0	5	0	0	0	5	0	0	
MC154353																						Kent Planning Ltd	
MC405	SLAA1150 BFLR Port Werburgh Vicarage Lane Hoo																						
	ME3 9TW	Permission	36	2	22	60	0	0	0	0	36	2	22	60	2	12	12	12	0	38	0	0	
2.22 ha	Peninsula Windfall	(27.0 dph) (2015)																					
MC133340	Full	Mobile/temp homes	36	2	22	60	0	0	0	0	36	2	22	60	2	12	12	12	0	38	0	0	
MC133340																						Residential Marine Ltd	
MC407	SLAA0863 BFLR Grieveson House and 11-31 Cross Street Chatham																						
	ME4 4LT	Permission	0	0	50	50	0	0	36	36	0	0	14	14	0	0	0	0	0	0	0	0	
0.385 ha	River Windfall	(36.4 dph) (2016)																					
MC150231	Full	Flats (Purpose built)	0	0	50	50	0	0	36	36	0	0	14	14	0	0	0	0	0	0	0	0	
MC150231																						Ms Pyle MHS Homes	
MC408	SLAA0033 BFLR Former Kitchener Barracks Dock Road Chatham																						
	ME4	Permissions	299	3	0	302	0	0	0	0	299	3	0	302	31	88	85	98	0	302	0	0	
4.77 ha	River Windfall	(31.7 dph) (2016)																					
MC150081	Full	Houses	0	3	0	3	0	0	0	0	0	3	0	3	0	3	0	0	0	3	0	0	
MC150081																						J G Chatham Ltd	
MC171392	Reserved Matters	Mixed Dwelling Types	299	0	0	299	0	0	0	0	299	0	0	299	31	85	85	98	0	299	0	0	
MC171392																						Latis Ltd	
MC411	SLAA1134 Land adjacent to 13-15 High Street Brompton																						
	ME7 5AA	Permission	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
0.03 ha	River Windfall	(266.7 dph) (2016)																					
MC150399	Full	Flats (Purpose built)	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
MC150399																						0Mr Cramer Blair & Cramer Properties Ltd	

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer	
Application Number	(Density)	(First year*)	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	years	years	years		
MC415	SLAA1193 Masonic Hall Balmoral Road GILLINGHAM ME7 4NT	Permission	0	0	11	11	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	
0.088 ha	Gillingham South Windfall	(125.0 dph) (2016)																						
MC152288	Full	Conversion to Flats	0	0	11	11	0	0	0	0	0	0	11	11	0	0	0	0	0	0	0	0	0	ERJ Developments Ltd
MC417	SLAA0878 208 Canterbury Street Gillingham ME7 5XG	Permission	6	0	0	6	1	0	0	1	5	0	0	5	0	0	0	0	0	0	0	5	0	
0.044 ha	Gillingham South Windfall	(113.6 dph) (2008)																						
MC162405	Full	Flats (Purpose built)	6	0	0	6	1	0	0	1	5	0	0	5	0	0	0	0	0	0	0	5	0	Mr Uppal
MC421	SLAA1142 75-81 High Street Strood ME2 4AH	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	0	9	0	0	
0.119 ha	Strood South Windfall	(75.6 dph) (2016)																						
MC152097	Full	Conversion to Flats	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	0	9	0	0	Mr K Latif
MC427	SLAA0728 SLAA0731 Land at 10-40 & 48-86 Corporation Street Rochester ME1 1NN	Permission	0	89	0	89	0	36	0	36	0	53	0	53	53	0	0	0	0	0	53	0	0	
0.566 ha	Rochester West Windfall	(93.6 dph) (2016)																						
MC152039	Full	Flats (Purpose built)	0	89	0	89	0	36	0	36	0	53	0	53	53	0	0	0	0	0	53	0	0	MHS Homes
MC429	SLAA1139 330 High Street CHATHAM ME4 4NR	Permissions	7	0	6	13	0	0	1	1	7	0	5	12	0	0	7	0	0	0	7	0	0	
0.0323 ha	River Windfall	(192.6 dph) (2016)																						
MC160148	Full	Conversion to Flats	0	0	6	6	0	0	1	1	0	0	5	5	0	0	0	0	0	0	0	0	0	Mr Pearce Pearce Managerial Ltd
MC164568	Full	Flats (Purpose built)	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	0	7	0	0	Pearce Managerial Ltd
MC430	SLAA1138 263-267 High Street CHATHAM ME4 4BZ	Permissions	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	0	8	0	0	
0.03 ha	River Windfall	(133.3 dph) (2016)																						
MC154562	Full	Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	0	4	0	0	Winpost Ltd
MC190100	Full	Flats (Purpose built)	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	0	4	0	0	Mr P Cavill (Agent)

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	(Density)	(First year*)	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	years	years	years	
MC431	SLAA1227 Flat 1 56-58 Balmoral Road Gillingham ME7 4PG Gillingham South Windfall (193.5 dph)	Permission (2018)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Mr Tomori
0.03 ha																							
MC164418	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
MC433	SLAA0795 Street Farm Stoke Road Hoo ME3 9BH Peninsula Windfall (27.8 dph)	Permission (2017)	20	30	0	50	0	0	0	0	20	30	0	50	16	34	0	0	0	50	0	0	Esquire Developments
1.8 ha																							
MC181795	Reserved Matters	Mainly Houses	20	30	0	50	0	0	0	0	20	30	0	50	16	34	0	0	0	50	0	0	
MC434	SLAA1194 Redvers Centre Glencoe Road Chatham ME4 5QD Chatham Central Windfall (80.0 dph)	Permission (2017)	24	0	0	24	0	0	0	0	24	0	0	24	0	8	16	0	0	24	0	0	Mont Blanc Developments
0.3 ha																							
MC151131	Full	Mixed Dwelling Types	24	0	0	24	0	0	0	0	24	0	0	24	0	8	16	0	0	24	0	0	
MC435	SLAA1195 Former United Services 27 Arden Street GILLINGHAM ME7 1HR Gillingham North Windfall (150.0 dph)	Permission (2017)	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	Mr Saffet
0.06 ha																							
MC180042	Reserved Matters	Flats (Purpose built)	0	9	0	9	0	0	0	0	0	9	0	9	9	0	0	0	0	9	0	0	
MC436	SLAA1196 The Fox 124 Ordnance Terrace Chatham ME4 6SE Chatham Central Windfall (185.7 dph)	Permission (2017)	0	13	0	13	0	0	0	0	0	13	0	13	13	0	0	0	0	13	0	0	Mr Parkfield Estates
0.07 ha																							
MC160654	Full	Flats (Purpose built)	0	13	0	13	0	0	0	0	0	13	0	13	13	0	0	0	0	13	0	0	
MC437	SLAA1197 Livingstone Arms 239 Gillingham Road GILLINGHAM ME7 4RB Gillingham South Windfall (71.4 dph)	Permissions (2017)	0	3	7	10	0	0	0	0	0	3	7	10	0	0	0	0	3	3	0	0	Mr Konuralp Konuralp Investments Konuralp Investments Ltd Siltons Ltd
0.046 ha																							
MC160947	Full	Conversion to Flats	0	0	5	5	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	
MC163231	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	
MC164409	Full	Conversion to Flats	0	3	0	3	0	0	0	0	0	3	0	3	0	0	0	0	3	3	0	0	

Siltans Ltd
Limited

Previously developed land

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Application Number	Site Ward (Density)	Address (First year*)	Dwelling type				Gains				Losses				Net			Phasing			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	0 - 5 years		5-10 years	10-15 years	
MC440		SLAA1198 Newton Close Resource Centre Sultan Road Lordwood ME5 8TJ Lordwood and Capstone Windfall (44.4 dph) (2017)	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	Kent Autistic Trust
0.19 ha																								
MC172939	Full	Flats (Purpose built)		8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	
MC443		SLAA1201 205-217 New Road Chatham ME4 4QA River Windfall (84.4 dph) (2017)	Permissions	0	19	0	19	0	0	0	0	0	19	0	19	19	0	0	0	0	19	0	0	Mr D Konuralp Mr Konuralp Mr D Konuralp
0.075 ha																								
MC161212	Full	Conversion to Flats		0	13	0	13	0	0	0	0	0	13	0	13	13	0	0	0	0	13	0	0	
MC161471	Full	Conversion to Flats		0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	0	
MC190016	Full	Conversion to Flats		0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	0	
MC444		Previously SLAA0877 now 1202 259-261 High Street ROCHESTER ME1 1HQ River Windfall (178.9 dph) (2017)	Permission	22	0	0	22	0	0	0	0	22	0	0	22	0	0	0	0	22	22	0	0	Mr T Ingleton
0.125 ha																								
MC181503 #	Full	Flats (Purpose built)		22	0	0	22	0	0	0	0	22	0	0	22	0	0	0	0	22	22	0	0	
MC446		SLAA1246 Garage Site Adj 186 Laburnum Road Strood ME2 2LD Strood South Windfall (40.0 dph) (2018)	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	Dudrich Developments Ltd
0.15 ha																								
MC174320	Full	Houses		6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
MC447		SLAA1204 11-17 High Street Strood ME2 4AB Strood South Windfall (13.8 dph) (2017)	Permission	10	0	0	10	0	0	0	0	10	0	0	10	0	0	10	0	0	10	0	0	Mr Riley
0.726 ha																								
MC164121	Full	Flats (Purpose built)		10	0	0	10	0	0	0	0	10	0	0	10	0	0	10	0	0	10	0	0	
MC449		SLAA1206 13-17 Church Street Chatham ME4 4BT River Windfall (318.2 dph) (2017)	Permission	21	0	0	21	0	0	0	0	21	0	0	21	0	0	21	0	0	21	0	0	Fastgrow Investments Ltd
0.066 ha																								
MC164304	Full	Flats (Purpose built)		21	0	0	21	0	0	0	0	21	0	0	21	0	0	21	0	0	21	0	0	

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC450	SLAA0532 94-100 High Street Chatham	Permission	16	0	0	16	0	0	0	0	16	0	0	16	16	0	0	0	0	16	0	0	Mighty Rhino Ltd
0.075 ha	ME4 4DS River Windfall	(213.3 dph) (2017)																					
MC161847	Full	Conversion to Flats	16	0	0	16	0	0	0	0	16	0	0	16	16	0	0	0	0	16	0	0	Dudrich Developments Ltd
MC451	SLAA1247 Land adjacent 2 and 4 Laburnum Road Strood	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
0.089 ha	ME2 2LA Strood South Windfall	(67.4 dph) (2018)																					Dudrich Developments Ltd
MC174318	Full	Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
MC453	SLAA1207 The Yard 1A Milton Road Gillingham	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	Mr C Wright & Mr C Butler
0.036 ha	ME7 5LP Gillingham South Windfall	(138.9 dph) (2017)																					
MC163583	Full	Flats (Purpose built)	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	Mr Burns Gilcrest Homes
MC457	SLAA0680 Corner of Luton Road and Castle Road Land between 142 and 152 Luton Road Luton	Permission	14	0	0	14	0	0	0	0	14	0	0	14	0	0	0	0	14	14	0	0	
0.065 ha	ME4 5BP Luton and Wayfield Windfall	(215.4 dph) (2009)																					Mr Burns Gilcrest Homes
MC162860	Full	Flats (Purpose built)	14	0	0	14	0	0	0	0	14	0	0	14	0	0	0	0	14	14	0	0	
MC458	311 Station Road Rainham	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	Mr Bowra
0.102 ha	ME8 7PU Rainham North Windfall	(78.4 dph) (2019)																					
MC181782	Full	Flats (Purpose built)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	8	0	8	0	0	MHS Homes
MC461	SLAA1228 Yeoman House Princes Street Rochester	Permission	54	0	0	54	22	0	0	22	32	0	0	32	0	0	32	0	0	32	0	0	
0.3 ha	ME1 2LW Rochester East Windfall	(106.7 dph) (2018)																					MHS Homes
MC171192	Full	Flats (Purpose built)	54	0	0	54	22	0	0	22	32	0	0	32	0	0	32	0	0	32	0	0	
MC462	SLAA1229 Rookery Lodge Thatchers Lane Cliffe	Permission	0	12	0	12	0	25	0	25	0	-13	0	-13	-13	0	0	0	0	-13	0	0	MHS Homes
0.31 ha	ME3 7RG Strood Rural Windfall	(-41.9 dph) (2018)																					
MC170410	Full	Houses	0	12	0	12	0	25	0	25	0	-13	0	-13	-13	0	0	0	0	-13	0	0	MHS Homes
Previously developed land																							

Table 4, Section 3: Residential land availability for large sites



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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer	
Application Number	(Density)	(First year*)	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	years	years	years		
MC465	SLAA1240 94 Station Road Rainham ME8 7PJ Rainham North Windfall (526.3 dph)	Permission (2017)	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	Mr Winegarten	
0.008 ha	Full	Conversion to Flats	0	0	8	8	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0		
MC165157	SLAA1230 219 Loxley House New Road Chatham ME4 4QA River Windfall (185.2 dph)	Permission (2018)	0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	Mr D Konuralp	
0.54 ha	Full	Conversion to Flats	0	0	10	10	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0		
MC172135	SLAA1243 71 Rochester Road Cuxton ME2 1AE Cuxton and Halling Windfall (57.1 dph)	Permission (2018)	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	0	8	8	0	0	Mr D Fuller	
0.14 ha	Full	Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	0	8	8	0	0		
MC160365	SLAA1237 3 High Street GILLINGHAM ME7 1BE Gillingham South Windfall (416.7 dph)	Permission (2018)	0	11	0	11	0	1	0	1	0	10	0	10	10	0	0	0	0	0	10	0	0	Koctas Ltd
0.024 ha	Full	Conversion to Flats	0	11	0	11	0	1	0	1	0	10	0	10	10	0	0	0	0	0	10	0	0	
MC172420	The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM Gillingham South Windfall (150.0 dph)	Permission (2019)	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	0	9	0	0	Mr Turner
0.06 ha	Full	Flats (Purpose built)	9	0	0	9	0	0	0	0	9	0	0	9	0	9	0	0	0	0	9	0	0	
MC172727	SLAA1238 Rainham Methodist Church Station Road Rainham ME8 7PR Rainham North Windfall (102.3 dph)	Permission (2018)	0	0	9	9	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0	Mr Coveney	
0.088 ha	Full	Conversion to Flats	0	0	9	9	0	0	0	0	0	0	9	9	0	0	0	0	0	0	0	0		
MC163980	SLAA1245 395 High Street Chatham ME4 4PG River Windfall (127.7 dph)	Permission (2018)	0	0	6	6	0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	Mr Konuralp	
0.047 ha	Full	Conversion to Flats	0	0	6	6	0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0		
MC163886																								

Previously developed land

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Site	Address Ward	Dwelling type (First year*)	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	(Density)		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				
MC472	SLAA1231 St Paulinus Church Manor Street Brompton ME7 5AW River Windfall (300.0 dph)	Permission (2018)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	NW Properties Ltd
0.02 ha MC170444	Full	Conversion to Flats	6	0	0	6	0	0	0	0	6	0	0	6	0	0	6	0	0	6	0	0	
MC473	SLAA1236 7 The Brook CHATHAM ME4 4LA River Windfall (400.0 dph)	Permission (2018)	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	0	0	Mr Harlow
0.02 ha MC171115	Full	Conversion to Flats	0	8	0	8	0	0	0	0	0	8	0	8	8	0	0	0	0	8	0	0	
MC474	SLAA1242 78 John Street ROCHESTER ME1 1YW Rochester East Windfall (200.0 dph)	Permission (2018)	4	12	0	16	0	0	0	0	4	12	0	16	12	4	0	0	0	16	0	0	Singh & Asonic UK Ltd
0.03 ha MC174128	Full	Conversion to Flats	4	12	0	16	0	0	0	0	4	12	0	16	12	4	0	0	0	16	0	0	
MC475	SLAA1249 The Bridge Wardens The Tideway Rochester ME1 3PU Rochester South and Horsted Windfall (41.5 dph)	Permission (2018)	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	Finlon Ltd
0.193 ha MC171923	Full	Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	8	0	0	0	8	0	0	
MC476	SLAA1241 128 Church Street Cliffe ME3 7PY Strood Rural Windfall (62.5 dph)	Permission (2018)	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	Greybull Acquisitions
0.08 ha MC174027	Full	Conversion to Houses	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
MC477	SLAA0915 5 Otway Terrace Chatham ME4 5JU Chatham Central Windfall (100.0 dph)	Permission (2010)	8	0	0	8	1	0	0	1	7	0	0	7	0	0	0	0	7	7	0	0	Mr C Davenport
0.07 ha MC172086	Full	Flats (Purpose built)	8	0	0	8	1	0	0	1	7	0	0	7	0	0	0	0	7	7	0	0	
MC479	SLAA1235 149-151 High Street CHATHAM ME4 4BA River Windfall (60.0 dph)	Permission (2018)	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	0	0	Trentpeak Ltd
0.1 ha MC172826	Full	Conversion to Flats	0	6	0	6	0	0	0	0	0	6	0	6	6	0	0	0	0	6	0	0	

Previously developed land

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Site	Address Ward	Dwelling type (First year*)	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer
Application Number	(Density)		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				
MC480	Rear of 161-163 High Street Strood	Permission	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	0	6	6	0	0	
0.03 ha MC180141	ME2 4TH Strood South Windfall (200.0 dph)	(2019) Flats (Purpose built)	6	0	0	6	0	0	0	0	6	0	0	6	0	0	0	0	6	6	0	0	J & S Chester
MC482	SLAA0493 R/O 5 New Road Fronting The Paddock Chatham	Permission	7	0	0	7	0	0	0	0	7	0	0	7	0	0	0	0	7	7	0	0	
0.06 ha MC170093	ME4 4QL River Windfall (116.7 dph)	(2009) Flats (Purpose built)	7	0	0	7	0	0	0	0	7	0	0	7	0	0	0	0	7	7	0	0	Mr T Gross
MC483	SLAA0493 Rear of 7-13 New Road Fronting The Paddock Chatham	Permission	14	0	0	14	0	0	0	0	14	0	0	14	0	0	0	0	14	14	0	0	
0.09 ha MC170092	ME4 4QL River Windfall (155.6 dph)	(2001) Flats (Purpose built)	14	0	0	14	0	0	0	0	14	0	0	14	0	0	0	0	14	14	0	0	Rexel Estates Ltd
MC484	SLAA1239 90 - 92 Station Road Rainham	Permission	8	0	0	8	0	0	0	0	8	0	0	8	8	0	0	0	0	8	0	0	
0.035 ha MC172298	ME8 7PJ Rainham North Windfall (228.6 dph)	(2016) Conversion to Flats	8	0	0	8	0	0	0	0	8	0	0	8	8	0	0	0	0	8	0	0	Mr Winegarten
MC485	SLAA0462 9 Cross Street Chatham	Permission	0	9	0	9	0	0	0	0	0	9	0	9	0	9	0	0	0	9	0	0	
0.0749 ha MC171074	ME4 4LT River Windfall (120.0 dph)	(2006) Flats (Purpose built)	0	9	0	9	0	0	0	0	0	9	0	9	0	9	0	0	0	9	0	0	Fusion Developers
MC486	SLAA1234 21 Berengrave Lane Rainham	Permission	8	0	0	8	0	0	0	0	8	0	0	8	8	0	0	0	0	8	0	0	
0.02 ha MC173735	ME8 7LS Rainham North Windfall (400.0 dph)	(2018) Conversion to Flats	8	0	0	8	0	0	0	0	8	0	0	8	8	0	0	0	0	8	0	0	Cherry Acre Developments Ltd
MC487	SLAA0736 Fleet House Upnor Road Lower Upnor	Permission	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	0	0	
0.164 ha MC172272 #	ME5 9FD Strood Rural Windfall (42.7 dph)	(2018) Mainly Houses	7	0	0	7	0	0	0	0	7	0	0	7	0	0	7	0	0	7	0	0	The Patman Trust
Previously developed land			Table 4, Section 3: Residential land availability for large sites																				Page 20 of 25



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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC488	SLAA0707 Former NHS Walk in Centre 547-553 Canterbury Street Gillingham																						
	ME7 5LF	Permission	13	0	0	13	0	0	0	0	13	0	0	13	0	0	13	0	0	13	0	0	
0.31 ha	Gillingham South																						
	Windfall																						
	(41.9 dph)	(2018)																					
MC172872	Outline	Mainly Houses	13	0	0	13	0	0	0	0	13	0	0	13	0	0	13	0	0	13	0	0	NHS Property Services Ltd
MC489	SLAA1244 41 Barnsole Road Gillingham																						
	ME7 4DT	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	
0.026 ha	Watling																						
	Windfall																						
	(192.3 dph)	(2018)																					
MC173705	Full	Conversion to Flats	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	5	5	0	0	Mr Sussex
MC491	29 London Road Strood																						
	ME2 3JB	Permission	8	0	0	8	1	0	0	1	7	0	0	7	0	0	7	0	0	7	0	0	
0.06 ha	Strood South																						
	Windfall																						
	(111.1 dph)	(2019)																					
MC181938	Full	Flats (Purpose built)	8	0	0	8	1	0	0	1	7	0	0	7	0	0	7	0	0	7	0	0	Mr C Collier
MC494	SLAA1041 9-11 The Brook CHATHAM																						
	ME4 4LG	Permission	9	0	1	10	0	0	0	0	9	0	1	10	1	0	0	8	0	9	0	0	
0.06 ha	River																						
	Windfall																						
	(166.7 dph)	(2013)																					
MC173836	Full	Conversion to Flats	9	0	1	10	0	0	0	0	9	0	1	10	1	0	0	8	0	9	0	0	Mr G Peters
MC495	1-3 Rhode Street CHATHAM																						
	ME4 4AL	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	0	9	0	9	0	0	
0.037 ha	River																						
	Windfall																						
	(243.2 dph)	(2019)																					
MC183094	Full	Conversion to Flats	9	0	0	9	0	0	0	0	9	0	0	9	0	0	0	9	0	9	0	0	Mr T Paton
MC496	21-23 New Road CHATHAM																						
	ME4 4QJ	Permission	0	32	0	32	0	0	0	0	0	32	0	32	0	32	0	0	0	32	0	0	
0.09 ha	River																						
	Windfall																						
	(355.6 dph)	(2019)																					
MC180715	Full	Conversion to Flats	0	32	0	32	0	0	0	0	0	32	0	32	0	32	0	0	0	32	0	0	Mr Smith
MC497	Mountbatten House 28 Military Road CHATHAM																						
	ME4 4JE	Permission	112	0	0	112	0	0	0	0	112	0	0	112	0	0	0	52	60	112	0	0	
0.12 ha	River																						
	Windfall																						
	(933.3 dph)	(2019)																					
MC173238	Full	Conversion to Flats	112	0	0	112	0	0	0	0	112	0	0	112	0	0	0	52	60	112	0	0	Mr P Hickey

Previously developed land

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC498	SLAA0666 1 Old Road CHATHAM	Permission	14	0	0	14	0	0	0	0	14	0	0	14	0	14	0	0	0	14	0	0	Wakeman
0.08 ha	ME4 6BJ Chatham Central Windfall	(175.0 dph) (2009)																					
MC174057	Outline	Flats (Purpose built)	14	0	0	14	0	0	0	0	14	0	0	14	0	14	0	0	0	14	0	0	Wakeman
MC499	12 New Road Avenue CHATHAM	Permission	0	10	0	10	0	0	0	0	0	10	0	10	0	10	0	0	0	10	0	0	
0.082 ha	ME4 6AT River Windfall	(122.0 dph) (2019)																					Mr G Peters
MC180601	Full	Conversion to Flats	0	10	0	10	0	0	0	0	0	10	0	10	0	10	0	0	0	10	0	0	
MC500	Anchorage House 47-61 High Street CHATHAM	Permission	81	0	0	81	0	0	0	0	81	0	0	81	0	0	0	40	41	81	0	0	Montagu Evans - agent
0.45 ha	ME4 4QG River Windfall	(180.0 dph) (2019)																					
MC182708	Full	Conversion to Flats	81	0	0	81	0	0	0	0	81	0	0	81	0	0	0	40	41	81	0	0	Mr D Konuralp
MC501	Highway House 195 New Road Chatham	Permission	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
0.07 ha	ME4 4QA River Windfall	(71.4 dph) (2019)																					Mr D Konuralp
MC181248	Full	Conversion to Flats	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	
MC502	SLAA0700 90 Corporation Street ROCHESTER	Permission	64	0	0	64	0	0	0	0	64	0	0	64	0	0	0	64	0	64	0	0	Leander Homes Ltd
0.21 ha	ME1 1NH Rochester West Windfall	(320.0 dph) (2019)																					
MC182309 #	Full	Flats (Purpose built)	64	0	0	64	0	0	0	0	64	0	0	64	0	0	0	64	0	64	0	0	Leander Homes Ltd
MC505	SLAA0219 142 Napier Road Gillingham	Permission	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
0.45 ha	ME7 4HG Gillingham South Large Site	(12.0 dph) (1997)																					Mr Gill
MC180176	Full	Houses	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
MC506	SLAA1156 Former Timber Merchants and land behind 13-15 Borough Road Gillingham	Permission	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	Mr Azad
0.21 ha	ME7 4LS Gillingham South Large Site	(38.1 dph) (1997)																					
MC180155	Full	Houses	8	0	0	8	0	0	0	0	8	0	0	8	0	0	8	0	0	8	0	0	Mr Azad
Previously developed land																							

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC509	South of Formby Terrace East of Formby Road	Halling																					
		Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	
0.326 ha	Cuxton and Halling																						
	Windfall																						
	(15.3 dph)	(2019)																					
MC180175	Full	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	0	DHA Planning
MC510	1 Arden Street GILLINGHAM																						
	ME7 1HG	Permission	7	0	0	7	2	0	0	2	5	0	0	5	0	0	5	0	0	5	0	0	
0.122 ha	Gillingham North																						
	Windfall																						
	(41.0 dph)	(2019)																					
MC180455	Full	Flats (Purpose built)	7	0	0	7	2	0	0	2	5	0	0	5	0	0	5	0	0	5	0	0	Mr Weston
MC516	SLAA1043 and SLAA1044 Land at White House Farm Stoke Road Hoo																						
	ME3 9BH	Permission	65	0	0	65	0	0	0	0	65	0	0	65	0	0	34	31	0	65	0	0	
2.79 ha	Peninsula																						
	Unidentified gf																						
	(23.3 dph)	(2019)																					
MC180247	Outline	Mainly Houses	65	0	0	65	0	0	0	0	65	0	0	65	0	0	34	31	0	65	0	0	Mr M Hourigan Hourigan Connolly
MC519	346a High Street CHATHAM																						
	ME4 4NP	Permissions	0	15	0	15	0	0	0	0	0	15	0	15	15	0	0	0	0	15	0	0	
0.071 ha	River																						
	Windfall																						
	(105.6 dph)	(2019)																					
MC183299	Full	Conversion to Flats	0	10	0	10	0	0	0	0	0	10	0	10	10	0	0	0	0	10	0	0	Mr D Konuralp
MC183670	Full	Conversion to Flats	0	5	0	5	0	0	0	0	0	5	0	5	5	0	0	0	0	5	0	0	Mr D Konuralp
MC520	89 Duncan Road Gillingham																						
	ME7 4JY	Permission	0	0	6	6	0	0	1	1	0	0	5	5	0	0	0	0	0	0	0	0	
0.01 ha	Gillingham South																						
	Windfall																						
	(500.0 dph)	(2019)																					
MC183217	Full	Conversion to Flats	0	0	6	6	0	0	1	1	0	0	5	5	0	0	0	0	0	0	0	0	Dr L Hanif
MC523	52 - 54 Green Street GILLINGHAM																						
	ME7 1XA	Permissions	9	0	0	9	0	0	0	0	9	0	0	9	0	0	9	0	0	9	0	0	
0.02 ha	Gillingham South																						
	Windfall																						
	(180.0 dph)	(2017)																					
MC154164	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr Brar DLM Investments Limited
MC154170	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr D Brar DLM Investments Ltd
MC161697	Full	Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	0	Architecture Design Ltd
MC164235	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	0	Mr Brar Goldex Investments Ltd

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address	Dwelling type	Gains				Losses				Net				Phasing					0 - 5	5-10	10-15	Developer
Application Number	Ward	(First year*)	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	years	years	years	
MC525	179-181 Maidstone Road ROCHESTER	Permission	6	0	0	6	1	0	0	1	5	0	0	5	0	0	5	0	0	5	0	0	Mr & Mrs M Swann
0.039 ha	Rochester East Windfall	(128.2 dph) (2019)																					
MC190111	Full	Conversion to Flats	6	0	0	6	1	0	0	1	5	0	0	5	0	0	5	0	0	5	0	0	Mr I Mortley
MC527	White Horse Public House The Street Stoke	Permission	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	5	0	5	0	0	
0.18 ha	Peninsula Windfall	(27.8 dph) (2006)																					Mr I Mortley
MC183590	Outline	Houses	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	5	0	5	0	0	
MC531	SLAA1183 R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham	Permission	44	0	0	44	0	0	0	0	44	0	0	44	0	44	0	0	0	44	0	0	Medway Development Co Ltd
0.16 ha	Gillingham North Windfall	(275.0 dph) (2019)																					
MC190008 #	Full	Flats (Purpose built)	44	0	0	44	0	0	0	0	44	0	0	44	0	44	0	0	0	44	0	0	Mr H Chakkar
MC533	224-228 Nelson Road Gillingham	Permission	1	2	2	5	0	0	0	0	1	2	2	5	2	0	1	0	0	3	0	0	
0.06 ha	ME7 4LU Gillingham South Windfall	(83.3 dph) (2011)																					Mr H Chakkar
MC161505	Full	Conversion to Flats	1	2	2	5	0	0	0	0	1	2	2	5	2	0	1	0	0	3	0	0	
ME293	SLAA0515 Rochester Riverside Corporation Street Rochester	Permissions	1230	170	73	1473	0	0	0	0	1230	170	73	1473	100	129	130	120	160	639	761	0	Ms D Healy The Hyde Group
34.68 ha	ME1 River Large Site	(69.3 dph) (1997)																					
MC110400	Reserved Matters	Flats (Purpose built)	0	0	73	73	0	0	0	0	0	0	73	73	0	0	0	0	0	0	0	0	Countryside Properties & The Hyde Group
MC172333	Other Major	Mixed Dwelling Types	1230	170	0	1400	0	0	0	0	1230	170	0	1400	100	129	130	120	160	639	761	0	
ME403	SLAA0524 Southern Water Site Capstone Road Chatham	Permission	21	76	13	110	0	0	0	0	21	76	13	110	0	0	76	21	0	97	0	0	Brooke Homes
2.9 ha	ME5 7QA Luton and Wayfield Large Site	(54.2 dph) (1999)																					
MC142737	Full	Mixed Dwelling Types	21	76	13	110	0	0	0	0	21	76	13	110	0	0	76	21	0	97	0	0	Brooke Homes

Previously developed land

Table 4, Section 3: Residential land availability for large sites

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Site	Address Ward	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years	Developer	
Application Number	(Density)	(First year*)	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					
ME413	SLAA0685 Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood																							
	ME2 2BA	Permissions	532	40	48	620	0	0	0	0	532	40	48	620	75	67	42	70	70	324	48	0		
70.48 ha	Strood South Large Site																							
	(32.6 dph)	(1999)																						
MC160600	Reserved Matters	Mixed Dwelling Types	102	40	48	190	0	0	0	0	102	40	48	190	75	67	0	0	0	142	0	0	Redrow Homes Ltd	
MC174034	Full	Mixed Dwelling Types	39	0	0	39	0	0	0	0	39	0	0	39	0	0	39	0	0	39	0	0	Redrow	
MC20090417	Outline	Mixed Dwelling Types	391	0	0	391	0	0	0	0	391	0	0	391	0	0	3	70	70	143	48	0	Lafarge Cement UK	
Previously developed land total			4293	1152	3338	8783	31	69	38	138	4262	1083	3300	8645	793	868	1010	687	598	3956	1189	0		
Summary total			Permissions	6419	1473	3486	11378	31	74	38	143	6388	1399	3448	11235	1184	1435	1364	927	883	5793	1789	0	

* 'Density' is net density calculated as dwellings per hectare (dph). 'First year' is the year the site was either first allocated as housing land or received planning consent as a windfall site.

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

BFLR Appears on the Brownfield Land Register

Notes:

1. On some major sites with reserved matters, the outline consent covers only the residual amount.
2. The permissions figures shown in the summary box include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.
3. The capacities shown for outline planning consents are potentially subject to change once detailed planning permission is granted.
4. For sites which appear in more than one section (ie, greenfield, mixed and/or PDL), the total for each section can be calculated by adding the individual permissions granted and not the site total.
5. Where further development is unlikely on a site, it is possible that any unbuilt units are phased outside the 15 year period.



Section 4: Residential land availability for small sites at 31 March 2019

Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
Greenfield land																							
SMC0454	48 Hoath Lane GILLINGHAM ME8 0SW Rainham Central (2001)	Small Site	Permission	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	
0.11 ha																							
MC164470	Reserved Matters	Bungalows		0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	Mr G Singh
SMC0607	Farm Buildings Dean Farm Bush Road Cuxton ME2 1HW Cuxton and Halling (2003)	Small Site	Permission	0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	
0.29 ha																							
MC103543	Full	Conversion to Houses		0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	Mr Light
SMC0700	Land adjacent to 28 Eden Avenue Chatham ME5 0HN Luton and Wayfield (2003)	Small Site	Permission	0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	
0.03 ha																							
MC120274	Full	Flats (Purpose built)		0	1	1	2	0	0	0	0	0	1	1	2	1	0	0	0	0	1	0	Mr C Bhagwanji
SMC1378	Romany Lodge Romany Road Gillingham ME8 6JH Twydall (2009)	Small Site	Permission	0	0	5	5	0	0	1	1	0	0	4	4	0	0	0	0	0	0	0	
0.18 ha																							
MC163296	Full	Houses		0	0	5	5	0	0	1	1	0	0	4	4	0	0	0	0	0	0	0	Mr A Southgate
SMC1424	Land adjacent to 37 Dagmar Road Luton ME4 5HB Luton and Wayfield (2017)	Small Site	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.014 ha																							
MC173756	Full	Houses		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Broseley Group

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC1528	Corner site between 5 Eden Road and 2 Harrison Drive High Halstow ME3 8ST Peninsula (2012)	Small Site	Permission	0	4	0	4	0	0	0	0	4	0	4	2	2	0	0	0	4	0	
MC142582	Reserved Matters	Flats (Purpose built)		0	4	0	4	0	0	0	0	4	0	4	2	2	0	0	0	4	0	Mr P Paige
SMC1591	Timber Barn West Street Farm West Street Cliffe ME3 7TQ Strood Rural (2011)	Small Site	Permission	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
MC140327	Full	Conversion to Houses		0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr D Beale
SMC1627	Land known as 23,25,29 View Road Cliffe Woods ME3 8JQ Strood Rural (2011)	Small Site	Permissions	0	1	2	3	0	0	0	0	1	2	3	1	0	0	0	0	1	0	
MC142087	Reserved Matters	Houses		0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Ms Smith
MC142472	Full	Houses		0	1	1	2	0	0	0	0	1	1	2	1	0	0	0	0	1	0	Ms A Smith
SMC1654	Fenn House Farm Fenn Street St Mary Hoo ME3 8QT Peninsula (2019)	Small Site	Permission	1	0	0	1	0	0	0	0	1	0	1	0	0	1	0	0	1	0	
MC181745	Full	Houses		1	0	0	1	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Poundsaver
SMC1715	73 Carnation Road Strood ME2 2YF Strood South (2012)	Small Site	Permission	2	0	0	2	0	0	0	0	2	0	2	0	2	0	0	0	2	0	
MC160469	Full	Houses		2	0	0	2	0	0	0	0	2	0	2	0	2	0	0	0	2	0	Mr J Marshall
SMC1768	Land between Hoo Swimming Pool and 163 Main Road Hoo ME3 9EY Peninsula (2012)	Small Site	Permission	2	0	0	2	0	0	0	0	2	0	2	0	0	2	0	0	2	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC181739	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr R Beale
SMC1866	7a Cottall Avenue Chatham ME4 6HG	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.018 ha	Chatham Central (2013)	Small Site																				
MC150648	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mrs V Tanna
SMC1872	153 Maidstone Road Chatham ME4 6JE	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	
0.118 ha	Rochester South and Horsted (2013)	Small Site																				
MC161173	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Mr Patpatia
SMC1909	1 Rowland Avenue Darland ME7 3DL	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.036 ha	Watling (2014)	Small Site																				
MC173103	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Wright Construction Ltd
SMC1933	Land to the front of 62 Rochester Road Halling ME2 1AH	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.088 ha	Cuxton and Halling (2018)	Small Site																				
MC172287	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr L Johnstone
SMC1970	Land to the rear of 40 Birling Avenue Rainham ME8 7EY	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.055 ha	Rainham North (2017)	Small Site																				
MC162802	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	KM Partnership Ltd
SMC1984	Land adjacent to 28 Cunningham Crescent Chatham ME5 0ES	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.026 ha	Luton and Wayfield (2005)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC171814	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr S Hussen
SMC1985	70 Constitution Road Chatham ME5 7DW	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	
0.009 ha	(2016)	Small Site																				
MC151589	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Mr A Lall
SMC1992	Land adjoining 5 Upper Luton Road Luton ME5 7BH	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
0.075 ha	(2015)	Small Site																				
MC180094	Full	Flats (Purpose built)	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	Mr F Rahimi
SMC1994	Land rear of 1-5 Orchard Villas and adjacent to 5 & 7 Silver Hill Gardens Chatham ME4 5RG	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	
0.017 ha	(2015)	Small Site																				
MC140457	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	Mr Zhu
SMC2018	The Granary Court Lodge Farm The Street Stoke ME3 9RT	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.0684 ha	(2015)	Small Site																				
MC143353	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr J Collis
SMC2038	Buckhole Farm House Cooling Road High Halstow ME3 8SE	Permissions	1	1	2	4	0	0	0	0	1	1	2	4	0	2	0	0	0	2	0	
0.07 ha	(2015)	Small Site																				
MC172753	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr and Mrs Paterson
MC173452	Full	Conversion to Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Mr & Mrs Paterson
MC174338	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr & Mrs Patterson
MC180464	Full	Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr & Mrs Paterson



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2039	Darland Farm Yard Pear Tree Lane Hempstead ME7 3PP Hempstead and Wigmore (2016)	Small Site																				
0.3657 ha																						
MC161620	Full	Houses	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Bray Property Investments
SMC2068	Pump House Childs Farm Main Road Cooling Road Cooling ME3 8DR Peninsula (2018)	Small Site																				
0.0136 ha																						
MC173402	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr D Long
SMC2074	Wharf Farm Wharf Lane Cliffe ME3 7UE Strood Rural (2017)	Small Site																				
0.053 ha																						
MC181530	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	Mr M Power
SMC2087	Appletrees 6 Walderslade Road Walderslade ME4 6NY Rochester South and Horsted (2016)	Small Site																				
0.062 ha																						
MC160878	Full	Houses	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr S Stylianou
MC161070	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Stylianou
SMC2119	Land at West Motney Way Rainham ME8 7TZ Rainham North (2016)	Small Site																				
0.2 ha																						
MC150411	Full	Houses	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Palm Developments Ltd
SMC2127	132 Cooling Road Strood ME2 4RT Strood Rural (2017)	Small Site																				
0.04 ha																						



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC153751	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Wilmot
SMC2152	Land rear of 23 Chapel Road Grain ME3 0BQ	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
0.068 ha	(2019)	Small Site																				
MC171601	Full	Mainly Houses	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Carter Land and Development
SMC2154	Kingsmead Park Avery Way Allhallows ME3 9TD	Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.14 ha	(2017)	Small Site																				
MC161398	Full	Mobile/temp homes	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Turners Parks Group
SMC2155	Land to the side of 42 Main Road Hoo ME3 9AD	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
0.034 ha	(2017)	Small Site																				
MC162057	Outline	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Mrs Jill Burton
SMC2159	Land adjacent to 2 Dargets Road Walderslade ME5 8BH	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.027 ha	(2017)	Small Site																				
MC153826	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr S Cooper
SMC2161	Rear of 2-4 Wigmore Road Wigmore ME8 0SP	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
0.39 ha	(2017)	Small Site																				
MC164471	Reserved Matters	Bungalows	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Mr G Singh
SMC2162	65 Broadview Rainham ME8 9DE	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
0.0889 ha	(2017)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC162955	Full	Bungalows	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr Mattocks
SMC2168	Land adjacent to 305 Lordswood Lane Lordswood ME5 8JT	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.05 ha	(2017)	Small Site																				
MC181179	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr S S Sahota
SMC2178	Land adjacent to 99 Woodlands Road Gillingham ME7 2DS	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.0263 ha	(2017)	Small Site																				
MC161627	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Miss M Harris
SMC2224	Land adj to 1 Parsonage Cottages The Street Stoke ME3 9RT	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
0.086 ha	(2017)	Small Site																				
MC165140	Outline	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	The Church Commissioners for England
SMC2226	Land to rear of 20 Mount Road Borstal ME1 3NQ	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.03 ha	(2017)	Small Site																				
MC170138	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr D Jordan
SMC2233	Stout Farm Clinch Street High Halstow ME3 8SP	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.085 ha	(2018)	Small Site																				
MC141891	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr D Baker Stout Farm



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2234	Plot 3 Rest Haven Green Lane Grain ME3 0BT Peninsula (2011)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.03 ha																						
MC161322	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Smith Prolife Construction (UK) Ltd
SMC2236	Land adjacent to 506 Lower Rainham Road Rainham ME8 7TN Rainham North (2018)	Small Site Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	
0.073 ha																						
MC174334	Full	Houses	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	DSA Investment Property Ltd
SMC2242	Buddy's View Perry Hill Cliffe ME3 7TY Strood Rural (2018)	Small Site Permission	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	
0.2 ha																						
MC164380	Full	Mobile/temp homes	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr Ball
SMC2244	598 Mierscourt Road Rainham ME8 8RQ Rainham South (2018)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.08 ha																						
MC170163	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Singh Shergill
SMC2248	233 Hempstead Road Hempstead ME7 3QH Hempstead and Wigmore (2018)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.04 ha																						
MC170679	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Rogers
SMC2250	Victoria House Ratcliffe Highway St Mary Hoo ME3 8RJ Peninsula (2018)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.09 ha																						
MC170902	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Sheree Nunn



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
SMC2254	Land adjacent to 27 Knavesacre Court Parkwood ME8 9QA	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Mike Picozzi
0.015 ha	Rainham South (2018)	Small Site																					
MC173492	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Castle
SMC2255	Court Lodge Riggall Court Bush Road Cuxton ME2 1HB	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	
0.04 ha	Cuxton and Halling (2018)	Small Site																					
MC173333	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	Mr McCall
SMC2287	Land adjacent 11 Wedgewood Drive Chatham ME5 0LD	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	0	1	0	
0.011 ha	Luton and Wayfield (2018)	Small Site																					
MC172001	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	0	1	0	Mr P Lorriman
SMC2288	South View Sharnal Street High Halstow ME3 8QR	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0	
0.12 ha	Peninsula (2018)	Small Site																					
MC183295	Reserved Matters	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0	Peacock Rise Developments Ltd
SMC2290	53 Chaffinch Close Chatham ME5 7RG	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
0.0215 ha	Princes Park (2010)	Small Site																					
MC171635	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Reynolds and Parham
SMC2294	Land rear of 173 & 175 Berengrave Lane Rainham ME8 7UJ	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	
0.06 ha	Rainham North (2018)	Small Site																					
MC172546	Full	Houses	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2296	Barn off Mierscourt Road Rainham ME8 8PJ Rainham South (2018)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	
0.11 ha																						
MC172022	Full	Conversion to Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Mr & Mrs Brincat
SMC2308	Land rear of 56-60 Town Road Cliffe Woods ME3 8JJ Strood Rural (2018)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.066 ha																						
MC171845	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr A Coulson
SMC2310	171 Church Street Cliffe ME3 7QB Strood Rural (2018)	Small Site Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	
0.083 ha																						
MC173499	Outline	Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr S Martin
SMC2311	Land adjacent 2 Hale Road Cliffe Woods ME3 8HG Strood Rural (2018)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.0375 ha																						
MC173623	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr D Thomas
SMC2318	298 Darnley Road Strood ME2 2UP Strood South (2003)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.017 ha																						
MC172965	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Ms Suleiman
SMC2328	Court Lodge Farm The Street Stoke ME3 9RT Peninsula (2018)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.08 ha																						
MC172722	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Collis

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2329	Land adjacent to Rookery Nook Vicarage Lane Stoke ME3 9SB Permission		0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.05 ha	Peninsula (2018)	Small Site																				
MC172940	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr & Mrs P Carrodus
SMC2339	193 Princes Avenue Walderslade ME5 8AR Permission		1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.056 ha	Princes Park (2018)	Small Site																				
MC181411	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr M Butler
SMC2340	117 Darnley Road Strood ME2 2EY Permission		1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.03 ha	Strood South (2018)	Small Site																				
MC173963	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Carey Caen Waters
SMC2343	Land adjacent 112 Lower Rainham Road Rainham ME7 2XS Permission		2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
0.0935 ha	Gillingham North (2018)	Small Site																				
MC172512	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	Mr Zammit
SMC2353	Land at 92 Woodside Wigmore ME8 0PN Permission		0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.07 ha	Rainham Central (2018)	Small Site																				
MC170858	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr James Ford
SMC2380	101-103 Shakespeare Road Gillingham ME7 5QJ Permission		1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.18 ha	Gillingham South (2019)	Small Site																				
MC181484	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr K Bartels-Kodwo



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2385	227 Cliffe Road Strood ME2 3DL Strood North (2019)	Small Site	Permission	0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr D Rana
0.0389 ha	Full	Houses		0	1	0	1	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2387	37 Pepys Way Strood ME2 3LJ Strood North (2019)	Small Site	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Ms Jewsbury
0.1 ha	Full	Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2392	44 Station Road Cliffe ME3 7RX Strood Rural (2019)	Small Site	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr T Vodo
0.07 ha	Full	Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
SMC2400	Beechcroft Capstone Road Lordwood Hempstead and Wigmore (2019)	Small Site	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr A Thrussle
0.2 ha	Full	Bungalows		1	0	0	1	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2404	12 Kirkdale Close Lordwood ME5 8SH Lordwood and Capstone (2019)	Small Site	Permission	1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mrs M Parker
0.05 ha	Full	Houses		1	0	0	1	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
SMC2405	Adj Whites Wood East of North Dane Way Lordwood ME5 8YE Lordwood and Capstone (2019)	Small Site	Permission	0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr J Robinson
0.11 ha	Full	Mobile/temp homes		0	0	1	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2422	Scarlet Meadow Matts Hill Road Rainham																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.41 ha	Rainham South (2019)	Small Site																				
MC181035	Full	Mobile/temp homes	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs K Twinly
SMC2427	31 Beech Road Strood																					
	ME2 2LP	Permission	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	1	0
0.02 ha	Strood South (2019)	Small Site																				
MC182346	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	0	1	0
SMC2429	80 Beechwood Avenue Darland																					
	ME5 7HJ	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0
0.19 ha	Watling (2019)	Small Site																				
MC182356	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0
SMC2430	Old Vicarage High Street Grain																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0
0.53 ha	Peninsula (2019)	Small Site																				
MC182092	Outline	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	0	2	0
SMC2437	Land rear of Mulver House 636 Mierscourt Road Rainham																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0
0.08 ha	Rainham South (2019)	Small Site																				
MC182609	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	0	1	0
SMC2442	Keepers Barn Upper Bush Farm Upper Bush Road Cuxton																					
	ME2 1HQ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	1	0
0.1 ha	Cuxton and Halling (2019)	Small Site																				
MC181405	Full	Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	1	0

Greenfield land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2446	Land to the rear of Toilers Croft Parbrook Road High Halstow																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
0.49 ha	Peninsula (2019)	Small Site																				
MC190083	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr & Mrs Light
SMC2451	Land adjoining 12 Anson Close Lordswood ME5 7QX																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	
0.027 ha	Princes Park (2019)	Small Site																				
MC180999	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	Mr Taiwo Smith
SMC2452	Orchard Grove Meresborough Road Rainham ME8 8QJ																					
		Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.2 ha	Rainham South (2015)	Small Site																				
MC183654	Full	Mobile/temp homes	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr & Mrs D Simmons and J Howard
SMC2454	Rear of 108-110 Woodside Rainham ME8 0PW																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.1 ha	Rainham Central (2019)	Small Site																				
MC182992	Full	Bungalows	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mrs A Nelson
Greenfield land total:															25	25	25	4	1	80	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
Mixed																						
SMC1890	23 Sundridge Hill Cuxton ME2 1LH	Permission	2	0	0	2	1	0	0	1	1	0	0	1	1	0	0	0	0	1	0	Mr Burton
0.171 ha	Cuxton and Halling (2016)	Small Site																				
MC181254	Reserved Matters	Houses	2	0	0	2	1	0	0	1	1	0	0	1	1	0	0	0	0	1	0	
SMC2048	199 Wigmore Road Wigmore ME8 0TN	Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr S Floyd
0.28 ha	Hempstead and Wigmore (2015)	Small Site																				
MC162031	Full	Houses	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
SMC2076	Land adjacent to 54 Sidney Road Borstal ME1 3HG	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Hoare
0.01 ha	Rochester West (2016)	Small Site																				
MC151096	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
SMC2285	Rose Cottage 326 Hempstead Road Hempstead ME7 3QJ	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Robert A Clayton
0.12 ha	Hempstead and Wigmore (2018)	Small Site																				
MC180805	Full	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
SMC2348	34 Hyacinth Road Strood ME2 2YJ	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr B Foley Barry Foley Developments Ltd
0.05 ha	Strood South (2017)	Small Site																				
MC164031	Full	Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2391	Kia-ora Station Road Cliffe																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.087 ha	Strood Rural (2019)	Small Site																				
MC181536	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	M J Wicken
SMC2426	34 Trevale Road Rochester ME1 3PA																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.02 ha	Rochester West (2019)	Small Site																				
MC182200	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr M Read
SMC2436	Land adj and 43 St James Road Grain ME3 0BU																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.035 ha	Peninsula (2019)	Small Site																				
MC182919	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr C Fisher
Mixed total:															2	0	5	0	0	7	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
Previously developed land																						
SMC0710	1A Ross Street Rochester ME1 2DF	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0
0.01 ha	Rochester East (2003)	Small Site																				
MC20040786	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0
SMC1397	Rear of 64 Boxley Road Walderslade ME5 9LJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.07 ha	Walderslade (2018)	Small Site																				
MC164531	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC1602	175 Beacon Road Chatham ME5 7BS	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.035 ha	Luton and Wayfield (2016)	Small Site																				
MC153636	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC1611	The Forge Fox Street Gillingham ME7 1HQ	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
0.02 ha	Gillingham North (2011)	Small Site																				
MC110266	Full	Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
SMC1615	Land adjoining 208 Maidstone Road Rochester ME1 3LP	Permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.03 ha	Rochester West (2014)	Small Site																				
MC131176	Full	Flats (Purpose built)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC1616	Rear of 148 Windmill Road Gillingham ME7 5PE Gillingham South (2013)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.02 ha																						
MC121804	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Castle Contracts Builders Ltd
SMC1708	Land at 76 White Road Chatham ME4 5TN Chatham Central (2011)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	1	0	
0.017 ha																						
MC102420	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	1	0	Mr Fleming
SMC1764	Robinsmead Buttway Lane Cliffe ME3 7QP Strood Rural (2012)	Small Site Permission	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	
0.1 ha																						
MC141023	Reserved Matters	Houses	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	Mr A Lall
SMC1801	403 Canterbury Street GILLINGHAM ME7 5LL Gillingham South (2018)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.01 ha																						
MC171301	Full	Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mrs Baker
SMC1813	172A Palmerston Road Chatham ME4 6NE Chatham Central (2015)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	
0.017 ha																						
MC180115	Full	Bungalows	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Eco Regeneration LLP
SMC1821	Barrys 128-130 Delce Road Rochester ME1 2DT Rochester East (2013)	Small Site Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.02 ha																						
MC172101	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr S Shahid

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC1825	The Three Gardeners 4 North Street Strood ME2 4SH Strood North (2013)	Small Site Permission	0	4	0	4	0	1	0	1	0	3	0	3	3	0	0	0	0	3	0	
0.041 ha																						
MC174135	Full	Conversion to Flats	0	4	0	4	0	1	0	1	0	3	0	3	3	0	0	0	0	3	0	Mrs C Mattu
SMC1831	1 Otway Terrace Chatham ME4 5JU Chatham Central (2019)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.008 ha																						
MC180659	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr R Phillips
SMC1839	225 High Street CHATHAM ME4 4BQ River (2013)	Small Site Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
0.0282 ha																						
MC180637	Full	Flats (Purpose built)	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mr S Kalsi
SMC1843	81 Church Green Strood ME2 4HE Strood North (2016)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.0286 ha																						
MC151362	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Cooney
SMC1854	Garage block between 238-248 Dale Street Chatham ME4 6QP Rochester South and Horsted (2007)	Small Site Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.04 ha																						
MC154094	Full	Houses	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr Q Mahmood
SMC1869	Land adjoining 32 Gorse Avenue Chatham ME5 0UG Walderslade (2018)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.01 ha																						
MC172535	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Miss Smith



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC1882	22 High Street CHATHAM ME4 4EP River	Permission	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	
0.018 ha	(2014)	Small Site																				
MC160948	Full	Conversion to Flats	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	Mr & Mrs Bellucci
SMC1885	Travellers Tan Sharnal Street High Halstow ME3 8QR Peninsula	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.87 ha	(2018)	Small Site																				
MC172467	Full	Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs Cameron
SMC1888	Land adjacent to 29 Shelden Drive Rainham ME8 8JH Rainham Central	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.05 ha	(2019)	Small Site																				
MC181136	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr S Potter
SMC1906	100 Luton Road Luton ME4 5AB Luton and Wayfield	Permission	0	2	0	2	0	1	0	1	0	1	0	1	0	0	0	0	1	1	0	
0.017 ha	(2018)	Small Site																				
MC171654	Full	Conversion to Flats	0	2	0	2	0	1	0	1	0	1	0	1	0	0	0	0	1	1	0	Mr F Ayoshola
SMC1907	133 Luton Road Luton ME4 5AE Luton and Wayfield	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
0.012 ha	(2018)	Small Site																				
MC173949	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Miss A Mbugua
SMC1916	16-18 London Road Strood ME2 3HT Strood North	Permission	4	0	0	4	2	0	0	2	2	0	0	2	0	2	0	0	0	2	0	
0.025 ha	(2015)	Small Site																				
MC180994	Full	Conversion to Flats	4	0	0	4	2	0	0	2	2	0	0	2	0	2	0	0	0	2	0	Mr T Paton

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC1930	178 Darnley Road Strood ME2 2UW	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr J Singh
	Strood South (2019)		Small Site																			
	0.14 ha																					
MC180959	Full	Conversion to Flats	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	
SMC1964	371-375 Maidstone Road Rainham ME8 0HX	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	Mrs D Kaur
	Rainham South (2017)		Small Site																			
	0.05 ha																					
MC152939	Outline	Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	3	0	0	0	3	0	
SMC1968	Rear of 75 London Road Rainham ME8 7RJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr D Freeman
	Rainham Central (2018)		Small Site																			
	0.1 ha																					
MC163917	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC1977	Garages rear of 50 Roberts Road Rainham ME8 0AZ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Ms Broady
	Rainham Central (2017)		Small Site																			
	0.024 ha																					
MC160373	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC1997	85 Clandon Road Lordswood ME5 8YA	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mrs S McKenzie
	Lordswood and Capstone (2015)		Small Site																			
	0.022 ha																					
MC180673	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
SMC2002	90 Chestnut Avenue Walderslade ME5 9BD	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Holroyd
	Walderslade (2017)		Small Site																			
	0.0612 ha																					
MC174393	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2007	The Chapel Beresford Road Gillingham ME7 4ET Gillingham South (2015)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.016 ha																						
MC140536	Full	Conversion to Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr Brainesteanu
SMC2020	Land rear of 39 Chalk Pit Hill Chatham ME4 5SU Chatham Central (2015)	Small Site Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
0.027 ha																						
MC140432	Full	Houses	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	Mr Cheema
SMC2022	75 High Street CHATHAM ME4 4EE River (2015)	Small Site Permissions	5	0	0	5	0	0	0	0	5	0	0	5	0	0	5	0	0	5	0	
0.013 ha																						
MC171427	Full	Conversion to Flats	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr D Konuralp
MC182291	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr M Pearce
SMC2031	Land rear of 48 Cambridge Road Strood ME2 3HW Strood North (2017)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
0.009 ha																						
MC162843	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Allen Wilson Shopfitters & Builders Ltd
SMC2032	Building to the rear of 2 Love Lane Rochester ME1 1TN Rochester West (2015)	Small Site Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.014 ha																						
MC181104	Full	Conversion to Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr & Mrs B Allum
SMC2037	Land adjacent to Post Office Main Road Hoo ME3 9AA Peninsula (2010)	Small Site Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	2	0	
0.02 ha																						



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
MC140501	Full	Flats (Purpose built)	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	Mr Thomas
SMC2088	65 Binland Grove Chatham ME5 9UT	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
	0.01 ha		Rochester South and Horsted (2018)	Small Site																			
MC174104	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Jewiss
SMC2096	Land adjacent to 9 Gorse Avenue, Weeds Wood Chatham ME5 0UG	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
	0.031 ha		Walderslade (2016)	Small Site																			
MC160455	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Cameron
SMC2098	Land adjacent to 17 Cherbourg Crescent Chatham ME5 0HR	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	0	
	0.021 ha		Luton and Wayfield (2017)	Small Site																			
MC162808	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	0	Mr J Epps
SMC2114	66 New Road Chatham ME4 4QR	Permission	0	2	0	2	0	1	0	1	0	1	0	1	0	1	0	0	0	1	0	0	
	0.015 ha		Chatham Central (2017)	Small Site																			
MC163799	Full	Conversion to Flats	0	2	0	2	0	1	0	1	0	1	0	1	0	1	0	0	0	1	0	0	Mr K Shamine
SMC2123	Land adjacent to 15 Mansion Row Brompton ME7 5SE	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	
	0.05 ha		River (2016)	Small Site																			
MC172634	Full	Houses	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	Mr Light
SMC2130	14 Wharf Lane Cliffe ME3 7UE	Permission	0	2	2	4	0	0	0	0	0	2	2	4	2	0	0	0	0	2	0	0	
	0.22 ha		Strood Rural (2017)	Small Site																			



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC172533	Full	Houses	0	2	2	4	0	0	0	0	0	2	2	4	2	0	0	0	0	2	0	G8 Construction Ltd.
SMC2137	24 Berber Road Strood ME2 3AN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.012 ha	(2017)	Small Site																				
MC170224	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr S Blakemore
SMC2138	765 Maidstone Road Gillingham ME0 0LR	Permission	0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	
0.5 ha	(2017)	Small Site																				
MC163523	Full	Houses	0	0	4	4	0	0	1	1	0	0	3	3	0	0	0	0	0	0	0	SDP Ltd
SMC2139	245 Napier Road Gillingham ME7 4LY	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.09 ha	(2018)	Small Site																				
MC172100	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mrs Pordage
SMC2142	42a King Street Gillingham ME7 1EP	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.023 ha	(2018)	Small Site																				
MC170153	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr T Busby
SMC2151	2 & 3 Denison Mews Lower Stoke ME3 9LG	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
0.01 ha	(2017)	Small Site																				
MC154220	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Mr Light
SMC2160	9 Aspen Way Chatham ME5 0QG	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.015 ha	(2017)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC162992	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Ogunlade
SMC2164	263 Luton Road Luton ME4 5BN	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	
0.02 ha	Luton and Wayfield (2017)	Small Site																				
MC160381	Full	Flats (Purpose built)	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	Mr Moon
SMC2165	189 Luton Road Luton ME4 5AE	Permissions	0	4	0	4	0	1	0	1	0	3	0	3	0	0	0	0	3	3	0	
0.06 ha	Luton and Wayfield (2017)	Small Site																				
MC154381	Full	Conversion to Flats	0	3	0	3	0	1	0	1	0	2	0	2	0	0	0	0	2	2	0	Hiscot Absolute
MC173144	Full	Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0	0	1	1	0	Mr C Hiscott
SMC2167	16 Mountbatten Avenue Chatham ME5 0JX	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.022 ha	Luton and Wayfield (2017)	Small Site																				
MC163672	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Bernard
SMC2171	Broom Hill Reservoir Gorse Road Strood ME2	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.19 ha	Strood North (2017)	Small Site																				
MC162656	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Thomas
SMC2173	113 - 113a Barnsole Road GILLINGHAM ME7 4DY	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	0	0	0	0	0	
0.004 ha	Watling (2017)	Small Site																				
MC160314	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	0	0	0	0	0	0	Mr N Skinner



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2181	Surgery 21 Victoria Street ROCHESTER ME1 1XJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Mr N Jenkins
0.0222 ha	Rochester East (2017)	Small Site																				
MC163537	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
SMC2182	10 St Peter Street Rochester ME1 2DE	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Rolfe
0.012 ha	Rochester East (2017)	Small Site																				
MC164180	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2184	68 Hawbeck Road Parkwood ME8 9TP	Permission	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	0	0	Mr P Killick
0.03 ha	Rainham South (2017)	Small Site																				
MC161444	Full	Houses	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	0	0	
SMC2185	8a Mansion Row Brompton ME7 5SE	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	Mr J Wraight
0.02 ha	River (2017)	Small Site																				
MC161469	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	
SMC2186	8 Warren Wood Road Rochester ME1 2UB	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr Gray
0.015 ha	Rochester South and Horsted (2017)	Small Site																				
MC161716	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
SMC2191	9 New Road ROCHESTER ME1 1BG	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	Mr Lyons
0.0765 ha	River (2017)	Small Site																				
MC151027	Full	Conversion to Flats	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2193	3 Sandra Court High Street Lower Stoke ME3 9RA Peninsula (2017)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.005 ha																						
MC160512	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs N Kelly
SMC2196	The Old Bakery Rear of 22 London Road Strood ME2 3HU Strood North (2017)	Small Site Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.022 ha																						
MC162050	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr G Gosden
SMC2200	181 High Street Chatham ME4 4BA River (2017)	Small Site Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.009 ha																						
MC162472	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr Patel Rocky Raj Limited
SMC2202	The Barge 63 Layfield Road GILLINGHAM ME7 0QY Gillingham North (2017)	Small Site Permission	0	2	0	2	0	0	0	0	0	2	0	2	0	2	0	0	0	0	2	0
0.04 ha																						
MC162767	Full	Conversion to Houses	0	2	0	2	0	0	0	0	0	2	0	2	0	2	0	0	0	0	2	Mr Khan Khansons Properties Ltd
SMC2206	9 Military Road CHATHAM ME4 4JG River (2017)	Small Site Permission	0	2	1	3	0	0	0	0	0	2	1	3	2	0	0	0	0	0	2	0
0.01 ha																						
MC160468	Full	Conversion to Flats	0	2	1	3	0	0	0	0	0	2	1	3	2	0	0	0	0	0	2	Mr K Newell
SMC2209	Land to the rear 98 Windmill Road Gillingham ME7 5PD Gillingham South (2017)	Small Site Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	0	3	0
0.017 ha																						
MC173149	Full	Flats (Purpose built)	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	0	3	Mr T Thake



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
SMC2210	Land adjacent to 9 Tizard Place Jeffrey Street Gillingham ME7 1EB	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr Balbir Khambay: Legstone Builders
0.0056 ha	Gillingham North (2017)	Small Site																					
MC161831	Full	Flats (Purpose built)	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	Mr T Edgar
SMC2213	Old Lord Raglan 8 Chatham Hill Luton ME5 7AA	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	
0.01 ha	Luton and Wayfield (2018)	Small Site																				Kent Residential Lettings	
MC170901	Full	Conv. to Mult. Occ.	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0		0
SMC2216	149 New Road CHATHAM ME4 4PT	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	KM Partnership Ltd
0.009 ha	River (2017)	Small Site																					
MC164063	Full	Conversion to Flats	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0	Mrs O'Toole
SMC2217	14 London Road Rainham ME8 6YX	Permission	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	
0.03 ha	Twydall (2017)	Small Site																				Mr Billing	
MC162957	Full	Conversion to Flats	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0		0
SMC2218	33 Station Road Rainham ME8 7RS	Permission	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	0	Mrs O'Toole
0.016 ha	Rainham North (2017)	Small Site																					
MC164099	Full	Conversion to Flats	0	1	0	1	0	0	0	0	0	1	0	1	0	1	0	0	0	1	0	0	Mr Billing
SMC2219	77 St Margarets Street Rochester ME1 3BJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0	0	
0.02 ha	Rochester West (2017)	Small Site																				Mr Billing	
MC164162	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	1	0		0

Previously developed land

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
SMC2220	Land at junction of Maidstone Road and Sir Evelyn Road Rochester ME1 3LZ																						
		Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0		3	0	
	0.07 ha	Rochester West (2017)	Small Site																				
MC152897	Full	Mainly Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0		3	0	Blue Line Property Ltd
SMC2222	Land rear of 2 Star Hill Rochester ME1 1UX																						
		Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0		4	0	
	0.0114 ha	Rochester West (2017)	Small Site																				
MC164188	Full	Flats (Purpose built)	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0		4	0	Mr Harding
SMC2223	91-93 Bryant Road Strood ME2 3ES																						
		Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0		1	0	
	0.024 ha	Strood North (2017)	Small Site																				
MC164682	Full	Conversion to Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0		1	0	Mr & Mrs Thakrar
SMC2228	Cunningham House St Margarets Street Rochester ME1 1YXZ																						
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0		0	0	
	0.01 ha	Rochester West (2017)	Small Site																				
MC164760	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0		0	0	Kesblade Ltd
SMC2229	Land adjoining 4 Parr Avenue Gillingham ME7 1UL																						
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0		1	0	
	0.012 ha	Gillingham North (2017)	Small Site																				
MC162433	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0		1	0	Mr Dorel Radu
SMC2231	Land rear of 11 Glebe Road Gillingham ME7 2HU																						
		Permission	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0		4	0	
	0.077 ha	Watling (2014)	Small Site																				
MC172328	Full	Houses	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0		4	0	Dudrich Holdings Ltd

Previously developed land

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2232	Trafalgar Maid 2 Warner Street Chatham ME4 5RH	Permission	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr Watters
0.04 ha	Chatham Central (2017)	Small Site																				
MC172160	Full	Conversion to Flats	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr G Swain
SMC2235	10 The Ridgeway Chatham ME4 6PD	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
0.1 ha	Rochester South and Horsted (2018)	Small Site																				
MC162376	Full	Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr Gray Grays of Chatham
SMC2237	Rear of Elmsleigh Lodge 118 Maidstone Road, fronting King Edward Road Chatham ME4 6DQ	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	0	4	
0.085 ha	Chatham Central (2018)	Small Site																				
MC162653	Full	Houses	4	0	0	4	0	0	0	0	4	0	0	4	0	4	0	0	0	0	4	0
SMC2239	248 High Street CHATHAM ME4 4AN	Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr A Dodson Relevan Group
0.03 ha	River (2018)	Small Site																				
MC170132	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
SMC2243	Land adjacent to 1 Temple Gardens Strood ME2 2NG	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Darby
0.027 ha	Strood South (2018)	Small Site																				
MC164644	Full	Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2246	At Junction with Swingate Avenue Garage Block Thatchers Lane Cliffe ME3 7RG	Permission	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0
0.035 ha	Strood Rural (2018)	Small Site																				
MC170443	Full	Flats (Purpose built)	0	2	0	2	0	0	0	0	0	2	0	2	2	0	0	0	0	0	2	0
																					MHS Homes	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
SMC2251	Garage block adjacent to 13 Foxglove Crescent Chatham ME5 0SH	Small Site	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	2	2	0	Mr Goodearl
	0.074			ha	(2018)																		
	Full			Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0	2	2	
SMC2256	61 Rainham Road Gillingham ME7 5NG	Small Site	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr A Malik Hamilton Coopers
	0.01			ha	(2018)																		
	Full			Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	
SMC2258	55 Green Street GILLINGHAM ME7 1AE	Small Site	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mrs Chudna NSA
	0.03			ha	(2018)																		
	Full			Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	
SMC2260	2 Central Road Strood ME2 3ER	Small Site	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Ms Emery
	0.003			ha	(2018)																		
	Full			Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	
SMC2261	The Storage Barn Land rear of 634 Lower Rainham Road Rainham	Small Site	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mrs G Halsey
	0.08			ha	(2018)																		
	Full			Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	
SMC2262	1 Otterham Quay Lane Rainham ME8 7UT	Small Site	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Dr B Saha
	0.04			ha	(2018)																		
	Full			Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2263	Halling Baptist Church Vicarage Road ME2 1BE	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Felix-Hollington
0.036 ha	Cuxton and Halling (2018)	Small Site																				
MC163013	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
SMC2266	243 Canterbury Street GILLINGHAM	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Eriten
0.0088 ha	Gillingham South (2018)	Small Site																				
MC170107	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2268	4a Luton Road Luton	Permission	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	Mr Deveci
0.018 ha	Luton and Wayfield (2018)	Small Site																				
MC163950	Full	Conversion to Flats	4	0	0	4	0	0	0	0	4	0	0	4	0	0	4	0	0	4	0	
SMC2269	British Red Cross Society 9 Stoke Road Hoo ME3 9BE	Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr J Mackay
0.053 ha	Peninsula (2018)	Small Site																				
MC172684	Full	Houses	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
SMC2270	380 High Street CHATHAM ME4 4NP	Permission	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	RG Property Investment Company Ltd
0.01 ha	River (2018)	Small Site																				
MC171509	Full	Conversion to Flats	0	4	0	4	0	0	0	0	0	4	0	4	4	0	0	0	0	4	0	
SMC2271	52 Delce Road ROCHESTER	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Kidd
0.01 ha	Rochester East (2018)	Small Site																				
MC173075	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	

Previously developed land

Table 4, Section 4: Residential land availability for small sites

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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2272	174 High Street ROCHESTER ME1 1EX	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mrs Hyland
0.006 ha	Rochester West (2018)	Small Site																				
MC172220	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
SMC2273	212-214 Maidstone Road ROCHESTER	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	Mr H Nurhaki
0.01 ha	Rochester West (2018)	Small Site																				
MC172222	Full	Flats (Purpose built)	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	0	0	
SMC2274	The Old Archdeaconry The Precinct Rochester ME1 1SX	Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Sophrosyne Ltd
0.17 ha	Rochester West (2018)	Small Site																				
MC172542	Full		0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
SMC2276	The Royal Oak 53 Cooling Road Strood ME2 4RP	Permission	4	0	0	4	1	0	0	1	3	0	0	3	0	0	3	0	0	0	0	Interesting Developments Ltd
0.09 ha	Strood Rural (2018)	Small Site																				
MC170278	Full	Houses	4	0	0	4	1	0	0	1	3	0	0	3	0	0	3	0	0	0	0	
SMC2277	231 Beechings Way GILLINGHAM	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	0	0	Mr I Goulding
0.03 ha	Twydall (2018)	Small Site																				
MC173347	Full	Conversion to Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	0	0	
SMC2286	188 Wayfield Road Chatham ME5 0HG	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	The Kent Autistic Trust
0.063 ha	Luton and Wayfield (2018)	Small Site																				
MC171987	Full	Flats (Purpose built)	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	0	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2293	26 Chapel Road Grain ME3 0BQ Peninsula (2018)	Small Site Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	Mr & Mrs Smith
0.046 ha	Full	Houses	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	
MC171355																						
SMC2298	Wei Hai 139 St Williams Way Rochester ME1 2PG Rochester East (2013)	Small Site Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr Muggeridge
0.03 ha	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
MC171631																						
SMC2299	5 Shirley Avenue CHATHAM Rochester South and Horsted (2018)	Small Site Permission	2	1	0	3	0	0	0	0	2	1	0	3	3	0	0	0	0	3	0	Mr Slegg
0.02 ha	Full	Flats (Purpose built)	2	1	0	3	0	0	0	0	2	1	0	3	3	0	0	0	0	3	0	
MC172705																						
SMC2300	Land adjacent to 110 Frindsbury Road Strood ME2 4JB Strood North (2018)	Small Site Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr Hodja
0.05 ha	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
MC172648																						
SMC2301	159 Luton Road Luton ME4 5AE Luton and Wayfield (2018)	Small Site Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Noyes
0.012 ha	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
MC173806																						
SMC2302	156 Luton Road Luton ME4 5BP Luton and Wayfield (2018)	Small Site Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr Noyes
0.012 ha	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
MC173807																						



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2303	154 Luton Road Luton ME4 5BP Luton and Wayfield (2018)	Small Site																				
0.012 ha																						
MC173808	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr Noyes
SMC2307	2 View Road Cliffe Woods ME3 8JQ Strood Rural (2018)	Small Site																				
0.049 ha																						
MC180799	Full	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr D Luke
SMC2309	Old George Court Main Road Chattenden ME3 8EF Strood Rural (2018)	Small Site																				
0.08 ha																						
MC173000	Full	Flats (Purpose built)	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0	3	0	Prior Homes Ltd
SMC2313	89 Cooling Road Strood ME2 4RS Strood Rural (2019)	Small Site																				
0.02 ha																						
MC183523	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr S Serwadda
SMC2316	1 Squires Close Strood ME2 2TZ Strood South (2019)	Small Site																				
0.015 ha																						
MC180359	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr N Hunt
SMC2317	68 Cuxton Road Strood ME2 2DA Strood South (2018)	Small Site																				
0.02 ha																						
MC172785	Full	Flats (Purpose built)	0	0	4	4	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	Mr Egbejobi



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2321	70 Toronto Road GILLINGHAM																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.03 ha	Gillingham South (2019)	Small Site																				
MC174221	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Harry Foods Ltd
SMC2323	59 Rainham Road CHATHAM																					
		Permission	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	
0.01 ha	Gillingham South (2018)	Small Site																				
MC173068	Full	Conversion to Flats	0	0	3	3	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	Mr Mumtaz
SMC2324	86-88 High Street Chatham																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.03 ha	River (2018)	Small Site																				
MC164006	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Business Help UK Group Ltd
SMC2326	134 Delce Road ROCHESTER																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	
0.005 ha	Rochester East (2018)	Small Site																				
MC163788	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	0	Paydens Ltd
SMC2331	2B Jenner Road Rochester ME1 2HE																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.012 ha	Rochester East (2018)	Small Site																				
MC172002	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr Deveci
SMC2333	160 &162 Gravesend Road Strood ME2 3QT																					
		Permission	3	0	0	3	2	0	0	2	1	0	0	1	0	0	0	1	0	1	0	
0.34 ha	Strood North (2018)	Small Site																				
MC173728	Outline	Houses	3	0	0	3	2	0	0	2	1	0	0	1	0	0	0	1	0	1	0	Mr A Singh



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2334	2 Connaught Road Luton ME4 5DJ	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Kapo Ltd
0.012 ha	Luton and Wayfield (2018)	Small Site																				
MC171778	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2336	Rear of 2 & 4 Hollywood Lane Fronting Higham Road Wainscott ME3 8AH	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mrs Kimber
0.023 ha	Strood Rural (2018)	Small Site																				
MC174437	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2337	F Morris & Son Cookham Farm Hill Road Borstal ME1 3NN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr Fuller
0.06 ha	Rochester West (2018)	Small Site																				
MC173539	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
SMC2338	Former Clinic Kings Road Luton ME5 7JY	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	Dr Jha
0.03 ha	Luton and Wayfield (2018)	Small Site																				
MC164659	Full	Flats (Purpose built)	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	2	0	
SMC2342	5 Farmdale Avenue Borstal ME1 3HU	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	J & A Upton
0.0313 ha	Rochester West (2018)	Small Site																				
MC173927	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
SMC2346	25 Rochester Road Cuxton ME2 1AD	Permission	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	Mr McPortland
0.01 ha	Cuxton and Halling (2018)	Small Site																				
MC180172	Full	Houses	0	2	0	2	0	1	0	1	0	1	0	1	1	0	0	0	0	1	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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				
SMC2347	The Royal Engineers Goudhurst Road Twydall ME8 6NQ	Permission	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0	0	Goldex Investments Ltd
0.02 ha	Twydall (2018)	Small Site																					
MC173203	Full	Conversion to Flats	0	0	2	2	0	0	1	1	0	0	1	1	0	0	0	0	0	0	0		
SMC2349	Palm Cottage Social Club 189 Canterbury Street Gillingham ME7 5TU	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	Palm Cottage Social Club
0.45 ha	Gillingham South (2018)	Small Site																					
MC172600	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	2	0	0	0	0	2	0	
SMC2351	142 and 142a Napier Road Gillingham ME7 4HJ	Permission	0	2	0	2	0	1	0	1	0	1	0	1	0	0	1	0	0	0	1	0	Mr R Gill
0.18 ha	Gillingham South (2015)	Small Site																					
MC150576	Full	Conversion to Houses	0	2	0	2	0	1	0	1	0	1	0	1	0	0	1	0	0	0	1	0	
SMC2352	Stoke Garage High Street Lower Stoke ME3 9RD	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	0	1	0	Mr Salli
0.128 ha	Peninsula (2015)	Small Site																					
MC164482	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	0	1	0	1	0	
SMC2354	35 Rainham Road CHATHAM	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	0	2	0	Mr J Carter
0.0177 ha	Gillingham South (2019)	Small Site																					
MC182881	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	0	2	0	
SMC2356	309 High Street Rainham	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	1	0	Mr J Overbury
0.02 ha	Rainham South (2019)	Small Site																					
MC173394	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	0	1	0	



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
SMC2357	316 Canterbury Street GILLINGHAM																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.015 ha	Gillingham South (2019)	Small Site																				
MC174304	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr P M Jhally
SMC2358	82 High Street ROCHESTER																					
	ME1 1JY	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
ha	Rochester West (2019)	Small Site																				
MC180343	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Rochester Cathedral
SMC2359	49 Wainscott Road Wainscott																					
		Permissions	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	
0.056 ha	Strood Rural (2019)	Small Site																				
MC180806	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr M Yildiz
MC183624	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr M Yildiz
SMC2360	86 Chaucer Road GILLINGHAM																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.01 ha	Gillingham South (2019)	Small Site																				
MC180845	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr A Harwood
SMC2361	173 High Street Rainham																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.021 ha	Rainham South (2019)	Small Site																				
MC181004	Full	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr S Waller
SMC2362	20 Essex Road Halling																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.04 ha	Cuxton and Halling (2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC181914	Full	Conversion to Houses	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr J O'Reilly
SMC2363	62 Jeffery Street GILLINGHAM ME7 1BZ	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.022 ha	(2019)	Small Site																				
MC182019	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr M Pearce
SMC2364	8 Church Street Hoo	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.0068 ha	(2019)	Small Site																				
MC182791	Full	Conversion to Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Obee
SMC2366	Cloudesley House 42 High Street ROCHESTER ME1 1LH	Permission	0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	
0.02 ha	(2019)	Small Site																				
MC180760	Full		0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	Mr N Priestley
SMC2367	77 High Street GILLINGHAM ME7 1BN	Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0	3	0	
0.025 ha	(2019)	Small Site																				
MC181957	Full	Conversion to Flats	3	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0	3	0	Peacock and Smith
SMC2368	11 Frindsbury Road Frindsbury	Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.04 ha	(2019)	Small Site																				
MC174447	Full	Conversion to Flats	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr B Snell
SMC2369	48 High Street Strood ME2 4AR	Permission	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	
0.014 ha	(2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC180830	Full	Conversion to Flats	0	3	0	3	0	0	0	0	0	3	0	3	3	0	0	0	0	3	0	Mr Thomas
SMC2370	418 Canterbury Street GILLINGHAM																					
		Permission	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	
0.007 ha	(2019)	Small Site																				
MC182357	Full	Conversion to Flats	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0	0	Mr T Has
SMC2371	Tara 419 Walderslade Road Walderslade ME5 9LL																					
		Permission	0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	
0.13 ha	(2019)	Small Site																				
MC180207	Full		0	0	0	0	0	0	1	1	0	0	-1	-1	0	0	0	0	0	0	0	Mr Killick
SMC2372	45 & 45B Park Avenue Gillingham ME7 4AQ																					
		Permission	0	0	0	0	0	1	0	1	0	-1	0	-1	-1	0	0	0	0	0	-1	0
0.07 ha	(2019)	Small Site																				
MC181803	Full		0	0	0	0	0	1	0	1	0	-1	0	-1	-1	0	0	0	0	-1	0	Mrs L Benaragama
SMC2373	1 Pepys Way Strood ME2 3LH																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.068 ha	(2019)	Small Site																				
MC180412	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr A Akpinar
SMC2374	116 Maidstone Road Chatham ME4 6DQ																					
		Permission	0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	
0.1 ha	(2019)	Small Site																				
MC181187	Full		0	0	0	0	1	0	0	1	-1	0	0	-1	0	0	-1	0	0	-1	0	Mr Mudavanhu
SMC2376	Titus Barn near Titus Farm Meresborough Lane Rainham																					
		Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.27 ha	(2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC182528	Full	Conversion to Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Mr B Beaton
SMC2378	59 Sturdee Avenue GILLINGHAM																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.025 ha	Gillingham South (2019)	Small Site																				
MC164612	Full	Flats (Purpose built)	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Rallon
SMC2381	9 Gordon Road Gillingham ME7 2NF																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.02 ha	Gillingham South (2019)	Small Site																				
MC181846	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr P Papla
SMC2382	96 Windmill Road Gillingham ME7 5NX																					
		Permission	0	0	5	5	0	0	1	1	0	0	4	4	0	0	0	0	0	0	0	
0.013 ha	Gillingham South (2019)	Small Site																				
MC181946	Full	Conversion to Flats	0	0	5	5	0	0	1	1	0	0	4	4	0	0	0	0	0	0	0	Mr D Iggulden
SMC2383	3 Morgan Road Strood ME2 3LB																					
		Permission	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	
0.005 ha	Strood North (2019)	Small Site																				
MC181620	Full	Bungalows	0	0	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	Mr D Harvey
SMC2384	185 Frindsbury Road Strood ME2 4JN																					
		Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	
0.022 ha	Strood North (2019)	Small Site																				
MC181684	Full	Conversion to Flats	2	0	0	2	1	0	0	1	1	0	0	1	0	1	0	0	0	1	0	Mr Jassal
SMC2389	1 Victoria Road Walderslade ME5 9EL																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.056 ha	Walderslade (2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC182784	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr & Mr M Manak
SMC2390	Between 5 & 11 Tennyson Avenue Cliffe Woods ME3 8JF	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	
0.0429 ha	(2019)	Small Site																				
MC174068	Outline	Houses	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	2	0	2	0	Cliffe Woods Community Association
SMC2398	54 Rochester Road Halling ME2 1AH	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.09 ha	(2019)	Small Site																				
MC182551	Reserved Matters	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mrs M Matharu
SMC2399	Rear of 87 Kent Road Halling ME2 1AT	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	
0.0088 ha	(2019)	Small Site																				
MC181404	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	1	0	0	0	1	0	Mr S Smith
SMC2402	Rear of 692A Maidstone Road Rainham ME8 0LJ	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.02 ha	(2019)	Small Site																				
MC181335	Full	Bungalows	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr & Mrs J Parker
SMC2406	East side of 1 Edinburgh Road Luton ME4 5BX	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.01 ha	(2019)	Small Site																				
MC164126	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Cheema
SMC2407	Adj 7 Montgomery Avenue Chatham ME5 0HA	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.031 ha	(2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC180214	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Whiteman
SMC2408	54 Shanklin Close Chatham ME5 7 QL	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.015 ha	Princes Park (2019)	Small Site																				
MC182595	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr S Ravate
SMC2421	65 William Street Rainham ME8 8HW	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
0.084 ha	Rainham North (2019)	Small Site																				
MC181391	Full	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs P Lowe
SMC2423	27 Ewart Road Chatham ME4 6LB	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.03 ha	Rochester South and Horsted (2019)	Small Site																				
MC182315	Full	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr L Hutchinson
SMC2424	31 Watts Avenue Rochester ME1 1RX	Permission	1	0	0	1	3	0	0	3	-2	0	0	-2	0	0	0	-2	0	-2	0	
0.046 ha	Rochester West (2019)	Small Site																				
MC180492	Full	Houses	1	0	0	1	3	0	0	3	-2	0	0	-2	0	0	0	-2	0	-2	0	Mrs Roper
SMC2425	Mardon 1 Nashenden Lane Borstal ME	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.012 ha	Rochester West (2019)	Small Site																				
MC182111	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr J David
SMC2428	121 Watling Street GILLINGHAM	Permission	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	
0.03 ha	Watling (2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC181556	Full	Conversion to Flats	2	0	0	2	0	0	0	0	2	0	0	2	0	0	2	0	0	2	0	Mr M Gok
SMC2431	22 Walters Road Hoo ME3 9JR	Permission	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	
0.025 ha	(2019)	Small Site																				
MC181441	Full	Houses	0	1	0	1	0	0	0	0	0	1	0	1	1	0	0	0	0	1	0	Mr G Butler-Kania
SMC2435	14 Castlemaine Avenue Gillingham ME7 2QD	Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	
0.03 ha	(2019)	Small Site																				
MC183233	Full	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	1	0	0	1	0	Mr Odusote
SMC2441	67 - 67A Ordnance Street CHATHAM ME4 6SH	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.014 ha	(2019)	Small Site																				
MC183574	Full	Flats (Purpose built)	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Paramount Land & Development LLP
SMC2444	2 Morement Road Hoo ME3 9DA	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.014 ha	(2019)	Small Site																				
MC183334	Full	Houses	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr & Mrs Cowburn
SMC2447	313a High Street CHATHAM ME4 4BN	Permission	3	0	0	3	1	0	0	1	2	0	0	2	0	2	0	0	0	2	0	
0.009 ha	(2012)	Small Site																				
MC183407	Full	Conversion to Flats	3	0	0	3	1	0	0	1	2	0	0	2	0	2	0	0	0	2	0	Mr N Zihni
SMC2449	Grange Redoubt Grange Road Gillingham ME7 2UN	Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	
0.1 ha	(2019)	Small Site																				



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Site	Address Ward (First year*)	Dwelling type	Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	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			
MC182997	Outline	Bungalows	1	0	0	1	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	Mr F Friday
SMC2456	294 Hempstead Road Hempstead																					
		Permission	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	
0.099 ha	Hempstead and Wigmore (2013)	Small Site																				
MC183610	Full	Houses	3	0	0	3	0	0	0	0	3	0	0	3	0	0	3	0	0	3	0	Mr D Boast
SMC2457	55 Napier Road Gillingham ME7 4HD																					
		Permission	2	0	0	2	1	0	0	1	1	0	0	1	0	0	0	0	0	0	1	
0.048 ha	Watling (2019)	Small Site																				
MC181218	Full	Houses	2	0	0	2	1	0	0	1	1	0	0	1	0	0	0	0	0	0	1	Mr Onkar Pardesi
SMC2458	Community Centre 2 Tramways Luton ME5 7LS																					
		Permission	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	
0.2 ha	Luton and Wayfield (2019)	Small Site																				
MC183568	Full	Conversion to Flats	1	0	0	1	0	0	0	0	1	0	0	1	0	0	1	0	0	1	0	Mr Adam Sliwinski
Previously developed land total:															48	45	62	25	14	194	1	
Summary Permissions			225	96	130	451	26	9	10	45	199	87	120	406	75	70	92	29	15	281	1	

* 'First year' is the year the site first received planning permission.

Subject to S106 not yet signed

^ Subject to referral to Secretary of State

Notes:

1. The permissions figures shown in the summary box include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.

2. Small sites are not phased beyond 10 years.



Section 5: Housing planning consents excluded at 31 March 2019

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Dwellings not built</i>	<i>Original dwellings on site</i>	<i>Total dwellings granted consent</i>
Greenfield land					
GL138	Melody Close Grain Road Wigmore GILLINGHAM	Ward Homes	5	0	10
GL960685 **	ME8 0NH				
<i>Reason for exclusion: Further development unlikely</i>					
Sub-total for Greenfield land (see note 3)			5	0	10
TOTAL (see note 3)			5	0	10

^ Implementation unlikely

** Further development unlikely

Notes:

- Superseded consents are not shown for housing exclusions as house building tends to have a number of changes of layout which involves new consents but no overall losses of dwellings to be built. The revised planning consent will be shown in Sections 3 or 4 of table 4.
- Some consents are implemented but are then left unworked for a number of years. Those where it is felt that the full housing numbers will not be built are included above. The original total with consent is shown for clarification.
- Housing figures work on the status of the site. Until the site is completed some consents will recur in this report. The totals shown above are therefore not an annual total of exclusions but the total for current housing sites.

Table 4, Section 5: Housing planning consents excluded

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Section 6: Housing planning consents expired without development at 31 March 2019

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Dwellings not built</i>	<i>Original dwellings on site</i>	<i>Total dwellings granted consent</i>
Previously developed land					
MC230 MC130482	146 Canterbury Street GILLINGHAM ME7 5UB	Mr Power	8	0	8
MC303 MC141793	65 North Street Strood ROCHESTER ME2 4SW	Mr Singh	8	0	8
MC304 MC143742	73, 75, 77 High Street ROCHESTER ME1 1LX	Halpern Properties Ltd	9	0	9
MC387 MC142467	23-29 Seagull Road Strood ROCHESTER ME2 2SQ	MHS Homes	10	0	10
MC394 MC143767	247-253 High Street CHATHAM ME4 4BQ	Mr Saglam	8	0	8
MC397 MC143331	325 High Street ROCHESTER ME1 1DA	Shif Nadlan Ltd	6	0	6
SMC1623 MC101454*	1-7 Canal Road Strood ROCHESTER ME2 4DR	Mr Jarrett	3	9	12
SMC1762 MC111392	343 Maidstone Road CHATHAM ME5 9SE	Mr Chaudry	1	0	1
SMC1839 MC120728	225a High Street CHATHAM ME4 4BQ	Sodan Holdings Ltd	1	1	2
SMC1976 MC142428	4 Love Lane ROCHESTER ME4 1TN	Mr A Blatchly	1	0	1
SMC2047 MC154179	24 Luton Road Luton CHATHAM ME4 5AA	Mr Rattan Singh	2	0	2
SMC2107 MC152381	37 Railway Street CHATHAM ME4 4RH	Mr D Shokar	1	0	1
SMC2108 MC152410	35 Railway Street CHATHAM ME4 4RH	Mr N Panasar	-1	2	1

Table 4, Section 6: Housing planning consents expired without development



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<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Dwellings not built</i>	<i>Original dwellings on site</i>	<i>Total dwellings granted consent</i>
SMC2120 MC153515	33a Holmside GILLINGHAM ME7 4BQ	Mr Sancto	1	0	1
SMC2121 MC152613	33A Frindsbury Road Strood ROCHESTER ME2 4TD	Mr Kharia	1	0	1
Sub-total for Previously developed land (see note 2)			59	12	71
Greenfield land					
SMC2095 MC151573	58 Boxley Road Walderslade CHATHAM ME5 9LJ	Mr Betteridge AR Betteridge Ltd	4	0	4
SMC2124 MC160029	Dagenham Farm Ratcliffe Highway Hoo ROCHESTER ME3 8RN	Mr Castle	1	0	1
Sub-total for Greenfield land (see note 2)			5	0	5
TOTAL (see note 2)			64	12	76

* Outline permission

Notes.

1. Only consents with dwellings in the category for this table are shown.
2. Housing figures work on the status of the site. Until the site is completed some consents will recur in this report. The totals shown above are therefore not an annual total of expirations but the total for current housing sites.

Table 4, Section 6: Housing planning consents expired without development

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Section 7: Residential land availability summary at 31st March 2019

		Gains				Losses				Net				Phasing					0 - 5 years	5-10 years	10-15 years
		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			
Large sites																					
Permissions	6419	1473	3486	11378	31	74	38	143	6388	1399	3448	11235	1184	1435	1364	927	883	5793	1789	0	
Small sites																					
Permissions	225	96	130	451	26	9	10	45	199	87	120	406	75	70	92	29	15	281	1	0	
Totals																					
TOTAL	6644	1569	3616	11829	57	83	48	188	6587	1486	3568	11641	1259	1505	1456	956	898	6074	1790	0	

Notes:

1. The permissions figures include all resolutions to grant permissions subject either to a S.106 Agreement which is not yet signed or to referral to the S.o.S.
2. Allocations are net.

Table 4, Section 7: Residential land availability summary.



Section 8: Residential Pipeline Sites							
Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
0039	Skinner Street / James Street Retail Block, Gillingham	SLAA	0	18	0	0	18
0050a	Chattenden Barracks	SLAA	249	266	0	0	515
0090	Strood Riverside, Canal Road	Local plan	60	260	76	0	396
0100	320 - 344 High Street inc. 42 New Road, Rochester	Local plan	111	0	0	0	111
0102	Grays Garage	Local plan	0	30	67	0	97
0137	Civic Centre and Janes Creek	SLAA	220	250	95	0	565
0144	St Bartholomews Hospital, New Road, Rochester	SLAA	103	0	0	0	103
0177	56A Pump Lane, Rainham	SLAA	7	0	0	0	7
0182	274-276 Station Road Rainham	SLAA	0	7	0	0	7
0213	352-356 Luton Road, Luton	Local plan	0	22	0	0	22
0243	Chatham-Comparison Retailing	SLAA	0	0	59	0	59
0603	Strood Service Station, 3 London Road, Strood	SLAA	30	0	0	0	30
0687	National Grid Property, Pier Road, Gillingham	SLAA	0	0	159	0	159
0702	Former Tug & Shovel, North Street, Strood	Application	8	0	0	0	8



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Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
0714	Land to east of Chattenden Lane	SLAA	320	283	0	0	603
0735	Upnor Wharf	SLAA	0	8	0	0	8
0749	Wooleys Orchard, land south of Lower Rainham Road	SLAA	202	0	0	0	202
0753	Land west of Hoo	SLAA	140	310	148	0	598
0756	Pentagon, Chatham	SLAA	0	182	0	0	182
0757	Between Cross Street & The Brook, Chatham	Local plan	0	0	0	26	26
0759	Whiffens Avenue Car Park, Chatham	SLAA	124	0	0	0	124
0760	Site bound by Cross Street, Upbury Way, High Street and Slicketts Hill	SLAA	0	0	65	55	120
0781	218 Main Road, Hoo	SLAA	16	0	0	0	16
0797	Holy Name Church, Lower Rainham Road	SLAA	9	0	0	0	9
0800	Land west of Lower Station Road, Rainham	SLAA	31	0	0	0	31
0810	Junction of Pier Road and Medway Road, Gillingham	SLAA	0	51	0	0	51
0818	J7, Chatham Maritime	SLAA	0	0	100	0	100
0820a	Interface Land (northern parcel), Chatham Maritime	SLAA	130	270	0	0	400
0820b	Interface Land (southern parcel), Chatham Maritime	SLAA	150	50	0	0	200



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Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
0822	Bardell Wharf, Rochester	SLAA	255	59	0	0	314
0824	Chatham Docks, Chatham	SLAA	0	1,200	1,300	500	3,000
0834	Halfords, The Brook, Chatham	SLAA	0	0	60	59	119
0843	Tesco Site, Cuxton Road access point and Commercial Road works site, Strood	SLAA	0	0	69	0	69
0849	Bennetts Orchard, Lower Rainham	SLAA	64	0	0	0	64
0853	111 Rainham Road (Jezreels), Gillingham	SLAA	0	7	0	0	7
0866	Crown House, The Brook, Chatham	SLAA	0	23	0	0	23
0866	Vacant Land at King Street/The Brook, Chatham	SLAA	0	0	0	9	9
0868	19 New Road Avenue and 3 New Cut, Chatham	SLAA	41	0	0	0	41
0880	R/O 73,75-77 High Street, Rochester	Local plan	9	0	0		9
1039	Tyre Centre Site, Strood	SLAA	10	0	0	0	10
1047	Land east of Seymour Road, Rainham	SLAA	0	49	0	0	49
1052	101 Beacon Road, Chatham	SLAA	0	13	0	0	13
1056	6-11 New Road Avenue, Chatham	SLAA	0	25	45	0	70
1057	North side, Priory Road	SLAA	0	19	0	0	19



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Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
1065a	South of Main Road, Hoo	SLAA	109	619	712	112	1,552
1066	South Ratcliffe Highway, west Vidgeon Avenue, Hoo	SLAA	101	200	0	0	301
1070	West of Town Road Cliffe Woods	SLAA	185	40	0	0	225
1072	R/O 250 Main Road, Hoo	SLAA	5	0	0	0	5
1084	Land west of Ropers Lane, Hoo	SLAA	212	699	681	0	1,592
1088	Manor Farm, Parsonage Lane	SLAA	100	50	0	0	150
1092	3 Broad Street Cottages, Main Road, Hoo	SLAA	12	0	0	0	12
1105	Manor Farm, Marsh Road, Halling	SLAA	0	37	0	0	37
1106	Miles Place, Delce Road, Rochester	SLAA	11	0	0	0	11
1109	Steelfields, Danes Hill, Gillingham	SLAA	0	0	50	22	72
1112	Samuels Towers, Longhill Avenue	SLAA	0	0	25	20	45
1113	Land North of Christmas Lane, High Halstow	SLAA	193	500	67	0	760
1115	Commercial Road Public Car Park, Strood	SLAA	0	0	0	21	21
1120	Community Centre, White Road	SLAA	20	0	0	0	20
1121	Deangate Ridge	SLAA	57	479	212	0	748



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Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
1133	247-253 High Street, Chatham	Application	8	0	0	0	8
1135	Seagull Road, Strood	Application	10	0	0	0	10
1141	325 High Street, Rochester	Application	6	0	0	0	6
1147	18-20 Batchelor Street, Chatham	Application	0	5	0	0	5
1160	Land East of Formby Road, Halling	SLAA	10	0	0	0	10
1165	143 Berengrave Lane, Rainham	SLAA	9	0	0	0	9
1175	North of Ratcliffe Highway	SLAA	0	25	0	0	25
1178	Parcel 2 North of Stoke Road	SLAA	27	53	0	0	80
1179	Parcel 3 South of Stoke Road	SLAA	29	79	0	0	108
1181	Former Gillingham Fire Station	SLAA	64	0	0	0	64
1188	Pier Approach Road Depot	SLAA	0	176	0	0	176
1190	Acorn Wharf Shipyard	SLAA	106	0	0	0	106
1204 1305	3-39 High Street, Strood	SLAA	0	0	67	0	67
1209	Deangate Cottage, Dux Court Rd	SLAA	0	68	0	0	68
1214	Site 2 Land to South of Baytree Farm	SLAA	0	48	0	0	48



Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
1216	Site 4 Land to north of Binney Farm	SLAA	0	53	0	0	53
1220	Site 1 Land North of the Ratcliffe Highway	SLAA	25	93	0	0	118
1252	Land north of Christmas Lane, High Halstow	SLAA	20	39	0	0	59
1267	North of Ratcliffe Highway	SLAA	0	25	0	0	25
1278	Land East of Pier Approach Rd, Gillingham	SLAA	0	24	0	0	24
1286	Land West of Seymour Road, Rainham	SLAA	8	17	0	0	25
1296	Land West of Allhallows	SLAA	0	325	64	0	389
1297	Land bound by Commercial Rd, Knight Rd, Priory Rd and Smith St, Strood	SLAA	0	70	305	69	444
1299	Potential expansion area, East of Ropers Lane, Hoo	SLAA	0	745	725	297	1,767
1301	Temple Street Public Car Park, 151-175 High St, 1A-1 Cuxton Road, Strood	SLAA	0	28	0	0	28
1302	Rear of Angel Cottages, Station Road, Rainham	SLAA	27	0	0	0	27
1306	Dagenham Motors, Pier Road	SLAA	0	70	185	0	255
1307	South of Ratcliffe Highway, Hoo	SLAA	0	25	242	37	304
1308	B&M Bargains, Medway Street, Chatham	SLAA	0	0	150	47	197
1309	Riverside Gardens, Chatham	SLAA	0	101	0	0	101



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Site Ref	Address	Site Source	1-5 years	6-11 years	11-15 years	2034+	Total
1310	Car Park, Waterfront Way, Chatham	SLAA	0	105	0	0	105
1311	199 to 233 High Street, Chatham	SLAA	0	0	60	59	119
1312	Pumping Station, The Brook, Chatham	SLAA	0	0	0	15	15
1313	279 to 313a High Street, Chatham	SLAA	0	50	0	0	50
1314	Car park to rear of Central Theatre, Chatham	SLAA	0	0	20	18	38
1315	Multi-storey car park, Rhode Street, Chatham	SLAA	0	14	0	0	14
1316	Riley's Snooker Hall, Green Street, Gillingham	SLAA	0	30	0	0	30
1317	Railway arches (3) and adjacent land, Strood	SLAA	0	12	0	0	12
1318	Sewage Pumping Station / Travelling Showpeople Site	SLAA	0	0	0	34	34
1319	Kingswear Gardens, Strood	SLAA	0	0	25	20	45
1320	McDonalds, Car Sales Garage and rear of High Street properties, Strood	SLAA	0	0	24	20	44
1321	2 Station Road, Strood	SLAA	0	5	0	0	5
1322	Cuxton Road Auto Centre	Masterplan	0	20	0	0	20
Total			3,643	8,331	5,857	1,440	19,271



5) Policy Monitoring Table



Refused applications received in the year ending 31st March 2019

Almost 73% of all planning refusals in 2018/19 were residential applications failing mainly due to Development Policy and Design and layout.

Application Type	Number of refused applications	Percentage of refusals	Main category for refusal
B1-B8 (Industrial)	2	2.1%	Design and layout and Development Policy
Residential	70	72.9%	Development policy and Design and layout
Mixed Use	1	1%	Other
Commercial Leisure & Other Commercial	9	9.4%	Amenity & Environment and Development Policy
A1 (retail)	14	14.6%	Design and layout
Total	96	100%	

Refused applications 2015-2019

2014/15	2015/16	2016/17	2017/18	2018/19
66	58	63	84	96

Over the last four years the number of refusals have increased year on year.



Table 5: Policy monitoring

Period: 1 April 2018 to 31 March 2019

Section 1: Applications refused during the year to 31 March 2019

Application No.	Address	Housing ref (if residential)	Description
Town centre			
Previously developed land			
MC170778 **	5 High Street Strood ROCHESTER	SMC2259	Demolish existing building and construct a 4 storey block of 4 flats.
MC180903	327-333 High Street Rainham GILLINGHAM		Change of use car wash from car show /display.
MC181113	16-20 Batchelor Street CHATHAM		7 storey student housing plus A1/A2/A3/A5 at ground floor.
MC181548	75 High Street CHATHAM	SMC2022	Change of use from ground and lower ground floor from solicitor's office A2 to 2 flats.
MC182003	47-67 High Street CHATHAM	MC500	Prior notification for change of use from office B1a to 83 flats
MC182768	8 High Street GILLINGHAM	SMC2023	Demolish storage unit and construct a 1 bed flat.
MC183369	97-101 High Street GILLINGHAM	MC521	Create a 2nd floor to facilitate the creation of 8 flats.
MC183445	35 Railway Street CHATHAM	SMC2439	Convert 2 storey commercial unit into 2 x 1 bed flats.
Non town centre			
Greenfield land			
MC163669	Land off Town Road Cliffe Woods ROCHESTER	MC459	Outline application with some matters reserved for up to 225 residential dwellings (incl up to 25% affordable), structural planting & landscaping, informal public open space and play area, surface water flood mitigation, vehicle access point from Town Rd.
MC165046 **	198 Barnsole Road GILLINGHAM	SMC0550	Construct a 2 bed chalet bungalow.
MC171891	94 Essex Road Halling ROCHESTER	SMC2279	Construct a 2 bed end of terrace.
MC172219 **	43 Coppice Road Lordswood CHATHAM	SMC2149	Construct 1 x 2 bed end of terrace house
MC173126	(adjacent to Sandhurst Farm) Sharnal Street High Halstow ROCHESTER	SMC2432	Change of use of land as residential caravan site for one gypsy family with two caravans including one static caravan together with the construction of amenity building and laying of hardstanding.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2019 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC173915	60 Tyler Drive Parkwood GILLINGHAM	SMC2411	Construct a 2 bed detached house.
MC174110 **	202 Maidstone Road CHATHAM	SMC2306	Construct a 2 storey block of 4 flats.
MC180236	Dean Farm Cottage Bush Road Cuxton ROCHESTER	SMC1620	Change of use from outbuilding to a 2 bed dwelling.
MC180382	Veetee House Sir Thomas Longley Road Frindsbury ROCHESTER		Construct a single storey extension to warehouse.
MC180493	46 Nares Road Parkwood GILLINGHAM	SMC2410	Construct an end of terrace 2 bed dwelling.
MC180548	8 Abbotts Close ROCHESTER	SMC2417	Construct a detached dwelling.
MC180580 **	89 Maidstone Road Rainham GILLINGHAM	SMC2409	Construct a 3 bed detached house.
MC180893	18-20 Alamein Avenue CHATHAM	MC350	Construct 4 x semi detached dwellings.
MC181197	Forge Cottages Newlands Farm Road St Mary Hoo ROCH	SMC2420	Change of use from horse culture to residential. Construct a 4 bed detached dwelling.
MC181298	117 Hempstead Road Hempstead GILLINGHAM	SMC2401	Construct a 3 bed detached bungalow
MC181867	29 View Road Cliffe Woods ROCHESTER	SMC1627	Construct a 3 bed dwelling.
MC181929 **	30 Swingate Avenue Cliffe ROCHESTER	SMC2394	Demolish garage and subdivide plot and construct a 2 bed dwelling.
MC182042	34-36 City Way ROCHESTER	SMC2412	Construct a 3 bed house.
MC182047	Land east of Mierscourt Road Rainham GILLINGHAM	MC517	Outline application with some matters reserved for 50 dwellings with new access.
MC182228	Capstone House Capstone Road CHATHAM	SMC2403	Construct a 4 bed detached house.
MC182933	46 Nares Road Parkwood GILLINGHAM	SMC2410	Construct an end of terrace house.
MC183016	Coombe Lodge Coombe Farm Lane St Mary Hoo ROCHESTER		Construct a 2 bed holiday let - demolish stable.
MC183114	Avenue Tennis Club Glebe Road GILLINGHAM	MC522	Construct 8 x 4 bed dwellings (demolish extn to 26 Second Ave.
MC183373	179 Hawthorn Road Strood ROCHESTER	SMC2448	Construct a 1 bed dwelling.
MC183375	13 Holly Road Strood ROCHESTER	SMC2434	Construct a 3 bed dwelling.
MC183561	122 Ploughmans Way Rainham GILLINGHAM	SMC2438	Construct a 3 bed dwelling.
MC183587	87 & 89 Brambletree Crescent Borstal ROCHESTER	SMC2450	Construct a 2 bed bungalow.
MC183588	The Chestnuts Matts Hill Road Rainham GILLINGHAM	SMC2443	Retrospective change of use for stationing gypsy caravans.
MC190018	Sturch Field Grain Road Lower Stoke ROCHESTER	SMC2445	Stationing of 2 additional caravans.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2019 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
Previously developed land			
MC164278 **	47 Moor Park Close Rainham GILLINGHAM	SMC2241	Convert existing dwelling into two separate dwellings.
MC164497	7 Napier Road GILLINGHAM	MC492	Demolish builders yard and construct 8 flats.
MC171342 **	104A,B,C Poplar Road Strood ROCHESTER	SMC2315	Construct a terrace of 6 houses. (Demolish existing Bungalows)
MC171781 **	52 Kingfisher Drive CHATHAM	SMC2291	Construct a detached house.
MC172016 **	47 Moor Park Close Rainham GILLINGHAM	SMC2241	Convert house into 2 units
MC173625 **	152 Cedar Road Strood ROCHESTER	SMC2320	Construct an extension to facilitate the creation of 4 additional flats.
MC173723	56 London Road Rainham GILLINGHAM	MC493	Change of use function hall to 9 flats.
MC173784 **	89 Cooling Road Strood ROCHESTER	SMC2313	Convert house into 2 flats.
MC173872 **	Beck House Crown Street GILLINGHAM	SMC2280	Construct a 2nd storey extension to facilitate the creation of an additional flat.
MC173909	598 Mierscourt Road Rainham GILLINGHAM	SMC2244	Demolish bungalow and construct 4 houses.
MC174272 **	Rear of 315 Luton Road Luton CHATHAM	SMC2304	Construct a dwelling
MC174383	158 Canterbury Street GILLINGHAM		Change of use A3 to A3/A5.
MC174420	Glencoe Road CHATHAM	MC434	Demolish centre (done) and construct 6 houses and 18 flats
MC180182	1 St Peter Street ROCHESTER	SMC2377	Construct 3 flats demolish existing garage.
MC180249	14-16 Luton Road Luton CHATHAM	SMC2365	Convert office at lower floor 1st and 2nd floors into 3 x 1 bed flats plus 2 retail units at ground floor.
MC180250 **	The Royal Engineers Goudhurst Road Twydall GILLINGHAM	SMC2347	Demolish outbuildings and construct 2 semi detached dwellings.
MC180377	37-39 Station Road Rainham GILLINGHAM	SMC2413	Construct a 2 bed dwelling.
MC180436	18 High Street Halling ROCHESTER	SMC2176	Construct extension to create additional 2 x 1 bed flats.
MC180490	1 Adelaide Road GILLINGHAM	SMC2379	Extensions and loft conversion to enable conversion into 2 flats.
MC180507	35 Rainham Road GILLINGHAM	SMC2354	Construct a 2 storey extension and convert retail unit into 2 dwellings.

Table 5: Policy monitoring, Section 1: Applications refused during the year

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Medway Monitoring Report 2019 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC180560 **	769 Lower Rainham Road Rainham GILLINGHAM	SMC2414	Construct a detached house.
MC180683	Doddington Road GILLINGHAM	MC481	Demolish garages and erect 7 residential units.
MC180684	11 Widgeon Road Strood ROCHESTER	SMC2314	Demolish 3 garages, erect a 3 bed chalet bungalow.
MC180686 **	231 Beechings Way Twydall GILLINGHAM	SMC2277	Construct a 2 bed dwelling demolish store.
MC180755	29A Albert Road CHATHAM	SMC2395	Construct a 2 storey extension to side of detached coach house to form a 2 bed maisonette.
MC180811 **	49 Wainscott Road Wainscott ROCHESTER		Change of use ground floor supermarket A1 to A3/A5 take away and restaurant.
MC180938	14 Lincoln Close Strood ROCHESTER	SMC2418	Construct a 2 bed end of terrace.
MC181017	and Jubilee Cooling Street Cliffe ROCHESTER	SMC2393	Construct 2 x 1 bed flats and 3 x 2 bed dwellings.
MC181215	42a Ernest Road CHATHAM	SMC2264	Prior notification for change of use from retail A1 to residential.
MC181219	54 Shanklin Close CHATHAM	SMC2408	Demolish garage and construct a 3 bed house.
MC181317	7 Napier Road GILLINGHAM	MC492	Demolition of builders yard and construct 6 flats.
MC181438		SMC2375	Demolish workshop and construct a dwelling.
MC181555	Former Redvers Centre Glencoe Road CHATHAM	MC434	Construct 6 houses and 18 flats.
MC181567	128-130 Delce Road ROCHESTER		Change of use from A1 to A3/A5
MC181572	2 East Street CHATHAM	SMC2396	Create a s/c flat in the basement.
MC181770 **	12 Bootham Close Strood ROCHESTER	SMC2253	Construct 2 detached bungalows
MC181855	151 Bells Lane Hoo ROCHESTER	SMC2419	Construct a terrace of 3 x 4 bed dwellings.
MC181887	29 Tufton Road Rainham GILLINGHAM	SMC2415	Construct 3 x 4 bed dwellings.
MC181893	185-187 Rock Avenue GILLINGHAM	SMC1210	Construct a 4 bed mid terrace
MC181998	31 View Road Cliffe Woods ROCHESTER		Construct a 2 storey rear extension and conversion of roof space for nursery.
MC182028	16 Cliffe Road Strood ROCHESTER	SMC2386	Construct 2 storey extensions and convert dwelling into 4 flats.
MC182040	MCL Ltd Grove Road Upper Halling ROCHESTER	MC524	Demolish industrial buildings and construct 11 dwellings.

Table 5: Policy monitoring, Section 1: Applications refused during the year



Medway Monitoring Report 2019 – Volume 2 Tables

Application No.	Address	Housing ref (if residential)	Description
MC182477	1-2 Cromwell Terrace CHATHAM		LDC for construction of a single storey rear extension.
MC182514	128-130 Delce Road ROCHESTER		Change of use from retail A1 to restaurant/takeaway A3/A5
MC182570	166 Saunders Street GILLINGHAM	SMC1815	Change of use from light industrial B1 to dwelling
MC182573	90 Cecil Road ROCHESTER	SMC2355	Change of use ground floor former PH to HMO with 4 rooms.
MC182653	8 Ivy Street Rainham GILLINGHAM	SMC2416	Construct a dwelling.
MC182824	4 Everest Lane Strood ROCHESTER	SMC2388	Convert outbuilding to 2 bed unit.
MC182905	29 Rochester Street CHATHAM	SMC2397	Convert dwelling into 2 flats.
MC182941	5-7 Frindsbury Road Strood ROCHESTER		Retrospective change of use to Guest House.
MC183007	20 Pattens Lane ROCHESTER	SMC2433	Change of use from dwelling to childrens home C2.
MC183021	106-108 Cuxton Road Strood ROCHESTER	SMC2344	Construct a 2 storey extension for 1 x 1 bed and 2 x 2 bed flats.
MC183061	126 Hempstead Road Hempstead GILLINGHAM	SMC2440	Demolish bungalow and construct 2 houses.
MC183352	249 London Road Rainham GILLINGHAM	MC532	Change of use from C2 care home to C3 residential dwellings (8 flats)
MC183461	Coronation Bungalow Cooling Street Cliffe ROCHESTER	SMC2393	Construct 4 dwellings (demolish 2 bungalows)
MC183586	8 Ivy Street Rainham GILLINGHAM	SMC2416	Construct a 3 bed house.
MC183599	486 Lower Rainham Road Rainham GILLINGHAM	SMC2453	Change of use from residential to office B1a
MC183634	21-23 Asquith Road Rainham GILLINGHAM	SMC2240	Construct 2 x 1 bed flats.
MC183652	36 Kingswood Road GILLINGHAM	SMC2455	Change of use 1 house to 8 bed HMO (SG).
MC190043	Bowen House Bredgar Road Twydall GILLINGHAM	MC526	Prior notification for change of use office B1a to 10 x 2 bed flats.

*** Refused on appeal*

Table 5: Policy monitoring, Section 1: Applications refused during the year



Section 2: Reasons for refusal; applications refused during the year to 31 March 2019

Count of the number of times any particular reason has been used in connection with refusals.

See notes at end of report

Employment (mainly B1 - B8)

Development policy

Premature	0
Contrary to policy	2
Unsuitable for proposed use	0
Loss of residential accommodation	1
Outside defined development areas	0
Over development	0
Intensification	0
Not reflecting local needs	0
Demand on infrastructure	0

Sustainable economic development

Viability or vitality	0
Proliferation	0
Loss of existing facilities	0

Transport infrastructure

Highway safety	1
Vehicle parking arrangements	0
Impact on highway network	1
Loss of public car parking	0
Other transport issues	0

Design and layout

Size/massing	1
Local character	1
Street scene	1
Affect the setting of Listed Building or Ancient Monument	0
Affect the setting of Conservation Area	0
Backland development	0
Other design issues	0

Amenity and environment

Green Belt	0
Loss of open space	0
Loss of trees	0
Living conditions	0
Noise or disturbance	0
Overlooking	0
Other amenity or environmental issues	0

Other

Other	0
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Number of refusals connected with Employment (mainly B1 - B8) 2

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year



Residential

Development policy

Premature	0
Contrary to policy	58
Unsuitable for proposed use	0
Loss of residential accommodation	0
Outside defined development areas	3
Over development	16
Intensification	0
Not reflecting local needs	1
Demand on infrastructure	1

Transport infrastructure

Highway safety	5
Vehicle parking arrangements	12
Impact on highway network	1
Loss of public car parking	0
Other transport issues	4

Amenity and environment

Green Belt	0
Loss of open space	0
Loss of trees	6
Living conditions	30
Noise or disturbance	7
Overlooking	8
Other amenity or environmental issues	15

Sustainable economic development

Viability or vitality	1
Proliferation	0
Loss of existing facilities	0

Design and layout

Size/massing	11
Local character	36
Street scene	17
Affect the setting of Listed Building or Ancient Monument	0
Affect the setting of Conservation Area	1
Backland development	6
Other design issues	9

Other

Other	28
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Number of refusals connected with Residential 70

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year



Mixed use

<i>Development policy</i>		<i>Transport infrastructure</i>		<i>Amenity and environment</i>	
Premature	0	Highway safety	0	Green Belt	0
Contrary to policy	0	Vehicle parking arrangements	0	Loss of open space	0
Unsuitable for proposed use	0	Impact on highway network	0	Loss of trees	0
Loss of residential accommodation	0	Loss of public car parking	0	Living conditions	0
Outside defined development areas	0	Other transport issues	0	Noise or disturbance	0
Over development	0			Overlooking	0
Intensification	0			Other amenity or environmental issues	0
Not reflecting local needs	0				
Demand on infrastructure	0				
<i>Sustainable economic development</i>		<i>Design and layout</i>		<i>Other</i>	
Viability or vitality	0	Affect the setting of Listed Building or Ancient Monument	0	Other	1
Proliferation	0	Affect the setting of Conservation Area	0		
Loss of existing facilities	0	Backland development	0		
		Street scene	0		
		Size/massing	0		
		Local character	0		
		Other design issues	0		

Number of refusals connected with Mixed use 1

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year



Commercial leisure and other

<i>Development policy</i>		<i>Transport infrastructure</i>		<i>Amenity and environment</i>	
Premature	0	Highway safety	1	Green Belt	0
Contrary to policy	9	Vehicle parking arrangements	2	Loss of open space	0
Unsuitable for proposed use	3	Impact on highway network	1	Loss of trees	1
Loss of residential accommodation	1	Loss of public car parking	0	Living conditions	6
Outside defined development areas	1	Other transport issues	0	Noise or disturbance	6
Over development	0			Overlooking	0
Intensification	0			Other amenity or environmental issues	3
Not reflecting local needs	0				
Demand on infrastructure	0				
<i>Sustainable economic development</i>		<i>Design and layout</i>		<i>Other</i>	
Viability or vitality	0	Size/massing	1	Other	0
Proliferation	0	Local character	3		
Loss of existing facilities	0	Street scene	2		
		Affect the setting of Listed Building or Ancient Monument	0		
		Affect the setting of Conservation Area	0		
		Backland development	0		
		Other design issues	0		

Number of refusals connected with Commercial leisure and other commercial uses 9

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year



Retail (A1)

<i>Development policy</i>		<i>Transport infrastructure</i>		<i>Amenity and environment</i>	
Premature	0	Highway safety	2	Green Belt	0
Contrary to policy	13	Vehicle parking arrangements	4	Loss of open space	0
Unsuitable for proposed use	0	Impact on highway network	0	Loss of trees	2
Loss of residential accommodation	0	Loss of public car parking	0	Living conditions	4
Outside defined development areas	2	Other transport issues	0	Noise or disturbance	1
Over development	0			Overlooking	2
Intensification	0			Other amenity or environmental issues	3
Not reflecting local needs	0				
Demand on infrastructure	0				
<i>Sustainable economic development</i>		<i>Design and layout</i>		<i>Other</i>	
Viability or vitality	0	Size/massing	6	Other	7
Proliferation	0	Local character	6		
Loss of existing facilities	0	Street scene	6		
		Affect the setting of Listed Building or Ancient Monument	0		
		Affect the setting of Conservation Area	0		
		Backland development	0		
		Other design issues	1		

Number of refusals connected with Retail (A1)	14
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Total number of refusals **96**

Notes:

This count uses a set of 32 generic reasons for refusal.

This set of reasons has been compiled by analysis of refusals over a number of years to obtain the widest range of potential reasons.

Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year

