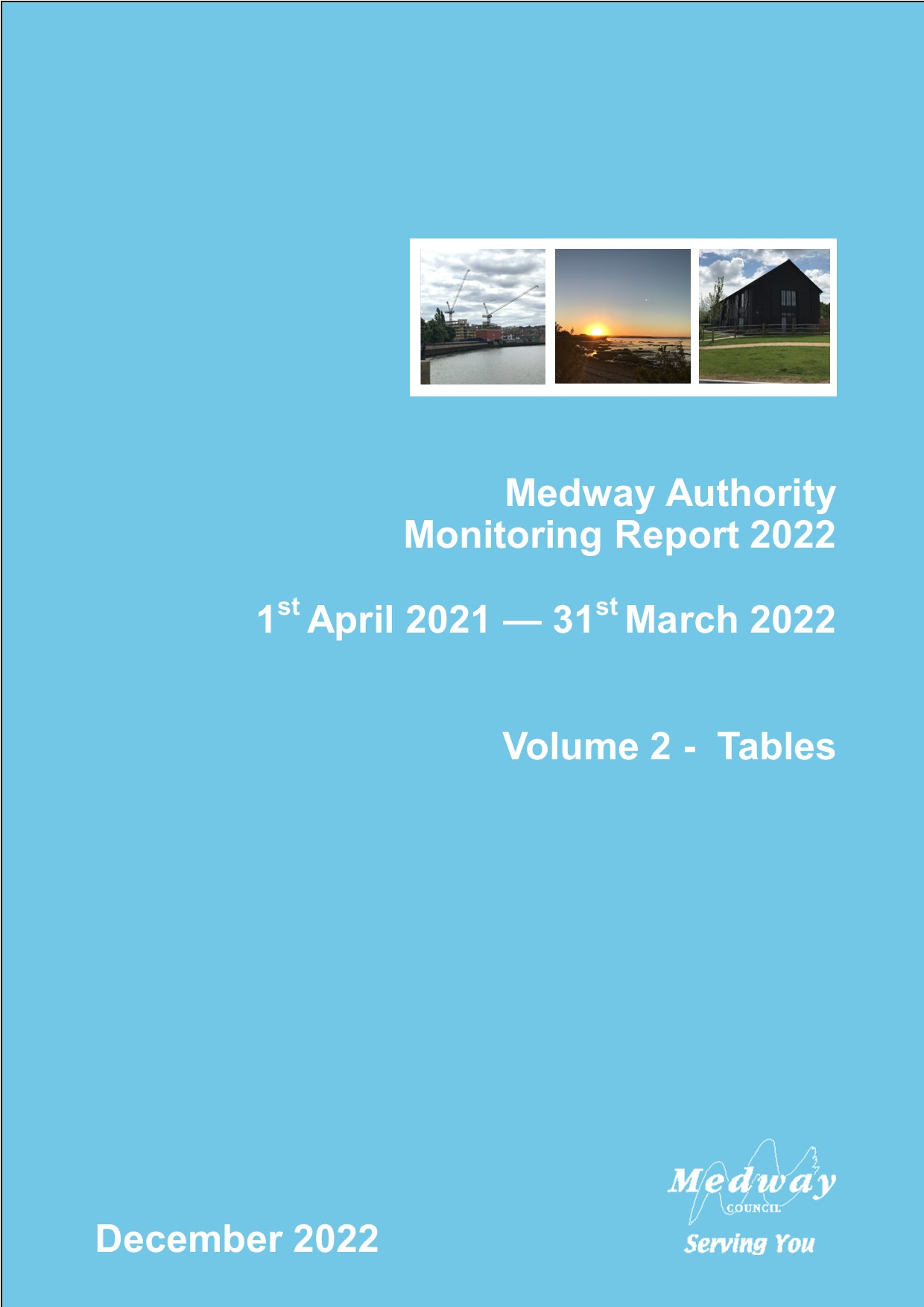
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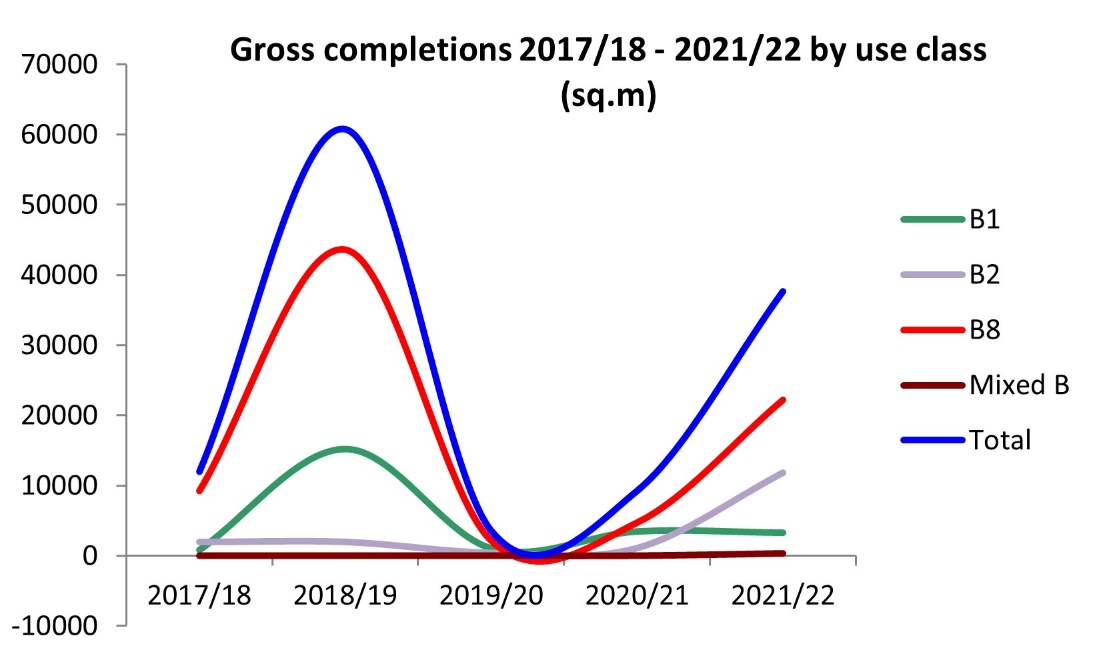
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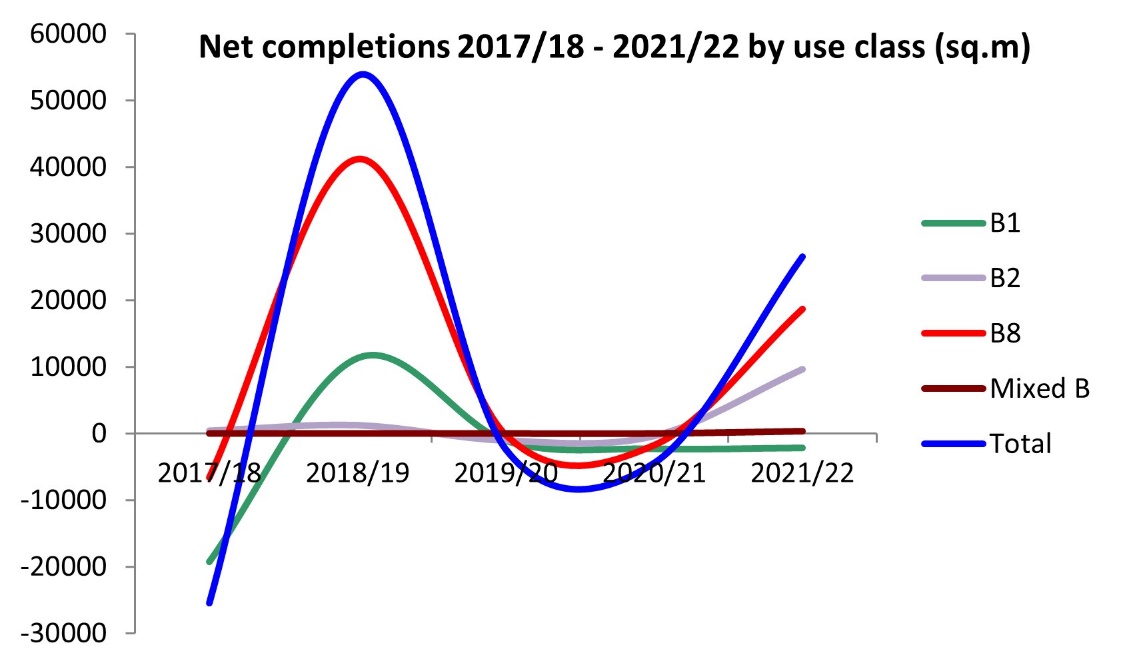
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# 1) Employment Land Availability Tables and Data

## Employment graphs

****

****

Including the completion of the industrial units (with trade counters) at Plot 1, Anthony’s Way Medway City Estate, net completions of employment land have risen this year and the gains now outweigh the losses.

There has been substantial gains across most of the employment sector this year. There is still a significant amount of development that has planning permission and is either already under construction or not yet started. In total there is 631,315sq.m (net) employment floorspace with planning permission and this is all expected to come forward in the next 15 years (40,861sq.m of this is currently already under construction).  Following a revised masterplan for the National Grid land at Grain, this includes a lower amount of floorspace on that site (282,203sq.m) than the full amount permitted in 2010 (464,685sq.m) which is expected to come forward at Grain by 2037.

## Previously developed land

**Table: Employment land completed 2021/22 on previously developed land (sq.m)**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | B1 gross | B2 gross | B8 gross | Mixed B | Total | Total % |
| Non PDL | 384 | 6,000 | 21,836 | 0 | **28,220** | **75** |
| PDL | 2,869 | 5,808 | 368 | 362 | **9,407** | **25** |
| Total | **3,253** | **11,808** | **22,204** | **362** | **37,627** | **100** |

At about 75%, most of the development was completed on Greenfield land. This was largely B8 use and 14,274sq.m was completed at London Medway Commercial Park.

## Floorspace supply

**Table: Total Floorspace (sq. m) supply at 2021/22**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | B1 | B2 | B8 | Mixed B | Total |
| Completed floorspace  2021/22 (net) | -2,143 | 9,636 | 18,649 | 362 | 26,504 |
| Floorspace with planning  permission as at 31/3/2022  (net) | 129,267 | 283,301 | 182,510 | 36,237 | 631,315 |
| Floorspace with planning  permission as at 31/3/2022  (percentage) | 20.5% | 44.9% | 28.9% | 5.7% | 100 |
| Total supply (sq.m) | **127,124** | **292,937** | **201,159** | **36,599** | **657,819** |

## Table 1: B1 - B8 planning consents

Planning consents valid 1 April 2021 to 31 March 2022

## Section 1: Development completed by 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2*** ***B8*** ***Mixed B***

***(sq.m.) (sq.m.) (sq.m.)*** ***(sq.m.)***

***Town centre***

MC190825 The Mall High Street GILLINGHAM Medway Council 0.36 1224 0 0 0

MC210166 1 Knight Road Strood ROCHESTER Mark Brady 0.06 0 0 221 0

***Sub-total for Town centre*** **0.42** **1224** **0** **221** **0**

***Non town centre***

MC180074 Land at North Sea Terminal Salt Lane Cliffe SLR Consulting 5.12 0 5000 0 0

ROCHESTER ME3 7SX

MC191284 Bromhey Farm Lipwell Hill Cooling ROCHESTER Ms Sarah Cooper 0.01 110 0 0 0

ME3 8DS

MC191748 Plot 1 Anthonys Way Frindsbury ROCHESTER Mr A Gibbons 2.92 0 6000 6000 0

MC192421 Bowen House Bredgar Road GILLINGHAM ME8 6PL Mr F Sword 0.23 0 0 0 362

MC192757 London Medway Commercial Park Eschol Road Goodman 3.14 0 0 14274 0

Kingsnorth ROCHESTER

MC192897 Ringshill Farm Wouldham Road Borstal ROCHESTER Gore 0.41 0 0 1519 0

MC201222 Plot 2A Culpepper Close ROCHESTER ME2 4HU Iain Warner 0.15 384 0 0 0

MC201247 58-64 Grove Road Strood ROCHESTER ME2 4BY Arjan Noreca 0.04 265 0 115 0

MC201311 Kingsnorth Industrial Estate Main Road Kingsnorth Mr David Wilkins 0.17 26 0 0 0

ROCHESTER ME3 9ND

***Table 1: B1-B8 planning consents, Section 1: Development completed*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2*** ***B8*** ***Mixed B***

***(sq.m.) (sq.m.) (sq.m.)*** ***(sq.m.)***

MC201806 Medway Distribution Centre Courteney Road Ms Baller Waldon Telecom Ltd 0.01 0 0 43 0

GILLINGHAM ME8 0RT

MC202416 Wasteaway Whitewall Road ROCHESTER K Haselden 0.41 74 0 0 0

MC210607 264 Napier Road GILLINGHAM ME7 4HL Mr Neil Johnson 0.12 850 0 0 0

MC210911 Dockside Outlet Centre Maritime Way CHATHAM Peter Everest 0.07 121 0 0 0

MC211485 Westgate Service Station Gravesend Road Strood Andy Horwood 0.00 0 0 32 0

ROCHESTER

MC211575 Fenn Corner Ratcliffe Highway St Mary Hoo Mr L Gapper 0.26 131 0 0 0

ROCHESTER ME3 8RF

MC212369 Dockside outlet Centre Maritime Way CHATHAM Peter Everest 0.05 68 0 0 0

MC213381 2 Saracen Business Park Gillingham Business Park Viktorija Saveca 0.11 0 808 0 0

GILLINGHAM ME8 0QN

***Sub-total for Non town centre*** **13.22** **2029** **11808** **21983** **362**

**TOTAL** **13.64** **3253** **11808** **22204** **362**

Notes. Only consents creating new floorspace are shown.

***Table 1: B1-B8 planning consents, Section 1: Development completed*** ***Page 2 of 2***

## Section 2: B1 - B8 planning consents not started at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC182309 Adj to Rochester Station Corporation Street Leander Homes Ltd 0.20 88 88 0 0

ROCHESTER ME1 1NH

MC183379 73 High Street CHATHAM ME4 4EE Insight Architects 0.01 68 0 0 0

MC211655 Railway Street Business Park Railway Street Mrs A Mattu 0.03 148 0 0 0

GILLINGHAM ME7 1YQ

**Sub-total for Town centre** **0.25** **304** **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

MC172044 1-7 Canal Road Strood ROCHESTER ME2 4DR Mr Brar 0.06 671 0 0 0

MC180121 5-10 Formby Terrace Formby Road Halling DHA Planning 0.40 448 0 448 0

ROCHESTER ME2 1AW

MC181878 London Medway Commercial Park Eschol Road Barton Wilmore 1.88 1364 0 5435 0

Kingsnorth ROCHESTER ME3 9ND

MC181979 London Medway Commercial Park Eschol Road Goodman 4.00 0 0 18357 0

Kingsnorth ROCHESTER ME3 9ND

MC182176 Flanders Farm Ratcliffe Highway Hoo ROCHESTER Goatham 1.43 0 0 3488 0

MC190299 Thamesport Grain Road Grain ROCHESTER ME3 0EP Thamesport Cement Ltd 8.67 0 13492 0 0

MC191556 Rochester Airport Maidstone Road CHATHAM ME1 2XX Regeneration 18.54 23700 76948 0 0

MC192364 Kaler House George Summers Close Frindsbury JM Clark Ltd 0.21 1003 0 0 0

ROCHESTER

MC193043 Transnordic Vicarage Lane Hoo ROCHESTER ME3 9LB Mr MacBain 0.09 638 0 0 0

MC193073 Shutdown Maintenance Services Ltd Kingsnorth Mr Robert Faux 0.53 766 0 0 0

Industrial Esate Kingsnorth ROCHESTER ME3 9ND

***Table 1, Section 2: B1 - B8 planning consents not started*** ***Page 1 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC193126 4 London Road Strood ROCHESTER ME2 3HT 2 Design 0.01 39 0 0 0

MC193158 Formby Road Halling ROCHESTER St Andrews Trading Limited 0.47 752 0 431 0

MC200602 Asda Store Pier Road GILLINGHAM ME7 1RZ Mr John Arnold 0.05 0 0 16 0

MC20080370 Kingsnorth Industrial Estate Eschol Road Hoo Goodman 75.58 11336 90199 0 0

ROCHESTER ME3 9ND

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK 21.79 3200 0 0 7100

ROCHESTER ME2 2BA

MC20091628 National Grid Property Holdings Grain Road Grain National Grid Property Holdings Ltd 154.94 99537 99658 83008 0

ROCHESTER ME3 0AE

MC201438 34 Canterbury Street GILLINGHAM ME7 5TX West Kent Group Ltd 0.01 23 0 0 0

MC201812 Ambley Road Gillingham Business Park GILLINGHAM Mr Michael Mills Firstplan 0.20 0 0 0 741

ME8 0PU

MC201921 30a Greenway CHATHAM ME59UX Jonathan Bolton 0.01 50 0 0 0

MC202011 Manor Lane Borstal ROCHESTER Giles Billingsley 0.86 300 0 90 0

MC202055 Veolia Environmental ServicesGeorge Summers Close Veolia ES (UK) Ltd 1.00 202 2893 0 0

CHATHAM

MC202674 Complete Moling Services Fenn Street St Mary Hoo Mr Adam Thompson 0.23 942 0 0 0

ROCHESTER ME3 8RF

MC210206 25 Church Street Hoo ROCHESTER ME3 9AH Mr Thomas Taggart 0.05 0 0 60 0

MC210993 22-32 Canterbury Street GILLINGHAM ME7 5TX Mr Joe Selby 0.08 42 0 0 0

MC211383 London Medway Commercial Park James Swallow Miss Molly How Barton Willmore 8.68 1500 1500 37515 0

Way Hoo ROCHESTER ME3 9GX

MC211533 Land Adj Shamel Business Centre Commissioners J Medhurst 0.10 0 200 0 0

road Strood ROCHESTER

***Table 1, Section 2: B1 - B8 planning consents not started*** ***Page 2 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC212301 13c Maritime Close ROCHESTER Philip Monday 0.14 0 100 0 0

MC213592 River House Station Road Cuxton ROCHESTER Martin Mclaughin 2.40 367 0 0 0

MC220177 Dockside Outlet Centre Maritime Way Chatham Mr Peter Everest 0.06 85 0 0 0

Maritime CHATHAM ME4 3ED

MC220240 Court Farm Pilgrims Road Upper Halling ROCHESTER Patrick Smith 0.31 0 271 0 0

**Sub-total for Non town centre** **316.15** **146965** **285261** **148848** **48357**

**TOTAL** **316.39** **147269** **285349** **148848** **48357**

*\* 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*** ***Page 3 of 3***

## Section 3: B1 - B8 development under construction at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC172333 Rochester Riverside Corporation Street ROCHESTER Countryside Properties & The Hyde 24.50 200 0 0 0

Group

MC183659 Chatham Waterfront Medway Street/Globe Lane CHATHAM Medway Development Company 1.27 381 0 0 0

MC191396 143 High Street ROCHESTER ME1 1EL Synergy 0.01 0 0 23 0

**Sub-total for Town centre** **25.78** **581** **0** **23** **0**

***Non town centre***

MC130750 Phase 2 Land off Bailey Drive GILLINGHAM ME8 0RN Henry Schein 3.02 0 0 5342 0

MC150081 Former Kitchener Barracks Dock Road CHATHAM J G Chatham Ltd 4.77 179 0 0 0

MC151051 Zone D National Grid Land Grain Road Grain ROCHESTER National Grid Property 9.08 120 0 16650 0

ME3 0AE

MC182961 West of Town Road Cliffe Woods ROCHESTER ME3 8JX Esquire Developments 4.40 492 0 0 0

MC183608 CPI Books Ltd Badger Road Lordswood CHATHAM Town Planning Services 0.85 214 2315 2315 0

ME5 8TD

MC192742 Land West of Maidstone Road and South of Stoney Lane Clifford Thurlow 1.00 0 0 60 0

ROCHESTER ME1 3QZ

MC193128 Flanders Farm Ratcliffe Highway Hoo ROCHESTER Goatham 11.87 310 0 9986 0

ME3 8QE

MC20051195 Fort Horsted Primrose Close CHATHAM ME4 6HZ Avondale Environmental Services Ltd 0.30 446 563 130 0

MC202437 London Medway Commercial Park Jetty Road Kingsnorth Mr Colin Basi 0.30 0 0 429 0

ROCHESTER ME3 9ND

MC213148 Elm Court Industrial Estate Capstone Road Hempstead Mr Knibbs 0.47 0 0 525 0

GILLINGHAM

***Table 1, Section 3: B1 - B8 development under construction*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC213311 Ratcliffe Highway Hoo ROCHESTER David Kennett 0.07 181 0 0 0

**Sub-total for Non town centre** **36.13** **1942** **2878** **35437** **0**

**TOTAL** **61.92** **2523** **2878** **35460** **0**

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*** ***Page 2 of 2***

## Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2022 *(see notes at end of table)*

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC181782 # 311 Station Road Rainham GILLINGHAM ME8 7PU Mr Bowra -0.10 -377 0 0 0

MC191074 33 Richard Street CHATHAM ME4 4AH Invent Architecture Ltd -0.02 -258 0 0 0

MC203169 2 North Street Strood ROCHESTER ME2 4SH Mr Joe Alderman -0.03 -188 0 0 0

MC210362 Lustrous House Green Street GILLINGHAM ME7 5TJ Mr Jon Gauld -0.02 -277 0 0 0

MC210502 35 Railway Street CHATHAM ME4 4RH M Panesar -0.01 0 0 -63 0

MC211551 107 Station Road Rainham GILLINGHAM ME8 7SE Mr Gary Harrison -0.03 -251 0 0 0

MC220182 378 High Street ROCHESTER ME1 1DJ Mr Jamie Clark -0.02 -80 0 0 0

**Sub-total for Town centre** **-0.23** **-1431** **0** **-63** **0**

***Non town centre***

MC183608 CPI Books Ltd Badger Road Lordswood CHATHAM Town Planning Services -0.85 0 -1866 -1867 0

ME5 8TD

MC192759 Grange Redoubt Grange Road GILLINGHAM ME7 2UN Mr F Friday -0.10 0 -60 0 0

MC200229 # 2 Borough Road GILLINGHAM ME7 4LS Paul Fowler -0.02 -125 0 0 0

MC200269 15 Coulman Street GILLINGHAM ME7 4HT Mr S Sharma -0.02 0 0 -52 0

MC202585 36 New Road CHATHAM ME4 4QR Mr Graham Gatley -0.02 -168 0 0 0

MC203029 31 Balmoral Road GILLINGHAM ME7 4QB Mr P Sparks -0.01 -100 0 0 0

MC210287 Dockside Outlet Centre Maritime Way Chatham Mr Peter Everest -0.02 0 -246 0 0

Maritime CHATHAM

***Table 1, Section 4: Planning consents which have resulted in a B1 - B8 floorspace loss***  ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC210446 67 Ordnance Street CHATHAM ME4 6SH Mr Dissanayake -0.01 0 0 -47 0

MC210592 31 Balmoral Road GILLINGHAM ME7 4QB Mr P Sparks -0.01 -55 0 0 0

MC210607 264 Napier Road GILLINGHAM ME7 4HL Mr Neil Johnson -0.12 0 0 -850 0

MC211161 92 Canterbury Street GILLINGHAM ME7 5UF Mr Mathew Clark -0.01 -48 0 0 0

MC212253 Royal Sovereign House Quayside CHATHAM Joint Base Limited -0.42 -3065 0 0 0

MC213381 2 Saracen Business Park Gillingham Business Park Viktorija Saveca -0.11 -404 0 -404 0

GILLINGHAM ME8 0QN

MC213451 Elm Court Industrial Estate Capstone Road Hempstead Mr Knibbs -0.04 0 0 -272 0

GILLINGHAM

**Sub-total for Non town centre** **-1.75** **-3965** **-2172** **-3492** **0**

**TOTAL** **-1.98** **-5396** **-2172** **-3555** **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***  ***Page 2 of 2***

## Section 5: Potential loss of B1 - B8 floorspace in planning consents not started at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC181503 259-261 High Street ROCHESTER ME1 1HQ Mr T Ingleton -0.12 -689 0 0 0

MC190180 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service -0.03 -210 0 0 0

MC192136 153-155 High Street CHATHAM ME4 4BA Mr A Sharon -0.04 0 0 -299 0

MC192743 55 Green Street GILLINGHAM ME7 1AE Tudor Agencies -0.03 -125 0 0 0

MC192808 9 Railway Street CHATHAM ME4 4DG Rayner Davies Architects -0.01 -150 0 0 0

MC201625 47-67 High Street CHATHAM ME4 4LE Miss Nadine James -0.45 -6000 0 0 0

MC202316 62 High Street GILLINGHAM ME7 1AY Mr Boyce -0.01 -111 0 0 0

MC202905 1 Cambridge Terrace CHATHAM ME4 4RG Mr Phillip Matthewman -0.03 -200 0 0 0

MC203226 19 Railway Street CHATHAM ME4 4HU Mr Peter Smith -0.01 -128 0 0 0

MC203237 Mountbatten House Military Road CHATHAM Emma Hawkes -0.26 -8000 0 0 0

MC210370 100 - 110 High Street Strood ROCHESTER ME2 4TS Joe Alderman -0.07 -288 0 0 0

MC210603 287-289 High Street CHATHAM ME4 4BN A Naseeri -0.02 -78 0 0 0

MC213059 27 The Paddock CHATHAM ME4 4RE Dee Shokar -0.01 -115 0 0 0

MC213640 160 High Street Rainham GILLINGHAM ME8 8AT Mr Lee Sturch -0.09 0 0 -147 0

**Sub-total for Town centre** **-1.19** **-16094** **0** **-446** **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 -12000

***Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started*** ***Page 1 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC172272 Fleet House Upnor Road Lower Upnor ROCHESTER The Patman Trust -0.16 0 -265 0 0

ME2 4UP

MC190038 Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd -4.00 -725 -1415 -1035 0

MC192226 Titus Barn Meresborough Lane Rainham GILLINGHAM Mr Brian Beaton -0.27 -291 0 0 0

ME8 8PR

MC192363 2 Corporation Road GILLINGHAM ME7 1RF Mr & Mrs A Pratt 0.00 0 -46 0 0

MC192364 Kaler House George Summers Close Frindsbury JM Clark Ltd -0.21 0 0 0 -120

ROCHESTER

MC193043 Transnordic Vicarage Lane Hoo ROCHESTER ME3 9LB Mr MacBain -0.09 -208 0 0 0

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK -21.79 0 -3200 0 0

ROCHESTER ME2 2BA

MC202011 Manor Lane Borstal ROCHESTER Giles Billingsley -0.86 -864 0 -85 0

MC202108 4 Canterbury Street GILLINGHAM ME7 5TS Mr John Collins -0.02 -335 0 0 0

MC202498 13-15 High Street Brompton GILLINGHAM ME7 5AA Mr J Price -0.03 -178 0 0 0

MC202541 4 Fox Street GILLINGHAM ME7 1HL Mr O Kocak -0.09 0 0 -174 0

MC202674 Complete Moling Services Fenn Street St Mary Hoo Mr Adam Thompson -0.23 -271 0 0 0

ROCHESTER ME3 8RF

MC211035 60-64 Canterbury Street GILLINGHAM ME7 5UJ Tina McFadzean Insight Architects -0.02 -200 0 0 0

MC211157 3 Old Road CHATHAM ME4 6BJ Mr Lance Ridden -0.01 -80 0 0 0

MC211453 Dockside Outlet Centre Maritime Way CHATHAM Peter Everest -0.02 -179 0 0 0

***Table 1, Section 5: Potential loss of B1 - B8 floorspace in planning consents not started*** ***Page 2 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC211533 Land Adj Shamel Business Centre Commissioners road J Medhurst -0.10 -368 0 0 0

Strood ROCHESTER

MC211899 14 New Road CHATHAM ME4 4QR Mr P Deoclises -0.04 -479 0 0 0

MC212570 48 Cambridge Road Strood ROCHESTER ME2 3HW Ravi Shetra -0.01 0 0 -58 0

MC212826 Former Station Building Station Approach Halling Ian Parris -0.01 -88 0 0 0

ROCHESTER

MC213345 1a Beresford Road GILLINGHAM ME7 4ES Zoe Housing -0.01 -165 0 0 0

**Sub-total for Non town centre** **-41.35** **-4431** **-4926** **-1352** **-12120**

**TOTAL** **-42.54** **-20525** **-4926** **-1798** **-12120**

*\* 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*** ***Page 3 of 3***

## Section 6: B1 - B8 planning consents expired without development at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Non town centre***

MC172301 Unit B2 Whitewall Road Frindsbury ROCHESTER Reliance Energy Ltd 0.20 0 0 -2010 0

ME2 4DZ

MC172801 Land to the rear of 634 Lower Rainham Road Rainham Mrs G Halsey 0.08 0 0 -210 0

GILLINGHAM ME8 7TX

MC180248 14-16 Luton Road Luton CHATHAM ME4 5AA Ms Matthews 0.01 42 0 0 0

MC180827 Sunderland Quay Culpepper Close Frindsbury Mr & Mrs Lucken 0.17 0 0 1020 0

ROCHESTER ME2 4HN

MC182067 23 Star Hill ROCHESTER ME1 1XF Sidell Architects 0.03 103 0 0 0

MC182714 75 Strover Street GILLINGHAM ME7 1JD Mr F Sword 0.02 0 0 -329 0

**Sub-total for Non town centre** **0.50** **145** **0** **-1529** **0**

***Town centre***

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

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

MC181020 165 High Street CHATHAM ME4 4BA Mr A Usenmez 0.01 0 0 -100 0

**Sub-total for Town centre** **0.26** **-125** **-351** **-690** **0**

**TOTAL** **0.76** **20** **-351** **-2219** **0**

\* 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*** ***Page 1 of 1***

## Section 7: B1 - B8 planning consents excluded at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC101095 # 82 Jeffery Street GILLINGHAM ME7 1DB Legstone Builders Ltd 0.14 0 -750 0 0

*Reason for exclusion:* *Superseded by MC122779 and MC161443*

MC110167 # Adjacent to Bus Station Medway Street CHATHAM Medway Council 0.52 256 -176 0 0

ME4 4HA *Reason for exclusion:* *Superseded by MC161924 and subsequently MC183659*

MC154562 # 263-269 High Street CHATHAM ME4 4BZ Winpost Ltd 0.03 -210 0 0 0

*Reason for exclusion:* *Supersed by MC190180*

MC160922 ^ 8 High Street ROCHESTER ME1 1PT Mr K Harding Oakland Property and 0.01 -97 0 0 0

Developments Ltd

*Reason for exclusion:* *Prior approval refused, acoustic assessment required*

MC162335 # 259-261 High street ROCHESTER ME1 1HQ Downley Garages Directors Fund 0.13 -689 0 0 0

*Reason for exclusion:* *Superseded by MC181503*

MC171630 # 153-155 High Street CHATHAM ME4 4BA RAAS Properties 0.04 0 0 -299 0

*Reason for exclusion:* *Superseded by MC192136*

MC173238 # 28 Military Road CHATHAM Mr P Hickey 0.12 -8000 0 0 0

*Reason for exclusion:* *Superseded by app MC203237*

MC182708 # 47-67 High Street CHATHAM ME4 4LE Montagu Evans - agent 0.45 -6000 0 0 0

*Reason for exclusion:* *Superseded by MC201625*

MC182749 # 1 Cambridge Terrace CHATHAM ME4 4RG Mr Matthewman 0.03 -200 0 0 0

*Reason for exclusion:* *superseded by MC202905*

MC20042030 # Rochester Riverside Corporation Street SEEDA & Medway Council 34.68 9670 -1600 -37800 0

ROCHESTER

*Reason for exclusion:* *See MC103270 for phase 1A Superseded by MC172333*

***Table 1, Section 7: B1-B8 planning consents excluded*** ***Page 1 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Non town centre***

MC122568 # Colonial House Quayside Chatham Maritime Medway Energy Ltd 2.61 -14645 0 0 0

CHATHAM ME4 4YY

*Reason for exclusion:* *Superseded by MC132115 and subsequently MC143631 then MC171250*

MC130541 # Kingsnorth Commercial Park Kingsnorth ROCHESTER Goodman 25.18 8931 1295 102959 0

ME3 9ND *Reason for exclusion:* *Superseded by MC151658 then subsequently MC181979*

MC132115 # Colonial House Quayside Chatham Maritime Mr Thurlow Chatham Quayside Limited 2.58 -16470 -9120 0 0

CHATHAM ME4 4YY

*Reason for exclusion:* *Superseded by MC143631 then subsequently MC171250*

MC143631 # Colonial House Quayside Chatham Maritime Chatham Quayside Ltd & Medway Basin 3.30 -14645 0 0 0

CHATHAM ME4 4YY Two Ltd

*Reason for exclusion:* *Superseded by MC171250*

MC151658 # London Medway Commercial Park Kingsnorth Mr Goodman 11.98 0 0 35554 0

ROCHESTER

*Reason for exclusion:* *Superseded by MC181979*

MC154427 # Royal Sovereign House Quayside Chatham Maritime Mr Sheardown General Practice 0.52 -3065 0 0 0

CHATHAM ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Superseded by MC165052*

MC160904 # Medway City Estate Culpepper Close Frindsbury KKB Group 0.16 0 0 402 0

ROCHESTER ME2 4HN

*Reason for exclusion:* *Superseded by MC201222*

MC163583 # 1a Milton Road GILLINGHAM ME7 5LP Mr C Wright & Mr C Butler 0.04 -82 0 -82 0

*Reason for exclusion:* *Superseded by MC211220*

MC164861 # 4 London Road Strood ROCHESTER ME2 3HT Mr Eissam Rashed 0.01 67 0 0 0

*Reason for exclusion:* *Superseded by MC193126*

MC165052 # Royal Sovereign House Quayside Chatham Maritime Mr Sheardown General Practice 0.25 -3065 0 0 0

CHATHAM ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Expired in 2020 and superseded by MC200612*

MC165096 # Lordswood Industrial Estate Revenge Road CPI Books Ltd 3.69 634 8244 -1578 0

Lordswood CHATHAM ME5 8TD

*Reason for exclusion:* *Superseded by MC183608*

MC172467 # Travellers Tan Sharnal Street High Halstow Mr & Mrs Cameron 0.11 0 0 -75 0

ROCHESTER ME3 8QR

*Reason for exclusion:* *Superseded by MC21042*

***02 August 2022*** ***Table 1, Section 7: B1-B8 planning consents excluded*** ***Page 2 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC181071 ^ London Medway Commercial Park Eschol Road Goodman 3.14 0 0 3488 0

Kingsnorth ROCHESTER ME3 9ND

*Reason for exclusion:* *MC181979 alternative for 2 units*

MC181818 # Plot 1Anthonys Way Frindsbury ROCHESTER Location 3 Properties Ltd 3.70 0 0 1856 0

ME2 4DW *Reason for exclusion:* *Superseded by MC191748*

MC182528 # Near Titus Farm Meresborough Lane Rainham Mr B Beaton 0.27 -289 0 0 0

GILLINGHAM ME8 8PR

*Reason for exclusion:* *Superseded by MC192226*

MC182997 # Grange Redoubt Grange Road GILLINGHAM ME7 2UN Mr F Friday 0.10 0 -60 0 0

*Reason for exclusion:* *Superseded by MC192759*

MC183574 # (Barn rear of) Ordnance Street CHATHAM ME4 6SH Paramount Land & Development LLP 0.01 0 0 -47 0

*Reason for exclusion:* *Superseded by MC192807 and subsequently MC210446*

MC191028 # London Medway Commercial Park James Swallow Mr Simon Flisher 2.79 0 0 11728 0

Way Kingsnorth ROCHESTER ME3 0GX

*Reason for exclusion:* *Superseded by MC211383*

MC191171 # 26-36 Ivy Street Rainham GILLINGHAM ME8 8BE Mr Martin Whale 0.08 0 -473 0 0

*Reason for exclusion:* *Superseded by MC200827*

MC191998 ^ Chatham Docks North Side Three Road Graham Simpkin Planning Ltd 1.29 0 0 -3850 0

GILLINGHAM

*Reason for exclusion:* *Implementation unlikely*

MC192332 # Veolia Environmental Services George Summers Close Veolia ES ( UK) Ltd 0.03 326 0 0 0

Frindsbury ROCHESTER *Reason for exclusion:* *Superseded MC202055*

MC192807 # 67 Ordnance Street CHATHAM ME4 6SH Mr Kosala Dissanayake 0.01 0 0 -47 0

*Reason for exclusion:* *Superseded by MC210446*

MC20001413 # Land south of Kent Terrace Canterbury Lane Beckett Pension Fund 1.29 600 300 0 0

Rainham GILLINGHAM ME8 8GL

*Reason for exclusion:* *Superseded by MC20011342*

MC20011342 \*\* Land south of Kent Terrace Canterbury Lane Beckett Pension Fund (London) Ltd 0.53 0 0 0 2350

Rainham GILLINGHAM ME8 8GL

*Reason for exclusion: Further development unlikely*

***Table 1, Section 7: B1-B8 planning consents excluded*** ***Page 3 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***B1***  ***B2***  ***B8***  ***Mixed B***

***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC200612 # Royal Sovereign House Quayside Chatham Maritime Daniel Rose 0.42 -3065 0 0 0

CHATHAM ME4 4QU *Reason for exclusion:* *Superseded by MC212253*

MC210349 ^ 92 Canterbury Steet GILLINGHAM ME7 5UF Mr Matthew Clark 0.01 -48 0 0 0

*Reason for exclusion: Prior approval refused*

*# 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*** ***Page 4 of 4***

## Section 8: B1 - B8 summary statistics; Planning consents valid 1 April 2021 to 31 March 2022

***B1 (sq.m.)*** ***B2 (sq.m.)*** ***B8 (sq.m.)*** ***Mixed B (sq.m.)***

**Completions**

Development completed in survey period 3253 11808 22204 362

Lost due to redevelopment/reconstruction -5396 -2172 -3555 0

**-2143** **9636** **18649** **362**

**Commitments**

Not started 147269 285349 148848 48357

Under construction 2523 2878 35460 0

**(149792)** **(288227)** **(184308)** **(48357)**

-20525 -4926 -1798 -12120

Potential losses

**129267** **283301** **182510** **36237**

**Exclusions**

Expired 20 -351 -2219 0

**-50066** **-2691** **109990** **2350**

***Table 1, Section 8: Summary statistics*** ***Page 1 of 1***

## Section 9 – Employment pipeline sites (B1 – B8)

Work is currently underway to progress the employment allocations for the emerging new Local Plan. Therefore, there are no further updates currently available to the data that was published in last year’s 2019/20 AMR.

## Section 10: Industrial Estates and Business Parks

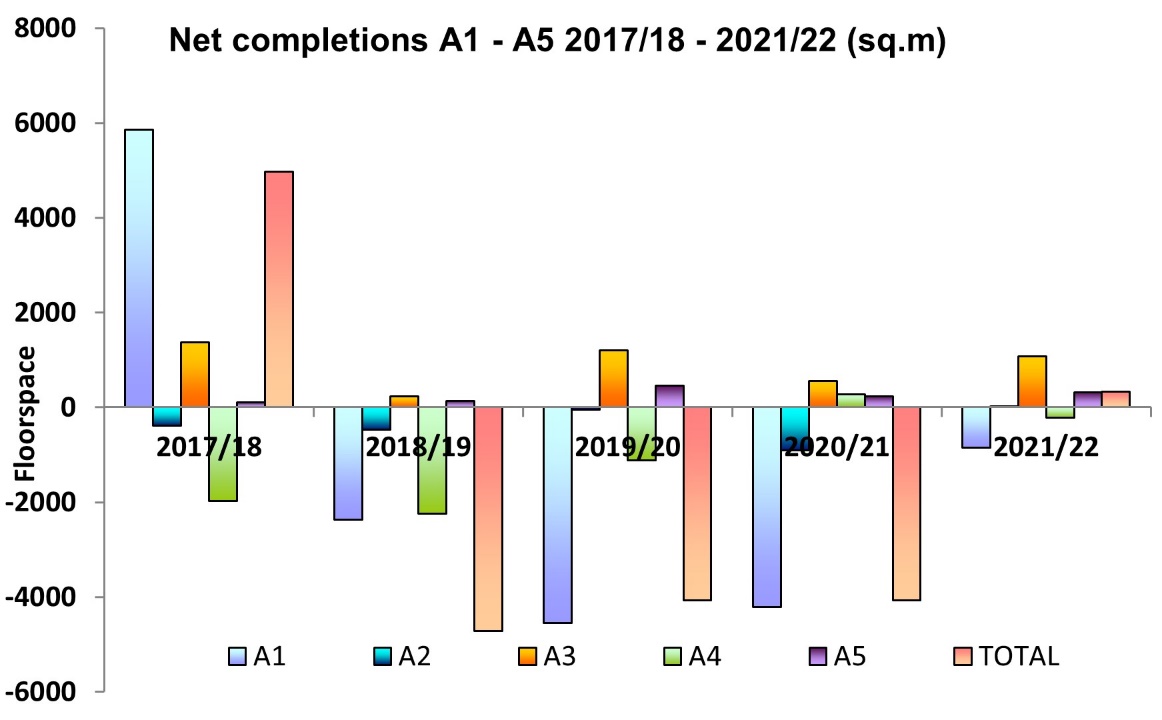
Within Medway most industrial activities/businesses are to be found within the following estates. Further employment and retail uses are planned within various development briefs and areas where there are policy commitments (*these are detailed in the tables above*).

In preparation for the new Local Plan - and forming part of the SHENA (Strategic Housing and Economic Needs Assessment) - an Employment Land Study was 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

## Retail net completions



For the year 2021/22 the total gain of overall retail floorspace outweighs the losses, which is the first year this has happened since 2017/18. There have been continued net gains in floor space in most of the retail classes.  
  
The new Lidl site at Medway Road is currently under construction and is set to be completed by the end of this year. This will provide positive gains in floor space for the retail class A1 with gains of 1,669 sq.m.

## Table 2: A1 - A5 planning consents

**Planning consents valid 1 April 2021 to 31 March 2022**

## Section 1: Development completed by 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area***  ***A1***  ***A2***  ***A3***  ***A4***  ***A5***

***(ha)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC164006 86-88 High Street CHATHAM ME4 4DS Business Help UK Group Ltd 0.03 0 86 0 0 0

MC174135 4 North Street Strood ROCHESTER ME2 4SH Mrs C Mattu 0.04 0 0 70 0 70

MC182876 39-41 Railway Street CHATHAM ME4 4RP Mr J Gill 0.04 0 20 0 0 0

MC202099 4 North street Strood ROCHESTER C Mattu 0.04 0 0 29 0 29

MC211039 365-367 high street ROCHESTER ME1 1DA Jason Parker 0.01 0 0 51 0 51

MC212107 112 High Street ROCHESTER ME11JT Mr Trimarchi 0.01 0 0 73 0 0

MC213366 133-135 High Street GILLINGHAM ME7 1BS Diljit Brar 0.02 0 0 146 0 0

MC220182 378 High Street ROCHESTER ME1 1DJ Mr Jamie Clark 0.02 0 0 0 54 53

***Sub-total for Town centre*** **0.21** **0** **106** **369** **54** **203**

***Non town centre***

MC171918 Chatham Waters Pier Road GILLINGHAM ME7 1 X1 Developments Ltd 0.41 170 85 95 165 85

MC180997 Land at Chatham Docks Pier Road GILLINGHAM Indigo Planning 0.64 537 0 0 0 0

MC181522 Dickens World Leviathan Way Chatham Maritime Montagu Evans 0.40 0 0 152 0 0

CHATHAM ME4 4LL

MC202218 62 Twydall Green Twydall GILLINGHAM ME8 6XJ Mr Bob Singh 0.02 0 0 184 0 0

MC202363 38 Parkwood Green Shopping Centre Parkwood Andy Dennet 0.00 0 0 0 0 30

GILLINGHAMME8 9PN

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

***P/P No.*** ***Location*** ***Applicant*** ***Area***  ***A1***  ***A2***  ***A3***  ***A4***  ***A5***

***(ha)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC210911 Dockside Outlet Centre Maritime Way CHATHAM Peter Everest 0.07 0 120 120 0 0

MC212369 Dockside outlet Centre Maritime Way CHATHAM Peter Everest 0.05 67 68 68 0 0

MC213451 Elm Court Industrial Estate Capstone Road Hempstead Mr Knibbs 0.04 272 0 0 0 0

GILLINGHAM

MC213520 Elm Court Industrial Estate Capstone Road Hempstead Mr Knibbs 0.61 236 0 298 0 0

GILLINGHAM

***Sub-total for Non town centre*** **2.24** **1282** **273** **917** **165** **115**

**TOTAL** **2.45** **1282** **379** **1286** **219** **318**

Note: Only consents creating new floorspace are shown.

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

## Section 2: A1 - A5 planning consents not started at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

***Town centre***

MC182309 Adj Rochester Station Corporation Street ROCHESTER Leander Homes Ltd 0.20 87 0 87 0 0

ME1 1NH

MC182448 21 Jeffery Street GILLINGHAM ME7 1DE Architectural Design Point Ltd 0.15 124 0 259 0 0

MC191572 144 High Street ROCHESTER ME1 1ER Design Quarter UK Ltd 0.02 0 0 346 0 0

MC192057 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service 0.03 176 0 0 0 0

MC192136 153-155 High Street CHATHAM ME4 4BA Mr A Sharon 0.04 275 0 0 0 0

MC192566 25-33 Corporation Street ROCHESTER ME1 1ND DHA Planning 0.14 100 0 374 140 0

MC193314 263 - 269 High Street CHATHAM ME4 4BZ Hertfield Planning Service 0.05 58 0 0 0 0

MC200716 63 High Street CHATHAM ME4 4EE Mr B McGovern 0.01 67 0 0 0 0

MC201816 100 Solomons Road CHATHAM ME4 4AJ Mr T Jivanda 0.02 0 0 0 0 477

MC202901 1-3 Rhode Street CHATHAM ME4 4AL Mr Singh 0.04 225 0 0 0 0

MC203237 Mountbatten House Military Road CHATHAM Emma Hawkes 0.26 84 84 84 84 83

MC213554 161 High Street Strood ROCHESTER ME2 4TH J Chester 0.03 51 0 0 0 0

**Sub-total for Town centre** **0.99** **1247** **84** **1150** **224** **560**

***Non town centre***

MC112756 Chatham Docks Pier Road GILLINGHAM ME4 4SW Peel Land and Property (Ports 13.37 393 930 0 0 903

no.3) Ltd

MC183487 14-16 Luton Road Luton CHATHAM ME4 5AA Ms Matthews 0.02 41 0 0 0 0

MC190038 Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd 4.00 380 378 380 0 378

***Table 2, Section 2: A1 - A5 planning consents not started***  ***Page 1 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC190112 18 High Street Brompton GILLINGHAM ME7 5AQ Rockingham Design Partnership 0.03 80 0 0 0 0

MC190765 Land at East Hill CHATHAM F D Attwood & Partners 49.75 150 0 0 0 0

MC190994 Balancing Pond St Andrews Park Halling ROCHESTER Rapport Housing Care and A N 1.00 356 0 0 0 0

ME2 1AW Development

MC192813 124-126 Delce Road ROCHESTER ME1 2DT Pegasus Planning Group Ltd 0.03 24 0 0 0 0

MC192949 272-274 Luton Road Luton CHATHAM ME4 5BU Ubique Architects 0.04 138 0 0 0 0

MC193126 4 London Road Strood ROCHESTER ME2 3HT 2 Design 0.01 0 39 0 0 0

MC193158 Land east of Formby Road Halling ROCHESTER St Andrews Trading Limited 0.47 0 0 150 0 200

MC193299 47a Luton high Street Luton CHATHAM ME5 7LP ARCHPL LTD 0.02 0 0 67 0 0

MC200621 Hempstead Valley Shopping Centre Hempstead Vallley Drive BAPT Ltd 0.02 0 240 0 0 0

Hempstead GILLINGHAM ME7 3PD

MC200786 15 Ingram Road GILLINGHAM ME7 1SB Mr and Mrs Cavalier 0.01 89 0 0 0 0

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK 21.79 450 0 450 450 450

ROCHESTER ME2 2BA

MC201778 72 Albany Road Luton CHATHAM ME4 5DN Mt Tharshan Navaratnarasa 0.02 36 0 0 0 0

MC202011 Medway Bridge Marine Manor Lane Borstal ROCHESTER Giles Billingsley 0.86 0 33 135 0 0

MC202108 4 Canterbury Street GILLINGHAM ME7 5TS Mr John Collins 0.02 22 0 0 0 0

MC202167 68 Bush Road Cuxton ROCHESTER ME2 1EY Mr Dhillion 0.01 100 0 0 0 0

MC202338 1 Cazeneuve Street ROCHESTER ME1 1XU Mr P Kulanayagam 0.01 0 0 0 0 55

MC203315 122 Canterbury Street GILLINGHAM ME7 5UH Dr Jayasuriya Mahinda 0.02 40 0 27 0 0

***Table 2, Section 2: A1 - A5 planning consents not started***  ***Page 2 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC210030 49 Peverel Green Parkwood GILLINGHAM ME8 9UH Mr Sukru Cal 0.01 0 0 0 0 45

MC210675 24 Gun Lane Strood ROCHESTER ME2 4UJ PR2 Developments Limited 0.03 144 0 0 0 0

MC210919 172 Canterbury Street GILLINGHAM ME7 5UL Mr D Konuralp 0.05 195 0 0 0 0

MC210921 British Pilot Avery Way Allhallows ROCHESTER Miss Brie Foster Peacock + Smith 0.14 357 0 0 0 0

ME3 9QW

MC210993 22-32 Canterbury Street GILLINGHAM ME7 5TX Mr Joe Selby 0.08 42 42 42 0 0

MC211248 Asda Store Dynamo Way GILLINGHAM Kate Lowe 0.01 18 0 0 0 0

MC211938 22 High Street Brompton GILLINGHAM Dervis Bolat 0.01 0 0 96 0 0

ME75AQ

MC212826 Former Station Building Station Approach Halling Ian Parris 0.01 0 0 88 0 0

ROCHESTER

MC213563 121 Weston Road Strood ROCHESTER Bihan Lal Jassal 0.02 0 0 0 19 0

MC220083 Elm Court Industrial Estate Capstone Road Hempstead Mr Knibbs 0.02 0 0 162 0 0

GILLINGHAM ME7 3JQ

MC220169 McDonalds Godden Way GILLINGHAM ME8 6AD Mrs Sarah Carpenter Planware 0.21 0 0 0 0 14

limited

MC220177 Dockside Outlet Centre Maritime Way Chatham Maritime Mr Peter Everest 0.06 85 85 85 0 0

CHATHAM ME4 3ED

**Sub-total for Non town centre** **92.14** **3140** **1747** **1682** **469** **2045**

**TOTAL** **93.13** **4387** **1831** **2832** **693** **2605**

*\* 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***  ***Page 3 of 3***

## Section 3: A1 - A5 development under construction at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC090291 351 High Street ROCHESTER ME1 1DA Mr C Featherstone Featherstones 0.02 0 158 0 0 0

Ltd

MC151913 18-20 Batchelor Street CHATHAM Mr Mumtaz Zaan 0.02 68 0 0 0 0

MC172333 Rochester Riverside Corporation Street ROCHESTER Countryside Properties & The Hyde 24.50 535 200 200 200 0

ME1 1NH Group

MC183659 Chatham Waterfront Medway Street/Globe Lane CHATHAM Medway Development Company 1.27 0 0 380 380 0

MC210503 Railway Street CHATHAM ME4 4RH M Panesar 0.03 70 0 0 0 0

MC220034 6 High Street CHATHAM ME4 4EP Julia Agnese Varnase 0.01 0 0 40 0 40

**Sub-total for Town centre** **25.85** **673** **358** **620** **580** **40**

***Non town centre***

MC132210 St Marys Island Island Way West Chatham Maritime Countryside Maritime Ltd 10.00 0 0 80 0 0

CHATHAM ME4 3SG

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 J G Chatham Ltd 4.77 178 178 179 0 0

MC151051 Zone D National Grid Land Grain Road Grain ROCHESTER National Grid Property 9.08 40 0 40 0 40

ME3 0AE

MC192342 10-14 Kestrel Road Lordswood CHATHAM ME5 8TH Paramount Planning Ltd 0.05 0 0 88 0 0

MC193109 614 Lordswood Lane Lordswood CHATHAM ME5 8QX Mr Matthew Hannon 0.20 425 0 0 0 0

MC200028 Hempstead Valley Shopping Centre Hempstead Valley BAPT Ltd 0.20 0 0 0 0 255

GILLINGHAM ME7 3PD

MC200129 Morrisons Princes Avenue CHATHAM Darnton B3 Ltd 1.30 27 0 0 0 0

MC200874 17 Darnley Road Strood ROCHESTER Mrs S Tidy 0.04 0 0 10 0 0

***Table 2, Section 3: A1 - A5 development under construction*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.)*** ***(sq.m.)***

MC201127 Hempstead Valley Shopping Centre Hempstead Valley BAPY Ltd 3.10 296 296 296 296 0

Drive Hempstead GILLINGHAM ME7 3PD

MC203077 Land north of Medway Road GILLINGHAM ME7 1NY Mr Conor Lavery 0.59 1669 0 0 0 0

**Sub-total for Non town centre** **29.44** **2635** **474** **953** **296** **295**

**TOTAL** **55.29** **3308** **832** **1573** **876** **335**

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*** ***Page 2 of 2***

## Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss due to reconstruction/redevelopment during the year to 31 March 2022 *(see notes at end of table)*

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC173394 309 High Street Rainham GILLINGHAM ME8 8DS Mr J Overbury -0.02 -110 0 0 0 0

MC200901 180 High Street CHATHAM ME4 4AS T Has -0.01 -150 0 0 0 0

MC202812 102 High Street CHATHAM ME4 4BY R Thomas -0.01 0 0 -80 0 0

MC210350 295 High Street Rainham GILLINGHAM ME8 8DS Ms J Bond -0.07 0 -86 0 0 0

MC210503 39 Railway Street CHATHAM ME4 4RH M Panesar -0.03 0 -292 0 0 0

MC211039 365-367 high street ROCHESTER ME1 1DA Jason Parker -0.01 0 0 -102 0 0

MC212107 112 High Street ROCHESTER ME11JT Mr Trimarchi -0.01 -73 0 0 0 0

MC213366 133-135 High Street GILLINGHAM ME7 1BS Diljit Brar -0.02 -146 0 0 0 0

MC220034 6 High Street CHATHAM ME4 4EP Julia Agnese Varnase -0.01 -80 0 0 0 0

MC220182 378 High Street ROCHESTER ME1 1DJ Mr Jamie Clark -0.02 0 0 0 -81 0

**Sub-total for Town centre** **-0.21** **-559** **-378** **-182** **-81** **0**

***Non town centre***

MC172044 # 1-7 Canal Road Strood ROCHESTER ME2 4DR Mr Brar -0.06 -76 0 0 0 0

MC200502 49 Wainscott Road Wainscott ROCHESTER ME2 4LA Mr M Yildiz -0.06 -107 0 0 0 0

MC202363 38 Parkwood Green Shopping Centre Parkwood Andy Dennet 0.00 0 0 -30 0 0

GILLINGHAM ME8 9PN

MC202973 10 Franklin Road GILLINGHAM ME7 4DF Mr D Konuralp -0.01 -88 0 0 0 0

MC210911 Dockside Outlet Centre Maritime Way CHATHAM Peter Everest -0.07 -722 0 0 0 0

***Table 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.)*** ***(sq.m.)***

MC212314 132 Delce Road ROCHESTER ME12DT Matthew Harrison -0.01 -69 0 0 0 0

MC212369 Dockside outlet Centre Maritime Way CHATHAM Peter Everest -0.05 -472 0 0 0 0

MC213311 The Windmill Ratcliffe Highway Hoo ROCHESTER David Kennett -0.07 0 0 0 -362 0

MC220068 2E Luton Road CHATHAM ME4 5AA Olanrewaju Abudu -0.01 -73 0 0 0 0

**Sub-total for Non town centre** **-0.34** **-1607** **0** **-30** **-362** **0**

**TOTAL** **-0.55** **-2166** **-378** **-212** **-443** **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 2, Section 4: Planning consents which have resulted in an A1 - A5 floorspace loss*** ***Page 2 of 2***

## Section 5: Potential loss of A1 - A5 floorspace in planning consents not started at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

***Town centre***

MC190298 76 Station Road Rainham GILLINGHAM ME8 7PJ Mr Gary Harrison -0.06 -11 0 0 0 0

MC191320 97-101 High Street GILLINGHAM ME7 1BW Mr Nowsad Gani -0.04 0 -138 0 0 0

MC191572 144 High Street ROCHESTER ME1 1ER Design Quarter UK Ltd -0.02 -346 0 0 0 0

MC191777 34 High Street GILLINGHAM ME7 1AZ AAA Premier Investments Limited -0.09 0 -44 0 0 0

MC192057 263-265 High Street CHATHAM ME4 4BZ Hertford Planning Service -0.03 0 -176 0 0 0

MC192136 153-155 High Street CHATHAM ME4 4BA Mr A Sharon -0.04 -234 0 0 0 0

MC192260 152-154 High Street GILLINGHAM ME7 1AJ The Directors SAS Executive Travel -0.03 0 0 -317 0 0

MC192534 35 High Street Rainham GILLINGHAM ME8 7HS GG Site Management Services Ltd -0.02 0 -180 0 0 0

MC193064 171 High Street ROCHESTER ME1 1EH Synergy -0.08 0 -66 0 0 0

MC193317 263-269 High Street CHATHAM ME4 4B2 Hertfield Planning Service -0.03 0 -287 0 0 0

MC200716 63 High Street CHATHAM ME4 4EE Mr B McGovern -0.01 0 0 0 -124 0

MC202282 86 High Street CHATHAM ME4 4DS P Bello -0.01 -140 0 0 0 0

MC203268 122 High Street CHATHAM ME4 4BY Mr Celal Kuccuk -0.01 -137 0 0 0 0

MC203287 120 High Street CHATHAM ME4 4BY Mr Celal Kuccuk -0.01 -135 0 0 0 0

MC210304 54 High Street GILLINGHAM ME7 1BA Mr Jeff Matthews -0.01 -89 0 0 0 0

MC211260 162 High Street CHATHAM ME4 4AS K Banks -0.02 -212 0 0 0 0

MC211400 84 High Street CHATHAM ME4 4DS H Miah -0.10 -36 0 0 0 0

MC211614 9 High Street Strood ROCHESTER P Gillard -0.02 0 0 0 -151 0

***Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started*** ***Page 1 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC213086 41-43 High Street Rainham GILLINGHAM ME8 7HS Jock and Sally Wynne -0.05 -234 0 0 0 0

MC213130 12 Railway Street CHATHAM ME4 4JL Manmohan Panesar -0.02 -89 0 0 0 0

MC213158 343-345 High Street CHATHAM ME1 1DA Kanphirom Hayton -0.01 -88 0 0 0 0

MC213554 161 High Street Strood ROCHESTER ME2 4TH J Chester -0.03 -32 0 0 0 0

MC220028 260 High Street CHATHAM ME4 4AN Kam Dovedi -0.03 0 -49 0 0 0

**Sub-total for Town centre** **-0.78** **-1783** **-940** **-317** **-275** **0**

***Non town centre***

MC181666 4a Luton Road Luton CHATHAM ME4 5AA Mr Omar Devici -0.02 -304 0 0 0 0

MC183487 14-16 Luton Road Luton CHATHAM ME4 5AA Ms Matthews -0.02 0 -283 0 0 0

MC190038 Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd -4.00 -256 0 0 0 0

MC190111 179-181 Maidstone Road ROCHESTER ME1 1SF Mr & Mrs M Swann -0.04 -196 0 0 0 0

MC190112 18 High Street Brompton GILLINGHAM ME7 5AQ Rockingham Design Partnership -0.03 0 0 0 -128 0

MC190575 1 Pepys Way Strood ROCHESTER ME2 3LH Sanaadesigns -0.07 -52 0 0 0 0

MC191336 44-45 Hills Terrace CHATHAM ME4 6PX Mr Waliur Rahman Chowdhury -0.03 0 0 0 -180 0

MC192949 272-274 Luton Road Luton CHATHAM ME4 5BU Ubique Architects -0.04 -244 0 0 0 0

MC193041 17 High Street Brompton GILLINGHAM ME7 5AA South East Architectural Services Ltd -0.02 0 0 -100 0 0

MC193161 172 Canterbury Street GILLINGHAM ME7 5UL Mr D Konuralp -0.05 0 0 0 -237 0

MC193299 47a Luton high Street Luton CHATHAM ME5 7LP ARCHPL LTD -0.02 -67 0 0 0 0

MC200621 Hempstead Valley Shopping Centre Hempstead BAPT Ltd -0.02 -240 0 0 0 0

Vallley Drive Hempstead GILLINGHAM ME7 3PD

***02 August 2022*** ***Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started*** ***Page 2 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC200786 15 Ingram Road GILLINGHAM ME7 1SB Mr and Mrs Cavalier -0.01 -65 0 0 0 0

MC201016 377 Maidstone Road Rainham GILLINGHAM ME8 0HX Mr and Mrs Bannister -0.02 -135 0 0 0 0

MC201318 25A Frindsbury Road Strood ROCHESTER ME2 4TA Mr Amrik Singh -0.02 -50 0 0 0 0

MC201562 133 Canterbury Street GILLINGHAM ME7 5TT Mr Dhamu -0.01 -111 0 0 0 0

MC202011 Medway Bridge Marine Manor Lane Borstal Giles Billingsley -0.86 0 -139 -172 0 0

ROCHESTER

MC202029 33 Canterbury Street GILLINGHAM ME7 5TR Mr J Hawkridge -0.01 -87 0 0 0 0

MC202167 68 Bush Road Cuxton ROCHESTER ME2 1EY Mr Dhillion -0.01 -57 0 0 0 0

MC202338 1 Cazeneuve Street ROCHESTER ME1 1XU Mr P Kulanayagam -0.01 -55 0 0 0 0

MC202484 172 Canterbury Street GILLINGHAM ME7 5UL Mr D Konuralp -0.05 0 0 0 -111 0

MC210192 Former White House PH Site The Street Stoke Mr Anthony Martin -0.18 0 0 0 -195 0

ROCHESTER ME3 9RT

MC210577 Management Suite Maritime Way CHATHAM Peter Everest -0.16 -335 0 0 0 0

MC210585 59 New Road CHATHAM ME4 4QR J Mills -0.02 0 0 0 -340 0

MC210717 237 Canterbury Street GILLINGHAM ME7 5XE Mr Markandu Muralitharan -0.01 -40 0 0 0 0

MC210919 172 Canterbury Street GILLINGHAM ME7 5UL Mr D Konuralp -0.05 0 0 0 -195 0

MC210921 British Pilot Avery Way Allhallows ROCHESTER Miss Brie Foster Peacock + Smith -0.14 0 0 0 -287 0

ME3 9QW

MC211017 60-64 Canterbury Street GILLINGHAM ME7 5UJ Tina Mcfadzean Insight Architects -0.02 0 -200 0 0 0

MC211938 22 High Street Brompton GILLINGHAM ME75AQ Dervis Bolat -0.01 -96 0 0 0 0

***Table 2, Section 5: Potential loss of A1 - A5 floorspace in planning consents not started*** ***Page 3 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC213090 The Constitution Castle Constitution Hill Luton Mr L Dornan -0.03 0 0 0 -243 0

CHATHAM ME5 7DP

MC220083 Elm Court Industrial Estate Capstone Road Mr Knibbs -0.02 -98 0 0 0 0

Hempstead GILLINGHAM ME7 3JQ

MC220177 Dockside Outlet Centre Maritime Way Chatham Mr Peter Everest -0.06 -595 0 0 0 0

Maritime CHATHAM ME4 3ED

**Sub-total for Non town centre** **-6.02** **-3083** **-622** **-272** **-1916** **0**

**TOTAL** **-6.81** **-4866** **-1562** **-589** **-2191** **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*** ***Page 4 of 4***

## Section 6: A1 - A5 planning consents expired without development at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

***Town centre***

MC164304 13-17 Church Street CHATHAM ME4 4BT Fastgrow Investments Ltd 0.07 295 0 0 0 0

MC171566 Former Tesco Store The Brook CHATHAM ME4 4NZ Go Outdoors Ltd 0.29 -3532 0 0 0 0

MC181004 173 High Street Rainham GILLINGHAM ME8 8AY Mr S Waller 0.02 -50 0 0 0 0

**Sub-total for Town centre** **0.38** **-3287** **0** **0** **0** **0**

***Non town centre***

MC164423 208b Maidstone Road ROCHESTER ME1 3LP Mr R Deol 0.01 -66 0 66 0 0

MC171302 245 Frindsbury Hill Strood ROCHESTER ME2 4SJ El Group PLC 0.12 0 0 0 54 0

MC172089 Dockside Outlet Centre Chatham Maritime Chatham Maritime Carpark Management 0.02 0 0 298 0 0

CHATHAM ME4 3ED Ltd

MC172401 173 Bligh way Strood ROCHESTER ME2 2XG Mr A Cornish 0.01 -77 0 77 0 0

MC173484 Hempstead Valley Shopping Centre Hempstead Valley Trustees of the HVSC 3.10 5618 0 0 0 0

Drive Hempstead GILLINGHAM

MC173978 5 Cedar Road Strood ROCHESTER ME2 2HB Mr V Sutharsan 0.03 -60 0 0 0 60

MC181728 Cineworld Chariot Way Strood ROCHESTER Barton Wilmore 0.50 0 0 964 0 0

**Sub-total for Non town centre** **3.79** **5415** **0** **1405** **54** **60**

**TOTAL** **4.17** **2128** **0** **1405** **54** **60**

\* 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***  ***Page 1 of 1***

## Section 7: A1 - A5 planning consents excluded at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

***Town centre***

MC103270 # Land east of London/Dover Railway Line Crest Nicholson Regeneration Ltd 2.20 24 93 25 0 0

Corporation Street ROCHESTER ME1 1FH

*Reason for exclusion:* *Superseded by development brief see MC20042030 Superseded by MC172333*

MC110167 # Adjacent to Bus Station Medway Street Medway Council 0.52 -484 256 110 256 256

CHATHAM ME4 4HA  *Reason for exclusion: Superseded by MC161924 and subsequently MC183659*

MC120810 # 4 North Street Strood ROCHESTER ME2 4SH Mr A Guvriel 0.04 85 0 0 -85 0

*Reason for exclusion:* *Superseded by MC174135*

MC141793 # 65 North Street Strood ROCHESTER ME2 4SW Mr Singh 0.06 0 0 0 -150 0

*Reason for exclusion:* *Superseded by MC192211*

MC143009 # 75 High Street CHATHAM ME4 4EE Mr I Alston 0.01 0 -43 0 0 0

*Reason for exclusion:* *Superseded by MC171427*

MC154164 ^ 54A Green Street GILLINGHAM ME7 1XA Mr Brar DLM Investments Limited 0.01 -468 0 0 0 0

*Reason for exclusion: Implementation unlikely*

MC154170 ^ 54 Green Street GILLINGHAM ME7 1XA Mr D Brar DLM Investments Ltd 0.01 -468 0 0 0 0

*Reason for exclusion: Implementation unlikely*

MC161924 # Chatham Waterfront Medway Street CHATHAM Medway Council 0.90 0 0 1645 0 0

ME4 4HA *Reason for exclusion:* *Superseded by MC183659*

MC171630 # 153-155 High Street CHATHAM ME4 4BA RAAS Properties 0.04 -88 0 0 0 0

*Reason for exclusion:* *Superseded by MC192136*

MC183094 # 1-3 Rhode Street CHATHAM ME4 4AL Mr T Paton 0.04 158 0 0 0 0

*Reason for exclusion:* *Superseded by MC202901*

MC190727 # 122 High Street CHATHAM ME4 4BY FNH Property Services Ltd 0.01 -137 0 0 0 0

*Reason for exclusion:* *Superseded by MC203268*

MC190730 # 120 High Street CHATHAM ME4 4BY FNH Property Services Ltd 0.01 -135 0 0 0 0

*Reason for exclusion:* *Superseded by MC203287*

***Table 2, Section 7: A1 - A5 planning consents excluded*** ***Page 1 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC20042030 # Rochester Riverside Corporation Street SEEDA & Medway Council 34.68 1283 1467 1282 1560 1560

ROCHESTER ME1

*Reason for exclusion:* *See MC103270 for phase 1A Superseded by MC172333*

***Non town centre***

MC121775 # 85 Church Street GILLINGHAM ME7 1TR Mr A Azad & M Sriram 0.10 0 0 0 -190 0

*Reason for exclusion:* *Superseded by MC172261*

MC122498 # 51 Cuxton Road Strood ROCHESTER ME2 2BZ Glenn Haylor 0.06 0 0 0 -179 0

*Reason for exclusion:* *Superseded by MC151014*

MC131798 # 16-18 London Road Strood ROCHESTER ME2 3HT Mr T Salter 0.03 -53 0 0 0 0

*Reason for exclusion:* *Superseded by MC180994*

MC143631 # Colonial House Quayside Chatham Maritime Chatham Quayside Ltd & Medway Basin 3.30 339 0 0 0 0

CHATHAM ME4 4YY Two Ltd

*Reason for exclusion:* *Superseded by MC171250*

MC151014 \*\* 51 Cuxton Road Strood ROCHESTER ME2 2BZ Mr J Nagra 0.06 0 0 0 -179 0

*Reason for exclusion: Further development unlikely*

MC162294 # Dockside Outlet Centre Maritime Way Chatham Chatham Maritime Car Park 0.02 0 0 232 0 0

Maritime CHATHAM ME4 3ED Management Ltd

*Reason for exclusion:* *Superseded by MC172089*

MC163950 # 4A Luton Road Luton CHATHAM ME4 5AA Mr Deveci 0.02 -42 0 0 0 0

*Reason for exclusion:* *Superseded by MC181666*

MC164861 # 4 London Road Strood ROCHESTER ME2 3HT Mr Eissam Rashed 0.01 -39 28 0 0 0

*Reason for exclusion:* *Superseded by MC193126*

MC172343 # 78 John Street ROCHESTER ME1 1YW Harnam Developments Ltd 0.03 0 0 0 -300 0

*Reason for exclusion:* *Superseded by MC174128*

MC172727 # 1 Copenhagen Road GILLINGHAM ME7 4RY Mr Turner 0.06 0 0 0 -1486 0

*Reason for exclusion:* *Superseded by MC212512*

MC174128 \*\* 78,80-86 John Street ROCHESTER ME1 1YW Singh & Asonic UK Ltd 0.08 0 0 0 -300 0

*Reason for exclusion: Further development unlikely*

***Table 2, Section 7: A1 - A5 planning consents excluded*** ***Page 2 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC180412 # 1 Pepys Way Strood ROCHESTER ME2 3LH Mr A Akpinar 0.07 -60 0 0 0 0

*Reason for exclusion:* *Superseded by MC190575*

MC181215 ^ 42a Ernest Road CHATHAM ME4 5PT Mr K Brunt 0.00 -32 0 0 0 0

*Reason for exclusion:* *Insufficient information provided with regard to contamination risks.*

MC181818 # Plot 1 Anthonys Way Frindsbury ROCHESTER Location 3 Properties Ltd 3.70 5237 0 0 0 167

ME2 4DW *Reason for exclusion:* *Superseded by MC191748*

MC182881 # 35 Rainham Road GILLINGHAM ME7 5LS Mr J Carter 0.02 -53 0 0 0 0

*Reason for exclusion:* *Superseded by MC191967*

MC183590 # White Horse Public House The Street Stoke Mr I Mortley 0.18 0 0 0 -195 0

ROCHESTER ME3 9RT

*Reason for exclusion:* *Superseded by MC210192*

MC190546 # 10-14 Kestrel Road Lordswood CHATHAM ME5 8TH Paramount Planning Ltd 0.05 -88 0 88 0 0

*Reason for exclusion:* *Superseded by MC191363 and subsequently MC192342*

MC190578 # 25A Frindsbury Road Strood ROCHESTER ME2 4TA Calyx Architecture 0.01 -2 0 0 0 0

*Reason for exclusion:* *Superseded by APP MC201318*

MC191363 # 10-14 Kestrel Road Lordswood CHATHAM ME5 8TH Paramount Planning Ltd 0.05 -440 440 0 0 0

*Reason for exclusion:* *Superseded by MC192342*

MC191875 # Land north of Medway Road GILLINGHAM ME7 1NY Mr Conor Lavery 0.59 1669 0 0 0 0

*Reason for exclusion:* *Superseded by MC201431*

MC201431 # Land north of Medway Road GILLINGHAM ME7 1NY Mr Conor Lavery 0.59 1669 0 0 0 0

*Reason for exclusion:* *Superseded by MC203077*

MC201840 # The Windmill Ratcliffe Highway Hoo ROCHESTER Debbie Carson 0.40 0 0 0 98 0

*Reason for exclusion:* *Superseded MC213311*

MC202225 ^ 10 Franklin Road GILLINGHAM ME7 4DF Mr D Konuralp 0.01 -88 0 0 0 0

*Reason for exclusion:* *Superseded by MC202973*

MC202730 # 122 Canterbury Street GILLINGHAM ME7 5UH Mr P Jayasuriya Mahinda 0.02 86 0 0 0 0

*Reason for exclusion:* *Superseded by MC203315*

***Table 2, Section 7: A1 - A5 planning consents excluded*** ***Page 3 of 4***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***A1*** ***A2*** ***A3*** ***A4*** ***A5***

***(sq.m.)*** ***(sq.m.)***  ***(sq.m.)***  ***(sq.m.) (sq.m.)***

MC202753 ^ 50 Luton High Street Luton CHATHAM ME5 7LJ Mr K Bhela 0.01 -43 0 0 0 0

*Reason for exclusion: Prior notification not permitted*

*# 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, 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 2, Section 7: A1 - A5 planning consents excluded*** ***Page 4 of 4***

## Section 8: A1 - A5 summary statistics; Planning consents valid 1 April 2021 to 31 March 2022

**Completions**

Development completed in survey period 1282 379 1286 219 318

Lost due to redevelopment/reconstruction -2166 -378 -212 -443 0

**-884** **1** **1074** **-224** **318**

**Commitments**

Not started 4387 1831 2832 693 2605

Under construction 3308 832 1573 876 335

**(7695)** **(2663)** **(4405)** **(1569)** **(2940)**

Potential losses -4866 -1562 -589 -2191 0

**2829** **1101** **3816** **-622** **2940**

**Exclusions**

Expired 2128 0 1405 54 60

***Table 2, Section 8: Summary statistics*** ***Page 1 of 1***

# 3) Other Commercial and Leisure Tables and Data

## Care home (C2) and Student Accommodation (SG) uses

|  |  |  |  |
| --- | --- | --- | --- |
| Year | Student Accommodation  floorspace (SG sq.m) | Net additional Student  Rooms | Net additional  Elderly Person  Rooms (C2) |
| 2017-18 | 0 | 0 | -28 |
| 2018-19 | 0 | 0 | -3 |
| 2019-20 | 1,660 | 63 | 39 |
| 2020-21 | 0 | 0 | -22 |
| 2021-22 | 1,059 | 23 | 16 |
| Total | **2,719** | **86** | **2** |

It is expected that a further 165 net elderly care home rooms and 59 student accommodation bedrooms will be completed within the next 5 years.

## Table 3: Other commercial and leisure planning consents

## Planning consents valid 1 April 2021 to 31 March 2022

## Section 1: Development completed by 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.) (sq.m.)***

***Town centre***

MC210362 Lustrous House Green Street GILLINGHAM ME7 5TJ Mr Jon Gauld 0.02 0 0 0 0 0 277 0

MC212327 11 Military Road CHATHAM ME4 4JG MR Pham 0.01 0 0 0 0 0 99 0

MC220182 378 High Street ROCHESTER ME1 1DJ Mr Jamie Clark 0.02 0 0 0 0 0 54 0

***Sub-total for Town centre*** **0.05** **0** **0** **0** **0** **0** **430** **0**

***Non town centre***

MC165009 13 Ordnance Terrace CHATHAM ME4 6PS Mr A Green 0.04 0 0 0 0 0 782 0

MC171918 Chatham Waters Pier Road GILLINGHAM X1 Developments Ltd 0.41 0 0 0 0 110 0 0

MC180997 Chatham Docks Pier Road GILLINGHAM Indigo Planning 0.64 0 0 0 537 0 0 0

MC181522 Dickens World Leviathan Way Chatham Maritime Montagu Evans 0.40 0 0 0 0 4608 0 0

CHATHAM ME4 4LL

MC181820 Parklands Resource Centre Oxford Road GILLINGHAM Anthony Warner 0.20 0 9 0 0 0 0 0

ME7 4BY

MC183312 Watling Street Playing Fields Darland Avenue Darland Medway Council 0.07 0 0 0 0 245 0 0

GILLINGHAM

MC190540 Leviathan Way Chatham Maritime CHATHAM Urban Agile Ltd 2.21 0 0 0 400 0 0 0

MC190770 29 High Street Upnor ROCHESTER Mr T Spencer 0.08 2 0 0 0 0 0 0

MC191748 Anthonys Way Frindsbury ROCHESTER Mr A Gibbons 2.92 0 0 0 0 0 300 0

MC193186 Gibraltar Cottages Ham Lane Hempstead GILLINGHAM Pro Architects 0.07 1 0 0 0 0 0 0

***Table 3: Other Commercial and leisure planning consents, Section 1: Development completed*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.) (sq.m.)***

MC201222 Plot 2A Culpepper Close ROCHESTER ME2 4HU Iain Warner 0.15 0 0 0 0 0 0 288

MC201321 77 Barnsole Road GILLINGHAM ME7 4EA Purecare Limited C/O Agent 0.02 0 7 0 0 0 0 0

MC201951 Kingsnorth Industrial Estate Main Road ROCHESTER Mr C Turner 0.60 0 0 0 0 0 406 0

ME3 9NZ

MC202313 5 Portland Road GILLINGHAM ME7 2NP Mrs Kehinde Adenola 0.01 0 3 0 0 0 0 0

MC210287 Dockside Outlet Centre Maritime Way Chatham Maritime Mr Peter Everest 0.02 0 0 0 246 0 0 0

MC210878 33 Culpepper Road Parkwood GILLINGHAM ME8 9RY Mrs Sussannah Igbinedion-Obadjere 0.01 0 3 0 0 0 0 0

MC210880 90 Thorold Road Luton CHATHAM ME5 7DS Mrs Sussannah Igbinedion-Obadjere 0.01 0 4 0 0 0 0 0

MC210911 Dockside Outlet Centre Maritime Way CHATHAM Peter Everest 0.07 0 0 0 121 120 120 0

MC211077 37 Medway Road GILLINGHAM ME7 1NL Mr Clive Waters 0.03 0 0 0 100 0 0 0

MC211159 50 Duchess of Kent Drive Walderslade CHATHAM ME5 8DD Angela Houckham 0.03 0 0 0 80 0 0 0

MC211286 Land Adt to B2097 Maidstone Road ROCHESTER ME1 3AU Jo Widdecombe 1.78 0 0 0 0 0 10097 0

MC211564 Hazelbank 189 Princes Avenue Walderslade CHATHAM Safe as Houses Property Investment 0.09 0 5 0 0 0 0 0

MC212369 Dockside outlet Centre Maritime Way CHATHAM Peter Everest 0.05 0 0 0 67 67 67 0

MC212672 78 Rock Avenue GILLINGHAM ME2 3PP Mr C Fitt 0.04 0 0 0 0 0 232 0

MC213000 5 Castle View Road Strood ROCHESTER ME2 3PP Mr A Panesar 0.01 0 0 0 134 0 0 0

MC213088 101-103 Shakespeare Road GILLINGHAM ME7 5QJ Mr D Birkby 0.18 0 0 0 0 0 145 0

MC213100 North Downs Barn Bush Road Cuxton ROCHESTER Alison Pattison 0.20 3 0 0 0 0 0 0

MC213211 56 London Road Rainham GILLINGHAM ME8 6YX Mr Jamie Smith-Thompson 0.18 0 0 0 0 0 300 0

***Sub-total for Non town centre*** **10.53** **6** **31** **0** **1685** **5150** **12449** **288**

**TOTAL** **10.58** **6** **31** **0** **1685** **5150** **12879** **288**

Notes. Only consents creating new floorspace are shown.

***Table 3: Other Commercial and leisure planning consents, Section 1: Development completed*** ***Page 2 of 2***

## Section 2: Other commercial and leisure planning consents not started at 31 March 2022

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC182309 Adj Rochester Station Corporation Street ROCHESTER Leander Homes Ltd 0.20 0 0 0 0 87 0 0

ME1 1NH

MC192534 35 High Street Rainham GILLINGHAM ME8 7HS GG Site Management Services Ltd 0.02 0 0 0 180 0 0 0

MC192566 25-33 Corporation Street ROCHESTER ME1 1ND DHA Planning 0.14 100 0 0 0 0 0 0

MC202282 86 High Street CHATHAM ME4 4DS P Bello 0.01 0 0 0 140 0 0 0

MC210579 Block C Green Street GILLINGHAM ME7 5TJ Mr Jon Gauld 0.03 0 0 0 0 0 648 0

MC212023 Strood Yacht Club Knight Road Strood ROCHESTER Martin Wheeler 0.52 0 0 0 0 48 0 0

MC213158 343-345 High Street CHATHAM ME1 1DA Kanphirom Hayton 0.01 0 0 0 0 0 88 0

**Sub-total for Town centre** **0.93** **100** **0** **0** **320** **135** **736** **0**

***Non town centre***

MC112756 Chatham Docks Pier Road GILLINGHAM ME4 4SW Peel Land and Property (Ports 13.37 200 0 0 24616 20953 23750 29793

no.3) Ltd

MC180137 Dock Head Road Chatham Maritime CHATHAM Mr Everest 0.54 0 0 0 0 1432 0 0

MC181185 Medway City Estate Whitewall Road Frindsbury DHA Planning 0.13 0 0 0 0 0 0 40

ROCHESTER

MC182989 Urchins Kindergarten Marlborough Road GILLINGHAM Mr Farukh Najabat 0.23 0 0 0 322 0 0 0

ME7 5HB

MC183181 Community Hall Avery Way Allhallows ROCHESTER GVA Grimley Ltd 0.35 0 0 0 0 232 0 0

MC190038 Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd 4.00 0 0 0 0 378 0 0

MC190112 18 High Street Brompton GILLINGHAM ME7 5AQ Rockingham Design Partnership 0.03 0 0 0 84 0 0 0

MC190248 206C Maidstone Road ROCHESTER ME1 3EJ Divine Loft Conversions Ltd 0.05 0 0 0 155 0 0 0

***Table 3, Section 2: Other commercial and leisure planning consents not started***  ***Page 1 of 4***

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC190765 Land at East Hill CHATHAM F D Attwood & Partners 49.75 0 0 0 1100 0 0 0

MC191202 122A Twydall Lane Twydall GILLINGHAM Wyndham Jordan Architects 0.18 0 0 0 0 15 0 0

MC192053 Lordswood Sports and Social Club North Dane Way Leanard Jeffery 0.03 0 0 0 0 295 0 0

Lordswood CHATHAM

MC192202 Allhallows Holiday Caravan Park Avery Way Allhallows Palmhall Limited 5.18 0 0 0 0 4560 0 0

ROCHESTER ME3 9QD

MC192620 2 Thames Avenue Rainham GILLINGHAM ME8 9BN Thames Avenue Surgery 0.10 0 0 0 43 0 0 0

MC192871 National Grid Grain Road Grain ROCHESTER ME3 0EH Kirsty Cassie 1.76 0 0 0 0 0 0 690

MC192949 272-274 Luton Road Luton CHATHAM ME4 5BU Ubique Architects 0.04 0 0 0 0 0 82 0

MC193257 Medway Yatch Club Upnor Road Upnor ROCHESTER Mr Ross Eldred 5.39 0 0 0 0 1080 0 0

MC200381 Riverside Medical Practise Ferry Road Halling ROCHESTER Dr Krishna Malladi 0.07 0 0 0 201 0 0 0

MC200510 42 Hollywood Lane Wainscott ROCHESTER ME4 4TZ Mr Paul Studd 1.44 0 7 0 0 0 0 0

MC200532 206c Maidstone ROCHESTER ME1 3EJ MR Faheem Anwar 0.05 0 0 0 40 0 0 0

MC200731 169 Hempstead Road Hempstead GILLINGHAM ME7 3QG Cross 0.10 0 0 0 31 0 0 0

MC200794 Cuxton Parish Recreation Ground Bush Road Cuxton Mrs J Nicholson 2.50 0 0 0 0 650 0 0

ROCHESTER

MC200892 30-50 (evens) Clarence Road CHATHAM ME4 5JJ Mr T Bowden 0.12 0 0 0 0 292 0 0

MC20090417 Between Knight Road and Roman Way Strood Lafarge Cement UK 21.79 0 0 0 100 100 0 0

ROCHESTER ME2 2BA

MC20090961 Damhead Creek Eschol Road Kingsnorth ROCHESTER Scottish Power (DCL) Ltd 23.80 0 0 0 0 0 0 8925

ME3 9ND

MC201047 Land west of Grain Road Grain ROCHESTER ME3 0AE Mr Philip Silk Conrad Energy 0.20 0 0 0 0 0 0 84

(Developments) Limited

MC201115 24 Pier Road GILLINGHAM ME7 1RJ Mr John Collins DHA Planning 0.10 0 0 0 0 0 350 0

***Table 3, Section 2: Other commercial and leisure planning consents not started***  ***Page 2 of 4***

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC201718 210 Maidstone Road CHATHAM ME4 6HS Michael Olyedemi 0.05 0 7 0 0 0 0 0

MC202016 72 Dargets Road Walderslade CHATHAM ME5 8BL MR R Fenwick 0.20 0 3 0 0 0 0 0

MC202159 89 Grange Road GILLINGHAM ME7 2QS Mrs Rhoda Kimmel 0.02 0 4 0 0 0 0 0

MC202498 13-15 High Street Brompton GILLINGHAM ME7 5AA Mr J Price 0.03 0 0 0 0 0 249 0

MC202509 38 Goddings Drive ROCHESTER ME1 3BA Paul Corcoran 0.05 1 0 0 0 0 0 0

MC203057 Russell House Russell Court Luton CHATHAM ME4 5LE Mr Mike Allwood 0.06 0 0 0 0 0 71 0

MC210036 87 Rock Avenue GILLINGHAM ME7 5PX Rishabh Dawar 0.01 0 0 0 0 0 97 0

MC210085 55 Medway Road GILLINGHAM ME7 1NL Faraz Sethi 0.03 0 0 0 0 0 158 0

MC210163 Neighbourhood Centre Princes Avenue Walderslade Ruth Baker 0.01 0 0 0 119 0 0 0

CHATHAM

MC210302 Land West of Parsonage Lane Frindsbury ROCHESTER Tim Spicer 17.00 15 0 0 688 0 0 0

MC210577 Management Suite Maritime Way CHATHAM Peter Everest 0.16 0 0 0 0 1614 0 0

MC210585 59 New Road CHATHAM ME4 4QR J Mills 0.02 0 0 0 0 0 100 0

MC210674 26-28 Hoath Lane Wigmore GILLINGHAM ME8 0SW NL Property Limited and Oakland 0.37 0 68 0 0 0 0 0

Care

MC210717 237 Canterbury Street GILLINGHAM ME7 5XE Mr Markandu Muralitharan 0.01 0 0 0 0 0 40 0

MC210852 The Brimp Avery Way Allhallows ROCHESTER ME3 9QL Allhallows Parish Council 1.20 0 0 0 0 20 0 0

MC210993 22-32 Canterbury Street GILLINGHAM Mr Joe Selby 0.08 0 0 0 42 40 0 0

MC211453 Dockside Outlet Centre Maritime Way CHATHAM ME7 5TX Peter Everest 0.02 0 0 0 179 0 0 0

MC211471 Sports Pavillion Cloudsley Close ROCHESTER ME13TF Simon Preston 2.15 0 0 0 0 252 0 0

MC211858 Kat Day Centre Newton Close Lordswood CHATHAM Kent Autistic Trust 0.18 0 8 0 0 0 0 0

***Table 3, Section 2: Other commercial and leisure planning consents not started***  ***Page 3 of 4***

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC212226 15 York Avenue Walderslade CHATHAM ME5 9EP Sally-Anne Burgess 0.08 0 0 0 45 0 0 0

MC212947 1 Lavender Close Walderslade CHATHAM Mairus Kaupas 0.02 0 0 0 85 0 0 0

MC213184 The Elms Medical Centre Main Road Hoo The Elms Medical Centre 0.34 0 0 0 111 0 0 0

ROCHESTER ME3 9AE

MC220177 Dockside Outlet Centre Maritime Way Chatham Mr Peter Everest 0.06 0 0 0 85 85 85 0

Maritime CHATHAM ME4 3ED

MC220385 16 Chester Road GILLINGHAM ME7 4AF

Julie Meehan 0.02 0 0 0 0 0 15 0

**Sub-total for Non town centre** **153.46** **216** **97** **0** **28046** **31998** **24997** **39532**

**TOTAL** **154.39** **316** **97** **0** **28366** **32133** **25733** **39532**

*\* 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***  ***Page 4 of 4***

## Section 3: Other commercial and leisure development under construction at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area***  ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(ha)*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(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

MC151913 16-20 Batchelor Street CHATHAM Mr Mumtaz Zaan 0.02 0 0 0 0 0 1015 0

MC172333 Rochester Riverside Corporation Street ROCHESTER Countryside Properties & The 24.50 81 0 0 550 200 0 0

ME1 1NH Hyde Group

MC210298 Britton Farm High Street GILLINGHAM ME7 1AL Mr Mark Sears 0.05 0 0 0 540 0 0 0

**Sub-total for Town centre** **24.86** **81** **0** **0** **4948** **200** **1015** **0**

***Non town centre***

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 J G Chatham Ltd 4.77 0 0 0 179 0 0 0

MC152954 Land off The Broadway GILLINGHAM ME8 6DP Mr Jana 0.70 0 90 0 0 0 0 0

MC153760 St Marys Island Island Way West Chatham Maritime Countryside Properties (UK) Ltd 4.70 0 0 0 230 0 0 0

CHATHAM

MC173910 7 Maidstone Road Rainham GILLINGHAM ME8 0DH Rainham Physiotherapy Centre 0.04 0 0 0 44 0 0 0

MC180316 15-19 New Road CHATHAM ME4 4QJ Mr H Miah 0.12 0 0 0 0 210 0 0

MC182505 Rochester Airport Maidstone Road CHATHAM ME5 9SD Mr Britten 0.36 0 0 0 0 0 0 579

MC182961 West of Town Road Cliffe Woods ROCHESTER ME3 8JX Esquire Developments 4.40 0 0 0 245 0 0 0

MC191798 Chatham Garrison Sports Ground Sally Port Gardens GBS Architects 0.31 0 0 0 0 400 0 0

Brompton GILLINGHAM

MC191820 Allhallows Holiday Park Avery Way Allhallows Palmhall Limited 2.50 0 0 0 0 2311 0 0

ROCHESTER ME3 9QD

MC192342 10-14 Kestrel Road Lordswood CHATHAM ME5 8TH Paramount Planning Ltd 0.05 0 0 0 0 352 0 0

***Table 3, Section 3: Other commercial and leisure development under construction*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area***  ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(ha)*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC192709 St Bartholomews Hospital New Road ROCHESTER Miss Kate Goldie 1.17 0 0 0 44 44 0 0

ME1 1DS

MC200816 MBS House Bredgar Road GILLINGHAM ME8 6PL Mr P Ranson 0.90 0 0 0 0 0 4405 0

MC201127 Hempstead Valley Shopping Centre Hempstead Valley BAPY Ltd 3.10 0 0 0 117 2005 0 0

Drive Hempstead GILLINGHAM ME7 3PD

MC211186 Buckland Lake Reserve Buckland Road Cliffe ROCHESTER Douglas Hilton 21.50 0 0 0 0 0 764 0

MC211440 93 Cliffe Road Strood ROCHESTER ME2 3DR J Jassal 0.01 0 0 0 0 0 72 0

MC213311 The Windmill Ratcliffe Highway Hoo ROCHESTER David Kennett 0.07 0 0 0 181 0 0 0

**Sub-total for Non town centre** **44.81** **15** **90** **0** **1040** **5322** **5241** **579**

**TOTAL** **69.67** **96** **90** **0** **5988** **5522** **6256** **579**

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*** ***Page 2 of 2***

## Section 4: Planning consents which have resulted in other commercial or leisure floorspace

**losses due to reconstruction/redevelopment during the year to 31 March** **2022 *(see notes at end of table)***

***Area***  ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***Location*** ***Applicant*** ***(ha)*** ***(beds)*** ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC182309 # Adj Rochester Station Corporation Street Leander Homes Ltd -0.20 0 0 0 0 0 -200 0

ROCHESTER ME1 1NH

**Sub-total for Town centre** **-0.20** **0** **0** **0** **0** **0** **-200** **0**

***Non town centre***

MC181820 Parklands Resource Centre Oxford Road GILLINGHAM Anthony Warner -0.20 0 0 0 -373 0 0 0

ME7 4BY

MC183568 2 Tramways Luton CHATHAM ME5 7LS Mr Adam Sliwinski -0.20 0 0 0 -99 0 0 0

MC190540 The Dickens Centre Leviathan Way Chatham Maritime Urban Agile Ltd -2.21 0 0 0 0 -1814 0 0

CHATHAM

MC192202 # Allhallows Holiday Caravan Park Avery Way Allhallows Palmhall Limited -5.18 0 0 0 0 -528 0 0

ROCHESTER ME3 9QD

MC201951 Kingsnorth Industrial Estate Main Road ROCHESTER Mr C Turner -0.60 0 0 0 0 0 -180 0

ME3 9NZ

MC202819 98 Frindsbury Road Strood ROCHESTER ME2 4JB Mr & Mrs D Sangha -0.01 0 0 0 0 0 -18 0

MC210674 # 26-28 Hoath Lane Wigmore GILLINGHAM ME8 0SW NL Property Limited and -0.37 0 0 0 0 0 -852 0

Oakland Care

MC211186 Buckland Lake Reserve Buckland Road Cliffe Douglas Hilton -21.50 0 0 0 0 0 -530 0

ROCHESTER

MC212342 Splashes Leisure Centre Bloors Lane Rainham Rob Blanks -0.15 0 0 0 0 -1594 0 0

GILLINGHAM ME8 7EG

MC213211 56 London Road Rainham GILLINGHAM ME8 6YX Mr Jamie Smith- -0.18 0 0 0 -300 0 0 0

Thompson

***Table 3, Section 4: Planning consents which have resulted in other commercial or leisure floorspace losses*** ***Page 1 of 2***

***Area***  ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***Location*** ***Applicant*** ***(ha)*** ***(beds)*** ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

**Sub-total for Non town centre** **-30.60** **0** **0** **0** **-772** **-3936** **-1580** **0**

**TOTAL** **-30.80** **0** **0** **0** **-772** **-3936** **-1780** **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*** ***Page 2 of 2***

## Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC201816 100 Solomons Road CHATHAM ME4 4AJ Mr T Jivanda -0.02 0 0 0 0 -477 0 0

MC202815 1-4 Eastgate Court ROCHESTER ME1 1EU M Singh -0.04 0 0 0 -175 0 0 0

MC202901 1-3 Rhode Street CHATHAM ME4 4AL Mr Singh -0.04 0 0 0 0 0 -642 0

MC210164 178 High Street CHATHAM ME4 4AS Mr T Has -0.03 0 0 0 0 0 -155 0

MC212023 Strood Yatch Club Knight Road Strood ROCHESTER Martin Wheeler -0.52 0 0 0 0 -228 0 0

MC213111 19 Railway Street GILLINGHAM ME7 1XQ Dr S Bhasme -0.04 0 0 0 -301 0 0 0

**Sub-total for Town centre** **-0.69** **0** **0** **0** **-476** **-705** **-797** **0**

***Non town centre***

MC190038 Bardell Terrace ROCHESTER ME1 1NG Quinn Estates Ltd & Classicus Ltd -4.00 0 0 0 0 0 -945 0

MC191905 3 Maidstone Road Rainham GILLINGHAM ME8 0DH Dr V Patel -0.05 0 0 0 -89 0 0 0

MC193257 Medway Yatch Club Upnor Road Upnor ROCHESTER Mr Ross Eldred -5.39 0 0 0 0 -930 0 0

MC200381 Riverside Medical Practise Ferry Road Halling Dr Krishna Malladi -0.07 0 0 0 -185 0 0 0

ROCHESTER

MC200794 Cuxton Parish Recreation Ground Bush Road Cuxton Mrs J Nicholson -2.50 0 0 0 0 -180 0 0

ROCHESTER

MC201016 377 Maidstone Road Rainham GILLINGHAM ME8 0HX Mr and Mrs Bannister -0.02 0 0 0 0 0 -135 0

MC201819 25 Watts Avenue ROCHESTER ME1 1RX Mr Tim Handel -0.05 -7 0 0 0 0 0 0

MC201921 30a Greenway CHATHAM ME59UX Jonathan Bolton -0.01 0 0 0 -50 0 0 0

MC202359 97 Bryant Road Strood ROCHESTER ME2 3ES Mr & Mrs D Saunders 0.00 0 0 0 0 0 -52 0

***Table 3, Section 5: Potential loss of other commercial and leisure floorspace in planning consents not started*** ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC202498 13-15 High Street Brompton GILLINGHAM ME7 5AA Mr J Price -0.03 0 0 0 0 -219 0 0

MC202541 4 Fox Street GILLINGHAM ME7 1HL Mr O Kocak -0.09 0 0 0 0 0 -453 0

MC202861 Garden Service Station Frindsbury Hill Wainscott Mr Gregory Bunce -0.08 0 0 0 0 0 -117 0

ROCHESTER ME2 4JR

MC203315 122 Canterbury Street GILLINGHAM ME7 5UH Dr Jayasuriya Mahinda -0.02 0 0 0 -67 0 0 0

MC210163 Neighbourhood Centre Princes Avenue Walderslade Ruth Baker -0.01 0 0 0 0 0 -119 0

CHATHAM

MC210993 22-32 Canterbury Street GILLINGHAM ME7 5TX Mr Joe Selby -0.08 0 0 0 0 0 -1115 0

MC211471 Sports Pavilion Cloudsley Close ROCHESTER ME13TF Simon Preston -2.15 0 0 0 0 -168 0 0

MC211505 37 Stuart Road GILLINGHAM ME7 4AD Ms Carolyn Wright -0.04 0 0 0 0 -176 0 0

MC211858 Kat Day Centre Newton Close Lordswood CHATHAM Kent Autistic Trust -0.18 0 0 0 -262 0 0 0

MC212015 Canada House Barnsole Road GILLINGHAM ME7 4JL Mr Qasim Shah -0.38 0 0 0 0 0 0 -1819

MC212947 1 Lavender Close Walderslade CHATHAM Mairus Kaupas -0.02 0 0 0 -78 0 0 0

MC213595 89 Rock Avenue GILLINGHAM ME7 9PX Mr Rajinder Mohan -0.03 0 -7 0 0 0 0 0

**Sub-total for Non town centre** **-15.20** **-7** **-7** **0** **-731** **-1673** **-2936** **-1819**

**TOTAL** **-15.89** **-7** **-7** **0** **-1207** **-2378** **-3733** **-1819**

*\* 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*** ***Page 2 of 2***

## Section 6: Other commercial and leisure planning consents expired without development at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC161443 82 Jeffery Street GILLINGHAM ME7 1DB Legstone Builders 0.14 0 0 0 0 0 -233 0

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 3 0

MC181020 165 High Street CHATHAM ME4 4BA Mr A Usenmez 0.01 0 0 0 0 100 0 0

**Sub-total for Town centre** **0.57** **0** **0** **0** **0** **3632** **-230** **0**

***Non town centre***

MC164659 Former Clinic Kings Road Luton CHATHAM ME5 7JY Dr Jha 0.03 0 0 0 -98 0 0 0

MC170808 8 Watson Avenue CHATHAM ME5 9SH Aquarius Residential Care Home 0.09 0 7 0 0 0 0 0

MC170930 Machine Shop 8 Chatham Maritime CHATHAM WD Outlet Management Ltd 0.54 0 0 0 0 2560 0 0

MC171410 Sir Thomas Longley Road off Anthonys Way Frindsbury Mr A Morina 0.15 0 0 0 0 0 14 0

ROCHESTER ME2 4BQ

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 Reliance Energy Ltd 0.20 0 0 0 0 0 0 2010

ME2 4DZ

MC173484 Hempstead Valley Shopping Centre Hempstead Valley Trustees of the HVSC 3.10 0 0 0 0 0 0 1904

Drive Hempstead GILLINGHAM

MC180207 419 Walderslade Road Walderslade CHATHAM Mr Killick 0.13 0 32 0 0 0 0 0

ME5 9LL

MC182539 39 Maidstone Road CHATHAM ME4 6DP Marchini Curran Planning 0.13 0 7 0 0 0 0 0

***02 August 2022*** ***Table 3, Section 6: Other commercial and leisure planning consents expired without development***  ***Page 1 of 2***

***P/P No.*** ***Location*** ***Applicant*** ***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC182714 75 Strover Street GILLINGHAM ME7 1JD Mr F Sword 0.02 0 0 0 0 0 140 0

**Sub-total for Non town centre** **4.44** **0** **46** **0** **-63** **2560** **154** **3914**

**TOTAL** **5.00** **0** **46** **0** **-63** **6192** **-76** **3914**

\*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***  ***Page 2 of 2***

## Section 7: Other commercial and leisure planning consents excluded at 31 March 2022

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

***Town centre***

MC103270 # Land east of London/Dover Railway Line Corporation Street Crest Nicholson Regeneration 2.20 0 0 0 45 0 0 0

ROCHESTER ME1 1FH Ltd

*Reason for exclusion:* *Superseded by development brief see MC20042030 Superseded by MC172333*

MC110167 # Adjacent to Bus Station Medway Street CHATHAM ME4 4HA Medway Council 0.52 86 0 0 256 0 -358 0

*Reason for exclusion:* *Superseded by MC161924 and subsequently MC183659*

MC183094 # 1-3 Rhode Street CHATHAM ME4 4AL Mr T Paton 0.04 0 0 0 0 0 -642 0

*Reason for exclusion:* *Superseded by MC202901*

MC20042030 # Rochester Riverside Corporation Street ROCHESTER SEEDA & Medway Council 34.68 250 0 0 8907 0 3600 0

*Reason for exclusion:* *See MC103270 for phase 1A Superseded by MC172333*

***Non town centre***

MC140893 # Lennox Wood Petham Green Twydall GILLINGHAM ME8 6SZ Mr Batten 0.43 0 -50 0 0 0 0 0

*Reason for exclusion:* *Superseded by MC161990*

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 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:* *Superseded by MC191964*

***Table 3, Section 7: Other commercial and leisure planning consents excluded***  ***Page 1 of 3***

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC154264 # Playing Field Shipwrights Avenue CHATHAM St Marys Amateur Boxing Club 0.10 0 0 0 0 540 0 0

*Reason for exclusion:* *Superseded by MC183302 and subsequently MC200892*

MC154353 # Queens Road GILLINGHAM ME7 4LP Kent Planning Ltd 0.12 0 0 0 0 -150 0 0

*Reason for exclusion:* *Superseded by MC191383*

MC154427 # Royal Sovereign House Quayside Chatham Maritime CHATHAM Mr Sheardown General Practice 0.52 0 0 0 3065 0 0 0

ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Superseded by MC165052*

MC165052 # Royal Sovereign House Quayside Chatham Maritime CHATHAM Mr Sheardown General Practice 0.25 0 0 0 3065 0 0 0

ME4 4QU Investment Corporation Ltd

*Reason for exclusion:* *Expired in 2020 and superseded by MC200612*

MC181399 # 169 Hempstead Road Hempstead GILLINGHAM ME7 3QG All Saints Church 0.10 0 0 0 10 0 0 0

*Reason for exclusion:* *Superseded by MC200731*

MC181854 # 77 Main Road Hoo ROCHESTER ME3 9AA Mr N Patel 0.09 0 -12 0 454 0 0 0

*Reason for exclusion:* *Superseded by MC192824*

MC183302 # Shipwrights Avenue CHATHAM RKARCHVIZ Ltd 0.12 0 0 0 0 288 0 0

*Reason for exclusion:* *Superseded by MC200892*

MC191299 # Elm Avenue Chattenden ROCHESTER Esquire Developments 0.90 0 0 0 0 -79 0 0

*Reason for exclusion:* *Superseded by MC191300*

MC191998 ^ Chatham Docks North Side Three Road GILLINGHAM Graham Simpkin Planning Ltd 1.29 0 0 0 3850 0 0 0

*Reason for exclusion:* *Implementation unlikely*

MC193327 # Russell House Russell Court Luton CHATHAM ME4 5LE Mr Mike Allwood 0.06 0 0 0 0 0 71 0

*Reason for exclusion:* *Superseded by MC203057*

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*

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*

***Table 3, Section 7: Other commercial and leisure planning consents excluded***  ***Page 2 of 3***

***Area (ha)*** ***C1***  ***C2***  ***C2a***  ***D1***  ***D2***  ***SG***  ***Other***

***P/P No.*** ***Location*** ***Applicant*** ***(beds)***  ***(beds)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)*** ***(sq.m.)***

MC201840 # The Windmill Ratcliffe Highway Hoo ROCHESTER Debbie Carson 0.40 5 0 0 0 0 0 0

*Reason for exclusion:* *Superseded MC213311*

MC202730 # 122 Canterbury Street GILLINGHAM ME7 5UH Mr P Jayasuriya Mahinda 0.02 0 0 0 -86 0 0 0

*Reason for exclusion:* *Superseded by MC203315*

MC213196 # 16 Chester Road GILLINGHAM ME7 4AF Mrs Julie Meehan 0.02 0 0 0 0 0 15 0

*Reason for exclusion:* *Superseded by MC220385*

*# 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***  ***Page 3 of 3***

## Section 8: Other commercial and leisure summary statistics; Planning consents valid 1 April 2021 to 31 March 2022

***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 6 31 0 1685 5150 12879 288

Lost due to redevelopment/reconstruction 0 0 0 -772 -3936 -1780 0

**6** **31** **0** **913** **1214** **11099** **288**

**Commitments**

Not started 316 97 0 28366 32133 25733 39532

Under construction 96 90 0 5988 5522 6256 579

**(412)** **(187)** **(0)** **(34354)** **(37655)** **(31989)** **(40111)**

Potential losses -7 -7 0 -1207 -2378 -3733 -1819

**405** **180** **0** **33147** **35277** **28256** **38292**

**Exclusions**

Expired 0 46 0 -63 6192 -76 3914

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*** ***Page 1 of 1***

# 4) Housing Land Availability Tables and Data

## Completions on Previously Developed Land

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| **Small total** | 82 | 115 | 81 | 98 | **88** |
| **Small PDL** | 56 | 71 | 56 | 73 | **65** |
| **Large allocations total** | 61 | 146 | 269 | 209 | **189** |
| **Large allocations PDL** | 61 | 146 | 269 | 209 | **189** |
| **Large windfalls total** | 537 | 386 | 780 | 775 | **825** |
| **Large windfalls PDL** | 484 | 262 | 465 | 361 | **325** |
| **Total completions** | **680** | **647** | **1,130** | **1082** | **1102** |
| **Total PDL** | 601 | 479 | 790 | 643 | **579** |
| **PDL Proportion of all completions (%)** | 88.4% | 74.3% | 69.9% | 59.4% | **52.5%** |

53% of new and converted dwellings were constructed on previously developed land (PDL).

**Net completions including breakdown of PDL for 2021/22**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net PDL completions | Net PDL as a % of total completions | Total number of net dwellings completed |
| Small sites | 65 | 74% | 88 |
| Large/windfall sites | 514 | 51% | 1,014 |
| Total PDL | 579 | 53% | 1,102 |

## 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 be added from year 4 onwards.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 21/  22 | 22/  23 | 23/  24 | 24/  25 | 25/  26 | 26/  27 | 0-5 yrs | 5-10 yrs | 10-15 yrs | 15 + yrs |
| Net Completions | 1,102 | - | - | - | - | - | - | - | - | - |
| Large site  apps |  | 1,280 | 1,320 | 1,586 | 992 | 861 | 6,039 | 1,499 | 80 | 289 |
| Small site  apps |  | 54 | 105 | 96 | 17 | 11 | 283 | 10 | 0 | 0 |
| SLAA sites |  | 0 | 100 | 262 | 649 | 748 | 1,759 | 6,655 | 6,660 | 2,842 |
| Windfall Allowance |  | 0 | 0 | 0 | 254 | 254 | 508 | 1,270 | 1,270 | 0 |
| Total |  | 1,334 | 1,525 | 1,944 | 1,912 | 1,874 | 8,589 | 9,434 | 8,010 | 3,131 |

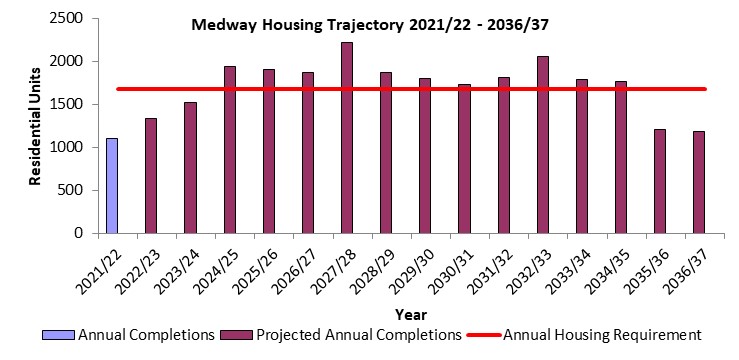
**Phasing over the next 15 years (commitments on large and small sites)\***

|  |  |  |  |
| --- | --- | --- | --- |
| 5 year period | 0-5 years | 5-10 years | 10-15 years |
| No of dwellings | 6,322 | 1,509 | 80 |

\*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. With effect from March 2022, it stands at a target of 1,675 dwellings per annum.

****

**Start of latest standard method assessed housing target:**

|  |  |
| --- | --- |
| Year | 21/22 |
| Completions | 1,102 |
| Requirement | 1,675 |
| Surplus/Deficit | -573 |

**Future Phasing:**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 |
| Phasing | 1,334 | 1,525 | 1,944 | 1,912 | 1,874 | 2,216 | 1,868 | 1,800 | 1,734 | 1,816 | 2,059 | 1,792 | 1,771 | 1,204 | 1184 |
| Annual Requirement | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 | 1,675 |

**Cumulative Phasing**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34 | 34/35 | 35/36 | 36/37 |
| Cumulative annual requirement | 3,350 | 5,025 | 6,700 | 8,375 | 10,050 | 11,725 | 13,400 | 15,075 | 16,750 | 18,425 | 20,100 | 21,775 | 23,450 | 25,125 | 26,800 |
| Cumulative  projected completions and actual completions | 2,436 | 3,961 | 5,905 | 7,817 | 9,691 | 11,907 | 13,775 | 15,575 | 17,309 | 19,125 | 21,184 | 22,976 | 24,747 | 25,951 | 27,135 |
| Surplus/  Deficit | -914 | -1,064 | -795 | -558 | -359 | 182 | 375 | 500 | 559 | 700 | 1,084 | 1,201 | 1,297 | 826 | 335 |

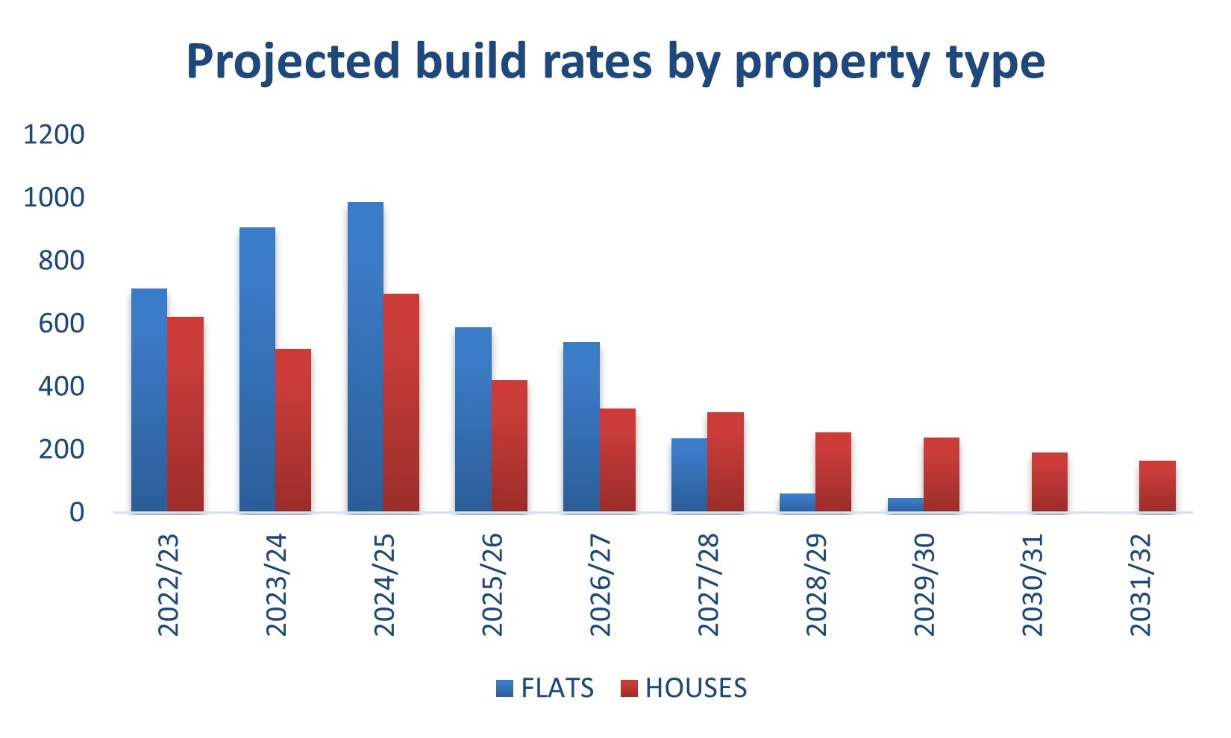
## Projected build rates by property type

The developments expected to deliver the most new dwellings over the next 5 years are at the following locations:- Chatham Waterfront, Land at Chatham Docks, Former Kitchener Barracks, Land at Otterham Quay Lane, Land North of Commissioners Road, Land off Town Road, Mountbatten House, Stoke Road Business Centre, Bardell Terrace, Whiffens Car Park, Wooleys Orchard, St Bartholomew’s Hospital, Land at East Hill, West of Parsonage Lane, Land Bounded by the Brook car park, Rochester Riverside and Temple Waterfront.

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

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Year | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | TOTAL |
| Flats  with pp | 713 | 906 | 986 | 589 | 541 | 236 | 61 | 46 | 0 | 0 | **4,077** |
| Houses  with pp | 621 | 519 | 696 | 420 | 331 | 320 | 254 | 237 | 190 | 165 | **3,754** |
| Total | **1,334** | **1,425** | **1,682** | **1,009** | **872** | **556** | **315** | **283** | **190** | **165** | **7,831** |

**Please note, these are only sites with permission**



## 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.

**Table: Residential Floor space completed 2017/18 – 2021/22**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | No of lodgements  Bungalows | No of lodgements  Flats | No of lodgements  Houses | No of lodgements  Maisonettes |
| 2017/18 | 6 | 375 | 308 | 19 |
| 2018/19 | 6 | 282 | 359 | 6 |
| 2019/20 | 22 | 668 | 512 | 4 |
| 2020/21 | 15 | 532 | 563 | 2 |
| 2021/22 | 13 | 552 | 652 | 3 |
| TOTAL Medway comps  2017/18 –  2021/22 | **62**  **(1%)** | **2,409**  **(49%)** | **2,394**  **(49%)** | **34**  **(1%)** |
| TOTAL England comps  2017/18 –  2021/22 | 32,182  (3%) | 478,244  (40%) | 662,260  (56%) | 14,204  (1%) |

*Source:* [*https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates*](https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates)

Over the past 5 years, there has been an equal split in the majority of residential units completed in Medway split 49% flats and 49% houses. The remaining 2% is made up with bungalows and maisonettes.

For England as a whole the gap is much wider with houses providing 56% of housing completions and flats providing 40% during the same time period. Bungalows make up 3% and maisonettes the remaining 1%.

## Dwellings (%) with planning permission under construction and not started on previously developed land (PDL) and greenfield (G/F) sites at 31st March 2022

|  |  |  |  |
| --- | --- | --- | --- |
|  | Under construction | Not Started | All future dwellings  with permission |
| 2017/18 PDL | 91% | 71% | 74% |
| 2017/18 Greenfield | 9% | 29% | 26% |
| 2018/19 PDL | 86% | 56% | 69% |
| 2018/19 Greenfield | 14% | 44% | 31% |
| 2019/20 PDL | 72% | 69% | 70% |
| 2019/20 Greenfield | 28% | 31% | 30% |
| 2020/21 PDL | 78% | 61% | 32% |
| 2020/21 Greenfield | 22% | 39% | 68% |
| 2021/22 PDL | **78%** | **55%** | **64%** |
| 2021/22 Greenfield | **22%** | **45%** | **36%** |

After the increase in permissions on greenfield sites last year to meet the pressures of housing targets, this year 2021/22 the majority of dwellings not started or under construction has returned to Previously Developed Land.

## 

## New large and small sites proposed 2017/18 – 2021/22 split by approval/refusals

The number of applications on new sites has continued to fall, with 2021/22 receiving applications on 124 new sites, with approval given to 71% overall.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | Total new  sites | No of  Small sites | Small sites Approved  (%) | Small sites Refused  (%) | No of  Large sites | Large sites Approved  (%) | Large sites Refused  (%) |
| 2017/18 | 139 | 111 | 68% | 32% | 28 | 68% | 32% |
| 2018/19 | 150 | 110 | 65% | 35% | 40 | 80% | 20% |
| 2019/20 | 154 | 112 | 65% | 35% | 42 | 79% | 21% |
| 2020/21 | 148 | 113 | 68% | 32% | 35 | 71% | 29% |
| 2021/22 | **124** | **97** | **70%** | **30%** | **27** | **74%** | **26%** |

## 

## Permissions and number of dwellings on new sites each year 2017/18 – 2021/22

A new site is counted in the year it first receives planning permission. The total dwellings permitted each year on new sites can change depending on the size of sites being granted permission. Although in 2021/22 the number of permissions on new sites is lower than previous years, the number of dwellings permitted is actually the highest. This follows permission for 800 units being granted permission at East Hill, Chatham.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Year | No of permissions  on new sites | Large/Windfall dwellings (net) | Small dwellings  (net) | Total dwellings permitted on new sites (net) |
| 2017/18 | 114 | 543 | 132 | 675 |
| 2018/19 | 104 | 1,217 | 86 | 1,303 |
| 2019/20 | 117 | 846 | 134 | 980 |
| 2020/21 | 102 | 912 | 99 | 1,011 |
| 2021/22 | **88** | **1,317** | **71** | **1,388** |

## 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 in 2019/20 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. Last year 2020/21, from August 2020 two new pieces of government legislation were introduced to allow building on top of freestanding blocks of flats and homes.

This year 2021/22 a new right under class MA was introduced from August 2021 to provide a new process for commercial to residential conversion. This includes the whole of the newly introduced commercial use class E (shops, offices, restaurants, cafes, health services, nurseries, gyms and leisure). There is a size limit of 1,500sq.m and the property must have been vacant for a minimum of a 3 months.

Consultations on further changes to permitted development rights have taken place in 2022.

Prior approval notifications decided during 2021/22 are detailed in the following tables.

**Sites allowed under permitted development:**

| Planning application ref | Site address | Previous use | Gain in  residential  units | Permitted | Status |
| --- | --- | --- | --- | --- | --- |
| MC210592 | Ground floor 31 Balmoral Road Gillingham | Offices | 1 | Yes | Under construction |
| MC211017 | Ground floor 60-64 Canterbury Street Gillingham | Retail | 3 | Yes | Not started |
| MC211035 | 1st floor 60-64 Canterbury Street Gillingham | Offices | 2 | Yes | Not started |
| MC211938 | 22 High Street Brompton | Retail | No | Yes | Not started |
| MC212342 | Splashes Leisure Centre Rainham (demolition) | Leisure | No | Yes | Complete |
| MC212107 | 112 High Street Rochester | Retail | No | Yes | Complete |
| MC212253 | Royal Sovereign House Quayside Chatham Maritime | Offices | 45 | Yes (supersedes MC200612 permitted in 2020/21) | Under construction |
| MC220068 | 2E Luton Road Chatham | Retail | 1 | Yes | Under construction |
| MC220028 | 260 High Street Chatham | Retail | 1 | Yes | Not started |
|  | **TOTAL DWELLINGS ALLOWED UNDER PERMITTED DEVELOPMENT** |  | **53** |  |  |

**Sites requiring full permission:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planning application ref | Site address | Previous use | Gain in  residential  units | Permitted | Status |
| MC210349 | 92 Canterbury Street Gillingham | Offices | 1 | No | Refused |
| MC210387 | 27 The Paddock Chatham | Offices | 1 | No | Refused |
| MC210968 | 4 Hothfield Road Rainham | Offices | 1 | No | Refused |
| MC211309 | Mockbeggar Farm Shop Town Road Cliffe Woods | Retail | 1 | No | Refused |
| MC212176 | 1a Beresford Road | Offices | 2 | No | Refused |
| MC212101 | Lloyds Banking Group Operations Centre Bailey Drive Gillingham Business Park | Offices | 44 | No | Refused |
| MC202993 | 52,54,54a High Street Gillingham (two additional storeys) | Residential | 6 | No | Refused |
|  | **TOTAL REQUIRING FULL PERMISSION** |  | **56** |  |  |

\*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 2022

***Ward*** ***Net completions***

Chatham Central 13  
 Cuxton and Halling 8  
 Gillingham North 1  
 Gillingham South 19  
 Hempstead and Wigmore 20  
 Lordswood and Capstone 1  
 Luton and Wayfield 62  
 Peninsula 182  
 Princes Park 2  
 Rainham Central 8  
 Rainham North 133  
 Rainham South 10  
 River 387  
 Rochester East 45  
 Rochester South and Horsted 4  
 Rochester West 2  
 Strood North 7  
 Strood Rural 130  
 Strood South 65  
 Twydall 0  
 Walderslade 1  
 Watling 2

**Medway Total**  **1102**

***Table 4: Housing consents and allocations,***

***Section 1: Annual completions by ward*** ***Page 1 of 1***

## Section 2: Average net density of full permissions\* during the year to 31 March 2022

***Total dwellings*** ***No. of***  ***Net dev. area*** ***Average net***

***Ward*** ***permissions*** ***density***

Chatham Central 7 2 0.11 64

Cuxton and Halling 88 1 0.33 270

Gillingham North 67 5 0.86 78

Gillingham South 97 14 1.32 73

Hempstead and Wigmore 5 1 0.06 79

Lordswood and Capstone 824 3 16.75 49

Luton and Wayfield 29 3 0.14 204

Peninsula 25 5 0.95 26

Princes Park 0 0 0.00 0

Rainham Central 52 2 0.61 85

Rainham North 440 8 14.65 30

Rainham South 35 2 1.49 24

River 1202 15 9.87 122

Rochester East 0 0 0.00 0

Rochester South and Horsted 0 0 0.00 0

Rochester West 40 3 0.59 68

Strood North 166 8 3.19 52

Strood Rural 377 6 18.93 20

Strood South 12 1 0.17 72

Twydall 20 1 0.70 29

Walderslade 12 2 0.36 33

Watling 21 1 0.38 55

**Medway Total** **3519** **83** **71.45** **49**

*\* Large Sites and Windfalls only*

***Table 4, Section 2: Average net density of full permissions*** ***Page 1 of 1***

## Section 3: Residential land availability for large sites at 31st March 2022

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**Greenfield land**

***GL152*** 164 East of Gillingham Golf Course Broadway GILLINGHAM

ME8 6DP ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Twydall

Allocation

0.47 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***MC373*** 803 Land at Highview Farm Lordswood Lane Lordswood

ME5 8JP ***Permissions***  0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Lordswood and Capstone

Unidentified gf

0.76 ha **(** **10.7** **dph** **)** **(** **2015** **)**

**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

**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 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 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

***MC406*** 775 Bakersfield Station Road Rainham

ME8 7QZ ***Permissions*** 0 18 90 **108** 0 0 0 **0** 0 18 90 **108** 0 18 0 0 0 **18** 0 0

Rainham North

Unidentified gf

2.8 ha **(** **37.8** **dph** **)** **(** **2016** **)**

**MC171820** Reserved Matters Houses 0 0 90 **90** 0 0 0 **0** 0 0 90 **90** 0 0 0 0 0 **0** 0 0 McCulloch Homes

**MC181307** Full Houses 0 18 0 **18** 0 0 0 **0** 0 18 0 **18** 0 18 0 0 0 **18** 0 0 McCulloch Homes

***MC413*** 825 Land at Otterham Quay Lane Rainham

ME8 8QD ***Permission*** 264 15 21 **300** 0 0 0 **0** 264 15 21 **300** 139 140 0 0 0 **279** 0 0

Rainham North

Unidentified gf

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 1 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

10.75 ha **(** **34.0** **dph** **)** **(** **2017** **)**

**MC182328** Reserved Matters Houses 264 15 21 **300** 0 0 0 **0** 264 15 21 **300** 139 140 0 0 0 **279** 0 0 J B Planning Associates Ltd

***MC425*** 713 North of Peninsula Way and Main Road Four Elms Hill Chattenden

ME ***Permission*** 0 0 131 **131** 0 0 0 **0** 0 0 131 **131** 0 0 0 0 0 **0** 0 0

Strood Rural

Unidentified gf

6.6 ha **(** **24.7** **dph** **)** **(** **2016** **)**

**MC164229** Reserved Matters Mainly Houses 0 0 131 **131** 0 0 0 **0** 0 0 131 **131** 0 0 0 0 0 **0** 0 0 Abbey Developments Ltd

***MC428*** 1067 Gibraltar Farm Ham Lane Lordswood

ME7 3JJ ***Permission*** 450 0 0 **450** 0 0 0 **0** 450 0 0 **450** 0 0 0 0 0 **0** 370 80

Lordswood and Capstone

Unidentified gf

23.93 ha **(** **34.6** **dph** **)** **(** **2017** **)**

**MC180556** Outline Houses 450 0 0 **450** 0 0 0 **0** 450 0 0 **450** 0 0 0 0 0 **0** 370 80 Messrs Attwood

***MC445*** 1203 Land south of Stoke Road Hoo

ME3 ***Permission*** 0 5 122 **127** 0 0 0 **0** 0 5 122 **127** 0 5 0 0 0 **5** 0 0

Peninsula

Unidentified gf

8.26 ha **(** **36.0** **dph** **)** **(** **2017** **)**

**MC180702** Reserved Matters Mainly Houses 0 5 122 **127** 0 0 0 **0** 0 5 122 **127** 0 5 0 0 0 **5** 0 0 Barton Wilmore (Agents)

***MC452*** 711 Land north of Commissioners Road Strood

ME2 4EQ ***Permission*** 123 0 0 **123** 0 0 0 **0** 123 0 0 **123** 0 0 45 78 0 **123** 0 0

Strood North

Unidentified gf

3.9 ha **(** **46.4** **dph** **)** **(** **2017** **)**

**MC201867** Reserved Matters Mixed Dwelling Types 123 0 0 **123** 0 0 0 **0** 123 0 0 **123** 0 0 45 78 0 **123** 0 0 Kate Holland

***MC454*** 783b part Land at Brickfields Darland Farm Pear Tree Lane Hempstead

ME7 3PP ***Permission*** 0 0 44 **44** 0 0 0 **0** 0 0 44 **44** 0 0 0 0 0 **0** 0 0

Hempstead and Wigmore

Unidentified gf

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 2 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

4.2 ha **(** **15.2** **dph** **)** **(** **2017** **)**

**MC180705** Reserved Matters Houses 0 0 44 **44** 0 0 0 **0** 0 0 44 **44** 0 0 0 0 0 **0** 0 0 Mr Iskandar

***MC459*** 1071 part, 1070 part Land off Town Road Cliffe Woods

ME3 ***Permission*** 184 0 0 **184** 0 0 0 **0** 184 0 0 **184** 0 50 50 50 34 **184** 0 0

Strood Rural

Unidentified gf

10.9 ha **(** **16.3** **dph** **)** **(** **2021** **)**

**MC211287** Reserved Matters Mainly Houses 184 0 0 **184** 0 0 0 **0** 184 0 0 **184** 0 50 50 50 34 **184** 0 0 Joesphine Baker

***MC460*** 848 Land south of View Road Cliffe Woods

ME3 ***Permission*** 50 0 0 **50** 0 0 0 **0** 50 0 0 **50** 0 0 25 25 0 **50** 0 0

Strood Rural

Windfall

1.2 ha **(** **41.7** **dph** **)** **(** **2019** **)**

**MC163742** Outline Mainly Flats 50 0 0 **50** 0 0 0 **0** 50 0 0 **50** 0 0 25 25 0 **50** 0 0 Mr A Pritchard SJP Group Ltd

***MC478*** 751 South of Ratcliffe Highway Former Sports Ground Bells Lane Hoo

ME3 9JD ***Permission*** 0 7 225 **232** 0 0 0 **0** 0 7 225 **232** 7 0 0 0 0 **7** 0 0

Peninsula

Unidentified gf

6.713 ha **(** **42.2** **dph** **)** **(** **2018** **)**

**MC171884** Full Mainly Houses 0 7 225 **232** 0 0 0 **0** 0 7 225 **232** 7 0 0 0 0 **7** 0 0 Bellway Homes Ltd

***MC490*** 817 Berengrave Nursery Berengrave Lane Rainham

ME8 7NL ***Permissions*** 0 12 127 **139** 0 0 0 **0** 0 12 127 **139** 12 0 0 0 0 **12** 0 0

Rainham North

Unidentified gf

5.83 ha **(** **22.3** **dph** **)** **(** **2018** **)**

**MC183442** Reserved Matters Mixed Dwelling Types 0 0 79 **79** 0 0 0 **0** 0 0 79 **79** 0 0 0 0 0 **0** 0 0 Mr J Longhorn

**MC193275** Full Houses 0 12 48 **60** 0 0 0 **0** 0 12 48 **60** 12 0 0 0 0 **12** 0 0 Miss Rebecca Foad

***MC504*** 1324 West of Merryboys Farm House Cooling Common Cliffe Woods

ME3 7TP ***Permissions***  1 1 4 **6** 0 0 0 **0** 1 1 4 **6** 1 0 1 0 0 **2** 0 0

Strood Rural

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 3 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

Unidentified gf

0.57 ha **(** **11.9** **dph** **)** **(** **2019** **)**

**MC181863** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr M Brett Chaponnel

**MC190658** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Taylor Roberts Ltd

**MC191587** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Taylor Roberts Ltd

**MC201325** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 MGM Finance Limited

**MC202842** Reserved Matters Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 0 Mr Whittam

**MC213356** Full Mainly Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 0 MGM Finance Ltd

***MC508*** 1131 Land to west of Elm Avenue Chattenden

ME3 8GX ***Permission*** 0 9 60 **69** 0 0 0 **0** 0 9 60 **69** 9 0 0 0 0 **9** 0 0

Strood Rural

Unidentified gf

3.39 ha **(** **28.8** **dph** **)** **(** **2019** **)**

**MC191300** Reserved Matters Mainly Houses 0 9 60 **69** 0 0 0 **0** 0 9 60 **69** 9 0 0 0 0 **9** 0 0 Esquire Developments

***MC511*** 1114 Chatham Golf Centre Street End Road Chatham

ME5 0BG ***Permission*** 0 20 111 **131** 0 0 0 **0** 0 20 111 **131** 20 0 0 0 0 **20** 0 0

Luton and Wayfield

Windfall

3.3 ha **(** **39.7** **dph** **)** **(** **2016** **)**

**MC172767** Full Mixed Dwelling Types 0 20 111 **131** 0 0 0 **0** 0 20 111 **131** 20 0 0 0 0 **20** 0 0 Mr J Goodban

***MC512*** 1048 Adjacent 54 Beacon Road Chatham

ME5 7BP ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 7 0 0 0 **7** 0 0

Luton and Wayfield

Windfall

0.042 ha **(** **166.7** **dph** **)** **(** **2019** **)**

**MC220053** Full Flats (Purpose built) 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 7 0 0 0 **7** 0 0 Glen Selby

***MC513*** 1341 Adjoining 75 Shanklin Close Chatham

ME5 7QL ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Princes Park

Windfall

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 4 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.1 ha **(** **50.0** **dph** **)** **(** **2019** **)**

**MC182282** Full Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Raywood Homes

***MC514*** 1174 Stoke Road Business Centre Stoke Road Hoo

ME3 9BP ***Permission*** 71 81 48 **200** 0 0 0 **0** 71 81 48 **200** 61 38 53 0 0 **152** 0 0

Peninsula

Unidentified gf

14.9 ha **(** **35.1** **dph** **)** **(** **2019** **)**

**MC190888** Reserved Matters Mainly Houses 71 81 48 **200** 0 0 0 **0** 71 81 48 **200** 61 38 53 0 0 **152** 0 0 Miss Emilie Paine Quod

***MC515*** 1103 Land adjoining no 35 Cooling Road High Halstow

ME3 8SA ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0

Peninsula

Unidentified gf

0.42 ha **(** **11.9** **dph** **)** **(** **2019** **)**

**MC180096** Outline Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 5 **5** 0 0 Mr and Mrs Waller

***MC518*** 835 Land at Walnut Tree Farm, North of Britannia Road High Halstow

ME3 8SQ ***Permission*** 0 0 66 **66** 0 0 0 **0** 0 0 66 **66** 0 0 0 0 0 **0** 0 0

Peninsula

Unidentified gf

2.78 ha **(** **31.9** **dph** **)** **(** **2019** **)**

**MC174408** Full Mainly Houses 0 0 66 **66** 0 0 0 **0** 0 0 66 **66** 0 0 0 0 0 **0** 0 0 Redrow Homes Limited

***MC528*** 1210 Binney Farm Binney Road Allhallows

ME3 9PL ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0

Peninsula

Windfall

0.32 ha **(** **28.1** **dph** **)** **(** **2019** **)**

**MC211638** Full Houses 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0 Mr Chris Wills

***MC529*** 1069 & 1070 Opposite Merry Boys Road West of Town Road Cliffe Woods

ME3 8JX ***Permission*** 0 29 65 **94** 0 0 0 **0** 0 29 65 **94** 29 0 0 0 0 **29** 0 0

Strood Rural

Unidentified gf

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 5 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

4.4 ha **(** **26.9** **dph** **)** **(** **2019** **)**

**MC182961** Full Mainly Houses 0 29 65 **94** 0 0 0 **0** 0 29 65 **94** 29 0 0 0 0 **29** 0 0 Esquire Developments

***MC530*** 1127 Allhallows Golf Course Avery Way Allhallows

ME3 9QJ ***Permission*** 80 1 0 **81** 0 0 0 **0** 80 1 0 **81** 1 40 40 0 0 **81** 0 0

Peninsula

Unidentified gf

6.36 ha **(** **23.1** **dph** **)** **(** **2019** **)**

**MC180288** Full Mobile/temp homes 80 1 0 **81** 0 0 0 **0** 80 1 0 **81** 1 40 40 0 0 **81** 0 0 Turners Britannia Parks Ltd

***MC541*** 11 part Land west of 65 Layfield Road Gillingham

ME7 2QY ***Permission*** 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 20 0 0 0 0 **20** 0 0

Gillingham North

Unidentified gf

0.18 ha **(** **32.8** **dph** **)** **(** **2022** **)**

**MC211004** Full Houses 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 20 0 0 0 0 **20** 0 0 Mr Andrew Wilford Esquire

Developments and mhs Homes Ltd

***MC551*** Land rear of British Pilot Hotel Avery Way Allhallows

ME3 9QW ***Permissions*** 6 6 0 **12** 0 0 0 **0** 6 6 0 **12** 0 6 1 5 0 **12** 0 0

Peninsula

Windfall

0.34 ha **(** **24.5** **dph** **)** **(** **2020** **)**

**MC190007** Full Mainly Houses 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 0 6 0 0 0 **6** 0 0 Mrs Elaine Fitton

**MC220015** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 0 Dave Dalligan

***MC557*** 849 Bennetts Orchard Land off Lower Rainham Road (West of Station Road) Rainham

ME8 7UB ***Permission*** 29 50 0 **79** 0 0 0 **0** 29 50 0 **79** 37 42 0 0 0 **79** 0 0

Rainham North

Windfall

3.44 ha **(** **46.5** **dph** **)** **(** **2020** **)**

**MC201800** Full Houses 29 50 0 **79** 0 0 0 **0** 29 50 0 **79** 37 42 0 0 0 **79** 0 0 Bellway Homes Ltd (Kent)

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 6 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC559*** Land rear and adjacent to 178 Darnley Road Strood

ME2 2UW ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0

Strood South

Windfall

0.05 ha **(** **120.0** **dph** **)** **(** **2020** **)**

**MC191815** Full Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0 Insight Architects

***MC566*** Adj to Somerset Close & adj 8 Wiltshire Close Chatham

ME5 7SR ***Permission*** 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0

Princes Park

Windfall

0.24 ha **(** **41.7** **dph** **)** **(** **2020** **)**

**MC191866** Full Flats (Purpose built) 0 10 0 **10** 0 0 0 **0** 0 10 0 **10** 10 0 0 0 0 **10** 0 0 MHS

***MC573*** Land adjacent to Eastcourt Green Twydall

ME8 6LU ***Permission*** 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0

Twydall

Windfall

0.591 ha **(** **23.7** **dph** **)** **(** **2020** **)**

**MC193106 #** Full Houses 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0 Medway Council, HRA Housing

Services, Mr Adam Spokes

***MC574*** Site adjacent to Woodchurch Crescent Twydall

ME8 6XA ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Twydall

Windfall

0.73 ha **(** **26.5** **dph** **)** **(** **2020** **)**

**MC193107** Full Bungalows 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Medway Council - HRA Housing

Services, Mr Adam Spokes

***MC575*** Land at Hillcrest Ratcliffe Highway Hoo

ME3 8PX ***Permission*** 0 21 0 **21** 0 0 0 **0** 0 21 0 **21** 21 0 0 0 0 **21** 0 0

Peninsula

Windfall

0.47 ha **(** **44.7** **dph** **)** **(** **2020** **)**

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 7 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC193328 #** Full Houses 0 21 0 **21** 0 0 0 **0** 0 21 0 **21** 21 0 0 0 0 **21** 0 0 Bellway Homes Ltd

***MC581*** 68 Land North of Clarendon Drive Strood

ME2 3LT ***Permission*** 0 2 4 **6** 0 0 0 **0** 0 2 4 **6** 2 0 0 0 0 **2** 0 0

Strood North

Windfall

0.29 ha **(** **20.7** **dph** **)** **(** **2021** **)**

**MC200846** Full Houses 0 2 4 **6** 0 0 0 **0** 0 2 4 **6** 2 0 0 0 0 **2** 0 0 Mr George Light

***MC584*** 787 Land at Port Victoria Road Grain

ME3 0EN ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Peninsula

Unidentified gf

0.3 ha **(** **16.7** **dph** **)** **(** **2021** **)**

**MC201973** Outline Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Mr and Mrs Murison

***MC587*** 749 Land south of Lower Rainham Road Rainham

ME8 7UD ***Permission*** 202 0 0 **202** 0 0 0 **0** 202 0 0 **202** 0 0 50 50 50 **150** 50 0

Rainham North

Unidentified gf

9.22 ha **(** **23.8** **dph** **)** **(** **2021** **)**

**MC181796** Outline Houses 202 0 0 **202** 0 0 0 **0** 202 0 0 **202** 0 0 50 50 50 **150** 50 0 Peel Investment (North) Ltd

***MC591*** Part 847 Land at The Maltings Rainham

ME8 8JL ***Permission*** 0 24 5 **29** 0 0 0 **0** 0 24 5 **29** 24 0 0 0 0 **24** 0 0

Rainham South

Unidentified gf

1.42 ha **(** **20.4** **dph** **)** **(** **2021** **)**

**MC192532** Full Mainly Houses 0 24 5 **29** 0 0 0 **0** 0 24 5 **29** 24 0 0 0 0 **24** 0 0 Redrow Homes (South East) Ltd

***MC596*** 800 Land west of Station Road Rainham

ME8 7QZ ***Permission*** 76 0 0 **76** 0 0 0 **0** 76 0 0 **76** 0 0 76 0 0 **76** 0 0

Rainham North

Unidentified gf

2.26 ha **(** **33.6** **dph** **)** **(** **2021** **)**

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 8 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC192898** Outline Houses 76 0 0 **76** 0 0 0 **0** 76 0 0 **76** 0 0 76 0 0 **76** 0 0 Mr Iain Warner Tetlow King Planning

***MC607*** 783c Land at East Hill Chatham

ME ***Permission*** 800 0 0 **800** 0 0 0 **0** 800 0 0 **800** 0 0 55 110 110 **275** 525 0

Lordswood and Capstone

Windfall

49.75 ha **(** **49.1** **dph** **)** **(** **2022** **)**

**MC190765** Outline Mainly Houses 800 0 0 **800** 0 0 0 **0** 800 0 0 **800** 0 0 55 110 110 **275** 525 0 F D Attwood & Partners

***MC613*** 914 Bridgeside Warwick Crescent Borstal

ME1 3LE ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0

Rochester West

Windfall

0.28 ha **(** **42.9** **dph** **)** **(** **2003** **)**

**MC202107** Outline Houses 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0 S Sweeney

***Greenfield land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 9 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**Mixed**

***MC209*** 248 3 Upper Luton Road Chatham

ME5 7BG ***Permissions*** 1 11 5 **17** 0 1 0 **1** 1 10 5 **16** 0 0 0 0 0 **0** 11 0

Luton and Wayfield

Windfall

0.472 ha **(** **32.1** **dph** **)** **(** **2009** **)**

**MC142912** Full Houses 0 11 5 **16** 0 1 0 **1** 0 10 5 **15** 0 0 0 0 0 **0** 10 0 Mr M Hutley

**MC172534** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1 0 AMG Chatham Ltd

***MC516*** 1043 & 1044 Land at White House Farm Stoke Road Hoo

ME3 9BH ***Permission*** 57 8 0 **65** 0 0 0 **0** 57 8 0 **65** 8 22 35 0 0 **65** 0 0

Peninsula

Unidentified gf

2.79 ha **(** **23.3** **dph** **)** **(** **2019** **)**

**MC191736** Reserved Matters Mainly Houses 57 8 0 **65** 0 0 0 **0** 57 8 0 **65** 8 22 35 0 0 **65** 0 0 David Stewart Jones Homes (Southern)

Ltd

***MC534*** 1165 Land at 143 Berengrave Lane Rainham

ME8 7UJ ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Rainham North

Windfall

0.37 ha **(** **24.3** **dph** **)** **(** **2020** **)**

**MC183168** Full Houses 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Andrew Wells Planning & Design

***MC569*** Land at 18 Broom Hill Road Strood

ME2 3LE ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North

Windfall

0.4 ha **(** **20.0** **dph** **)** **(** **2020** **)**

**MC191708** Outline Houses 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Insight Architects

***MC633*** 1088 West of Parsonage Lane Frindsbury

ME2 4 ***Permission*** 181 0 0 **181** 0 0 0 **0** 181 0 0 **181** 0 25 50 50 56 **181** 0 0

Strood Rural

Unidentified gf

17 ha **(** **27.4** **dph** **)** **(** **2022** **)**

**MC210302** Other Major Mainly Houses 181 0 0 **181** 0 0 0 **0** 181 0 0 **181** 0 25 50 50 56 **181** 0 0 Tim Spicer

***Mixed***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 10 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**Previously developed land**

***GL073*** 472 Land at St Mary's Island Maritime Way Chatham Maritime

ME4 ***Permissions***  43 45 1672 **1760** 0 0 0 **0** 43 45 1672 **1760** 15 73 0 0 0 **88** 0 0

River

Large Site

59.9 ha **(** **35.7** **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 0 110 **110** 0 0 0 **0** 0 0 110 **110** 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

limited

**MC132210** Reserved Matters Mixed Dwelling Types 0 29 310 **339** 0 0 0 **0** 0 29 310 **339** 15 14 0 0 0 **29** 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) 38 16 0 **54** 0 0 0 **0** 38 16 0 **54** 0 54 0 0 0 **54** 0 0 Countryside Properties (UK) Ltd

**MC181526** Full Mixed Dwelling Types 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Countryside Properties

**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) Ltd

**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) Ltd

**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

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 11 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**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

Ltd

**MC980654MG** Reserved Matters Houses 0 0 91 **91** 0 0 0 **0** 0 0 91 **91** 0 0 0 0 0 **0** 0 0 Countryside Maritime Ltd

***GL159*** 3 89 Ingram Road Gillingham

ME7 1SH ***Permission*** 0 0 22 **22** 0 0 0 **0** 0 0 22 **22** 0 0 0 0 0 **0** 0 0

Gillingham North

Large Site

0.16 ha **(** **110.0** **dph** **)** **(** **1997** **)**

**MC173455** Full Flats (Purpose built) 0 0 22 **22** 0 0 0 **0** 0 0 22 **22** 0 0 0 0 0 **0** 0 0 Mr Chad

***MC005*** 213 352-356 Luton Road CHATHAM

ME4 5BD ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Luton and Wayfield

Allocation

0.31 ha **(** **0.0** **dph** **)** **(** **2000** **)**

***MC277*** 829 Medway Bridge Marina Manor Lane Rochester

ME1 3HS ***Permission***  36 0 0 **36** 0 0 0 **0** 36 0 0 **36** 0 0 0 36 0 **36** 0 0

Rochester West

Windfall

1.77 ha **(** **62.1** **dph** **)** **(** **2018** **)**

**MC152332** Outline Flats (Purpose built) 36 0 0 **36** 0 0 0 **0** 36 0 0 **36** 0 0 0 36 0 **36** 0 0 Kent Planning Ltd

***MC303*** 702 Tug & Shovel 65 North Street Strood

ME2 4SW ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

Strood North

Windfall

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 12 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.06 ha **(** **150.0** **dph** **)** **(** **2015** **)**

**MC192211** Full Flats (Purpose built) 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 Bancil Partnership Ltd

***MC348*** 984 Chatham Waterfront adjacent to Bus Station Medway Street Chatham

ME4 4HA ***Permission*** 0 175 0 **175** 0 0 0 **0** 0 175 0 **175** 47 128 0 0 0 **175** 0 0

River

Windfall

1.27 ha **(** **137.8** **dph** **)** **(** **2011** **)**

**MC183659** Full Flats (Purpose built) 0 175 0 **175** 0 0 0 **0** 0 175 0 **175** 47 128 0 0 0 **175** 0 0 Medway Development Company

***MC354*** 1099 51 Cuxton Road Strood

ME2 2BZ ***Permission*** 6 0 2 **8** 0 0 0 **0** 6 0 2 **8** 0 0 0 0 0 **0** 0 0

Strood South

Windfall

0.06 ha **(** **133.3** **dph** **)** **(** **2014** **)**

**MC151014** Full Conversion to Flats 6 0 2 **8** 0 0 0 **0** 6 0 2 **8** 0 0 0 0 0 **0** 0 0 Mr J Nagra

***MC366*** 1143 Land at Chatham Docks Pier Road Gillingham

ME4 4SW ***Permissions*** 558 0 392 **950** 0 0 0 **0** 558 0 392 **950** 0 0 237 0 321 **558** 0 0

River

Windfall

14.66 ha **(** **94.3** **dph** **)** **(** **2013** **)**

**MC112756** Outline Mainly Flats 321 0 0 **321** 0 0 0 **0** 321 0 0 **321** 0 0 0 0 321 **321** 0 0 Peel Land and Property (Ports no.3) Ltd

**MC171918** Reserved Matters Flats (Purpose built) 0 0 199 **199** 0 0 0 **0** 0 0 199 **199** 0 0 0 0 0 **0** 0 0 X1 Developments Ltd

**MC180997** Reserved Matters Flats (Purpose built) 0 0 193 **193** 0 0 0 **0** 0 0 193 **193** 0 0 0 0 0 **0** 0 0 Indigo Planning

**MC212610** Full Flats (Purpose built) 237 0 0 **237** 0 0 0 **0** 237 0 0 **237** 0 0 237 0 0 **237** 0 0 WSP

***MC371*** 632 Colonial Mutual House Quayside Chatham Maritime

ME4 4YY ***Permission*** 71 18 111 **200** 0 0 0 **0** 71 18 111 **200** 66 23 0 0 0 **89** 0 0

River

Windfall

2.58 ha **(** **60.6** **dph** **)** **(** **2014** **)**

**MC171250** Reserved Matters Mixed Dwelling Types 71 18 111 **200** 0 0 0 **0** 71 18 111 **200** 66 23 0 0 0 **89** 0 0 Terance Butler & Persimmon Homes

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 13 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC380*** 547 Former Green Dragon Public House 85 Church Street GILLINGHAM

ME7 1TR ***Permission*** 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 16 0 0 0 **16** 0 0

Gillingham North

Windfall

0.09 ha **(** **177.8** **dph** **)** **(** **2007** **)**

**MC191508** Full Flats (Purpose built) 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 16 0 0 0 **16** 0 0 Mr Arun Rallon

***MC383*** 1140 153-155 High Street CHATHAM

ME4 4BA ***Permission***  9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0

River

Windfall

0.0466 ha **(** **204.5** **dph** **)** **(** **2015** **)**

**MC192136** Full Conversion to Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 9 0 0 0 **9** 0 0 Mr A Sharon

***MC395*** 1136 Lennox Wood Petham Green Twydall

ME8 6SZ ***Permission*** 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0

Twydall

Windfall

0.43 ha **(** **46.5** **dph** **)** **(** **2015** **)**

**MC161990** Reserved Matters Houses 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0 Mr Batten

***MC402*** 816 The Old Meeting Hall Queens Road Gillingham

ME7 4LP ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.123 ha **(** **40.7** **dph** **)** **(** **2017** **)**

**MC191383** Full Mainly Bungalows 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr Matt Steddy

***MC405*** 1150 Port Werburgh Vicarage Lane Hoo

ME3 9TW ***Permission*** 30 1 29 **60** 0 0 0 **0** 30 1 29 **60** 1 0 0 0 0 **1** 30 0

Peninsula

Windfall

2.22 ha **(** **27.0** **dph** **)** **(** **2015** **)**

**MC133340** Full Mobile/temp homes 30 1 29 **60** 0 0 0 **0** 30 1 29 **60** 1 0 0 0 0 **1** 30 0 Residential Marine Ltd

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 14 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC408*** 33 Former Kitchener Barracks Dock Road Chatham

ME4 ***Permissions*** 0 183 81 **264** 0 0 0 **0** 0 183 81 **264** 32 151 0 0 0 **183** 0 0

River

Windfall

4.77 ha **(** **18.4** **dph** **)** **(** **2016** **)**

**MC150081** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 0 J G Chatham Ltd

**MC171392** Reserved Matters Mixed Dwelling Types 0 19 78 **97** 0 0 0 **0** 0 19 78 **97** 19 0 0 0 0 **19** 0 0 Latis Ltd

**MC210412** Full Conversion to Flats 0 164 0 **164** 0 0 0 **0** 0 164 0 **164** 13 151 0 0 0 **164** 0 0 Lucy Battersby

***MC430*** 1138 263-269 High Street CHATHAM

ME4 4BZ ***Permissions*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 10 4 0 0 **14** 0 0

River

Windfall

0.03 ha **(** **155.6** **dph** **)** **(** **2016** **)**

**MC190180** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Hertford Planning Service

**MC193317** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Hertfield Planning Service

**MC213555** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 0 Paul Cavill

***MC434*** 1194 Redvers Centre Glencoe Road Chatham

ME4 5QD ***Permission*** 0 18 6 **24** 0 0 0 **0** 0 18 6 **24** 18 0 0 0 0 **18** 0 0

Chatham Central

Windfall

0.3 ha **(** **80.0** **dph** **)** **(** **2017** **)**

**MC190886** Full Mainly Flats 0 18 6 **24** 0 0 0 **0** 0 18 6 **24** 18 0 0 0 0 **18** 0 0 Mr N Sait

***MC436*** 1196 The Fox 124 Ordnance Terrace Chatham

ME4 6SE ***Permission*** 0 10 3 **13** 0 0 0 **0** 0 10 3 **13** 0 0 0 0 0 **0** 10 0

Chatham Central

Windfall

0.07 ha **(** **185.7** **dph** **)** **(** **2017** **)**

**MC160654** Full Flats (Purpose built) 0 10 3 **13** 0 0 0 **0** 0 10 3 **13** 0 0 0 0 0 **0** 10 0 Mr Parkfield Estates

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 15 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC440*** 1198 Newton Close Resource Centre Sultan Road Lordswood

ME5 8TJ ***Permission***  7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Lordswood and Capstone

Windfall

0.19 ha **(** **38.9** **dph** **)** **(** **2017** **)**

**MC211403** Full Flats (Purpose built) 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Kent Autistic Trust

***MC444*** 1202 259-261 High Street ROCHESTER

ME1 1HQ ***Permission***  22 0 0 **22** 0 0 0 **0** 22 0 0 **22** 0 11 11 0 0 **22** 0 0

River

Windfall

0.125 ha **(** **178.9** **dph** **)** **(** **2017** **)**

**MC181503** Full Flats (Purpose built) 22 0 0 **22** 0 0 0 **0** 22 0 0 **22** 0 11 11 0 0 **22** 0 0 Mr T Ingleton

***MC450*** 532 94-100 High Street Chatham

ME4 4DS ***Permission*** 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 0 0 0 0 **0** 0 0

River

Windfall

0.075 ha **(** **213.3** **dph** **)** **(** **2017** **)**

**MC161847** Full Conversion to Flats 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 0 0 0 0 0 **0** 0 0 Mighty Rhino Ltd

***MC453*** 1207 The Yard 1A Milton Road Gillingham

ME7 5LP ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Gillingham South

Windfall

0.036 ha **(** **138.9** **dph** **)** **(** **2017** **)**

**MC211220** Full Flats (Purpose built) 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Mr Ozgur Eriten

***MC456*** 757 Land at Cross Street Chatham

***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.76 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 16 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC457*** 680 Corner of Luton Road and Castle Road Land between 142 and 152 Luton Road Luton

ME4 5BP ***Permission*** 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 16 0 0 0 0 **16** 0 0

Luton and Wayfield

Windfall

0.065 ha **(** **246.2** **dph** **)** **(** **2009** **)**

**MC212644** Full Flats (Purpose built) 0 16 0 **16** 0 0 0 **0** 0 16 0 **16** 16 0 0 0 0 **16** 0 0 Haredv Singh

***MC458*** 1335 311 Station Road Rainham

ME8 7PU ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0

Rainham North

Windfall

0.102 ha **(** **78.4** **dph** **)** **(** **2019** **)**

**MC181782** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 8 0 0 0 **8** 0 0 Mr Bowra

***MC461*** 1228 Yeoman House Princes Street Rochester

ME1 2LW ***Permission*** 0 0 54 **54** 0 0 22 **22** 0 0 32 **32** 0 0 0 0 0 **0** 0 0

Rochester East

Windfall

0.3 ha **(** **106.7** **dph** **)** **(** **2018** **)**

**MC171192** Full Flats (Purpose built) 0 0 54 **54** 0 0 22 **22** 0 0 32 **32** 0 0 0 0 0 **0** 0 0 MHS Homes

***MC469*** 1336 The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM

ME7 4RY ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0

Gillingham South

Windfall

0.06 ha **(** **128.6** **dph** **)** **(** **2019** **)**

**MC212512** Full Flats (Purpose built) 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0 Mr Darren Turner

***MC472*** 1231 St Paulinus Church Manor Street Brompton

ME7 5AW ***Permission*** 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0

River

Windfall

0.02 ha **(** **300.0** **dph** **)** **(** **2018** **)**

**MC170444** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 NW Properties Ltd

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 17 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***MC474*** 1242 78 John Street ROCHESTER

ME1 1YW ***Permission*** 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0

Rochester East

Windfall

0.03 ha **(** **200.0** **dph** **)** **(** **2018** **)**

**MC174128** Full Conversion to Flats 4 0 12 **16** 0 0 0 **0** 4 0 12 **16** 0 0 0 0 0 **0** 0 0 Singh & Asonic UK Ltd

***MC477*** 915 5 Otway Terrace Chatham

ME4 5JU ***Permission*** 8 0 0 **8** 1 0 0 **1** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Chatham Central

Windfall

0.07 ha **(** **100.0** **dph** **)** **(** **2010** **)**

**MC213333** 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 Davenport

***MC479*** 1235 149-151 High Street CHATHAM

ME4 4BA ***Permissions*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

River

Windfall

0.1 ha **(** **45.0** **dph** **)** **(** **2018** **)**

**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 Trentpeak Ltd

**MC191577** Full Flats (Purpose built) 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 0 RPR Planning Ltd

***MC482*** 493 R/O 5 New Road Fronting The Paddock Chatham

ME4 4QL ***Permission*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 7 0 0 0 0 **7** 0 0

River

Windfall

0.06 ha **(** **116.7** **dph** **)** **(** **2009** **)**

**MC170093** Full Flats (Purpose built) 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 7 0 0 0 0 **7** 0 0 Mr T Gross

***MC483*** 493 Rear of 7-13 New Road Fronting The Paddock Chatham

ME4 4QL ***Permission*** 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0

River

Windfall

0.09 ha **(** **155.6** **dph** **)** **(** **2001** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 18 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC170092** Full Flats (Purpose built) 0 14 0 **14** 0 0 0 **0** 0 14 0 **14** 14 0 0 0 0 **14** 0 0 Rexel Estates Ltd

***MC485*** 462 9 Cross Street Chatham

ME4 4LT ***Permission*** 0 13 0 **13** 0 0 0 **0** 0 13 0 **13** 13 0 0 0 0 **13** 0 0

River

Windfall

0.0749 ha **(** **173.3** **dph** **)** **(** **2006** **)**

**MC171074** Full Flats (Purpose built) 0 13 0 **13** 0 0 0 **0** 0 13 0 **13** 13 0 0 0 0 **13** 0 0 Fusion Developers

***MC487*** 736 Fleet House Upnor Road Lower Upnor

ME5 9FD ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Strood Rural

Windfall

0.164 ha **(** **42.7** **dph** **)** **(** **2018** **)**

**MC172272** Full 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

***MC488*** 707 Former NHS Walk in Centre 547-553 Canterbury Street Gillingham

ME7 5LF ***Permission*** 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 0 24 0 0 0 **24** 0 0

Gillingham South

Windfall

0.31 ha **(** **77.4** **dph** **)** **(** **2018** **)**

**MC200559** Full Flats (Purpose built) 0 24 0 **24** 0 0 0 **0** 0 24 0 **24** 0 24 0 0 0 **24** 0 0 Maya Al-Khalil

***MC495*** 1331 1-3 Rhode Street CHATHAM

ME4 4AL ***Permission*** 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0

River

Windfall

0.037 ha **(** **351.4** **dph** **)** **(** **2019** **)**

**MC202901** Full Conversion to Flats 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0 Mr Singh

***MC496*** 1330 21-23 New Road CHATHAM

ME4 4QJ ***Permission*** 32 0 0 **32** 0 0 0 **0** 32 0 0 **32** 0 0 0 0 0 **0** 32 0

River

Windfall

0.09 ha **(** **355.6** **dph** **)** **(** **2019** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 19 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC180715** Full Conversion to Flats 32 0 0 **32** 0 0 0 **0** 32 0 0 **32** 0 0 0 0 0 **0** 32 0 Mr Smith

***MC497*** 1344 Mountbatten House 28 Military Road CHATHAM

ME4 4JE ***Permission*** 164 0 0 **164** 0 0 0 **0** 164 0 0 **164** 0 0 164 0 0 **164** 0 0

River

Windfall

0.12 ha **(** **630.8** **dph** **)** **(** **2019** **)**

**MC203237** Full Conversion to Flats 164 0 0 **164** 0 0 0 **0** 164 0 0 **164** 0 0 164 0 0 **164** 0 0 Emma Hawkes

***MC500*** 1328 Anchorage House 47-61 High Street CHATHAM

ME4 4QG ***Permission*** 81 0 0 **81** 0 0 0 **0** 81 0 0 **81** 0 0 81 0 0 **81** 0 0

River

Windfall

0.45 ha **(** **180.0** **dph** **)** **(** **2019** **)**

**MC201625** Full Conversion to Flats 81 0 0 **81** 0 0 0 **0** 81 0 0 **81** 0 0 81 0 0 **81** 0 0 Miss Nadine James

***MC502*** 700 Pullman House 90 Corporation Street ROCHESTER

ME1 1NH ***Permission***  64 0 0 **64** 0 0 0 **0** 64 0 0 **64** 0 32 32 0 0 **64** 0 0

Rochester West

Windfall

0.21 ha **(** **320.0** **dph** **)** **(** **2019** **)**

**MC182309** Full Flats (Purpose built) 64 0 0 **64** 0 0 0 **0** 64 0 0 **64** 0 32 32 0 0 **64** 0 0 Leander Homes Ltd

***MC505*** 219 142 Napier Road Gillingham

ME7 4HG ***Permissions*** 2 0 9 **11** 0 0 0 **0** 2 0 9 **11** 0 0 2 0 0 **2** 0 0

Gillingham South

Large Site

0.45 ha **(** **11.6** **dph** **)** **(** **1997** **)**

**MC180176** Full Houses 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mr Gill

**MC210088** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 0 Mr Raj Gill

***MC506*** 1156 Former Timber Merchants and land behind 13-15 Borough Road Gillingham

ME7 4LS ***Permission*** 2 6 0 **8** 0 0 0 **0** 2 6 0 **8** 0 6 2 0 0 **8** 0 0

Gillingham South

Large Site

0.21 ha **(** **38.1** **dph** **)** **(** **1997** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 20 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC201193** Full Houses 2 6 0 **8** 0 0 0 **0** 2 6 0 **8** 0 6 2 0 0 **8** 0 0 Mr Abul Azad

***MC509*** 1340 South of Formby Terrace East of Formby Road Halling

ME2 1AP ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Cuxton and Halling

Windfall

0.326 ha **(** **15.3** **dph** **)** **(** **2019** **)**

**MC180175** Full Houses 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 DHA Planning

***MC519*** 1329 346a High Street CHATHAM

ME4 4NP ***Permissions*** 0 0 19 **19** 0 0 0 **0** 0 0 19 **19** 0 0 0 0 0 **0** 0 0

River

Windfall

0.071 ha **(** **89.2** **dph** **)** **(** **2019** **)**

**MC183299** Full Conversion to Flats 0 0 10 **10** 0 0 0 **0** 0 0 10 **10** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

**MC183670** Full Conversion to Flats 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 Mr D Konuralp

**MC193258** Full Conversion to Flats 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 0 Insight Architects

***MC523*** 1323 52 - 54 Green Street GILLINGHAM

ME7 1XA ***Permissions*** 4 0 3 **7** 0 0 0 **0** 4 0 3 **7** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.02 ha **(** **171.4** **dph** **)** **(** **2017** **)**

**MC154164** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 0 0 **0** 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 0 0 0 **0** 0 0 Mr D Brar DLM Investments Ltd

**MC200330** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 0 Mr Diljit Brar

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 21 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC200780** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 0 Mr Diljit Brar

***MC525*** 1334 179-181 Maidstone Road ROCHESTER

ME1 1SF ***Permission*** 6 0 0 **6** 1 0 0 **1** 5 0 0 **5** 0 5 0 0 0 **5** 0 0

Rochester East

Windfall

0.039 ha **(** **128.2** **dph** **)** **(** **2019** **)**

**MC190111** Full Conversion to Flats 6 0 0 **6** 1 0 0 **1** 5 0 0 **5** 0 5 0 0 0 **5** 0 0 Mr & Mrs M Swann

***MC527*** 1350 White Horse Public House The Street Stoke

ME3 9RT ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Peninsula

Windfall

0.18 ha **(** **27.8** **dph** **)** **(** **2006** **)**

**MC210192** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Mr Anthony Martin

***MC531*** 1183 R/O 30-40 High Street Britton Farm Car Park Jeffery Street Gillingham

ME7 1DE ***Permission*** 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 44 0 0 0 0 **44** 0 0

Gillingham North

Windfall

0.16 ha **(** **275.0** **dph** **)** **(** **2019** **)**

**MC190008** Full Flats (Purpose built) 0 44 0 **44** 0 0 0 **0** 0 44 0 **44** 44 0 0 0 0 **44** 0 0 Medway Development Co Ltd

***MC532*** 249 London Road Rainham

ME8 6YR ***Permissions*** 0 7 0 **7** 0 0 0 **0** 0 7 0 **7** 0 7 0 0 0 **7** 0 0

Rainham Central

Windfall

0.12 ha **(** **29.2** **dph** **)** **(** **2020** **)**

**MC191964** Full Conversion to Flats 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 0 6 0 0 0 **6** 0 0 Mr A Kandelia

**MC203159** 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 Amit Kandelia

***MC533*** 1326 224-228 Nelson Road Gillingham

ME7 4LU ***Permission*** 1 0 4 **5** 0 0 0 **0** 1 0 4 **5** 0 0 0 0 0 **0** 0 0

Gillingham South

Windfall

0.06 ha **(** **83.3** **dph** **)** **(** **2011** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 22 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC161505** Full Conversion to Flats 1 0 4 **5** 0 0 0 **0** 1 0 4 **5** 0 0 0 0 0 **0** 0 0 Mr H Chakkar

***MC536*** 72-75 Maida Road & 1-7 Alfred Close Luton

ME4 5EE ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Luton and Wayfield

Windfall

0.11 ha **(** **45.5** **dph** **)** **(** **2020** **)**

**MC190286** Full Flats (Purpose built) 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 MHS

***MC537*** 39 part The former Dog and Bone 21 Jeffery Street Gillingham

ME7 1DE ***Permission*** 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 24 0 0 0 **24** 0 0

Gillingham North

Windfall

0.15 ha **(** **160.0** **dph** **)** **(** **2020** **)**

**MC182448** Full Flats (Purpose built) 24 0 0 **24** 0 0 0 **0** 24 0 0 **24** 0 24 0 0 0 **24** 0 0 Architectural Design Point Ltd

***MC538*** 868 Unit 1-2 New Cut Industrial Centre New Cut Chatham

ME4 6AD ***Permission*** 35 0 0 **35** 0 0 0 **0** 35 0 0 **35** 0 0 0 0 0 **0** 35 0

River

Windfall

0.181 ha **(** **193.4** **dph** **)** **(** **2020** **)**

**MC180092** Full Flats (Purpose built) 35 0 0 **35** 0 0 0 **0** 35 0 0 **35** 0 0 0 0 0 **0** 35 0 Barton Willmore

***MC540*** 956 Shipwrights Arms 44-45 Hills Terrace Chatham

ME4 6PX ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 0 **0** 5 0

Chatham Central

Windfall

0.026 ha **(** **192.3** **dph** **)** **(** **2010** **)**

**MC191336** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 0 0 **0** 5 0 Mr Waliur Rahman Chowdhury

***MC542*** Land adj 18 Hampshire Close Chatham

ME5 7SG ***Permission*** 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

Princes Park

Windfall

0.19 ha **(** **47.4** **dph** **)** **(** **2020** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 23 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC190215** Full Flats (Purpose built) 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 MHS

***MC545*** 4a Luton Road Luton

ME4 5AA ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0

Luton and Wayfield

Windfall

0.018 ha **(** **388.9** **dph** **)** **(** **2018** **)**

**MC181666** Full Conversion to Flats 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Mr Omar Devici

***MC546*** Cambridge House 1 Cambridge Terrace CHATHAM

ME4 4RG ***Permission*** 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0

River

Windfall

0.03 ha **(** **433.3** **dph** **)** **(** **2020** **)**

**MC202905** Full Conversion to Flats 13 0 0 **13** 0 0 0 **0** 13 0 0 **13** 0 0 13 0 0 **13** 0 0 Mr Phillip Matthewman

***MC547*** R/o 12 New Rd Ave Gundulph Road Chatham

ME4 6BB ***Permission*** 10 0 0 **10** 0 0 0 **0** 10 0 0 **10** 0 10 0 0 0 **10** 0 0

River

Windfall

0.045 ha **(** **222.2** **dph** **)** **(** **2020** **)**

**MC183209** Full Flats (Purpose built) 10 0 0 **10** 0 0 0 **0** 10 0 0 **10** 0 10 0 0 0 **10** 0 0 Cheffins Planning & Development

***MC548*** 73 High Street Chatham

ME4 4EE ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0

River

Windfall

0.0125 ha **(** **480.0** **dph** **)** **(** **2004** **)**

**MC183379** Full Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 6 0 0 0 **6** 0 0 Insight Architects

***MC550*** 822 Bardell Terrace Rochester

ME1 1NG ***Permission*** 331 0 0 **331** 0 0 0 **0** 331 0 0 **331** 0 0 74 107 150 **331** 0 0

River

Windfall

4 ha **(** **82.8** **dph** **)** **(** **2020** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 24 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC190038** Full Flats (Purpose built) 331 0 0 **331** 0 0 0 **0** 331 0 0 **331** 0 0 74 107 150 **331** 0 0 Quinn Estates Ltd & Classicus Ltd

***MC551*** Land rear of British Pilot Hotel Avery Way Allhallows

ME3 9QW ***Permissions*** 6 6 0 **12** 0 0 0 **0** 6 6 0 **12** 0 6 1 5 0 **12** 0 0

Peninsula

Windfall

0.34 ha **(** **24.5** **dph** **)** **(** **2020** **)**

**MC210921** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0 Miss Brie Foster Peacock + Smith

***MC553*** 33 Richard Street CHATHAM

ME4 4AH ***Permission*** 4 5 0 **9** 0 0 0 **0** 4 5 0 **9** 5 4 0 0 0 **9** 0 0

River

Windfall

0.023 ha **(** **391.3** **dph** **)** **(** **2007** **)**

**MC191074** Full Conversion to Flats 4 5 0 **9** 0 0 0 **0** 4 5 0 **9** 5 4 0 0 0 **9** 0 0 Invent Architecture Ltd

***MC555*** 3 John Street ROCHESTER

ME1 1YL ***Permission*** 0 0 8 **8** 0 0 0 **0** 0 0 8 **8** 0 0 0 0 0 **0** 0 0

Rochester East

Windfall

0.09 ha **(** **88.9** **dph** **)** **(** **2020** **)**

**MC191301** Full Houses 0 0 8 **8** 0 0 0 **0** 0 0 8 **8** 0 0 0 0 0 **0** 0 0 Gregory Bunce

***MC556*** 4, 16, 20 and 22 High Street Rainham

ME8 7JE ***Permission*** 0 55 0 **55** 0 4 0 **4** 0 51 0 **51** 0 51 0 0 0 **51** 0 0

Rainham Central

Windfall

0.47 ha **(** **104.1** **dph** **)** **(** **2020** **)**

**MC201531** Full Flats (Purpose built) 0 55 0 **55** 0 4 0 **4** 0 51 0 **51** 0 51 0 0 0 **51** 0 0 Churchill Retirement Living Ltd

***MC558*** 76 Station Road Rainham

ME8 7PJ ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 0 8 0 **8** 0 0

Rainham North

Windfall

0.056 ha **(** **142.9** **dph** **)** **(** **2020** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 25 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC190298** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 0 8 0 **8** 0 0 Mr Gary Harrison

***MC560*** Hawthorn Clinic Hawthorn Road Strood

ME2 2HU ***Permission*** 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0

Strood South

Windfall

0.11 ha **(** **81.8** **dph** **)** **(** **2020** **)**

**MC192540** Full Flats (Purpose built) 0 0 9 **9** 0 0 0 **0** 0 0 9 **9** 0 0 0 0 0 **0** 0 0 Mandeep Shoker

***MC564*** South of 1 Lyra Close Rainham

ME8 0EJ ***Permission*** 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0

Rainham Central

Windfall

0.16 ha **(** **37.5** **dph** **)** **(** **2020** **)**

**MC191770** Full Houses 0 0 6 **6** 0 0 0 **0** 0 0 6 **6** 0 0 0 0 0 **0** 0 0 The Deborah Patience Will Trust

***MC565*** 55 Marlborough Road Gillingham

ME7 5HB ***Permission*** 0 31 0 **31** 0 0 0 **0** 0 31 0 **31** 31 0 0 0 0 **31** 0 0

Gillingham South

Windfall

0.14 ha **(** **221.4** **dph** **)** **(** **2020** **)**

**MC191369** Full Flats (Purpose built) 0 31 0 **31** 0 0 0 **0** 0 31 0 **31** 31 0 0 0 0 **31** 0 0 Mr O Boran

***MC567*** 159-161 High Street CHATHAM

ME4 4BA ***Permission***  0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0

River

Windfall

0.0787 ha **(** **114.4** **dph** **)** **(** **2020** **)**

**MC193050** Full Conversion to Flats 0 9 0 **9** 0 0 0 **0** 0 9 0 **9** 9 0 0 0 0 **9** 0 0 Synergy

***MC568*** Garages adj to Lynsted Road Twydall

ME8 6LT ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Twydall

Windfall

0.149 ha **(** **33.6** **dph** **)** **(** **2020** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 26 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC193104** Full Houses 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 HMY

***MC570*** 759 Car Park Whiffens Avenue Chatham

ME4 4TR ***Permission*** 0 115 0 **115** 0 0 0 **0** 0 115 0 **115** 115 0 0 0 0 **115** 0 0

River

Windfall

0.56 ha **(** **205.4** **dph** **)** **(** **2020** **)**

**MC182406** Full Flats (Purpose built) 0 115 0 **115** 0 0 0 **0** 0 115 0 **115** 115 0 0 0 0 **115** 0 0 Medway Development Company

***MC571*** 272-274 Luton Road Luton

ME4 5BU ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Luton and Wayfield

Windfall

0.035 ha **(** **171.4** **dph** **)** **(** **2021** **)**

**MC192949** Outline Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Ubique Architects

***MC572*** 24 Gun Lane Strood

ME2 4UJ ***Permission***  8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North

Windfall

0.0322 ha **(** **266.7** **dph** **)** **(** **2022** **)**

**MC210675** Full Flats (Purpose built) 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 PR2 Developments Limited

***MC576*** 55 Green Street GILLINGHAM

ME7 1AE ***Permission*** 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 0

Gillingham South

Windfall

0.03 ha **(** **100.0** **dph** **)** **(** **2018** **)**

**MC192743** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 0 Tudor Agencies

***MC577*** 1135 Garage Site Rear of 23-29 Seagull Road Strood

ME2 2SQ ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0

Strood South

Windfall

0.167 ha **(** **71.9** **dph** **)** **(** **2021** **)**

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 27 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC201192** Full Flats (Purpose built) 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 0 12 0 0 **12** 0 0 mhs c/o Mr Craig Dobson

RDA Consulting Architects

***MC579*** 11 Railway Street GILLINGHAM

ME7 1XF ***Permission*** 0 5 0 **5** 0 1 0 **1** 0 4 0 **4** 4 0 0 0 0 **4** 0 0

Gillingham North

Windfall

0.03 ha **(** **133.3** **dph** **)** **(** **2021** **)**

**MC200817** Full Conversion to Flats 0 5 0 **5** 0 1 0 **1** 0 4 0 **4** 4 0 0 0 0 **4** 0 0 Mr D Konuralp

***MC582*** The Westcourt Arms 172 Canterbury Street GILLINGHAM

ME7 5UL ***Permissions*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0

Gillingham South

Windfall

0.0475 ha **(** **94.7** **dph** **)** **(** **2021** **)**

**MC193161** Full Conversion to Flats 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 7 0 0 **7** 0 0 Mr D Konuralp

**MC202484** 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 Konuralp

***MC583*** 2-4 Canterbury Street GILLINGHAM

ME7 5TW ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Gillingham South

Windfall

0.02 ha **(** **300.0** **dph** **)** **(** **2021** **)**

**MC202108** Full Conversion to Flats 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Mr John Collins

***MC586*** Former Victoria Cross Public House 614 Lordswood Lane Lordswood

ME5 8QX ***Permission*** 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0

Walderslade

Windfall

0.2 ha **(** **40.0** **dph** **)** **(** **2021** **)**

**MC193109** Full Flats (Purpose built) 0 8 0 **8** 0 0 0 **0** 0 8 0 **8** 8 0 0 0 0 **8** 0 0 Mr Matthew Hannon

***MC589*** 26-36 Ivy Street Rainham

ME8 8BE ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Rainham North

Windfall

***MC590*** 107 Station Road Rainham

ME8 7SE ***Permission***  0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0

Rainham North

0.025 ha **(** **2022** **)** Small Site

**MC211551** Full Mainly Houses 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 Mr Gary Harrison

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 28 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.075 ha **(** **66.7** **dph** **)** **(** **2020** **)**

**MC200827** Full Houses 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Lynsted Developments Ltd

***MC592*** Garden Service Station Frindsbury Hill Wainscott

ME2 4JR ***Permission*** 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0

Strood North

Windfall

0.08 ha **(** **75.0** **dph** **)** **(** **2021** **)**

**MC202861** Outline Flats (Purpose built) 6 0 0 **6** 0 0 0 **0** 6 0 0 **6** 0 0 6 0 0 **6** 0 0 Mr Gregory Bunce

***MC593*** 25a Frindsbury Road Frindsbury

ME2 4TA ***Permission*** 6 0 0 **6** 2 0 0 **2** 4 0 0 **4** 0 4 0 0 0 **4** 0 0

Strood North

Windfall

0.0145 ha **(** **266.7** **dph** **)** **(** **2021** **)**

**MC201318** Full Flats (Purpose built) 6 0 0 **6** 2 0 0 **2** 4 0 0 **4** 0 4 0 0 0 **4** 0 0 Mr Amrik Singh

***MC594*** Prince Regent House Quayside Chatham Maritime

ME4 4QZ ***Permission*** 27 0 0 **27** 0 0 0 **0** 27 0 0 **27** 0 27 0 0 0 **27** 0 0

River

Windfall

0.23 ha **(** **117.4** **dph** **)** **(** **2021** **)**

**MC200613** Full Conversion to Flats 27 0 0 **27** 0 0 0 **0** 27 0 0 **27** 0 27 0 0 0 **27** 0 0 Mr Daniel Joint

***MC595*** 180 High Street CHATHAM

ME4 4AS ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

River

Windfall

0.01 ha **(** **500.0** **dph** **)** **(** **2021** **)**

**MC200901** Full Conversion to Flats 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 T Has

***MC597*** 144 St Bartholomews Hospital New Road Rochester

ME1 1DS ***Permission*** 69 86 0 **155** 0 0 0 **0** 69 86 0 **155** 86 48 21 0 0 **155** 0 0

River

Windfall

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 29 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

1.17 ha **(** **142.2** **dph** **)** **(** **2021** **)**

**MC192709** Full Mainly Flats 69 86 0 **155** 0 0 0 **0** 69 86 0 **155** 86 48 21 0 0 **155** 0 0 Miss Kate Goldie

***MC598*** 1146 Royal Sovereign House Quayside Chatham

ME4 4QU ***Permission*** 0 45 0 **45** 0 0 0 **0** 0 45 0 **45** 45 0 0 0 0 **45** 0 0

River

Windfall

0.42 ha **(** **107.1** **dph** **)** **(** **2021** **)**

**MC212253** Full Conversion to Flats 0 45 0 **45** 0 0 0 **0** 0 45 0 **45** 45 0 0 0 0 **45** 0 0 Joint Base Limited

***MC599*** 226 Hempstead Road Hempstead

ME7 3QG ***Permission*** 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0

Hempstead and Wigmore

Windfall

0.063 ha **(** **79.4** **dph** **)** **(** **2021** **)**

**MC202699** Full Conversion to Flats 0 0 5 **5** 0 0 0 **0** 0 0 5 **5** 0 0 0 0 0 **0** 0 0 M Corbett

***MC600*** Hallwood House Kestrel Road Lordswood

ME5 8TQ ***Permission*** 46 0 0 **46** 29 0 0 **29** 17 0 0 **17** 0 0 17 0 0 **17** 0 0

Lordswood and Capstone

Windfall

0.27 ha **(** **63.0** **dph** **)** **(** **2021** **)**

**MC200221** Full Sheltered Housing 46 0 0 **46** 29 0 0 **29** 17 0 0 **17** 0 0 17 0 0 **17** 0 0 Mr Oliver Morse

***MC601*** 22 & 24 St Marys Road Strood

ME2 4DF ***Permission*** 8 0 0 **8** 2 0 0 **2** 6 0 0 **6** 0 6 0 0 0 **6** 0 0

Strood North

Windfall

0.025 ha **(** **240.0** **dph** **)** **(** **2021** **)**

**MC202783** Full Conversion to Flats 8 0 0 **8** 2 0 0 **2** 6 0 0 **6** 0 6 0 0 0 **6** 0 0 Mr Nigel Timon

***MC602*** 1269 Holly Lodge & Tudor Lodge Chattenden Lane Chattenden

ME3 8NL ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 3 3 3 0 **9** 0 0

Strood Rural

Windfall

***Previously developed land***

***13 September 2022*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 30 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.81 ha **(** **11.1** **dph** **)** **(** **2021** **)**

**MC201471** Full Houses 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 3 3 3 0 **9** 0 0 Mr N. Herbert & Mr & Mrs Herbert

***MC603*** 853 97- 111 Rainham Road Gillingham

ME7 5NQ ***Permission*** 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0

Gillingham South

Windfall

0.24 ha **(** **50.0** **dph** **)** **(** **2021** **)**

**MC192446** Outline Flats (Purpose built) 12 0 0 **12** 0 0 0 **0** 12 0 0 **12** 0 12 0 0 0 **12** 0 0 Dr A Jha

***MC604*** 352 Land adjacent to Balancing Pond St Andrews Park Halling

ME2 1AW ***Permission*** 88 0 0 **88** 0 0 0 **0** 88 0 0 **88** 0 0 0 0 0 **0** 88 0

Cuxton and Halling

Windfall

0.326 ha **(** **269.9** **dph** **)** **(** **2009** **)**

**MC190994** Full Flats (Purpose built) 88 0 0 **88** 0 0 0 **0** 88 0 0 **88** 0 0 0 0 0 **0** 88 0 Rapport Housing Care and A N

Development

***MC605*** 726 St Clements House Corporation Street Rochester

ME1 1NL ***Permission*** 44 0 0 **44** 21 0 0 **21** 23 0 0 **23** 0 23 0 0 0 **23** 0 0

Rochester West

Windfall

0.27 ha **(** **85.2** **dph** **)** **(** **2021** **)**

**MC200932** Full Flats (Purpose built) 44 0 0 **44** 21 0 0 **21** 23 0 0 **23** 0 23 0 0 0 **23** 0 0 Kate Goldie

***MC606*** 2 North Street Strood

ME2 4SH ***Permission*** 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0

Strood North

Windfall

0.03 ha **(** **166.7** **dph** **)** **(** **2021** **)**

**MC203169** Full Flats (Purpose built) 0 5 0 **5** 0 0 0 **0** 0 5 0 **5** 5 0 0 0 0 **5** 0 0 Mr Joe Alderman

***MC612*** Chatham House 14 New Road Chatham

ME4 4QR ***Permission*** 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 0 7 0 **7** 0 0

Chatham Central

Windfall

***Previously developed land***

***13 September 2022*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 31 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.04 ha **(** **175.0** **dph** **)** **(** **2022** **)**

**MC211899** Full Conversion to Flats 7 0 0 **7** 0 0 0 **0** 7 0 0 **7** 0 0 0 7 0 **7** 0 0 Mr P Deoclises

***MC614*** 1-4 Eastgate Court Rochester

ME1 1EU ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Rochester West

Windfall

0.042 ha **(** **119.0** **dph** **)** **(** **2022** **)**

**MC202815** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 M Singh

***MC615*** 287-289 High Street Chatham

ME4 4BN ***Permission*** 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0

River

Windfall

0.02 ha **(** **450.0** **dph** **)** **(** **2022** **)**

**MC210603** Full Conversion to Flats 9 0 0 **9** 0 0 0 **0** 9 0 0 **9** 0 0 9 0 0 **9** 0 0 A Naseeri

***MC616*** 39 Railway Street Chatham

ME4 4RH ***Permission*** 2 3 0 **5** 0 0 0 **0** 2 3 0 **5** 5 0 0 0 0 **5** 0 0

River

Windfall

0.03 ha **(** **166.7** **dph** **)** **(** **2022** **)**

**MC210503** Full Conversion to Flats 2 3 0 **5** 0 0 0 **0** 2 3 0 **5** 5 0 0 0 0 **5** 0 0 M Panesar

***MC617*** Charwood 239 Walderslade Road Walderslade

ME5 0NQ ***Permission*** 3 2 0 **5** 1 0 0 **1** 2 2 0 **4** 2 0 2 0 0 **4** 0 0

Walderslade

Windfall

0.16 ha **(** **25.0** **dph** **)** **(** **2022** **)**

**MC210903** Full Houses 3 2 0 **5** 1 0 0 **1** 2 2 0 **4** 2 0 2 0 0 **4** 0 0 Christopher Holroyd

***MC619*** 100- 110 High Street Strood

ME2 4TS ***Permission*** 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Strood North

Windfall

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 32 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

0.07 ha **(** **114.3** **dph** **)** **(** **2022** **)**

**MC210370** Full Conversion to Flats 8 0 0 **8** 0 0 0 **0** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Joe Alderman

***MC620*** 886 4 Fox Street & 5-7 Mill Road GILLINGHAM

ME7 1HL ***Permission*** 22 0 0 **22** 0 0 0 **0** 22 0 0 **22** 0 0 0 22 0 **22** 0 0

Gillingham North

Windfall

0.09 ha **(** **244.4** **dph** **)** **(** **2022** **)**

**MC202541** Full Flats (Purpose built) 22 0 0 **22** 0 0 0 **0** 22 0 0 **22** 0 0 0 22 0 **22** 0 0 Mr O Kocak

***MC622*** Doctors Surgery 19 Railway Street Gillingham

ME7 1XQ ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0

Gillingham North

Windfall

0.04 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC213111** Full Conversion to Flats 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0 Dr S Bhasme

***MC625*** 22-32 Canterbury Street GILLINGHAM

ME7 5TX ***Permission*** 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 0 14 0 **14** 0 0

Gillingham South

Windfall

0.08 ha **(** **175.0** **dph** **)** **(** **2022** **)**

**MC210993** Full Flats (Purpose built) 14 0 0 **14** 0 0 0 **0** 14 0 0 **14** 0 0 0 14 0 **14** 0 0 Mr Joe Selby

***MC626*** 60-64 Canterbury Street GILLINGHAM

ME7 5UJ ***Permissions*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 0 5 0 **5** 0 0

Gillingham South

Windfall

0.02 ha **(** **125.0** **dph** **)** **(** **2022** **)**

**MC211017** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 3 0 **3** 0 0 Tina Mcfadzean Insight Architects

**MC211035** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 0 Tina McFadzean Insight Architects

***MC627*** 1284 Pampa House Station Road Rainham

ME8 7UF ***Permission*** 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0

Rainham North

***Previously developed land***

***13 September 2022*** ***Table 4, Section 3: Residential land availability for large sites*** ***Page 33 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

Windfall

0.22 ha **(** **22.7** **dph** **)** **(** **2022** **)**

**MC211108** Full Houses 5 0 0 **5** 0 0 0 **0** 5 0 0 **5** 0 0 5 0 0 **5** 0 0 Mr Bhupinder Binning

***MC628*** 26 Longley Road Rainham

ME8 7RT ***Permission*** 9 0 0 **9** 1 0 0 **1** 8 0 0 **8** 0 0 8 0 0 **8** 0 0

Rainham North

Windfall

0.07 ha **(** **114.3** **dph** **)** **(** **2022** **)**

**MC211923** Outline Flats (Purpose built) 9 0 0 **9** 1 0 0 **1** 8 0 0 **8** 0 0 8 0 0 **8** 0 0 Mr Gary Knight

***MC629*** 295 High Street Rainham

ME8 8DS ***Permission*** 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0

Rainham South

Windfall

0.066 ha **(** **90.9** **dph** **)** **(** **2022** **)**

**MC210350** Full Flats (Purpose built) 0 6 0 **6** 0 0 0 **0** 0 6 0 **6** 6 0 0 0 0 **6** 0 0 Ms J Bond

***MC630*** Kingdom Hall Bloors Lane Rainham

ME8 7DS ***Permission*** 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0

Twydall

Windfall

0.7 ha **(** **28.6** **dph** **)** **(** **1997** **)**

**MC202696** Full Houses 20 0 0 **20** 0 0 0 **0** 20 0 0 **20** 0 0 20 0 0 **20** 0 0 Wakes Steames Ltd Graham Wakeman

***MC635*** Canada House Barnsole Road Gillingham

ME7 4JL ***Permission*** 21 0 0 **21** 0 0 0 **0** 21 0 0 **21** 0 0 0 21 0 **21** 0 0

Watling

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 34 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

Windfall

0.38 ha **(** **55.3** **dph** **)** **(** **2022** **)**

**MC212015** Full Conversion to Flats 21 0 0 **21** 0 0 0 **0** 21 0 0 **21** 0 0 0 21 0 **21** 0 0 Mr Qasim Shah

***MC636*** 0757 Land Bounded by the Brook Car Park Queen Street Chatham

ME4 4 ***Permission*** 179 0 0 **179** 0 0 0 **0** 179 0 0 **179** 0 0 0 179 0 **179** 0 0

River

Windfall

0.7 ha **(** **255.7** **dph** **)** **(** **2022** **)**

**MC202782** Full Flats (Purpose built) 179 0 0 **179** 0 0 0 **0** 179 0 0 **179** 0 0 0 179 0 **179** 0 0 Creval Ltd

***MC637*** 1332 9-11 The Brook Chatham

ME4 4LG ***Permission*** 0 0 0 **0** 0 0 8 **8** 0 0 -8 **-8** 0 0 8 0 0 **8** 0 0

River

Windfall

0.06 ha **(** **-133.3** **dph** **)** **(** **2013** **)**

**MC173836** Full Conversion to Flats 0 0 0 **0** 0 0 8 **8** 0 0 -8 **-8** 0 0 8 0 0 **8** 0 0 Mr G Peters

***ME254*** 90 Strood Riverside North Canal Road Strood

ME2 4DR ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Strood North

Allocation

3.37 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME293*** 515 Rochester Riverside Corporation Street Rochester

ME1 ***Permissions***  888 181 404 **1473** 0 0 0 **0** 888 181 404 **1473** 127 145 154 175 125 **726** 343 0

River

Large Site

34.68 ha **(** **67.4** **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 Ms D Healy The Hyde Group

**MC172333** Other Major Mixed Dwelling Types 787 181 331 **1299** 0 0 0 **0** 787 181 331 **1299** 127 44 154 175 125 **625** 343 0 Countryside Properties & The Hyde

Group

**MC211530** Reserved Matters Flats (Purpose built) 101 0 0 **101** 0 0 0 **0** 101 0 0 **101** 0 101 0 0 0 **101** 0 0 Anchor Hanover

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 35 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

***ME375*** 90 Commissioners Road Strood

ME2 4 ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

Strood North

Allocation

1.31 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME386*** 100 328-338 and 342-344 High Street Rochester

ME1 1BT ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.21 ha **(** **0.0** **dph** **)** **(** **1997** **)**

***ME403*** 524 Southern Water Site Capstone Road Chatham

ME5 7QA ***Permission***  0 97 13 **110** 0 0 0 **0** 0 97 13 **110** 69 28 0 0 0 **97** 0 0

Luton and Wayfield

Large Site

2.9 ha **(** **54.2** **dph** **)** **(** **1999** **)**

**MC142737** Full Mixed Dwelling Types 0 97 13 **110** 0 0 0 **0** 0 97 13 **110** 69 28 0 0 0 **97** 0 0 Brooke Homes

***ME407*** 102 Gray's Garage High Street Chatham

ME4 4EN ***Allocation*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

River

Allocation

0.23 ha **(** **0.0** **dph** **)** **(** **1999** **)**

***ME413*** 685 Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood

ME2 2BA ***Permissions***  388 8 224 **620** 0 0 0 **0** 388 8 224 **620** 8 18 64 40 10 **140** 0 0

Strood South

Large Site

70.48 ha **(** **32.6** **dph** **)** **(** **1999** **)**

**MC160600** Reserved Matters Mixed Dwelling Types 0 0 190 **190** 0 0 0 **0** 0 0 190 **190** 0 0 0 0 0 **0** 0 0 Redrow Homes Ltd

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 36 of 37***

***Site***  ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***  ***10-15***

***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*** ***Developer***

**MC174034** Full Mixed Dwelling Types 0 8 34 **42** 0 0 0 **0** 0 8 34 **42** 8 0 0 0 0 **8** 0 0 Redrow

**MC20090417** Outline Mixed Dwelling Types 388 0 0 **388** 0 0 0 **0** 388 0 0 **388** 0 18 64 40 10 **132** 0 0 Lafarge Cement UK

**Summary** ***Permissions*** 6278 1680 4236 **12194** 58 6 30 **94** 6228 1679 4206 **12113** 1280 1320 1586 992 861 **6039** 1499 80

***Allocations*** 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 0

***TOTAL*** 6278 1680 4236 **12194** 58 6 30 **94** 6228 1679 4206 **12113** 1280 1320 1586 992 861 **6039** 1499 80

*\* '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*

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 allocations and 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.

***Previously developed land***

***Table 4, Section 3: Residential land availability for large sites*** ***Page 37 of 37***

## Section 4: Residential land availability for small sites at 31 March 2022

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

**Greenfield land**

***SMC0607*** Farm Buildings Dean Farm Bush Road Cuxton

ME2 1HW ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Cuxton and Halling

0.29 ha **(** **2003** **)** Small Site

**MC103543** Full Conversion to Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Light

***SMC1627*** Land known as 23,25,29 View Road Cliffe Woods

ME3 8JQ ***Permissions***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Strood Rural

0.3 ha **(** **2011** **)** Small Site

**MC142087** Reserved Matters Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ms Smith

**MC142472** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Ms A Smith

***SMC1654*** Fenn House Farm Fenn Street St Mary Hoo

ME3 8QT ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Peninsula

0.0473 ha **(** **2019** **)** Small Site

**MC191044** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Poundsaver

***SMC1715*** 73 Carnation Road Strood

ME2 2YF ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Strood South

0.17 ha **(** **2012** **)** Small Site

**MC191279** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Synergy

***SMC1768*** Land between Hoo Swimming Pool and 163 Main Road Hoo

ME3 9EY ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Peninsula

0.146 ha **(** **2012** **)** Small Site

**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

***SMC1872*** 153 Maidstone Road Chatham

ME4 6JE ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester South and Horsted

0.118 ha **(** **2013** **)** Small Site

**MC161173** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Patpatia

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 1 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC1970*** Land to the rear of 40 Birling Avenue Rainham

ME8 7EY ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham North

0.055 ha **(** **2017** **)** Small Site

**MC162802** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 KM Partnership Ltd

***SMC1984*** Land adjacent to 28 Cunningham Crescent Chatham

ME5 0ES ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.026 ha **(** **2005** **)** Small Site

**MC171814** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 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 0 0 0 0 **0** 1

Luton and Wayfield

0.009 ha **(** **2016** **)** Small Site

**MC151589** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr A Lall

***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 0 0 0 **0** 1

Chatham Central

0.017 ha **(** **2015** **)** Small Site

**MC140457** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr Zhu

***SMC2152*** Land rear of 23 Chapel Road Grain

ME3 0BQ ***Permission***  0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0

Peninsula

0.068 ha **(** **2019** **)** Small Site

**MC171601** Full Mainly Houses 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 Carter Land and Development

***SMC2159*** Land adjacent to 2 Dargets Road Walderslade

ME5 8BH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Walderslade

0.027 ha **(** **2017** **)** Small Site

**MC153826** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr S Cooper

***SMC2224*** Land adj to 1 Parsonage Cottages The Street Stoke

ME3 9RT ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 0 2 0 0 **2** 0

Peninsula

0.086 ha **(** **2017** **)** Small Site

**MC165140** Outline Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 0 2 0 0 **2** 0 The Church Commissioners for England

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 2 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2244*** 598 Mierscourt Road Rainham

ME8 8RQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Rainham South

0.08 ha **(** **2018** **)** Small Site

**MC170163** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr Singh Shergill

***SMC2255*** Court Lodge Riggal Court Bush Road Cuxton

ME2 1HB ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Cuxton and Halling

0.04 ha **(** **2018** **)** Small Site

**MC173333** Full Houses 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Castle

***SMC2287*** Land adjacent 11 Wedgewood Drive Chatham

ME5 0LD ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.011 ha **(** **2018** **)** Small Site

**MC172001** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr McCall

***SMC2288*** South View Sharnal Street High Halstow

ME3 8QR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0

Peninsula

0.12 ha **(** **2018** **)** Small Site

**MC183295** Reserved Matters Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr P Lorriman

***SMC2308*** Land rear of 56-60 Town Road Cliffe Woods

ME3 8JJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.066 ha **(** **2018** **)** Small Site

**MC200399** Full Bungalows 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mrs Natalie Blackshaw

Design United

***SMC2318*** 298 Darnley Road Strood

ME2 2UP ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Strood South

0.017 ha **(** **2003** **)** Small Site

**MC190429** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 5 Arches Design & Planning

***SMC2339*** 193 Princes Avenue Walderslade

ME5 8AR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 1 0 0 0 0 **1** 0

Princes Park

0.056 ha **(** **2018** **)** Small Site

**MC181411** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 1 0 0 0 0 **1** 0 Mr M Butler

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 3 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2380*** 101-103 Shakespeare Road Gillingham

ME7 5QJ ***Permissions***  0 0 1 **1** 0 0 1 **1** 0 0 0 **0** 0 0 0 0 0 **0** 0

Gillingham South

0.18 ha **(** **2019** **)** Small Site

**MC211843** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Danny Birkby

***SMC2387*** 37 Pepys Way Strood

ME2 3LJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North

0.1 ha **(** **2019** **)** Small Site

**MC200001** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 MS Jewsbury

***SMC2392*** 44 Station Road Cliffe

ME3 7RX ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.07 ha **(** **2019** **)** Small Site

**MC192555** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mark Carter Design

***SMC2400*** Beechcroft Capstone Road Chatham

ME7 3JF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Hempstead and Wigmore

0.2 ha **(** **2019** **)** Small Site

**MC182171** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr A Thrussle

***SMC2409*** 89 Maidstone Road Rainham

ME8 0DR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham Central

0.009 ha **(** **2021** **)** Small Site

**MC201782** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Palvinder Philora

***SMC2410*** 46 Nares Road Parkwood

ME8 9RG ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South

0.01 ha **(** **2020** **)** Small Site

**MC192706** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr J Devereux

***SMC2438*** 122 Ploughmans Way Rainham

ME8 8LP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham South

0.01 ha **(** **2020** **)** Small Site

**MC191915** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Matthew Anderson

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 4 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2479*** Land between 18 & 20 Alamein Avenue Chatham

ME5 0HZ ***Permission***  0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0

Luton and Wayfield

0.14 ha **(** **2020** **)** Small Site

**MC212750** Full Houses 0 4 0 **4** 0 0 0 **0** 0 4 0 **4** 4 0 0 0 0 **4** 0 Mr Chella. Thiruchelvam

***SMC2487*** Land rear of Walnut Tree Farm Grain Road Lower Stoke

ME3 9RE ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 3 **3** 0

Peninsula

0.16 ha **(** **2020** **)** Small Site

**MC183347** Full Bungalows 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 3 **3** 0 Mrs D Macdonald

***SMC2488*** Land adjacent 1 Marshgate Cottages Main Road Cooling

ME3 8DJ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Peninsula

0.03 ha **(** **2020** **)** Small Site

**MC183545** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Messrs Filmer and Milner

***SMC2508*** 1 Concord Avenue Chatham

ME5 9TR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester South and Horsted

0.02 ha **(** **2020** **)** Small Site

**MC202817** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 MR Stefan Becconsall

***SMC2533*** Land adj 3 Swingate Avenue Cliffe

ME3 7QZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood Rural

0.0168 ha **(** **2020** **)** Small Site

**MC191941** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr C Brian

***SMC2553*** 10 Salisbury Avenue Rainham

ME8 0BH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham Central

0.027 ha **(** **2020** **)** Small Site

**MC193286** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Patrick Durr Associates

***SMC2555*** Fronting King Edward Road 120 Maidstone Road Chatham

ME4 6DQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.0247 ha **(** **2021** **)** Small Site

**MC192535** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mark Carter Design

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 5 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2557*** Rear of 172-176 Maidstone Road Chatham

ME4 6EN ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rochester South and Horsted

0.06 ha **(** **2021** **)** Small Site

**MC201070** Full Bungalows 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Matthew Phillips

***SMC2562*** 6 Columbine Road Strood

ME2 2XZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood South

0.018 ha **(** **2020** **)** Small Site

**MC210497** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Lloyd & Charlotte Hume

***SMC2563*** Land rear of 263-269 High Street Chatham

ME4 4BZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.05 ha **(** **2020** **)** Small Site

**MC193314** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Hertfield Planning Service

***SMC2565*** 69 Hawthorn Road Strood

ME2 2HP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood South

0.022 ha **(** **2022** **)** Small Site

**MC201112** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Kent Design Partnership-Architect

***SMC2577*** 14 Stanford Way Cuxton

ME2 1LL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Cuxton and Halling

0.04 ha **(** **2021** **)** Small Site

**MC201954** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr John Liddiard

***SMC2579*** 31 Swallow Rise Chatham

ME5 7PR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Princes Park

0.021 ha **(** **2021** **)** Small Site

**MC200774** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Tony Hawkins

Coteq Ltd

***SMC2582*** The Prince of Wales 90 Cecil Road Rochester

ME1 2HS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester East

0.16 ha **(** **2022** **)** Small Site

**MC200216** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Terry Hill

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 6 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2586*** 10 Nashenden Lane Borstal

ME1 3JQ ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rochester West

0.07 ha **(** **2021** **)** Small Site

**MC201295** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Martin Potts

Martin Potts Associates

***SMC2594*** 19 Chattenden Lane Chattenden

ME3 8LE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood Rural

0.0395 ha **(** **2021** **)** Small Site

**MC191897** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mrs Chadwick

***SMC2603*** 9 View Road Cliffe Woods

ME3 8JQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.081 ha **(** **2021** **)** Small Site

**MC211584** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr & Mrs Reilly

***SMC2609*** 62 Commissioners Road Strood

ME2 4EB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.03 ha **(** **2021** **)** Small Site

**MC202035** Outline Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Victor Haywood

***SMC2610*** Land at 33A Frindsbury Road Strood

ME2 4TD ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.022 ha **(** **2021** **)** Small Site

**MC202246** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 MR T Khaira

***SMC2620*** Land adjacent to 11 Honeysuckle Close Hempstead

ME7 3NF ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Hempstead and Wigmore

0.09 ha **(** **2021** **)** Small Site

**MC200696** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr D Boast

***SMC2629*** Land adjacent to 3 Motney Hill Road Rainham

ME8 7TZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham North

0.036 ha **(** **2021** **)** Small Site

**MC200349** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Steve Hawkins

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 7 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2635*** 7 Moor Street Rainham

ME8 8QQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham South

0.1 ha **(** **2021** **)** Small Site

**MC201472** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Christopher McCormac

***SMC2654*** Land adjacent to Cooling Castle Farmhouse and opposite St James's Church Main Road Cooling

ME3 8DQ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Peninsula

0.1 ha **(** **2021** **)** Small Site

**MC202486** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Darren Reavell

***SMC2662*** Land south of 49 Beacon Road Chatham

ME5 7BP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.03 ha **(** **2022** **)** Small Site

**MC210403** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Billings Group

***SMC2663*** 86 Woodside Wigmore

ME8 0PN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham Central

0.073 ha **(** **2021** **)** Small Site

**MC202662** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr and Mrs M Poole

***SMC2664*** 13 Millfields Lordswood

ME5 8HQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Lordswood and Capstone

0.038 ha **(** **2021** **)** Small Site

**MC211875** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 David & Theresa Fox

***SMC2666*** 235 Frindsbury Hill Wainscott

ME2 4JS ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.052 ha **(** **2021** **)** Small Site

**MC203053** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 N Joree

***SMC2671*** Manor Farm Marsh Road Halling

ME2 1DB ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton and Halling

0.065 ha **(** **2021** **)** Small Site

**MC201785** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Adrian Catchpole

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 8 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2673*** 8 Salisbury Avenue Rainham

ME8 0BH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham Central

0.048 ha **(** **2022** **)** Small Site

**MC203146** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Andy Sheppard

***SMC2682*** Land north of Grain Road Grain

ME3 0AZ ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Peninsula

0.097 ha **(** **2021** **)** Small Site

**MC211015** Full Bungalows 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr Andy Punter

***SMC2699*** Courtrai 177 Walderslade Road Walderslade

***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.044 ha **(** **2022** **)** Small Site

**MC212207** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Paul Mclntyre

***SMC2711*** Land adjacent to 97 Grange Road Gillingham

ME7 2RJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.0285 ha **(** **2022** **)** Small Site

**MC211062** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr & Mrs Mann

***SMC2737*** (Adjacent Sandhurst Farm) The Paddock Sharnal Street High Halstow

ME3 3QR ***Permission***  1 0 1 **2** 0 0 0 **0** 1 0 1 **2** 0 0 1 0 0 **1** 0

Peninsula

0.1 ha **(** **2022** **)** Small Site

**MC203289** Full Mobile/temp homes 1 0 1 **2** 0 0 0 **0** 1 0 1 **2** 0 0 1 0 0 **1** 0 Mr G Maloney

***SMC2740*** Land Adjacent 89 Hollywood Lane Wainscott

ME3 8AT ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.03 ha **(** **2022** **)** Small Site

**MC210386** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 G Light

**Greenfield land total:** **15** **17** **18** **0** **4** **54** **2**

***Greenfield land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 9 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

**Mixed**

***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

Rochester West

0.01 ha **(** **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 Mr Hoare

***SMC2285*** Rose Cottage 326 Hempstead Road Hempstead

ME7 3QJ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Hempstead and Wigmore

0.12 ha **(** **2018** **)** Small Site

**MC180805** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Robert A Clayton

***SMC2506*** 32 Carpenters Close Rochester

ME1 2QH ***Permission***  0 0 4 **4** 0 0 1 **1** 0 0 3 **3** 0 0 0 0 0 **0** 0

Rochester South and Horsted

0.08 ha **(** **2020** **)** Small Site

**MC190050** Full Houses 0 0 4 **4** 0 0 1 **1** 0 0 3 **3** 0 0 0 0 0 **0** 0 Plaxtol Investments Ltd

***SMC2528*** 29 View Road Cliffe Woods

ME3 8JQ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood Rural

0.06 ha **(** **2020** **)** Small Site

**MC190379** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Insight Architects

***SMC2628*** Land adjacent to 27 Berengrave Lane Rainham

ME8 7LS ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Rainham North

0.15 ha **(** **2021** **)** Small Site

**MC200230** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Jimmy Zammit

**Mixed total:** **1** **4** **0** **0** **0** **5** **0**

***Mixed*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 10 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

**Previously developed land**

***SMC1210*** Land adjacent to & rear of 187 Rock Avenue Gillingham

ME7 5PY ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Gillingham South

0.354 ha **(** **2020** **)** Small Site

**MC190130** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Abdul Mumtaz

***SMC1708*** Land at 76 White Road Chatham

ME4 5TN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.017 ha **(** **2011** **)** Small Site

**MC102420** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 0 Mr Fleming

***SMC1764*** Robinsmead Buttway Lane Cliffe

ME3 7QP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood Rural

0.1 ha **(** **2012** **)** Small Site

**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

***SMC1780*** 4 London Road Strood

ME2 3HT ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.005 ha **(** **2020** **)** Small Site

**MC193126** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 2 Design

***SMC1813*** 172A Palmerston Road Chatham

ME4 6NE ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.017 ha **(** **2015** **)** Small Site

**MC180115** Full Bungalows 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Eco Regeneration LLP

***SMC1825*** The Three Gardeners 4 North Street Strood

ME2 4SH ***Permissions***  0 0 4 **4** 0 0 2 **2** 0 0 2 **2** 0 0 0 0 0 **0** 0

Strood North

0.041 ha **(** **2013** **)** Small Site

**MC174135** Full Conversion to Flats 0 0 4 **4** 0 0 1 **1** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mrs C Mattu

**MC202099** Full Conversion to Flats 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 C Mattu

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 11 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC1839*** 225 High Street CHATHAM

ME4 4BQ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

River

0.0282 ha **(** **2013** **)** Small Site

**MC210782** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 Gurj Singh Kalsi

***SMC1885*** Travellers Tan Sharnal Street High Halstow

ME3 8QR ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Peninsula

0.87 ha **(** **2018** **)** Small Site

**MC210425** Full Conversion to Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Jerry Maloney

***SMC1916*** 16-18 London Road Strood

ME2 3HT ***Permission***  0 4 0 **4** 0 2 0 **2** 0 2 0 **2** 2 0 0 0 0 **2** 0

Strood North

0.025 ha **(** **2015** **)** Small Site

**MC180994** Full Conversion to Flats 0 4 0 **4** 0 2 0 **2** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr T Paton

***SMC1964*** 371-375 Maidstone Road Rainham

ME8 0HX ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Rainham South

0.05 ha **(** **2017** **)** Small Site

**MC190470** Reserved Matters Flats (Purpose built) 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Robert A Clayton

***SMC1977*** Garages rear of 9 Harvey Road and 50 Roberts Road Rainham

ME8 0AZ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham Central

0.024 ha **(** **2017** **)** Small Site

**MC160373** Full Bungalows 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ms Broady

***SMC2009*** 34 High Street GILLINGHAM

ME7 1AZ ***Permissions***  1 0 3 **4** 0 0 0 **0** 1 0 3 **4** 0 1 0 0 0 **1** 0

Gillingham North

0.089 ha **(** **2020** **)** Small Site

**MC191777** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 AAA Premier Investments Limited

**MC191786** Full Conversion to Flats 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 AAA Premier Investments Ltd

***SMC2098*** Land adjacent to 17 Cherbourg Crescent Chatham

ME5 0HR ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.021 ha **(** **2017** **)** Small Site

**MC162808** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr J Epps

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 12 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2164*** 263 Luton Road Luton

ME4 5BN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1

Luton and Wayfield

0.02 ha **(** **2017** **)** Small Site

**MC160381** Full Flats (Purpose built) 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mr Moon

***SMC2165*** 189 Luton Road Luton

ME4 5AE ***Permissions***  0 4 0 **4** 0 1 0 **1** 0 3 0 **3** 0 0 3 0 0 **3** 0

Luton and Wayfield

0.06 ha **(** **2017** **)** Small Site

**MC154381** Full Conversion to Flats 0 3 0 **3** 0 1 0 **1** 0 2 0 **2** 0 0 2 0 0 **2** 0 Hiscot Absolute

**MC173144** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 1 0 0 **1** 0 Mr C Hiscott

***SMC2171*** Broom Hill Reservoir Gorse Road Strood

ME2 ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Strood North

0.19 ha **(** **2017** **)** Small Site

**MC181595** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mark Carter Design Studio

***SMC2202*** The Barge 63 Layfield Road GILLINGHAM

ME7 0QY ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham North

0.04 ha **(** **2017** **)** Small Site

**MC162767** Full Conversion to Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Khan Khansons Properties Ltd

***SMC2209*** Land to the rear 98 Windmill Road Gillingham

ME7 5PD ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Gillingham South

0.017 ha **(** **2017** **)** Small Site

**MC173149** Full Flats (Purpose built) 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr T Thake

***SMC2212*** 98 Frindsbury Road Frindsbury

***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Strood North

0.006 ha **(** **2021** **)** Small Site

**MC202819** Full Mainly Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr & Mrs D Sangha

***SMC2218*** 33 Station Road Rainham

ME8 7RS ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1

Rainham North

0.016 ha **(** **2017** **)** Small Site

**MC164099** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 0 **0** 1 Mrs O'Toole

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 13 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2220*** Land at junction of Maidstone Road and Sir Evelyn Road Rochester

ME1 3LZ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Rochester West

0.07 ha **(** **2017** **)** Small Site

**MC201777** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 MR G Addy

Planners & Architects

***SMC2260*** 2 Central Road Strood

ME2 3ER ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood North

0.003 ha **(** **2018** **)** Small Site

**MC171120** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Ms Emery

***SMC2277*** 231 Beechings Way GILLINGHAM

ME8 6SP ***Permissions***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Twydall

0.03 ha **(** **2018** **)** Small Site

**MC173347** Full Conversion to Houses 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 Mr I Golding

**MC191984** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr I Golding

***SMC2284*** 696 Maidstone Road Rainham

ME8 0LJ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Hempstead and Wigmore

0.19 ha **(** **2021** **)** Small Site

**MC202214** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Abdul Mumtaz

***SMC2286*** 188 Wayfield Road Chatham

ME5 0HG ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.063 ha **(** **2018** **)** Small Site

**MC171987** Full Flats (Purpose built) 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 The Kent Autistic Trust

***SMC2299*** 5 Shirley Avenue CHATHAM

ME5 9UP ***Permissions***  0 1 2 **3** 0 0 0 **0** 0 1 2 **3** 1 0 0 0 0 **1** 0

Rochester South and Horsted

0.02 ha **(** **2018** **)** Small Site

**MC172705** Full Flats (Purpose built) 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Slegg

**MC190052** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Gary Tidwell Associates Ltd

***SMC2302*** 156 Luton Road Luton

ME4 5BP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.012 ha **(** **2018** **)** Small Site

**MC173807** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Noyes

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 14 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2303*** 154 Luton Road Luton

ME4 5BP ***Permission***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.012 ha **(** **2018** **)** Small Site

**MC173808** Full Conversion to Flats 0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Noyes

***SMC2309*** Old George Court Main Road Chattenden

ME3 8EF ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Strood Rural

0.08 ha **(** **2018** **)** Small Site

**MC173000** Full Flats (Purpose built) 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Prior Homes Ltd

***SMC2315*** 104A, B, C Poplar Road Strood

ME2 2NS ***Permission***  0 5 0 **5** 0 3 0 **3** 0 2 0 **2** 2 0 0 0 0 **2** 0

Strood South

0.127 ha **(** **2020** **)** Small Site

**MC192692** Full Houses 0 5 0 **5** 0 3 0 **3** 0 2 0 **2** 2 0 0 0 0 **2** 0 Salvatore Zaffuto Architecture

***SMC2320*** 152 Cedar Road Strood

ME2 2LJ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood South

0.0091 ha **(** **2021** **)** Small Site

**MC192994** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Jack Goodey

JG Construction design Ltd

***SMC2324*** 86-88 High Street Chatham

ME4 4DS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

River

0.03 ha **(** **2018** **)** Small Site

**MC164006** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Business Help UK Group Ltd

***SMC2333*** 160 &162 Gravesend Road Strood

ME2 3QT ***Permission***  3 0 0 **3** 2 0 0 **2** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.34 ha **(** **2018** **)** Small Site

**MC190136** Reserved Matters Houses 3 0 0 **3** 2 0 0 **2** 1 0 0 **1** 0 0 1 0 0 **1** 0 Calyx Architecture

***SMC2334*** 2 Connaught Road Luton

ME4 5DJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.012 ha **(** **2018** **)** Small Site

**MC210207** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Kapo Ltd

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 15 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2342*** 5 Farmdale Avenue Borstal

ME1 3HU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.0313 ha **(** **2018** **)** Small Site

**MC210167** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Arthur Upton

***SMC2351*** 142 and 142a Napier Road Gillingham

ME7 4HJ ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Gillingham South

0.18 ha **(** **2015** **)** Small Site

**MC150576** Full Conversion to Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr R Gill

***SMC2356*** 309 High Street Rainham

ME8 8DS ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Rainham South

0.02 ha **(** **2019** **)** Small Site

**MC173394** Full Conversion to Flats 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr J Overbury

***SMC2359*** 49 Wainscott Road Wainscott

ME2 4LA ***Permissions***  0 1 3 **4** 0 0 0 **0** 0 1 3 **4** 1 0 0 0 0 **1** 0

Strood Rural

0.056 ha **(** **2019** **)** Small Site

**MC180806** 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 Yildiz

**MC183624** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr M Yildiz

**MC200502** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr M Yildiz

***SMC2365*** 14 Luton Road Luton

ME4 5AA ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 0 **0** 3

Luton and Wayfield

0.02 ha **(** **2020** **)** Small Site

**MC183487** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 0 0 **0** 3 Ms Matthews

***SMC2373*** 1 Pepys Way Strood

ME2 3LH ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0

Strood North

0.068 ha **(** **2019** **)** Small Site

**MC190575** Full Conversion to Flats 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 3 0 0 0 **3** 0 Sanaadesigns

***SMC2375*** Workshop adj 2 Corporation Road Gillingham

ME7 1RF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.0046 ha **(** **2020** **)** Small Site

**MC192363** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr & Mrs A Pratt

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 16 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2376*** Titus Barn near Titus Farm Meresborough Lane Rainham

ME8 8PR ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Rainham South

0.27 ha **(** **2019** **)** Small Site

**MC192226** Full Houses 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 Mr Brian Beaton

***SMC2380*** 101-103 Shakespeare Road Gillingham

ME7 5QJ ***Permissions***  0 0 1 **1** 0 0 1 **1** 0 0 0 **0** 0 0 0 0 0 **0** 0

Gillingham South

0.18 ha **(** **2019** **)** Small Site

**MC213088** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mr D Birkby

***SMC2388*** 4 Everest Lane Strood

ME2 3XA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.022 ha **(** **2022** **)** Small Site

**MC212251** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 G Enyoisi

***SMC2390*** Between 5 & 11 Tennyson Avenue Cliffe Woods

ME3 8JF ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Strood Rural

0.0429 ha **(** **2019** **)** Small Site

**MC193125** Reserved Matters Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr C King

***SMC2407*** Adj 7 Montgomery Avenue Chatham

ME5 0HA ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.031 ha **(** **2019** **)** Small Site

**MC190857** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Les Whiteman

***SMC2415*** 29 Tufton Road Rainham

ME8 7SH ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.032 ha **(** **2020** **)** Small Site

**MC190069** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr D Bookes

***SMC2416*** Adjoining 8 Ivy Street Rainham

ME8 8BE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0

Rainham North

0.014 ha **(** **2020** **)** Small Site

**MC182653** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr G Berg

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 17 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2418*** 14 Lincoln Close Strood

ME2 2RJ ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood South

0.016 ha **(** **2020** **)** Small Site

**MC180938** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Res Construction Ltd

***SMC2425*** Mardon 1 Nashenden Lane Borstal

ME1 3JQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester West

0.012 ha **(** **2019** **)** Small Site

**MC182111** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr J David

***SMC2429*** 80 Beechwood Avenue Darland

ME5 7HJ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1

Watling

0.19 ha **(** **2019** **)** Small Site

**MC192187** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr Tanday

***SMC2431*** 22 Walters Road Hoo

ME3 9JR ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 1 **1** 0

Peninsula

0.025 ha **(** **2019** **)** Small Site

**MC181441** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 0 0 0 1 **1** 0 Mr G Butler-Kania

***SMC2439*** Fronting The Paddock, rear of 35 Railway Street Chatham

ME4 4RH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

River

0.013 ha **(** **2022** **)** Small Site

**MC210502** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 M Panesar

***SMC2441*** Barn rear of 67 - 67A Ordnance Street CHATHAM

ME4 6SH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Chatham Central

0.014 ha **(** **2019** **)** Small Site

**MC210446** Full Flats (Purpose built) 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Dissanayake

***SMC2444*** 2 Morement Road Hoo

ME3 9DA ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Peninsula

0.014 ha **(** **2019** **)** Small Site

**MC183334** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr & Mrs Cowburn

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 18 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2447*** 313a High Street CHATHAM

ME4 4BN ***Permission***  0 0 3 **3** 0 0 1 **1** 0 0 2 **2** 0 0 0 0 0 **0** 0

River

0.009 ha **(** **2012** **)** Small Site

**MC183407** Full Conversion to Flats 0 0 3 **3** 0 0 1 **1** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr N Zihni

***SMC2449*** Grange Redoubt Grange Road Gillingham

ME7 2UN ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham North

0.1 ha **(** **2019** **)** Small Site

**MC192759** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr F Friday

***SMC2456*** 294 Hempstead Road Hempstead

ME7 3QH ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Hempstead and Wigmore

0.099 ha **(** **2013** **)** Small Site

**MC183610** Full Houses 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr D Boast

***SMC2458*** Community Centre 2 Tramways Luton

ME5 7LS ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.2 ha **(** **2019** **)** Small Site

**MC183568** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Adam Sliwinski

***SMC2461*** 12 Albany Terrace Chatham

ME4 6TH ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Chatham Central

0.018 ha **(** **2020** **)** Small Site

**MC192508** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr and Mrs T Tyndall

***SMC2463*** Land adjacent 46 Jeffery Street Gillingham

ME7 1BZ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1

Gillingham North

0.006 ha **(** **2020** **)** Small Site

**MC190203** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr and Mrs Serkan Barka

***SMC2468*** 152-154 High Street GILLINGHAM

ME7 1AJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0

Gillingham North

0.03 ha **(** **2020** **)** Small Site

**MC192260** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 4 0 0 **4** 0 The Directors SAS Executive Travel

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 19 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2469*** 9 Railway Street Gillingham

ME7 1XF ***Permission***  0 5 0 **5** 0 3 0 **3** 0 2 0 **2** 2 0 0 0 0 **2** 0

Gillingham North

0.027 ha **(** **2020** **)** Small Site

**MC193307** Full Conversion to Flats 0 5 0 **5** 0 3 0 **3** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr D Konuralp

***SMC2470*** Adj 11 White Leaves Rise Cuxton

ME2 1EG ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Cuxton and Halling

0.026 ha **(** **2020** **)** Small Site

**MC190500** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Coteq Ltd

***SMC2472*** 97 & 99 Marlborough Road Gillingham

ME7 5HD ***Permission***  7 0 0 **7** 3 0 0 **3** 4 0 0 **4** 0 0 0 0 4 **4** 0

Gillingham South

0.018 ha **(** **2020** **)** Small Site

**MC190604** Full Conversion to Flats 7 0 0 **7** 3 0 0 **3** 4 0 0 **4** 0 0 0 0 4 **4** 0 Mr M Pearce

***SMC2478*** Great Knox Farm Hempstead Road Hempstead

ME7 3QL ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1

Hempstead and Wigmore

0.13 ha **(** **2020** **)** Small Site

**MC191145** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 0 0 0 **0** 1 Mr & Mrs Beck

***SMC2491*** 18 High Street Brompton Brompton

ME7 5AQ ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.03 ha **(** **2020** **)** Small Site

**MC190112** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Rockingham Design Partnership

***SMC2493*** 2 Avery Way Allhallows

ME3 9PU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Peninsula

0.022 ha **(** **2020** **)** Small Site

**MC213076** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Lee

***SMC2494*** 61 High Street Chatham

ME4 4EE ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.008 ha **(** **2020** **)** Small Site

**MC190616** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Cadscapes Ltd

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 20 of 29*** ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2496*** 122 High Street CHATHAM

ME4 4BY ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.014 ha **(** **2020** **)** Small Site

**MC203268** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Celal Kuccuk

***SMC2497*** 120 High Street CHATHAM

ME4 4BY ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.014 ha **(** **2020** **)** Small Site

**MC203287** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Celal Kuccuk

***SMC2503*** 64 Copperfield Road Rochester

ME1 2JE ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester East

0.02 ha **(** **2020** **)** Small Site

**MC191653** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 bMAC STUDIO Architecture

***SMC2505*** 1 Anne Figg Court Weatherly Close Rochester

ME1 1AG ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Rochester East

0.004 ha **(** **2020** **)** Small Site

**MC191886** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Housing 21

***SMC2507*** 142 Snodhurst Avenue Chatham

ME5 0TB ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester South and Horsted

0.19 ha **(** **2021** **)** Small Site

**MC202330** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Patrick Jordan

Wyndham Jordan Architects

***SMC2510*** 3 Maidstone Road Rainham

ME8 0DH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham Central

0.047 ha **(** **2020** **)** Small Site

**MC191905** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Dr V Patel

***SMC2511*** 23 Salisbury Avenue Rainham

ME8 0BH ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rainham Central

0.09 ha **(** **2020** **)** Small Site

**MC192076** Full Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr & Mrs Clark

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 20 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2512*** 1-7 Canal Road Strood

ME2 4DR ***Permission***  12 0 0 **12** 8 0 0 **8** 4 0 0 **4** 0 4 0 0 0 **4** 0

Strood North

0.06 ha **(** **2014** **)** Small Site

**MC172044** Outline Flats (Purpose built) 12 0 0 **12** 8 0 0 **8** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Brar

***SMC2513*** 76 Ivy Street Rainham

ME8 8BH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rainham North

0.02 ha **(** **2020** **)** Small Site

**MC153721** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr M Staunch

***SMC2517*** 143 High Street ROCHESTER

ME1 1EL ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Rochester West

0.012 ha **(** **2020** **)** Small Site

**MC191396** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Synergy

***SMC2519*** 1 Darnley Close Strood

ME2 2UR ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood South

0.03 ha **(** **2020** **)** Small Site

**MC192685** Full Conversion to Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 MR M Ajakaiye

***SMC2524*** 44 Woodlands Road Gillingham

ME7 2BQ ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Twydall

0.13 ha **(** **2020** **)** Small Site

**MC191146** Full Conversion to Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mumtaz

***SMC2527*** The Cricketers Sturdee Avenue GILLINGHAM

ME7 2JR ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Watling

0.09 ha **(** **2020** **)** Small Site

**MC191506** Full Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr Ross Brereton

***SMC2529*** 42 Chattenden Lane Chattenden

ME3 8NL ***Permission***  4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0

Strood Rural

0.0847 ha **(** **2020** **)** Small Site

**MC211935** Reserved Matters Houses 4 0 0 **4** 1 0 0 **1** 3 0 0 **3** 0 0 3 0 0 **3** 0 Olu Alabi

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 21 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2536*** 13 Livingstone Circus GILLINGHAM

ME7 4HA ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0

Watling

0.012 ha **(** **2020** **)** Small Site

**MC191811** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0 Turret Lane Ltd

***SMC2539*** 80 & 82 Nelson Road Gillingham

ME7 4LJ ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Gillingham South

0.1132 ha **(** **2021** **)** Small Site

**MC200515** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Greg Hewett

***SMC2540*** Doctors Surgery 12 Balmoral Road Gillingham

ME7 4PG ***Permission***  0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0

Gillingham South

0.024 ha **(** **2012** **)** Small Site

**MC210152** Full Conversion to Houses 0 0 0 **0** 0 0 0 **0** 0 0 0 **0** 0 0 0 0 0 **0** 0 Mr Awosika

***SMC2543*** 277a Gillingham Road GILLINGHAM

ME7 4QX ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham South

0.019 ha **(** **2020** **)** Small Site

**MC193191** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr Sivathasan

***SMC2545*** 30 Milton Avenue Cliffe Woods

ME3 8TP ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.016 ha **(** **2020** **)** Small Site

**MC193006** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 DAC Architects

***SMC2547*** 171 High Street ROCHESTER

ME1 1EH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.083 ha **(** **2020** **)** Small Site

**MC193064** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Synergy

***SMC2548*** 311A High Street Chatham

ME4 4BN ***Permission***  0 0 3 **3** 0 0 1 **1** 0 0 2 **2** 0 0 0 0 0 **0** 0

River

0.007 ha **(** **2020** **)** Small Site

**MC193058** Full Conversion to Flats 0 0 3 **3** 0 0 1 **1** 0 0 2 **2** 0 0 0 0 0 **0** 0 Insight Architects

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 22 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2549*** 9 Railway Street CHATHAM

ME4 4HU ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

River

0.01 ha **(** **2020** **)** Small Site

**MC192808** Full Conversion to Flats 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Rayner Davies Architects

***SMC2551*** 84 High Street CHATHAM

ME4 4DS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

River

0.015 ha **(** **2022** **)** Small Site

**MC211400** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 H Miah

***SMC2552*** 85 Wayfield Road Chatham

ME5 0EP ***Permission***  2 2 0 **4** 0 0 0 **0** 2 2 0 **4** 2 2 0 0 0 **4** 0

Luton and Wayfield

0.1 ha **(** **2020** **)** Small Site

**MC193092** Full Houses 2 2 0 **4** 0 0 0 **0** 2 2 0 **4** 2 2 0 0 0 **4** 0 Mr Ty Ripley

***SMC2554*** 77 Main Road Hoo

ME3 9AA ***Permission***  0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0

Peninsula

0.078 ha **(** **2020** **)** Small Site

**MC192824** Full Houses 0 0 4 **4** 0 0 0 **0** 0 0 4 **4** 0 0 0 0 0 **0** 0 Mr P Ellis

***SMC2558*** 52 Cleave Road Gillingham

ME7 4AX ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Watling

0.034 ha **(** **2020** **)** Small Site

**MC210770** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr and Mrs Ross Peters

***SMC2560*** 17 High Street Brompton Brompton

ME7 5AA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

River

0.016 ha **(** **2020** **)** Small Site

**MC193041** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 South East Architectural Services Ltd

***SMC2564*** 52 Delce Road ROCHESTER

ME1 2DR ***Permissions***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Rochester East

0.01 ha **(** **2020** **)** Small Site

**MC200063** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr N Hatton

**MC202399** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr J Lall

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 23 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2569*** 291- 293 Gillingham Road Gillingham

ME7 4QU ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham South

0.0295 ha **(** **2020** **)** Small Site

**MC200118** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr Jerry and Dan Overbury

***SMC2571*** 97-101 High Street GILLINGHAM

ME7 1BL ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.04 ha **(** **2020** **)** Small Site

**MC191320** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Nowsad Gani

***SMC2573*** 24 Pier Road Gillingham

ME7 1RJ ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Gillingham North

0.1 ha **(** **2022** **)** Small Site

**MC201115** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Mr John Collins DHA Planning

***SMC2576*** Land Rear of 50 and 52 Rochester Road Halling

ME2 1AH ***Permission***  0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0

Cuxton and Halling

0.34 ha **(** **2021** **)** Small Site

**MC192194** Full Houses 0 3 0 **3** 0 0 0 **0** 0 3 0 **3** 3 0 0 0 0 **3** 0 Mr J Martin

MKA Architects Ltd

***SMC2584*** The Terrace Car Park The Terrace Rochester

ME1 1XN ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Rochester West

0.039 ha **(** **2021** **)** Small Site

**MC200845** Full Houses 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 Patrick Barrett

Barrett+Barrett Architects

***SMC2585*** 4 Love Lane Rochester

ME1 1TN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rochester West

0.02 ha **(** **2021** **)** Small Site

**MC202186** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Ms C Rodriguez

DAC Architects

***SMC2587*** 260 - 262 Darnley Road Strood

ME2 2UP ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood South

0.04 ha **(** **2021** **)** Small Site

**MC201760** Full Houses 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Steve Constantine

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 24 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2588*** 18 St Pauls Close Strood

ME2 2QH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood South

0.02 ha **(** **2022** **)** Small Site

**MC203310** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Richard Bakare

***SMC2589*** 17 St Albans Road Strood

ME2 2RT ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood South

0.025 ha **(** **2021** **)** Small Site

**MC212680** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 M Clark

***SMC2591*** 42 New Road CHATHAM

ME4 4QR ***Permissions***  0 2 0 **2** 0 1 0 **1** 0 1 0 **1** 0 1 0 0 0 **1** 0

Chatham Central

0.03 ha **(** **2021** **)** Small Site

**MC202542** Full Conv. to Mult. Occ. 0 1 0 **1** 0 1 0 **1** 0 0 0 **0** 0 0 0 0 0 **0** 0 Mr J Bolton

**MC203318** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mrs B Hardinge

***SMC2592*** Gouge Farm Stonehorse Lane Strood

ME3 8DA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Strood Rural

0.01 ha **(** **2021** **)** Small Site

**MC200326** Full Mainly Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Harry Kenton

BTF Partnership

***SMC2593*** 68 Rolvenden Road Wainscott

ME2 4PG ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.026 ha **(** **2021** **)** Small Site

**MC210957** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Peter Edwards

***SMC2596*** Land Between North Bank and Conway/Haylands To South West of Sunnyside Station Road Cliffe

ME3 7RN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood Rural

0.17 ha **(** **2021** **)** Small Site

**MC200841** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Ms Joy Weavers

***SMC2600*** 34 Arden Street Gillingham

ME7 1HR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Gillingham North

0.01 ha **(** **2021** **)** Small Site

**MC202630** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr and Mrs Alan and Elaine Law

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 25 of 29***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2601*** Spaul House 89 Grange Road Gillingham

ME7 2QS ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0

Gillingham North

0.02 ha **(** **2021** **)** Small Site

**MC202159** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** -1 0 0 0 0 **-1** 0 Mrs Rhoda Kimmel

***SMC2602*** 5 Portland Road Gillingham

ME7 2NP ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham North

0.01 ha **(** **2021** **)** Small Site

**MC202313** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs Kehinde Adenola

***SMC2604*** Boyces Bakery 62 High Street GILLINGHAM

ME7 1AY ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham North

0.01 ha **(** **2021** **)** Small Site

**MC202316** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Boyce

***SMC2611*** 2 Borough Road Gillingham

ME7 4LS ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Gillingham South

0.02 ha **(** **2021** **)** Small Site

**MC200229** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Paul Fowler

***SMC2613*** 25 Watts Avenue Rochester

ME1 1RX ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0

Rochester West

0.05 ha **(** **2021** **)** Small Site

**MC201819** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 3 0 0 0 **3** 0 Mr Tim Handel

***SMC2614*** 133 Canterbury Street GILLINGHAM

ME7 5TT ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham South

0.009 ha **(** **2021** **)** Small Site

**MC201562** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Dhamu

***SMC2615*** 87 Rock Avenue Gillingham

ME7 5PX ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC210036** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Rishabh Dawar

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 26 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2617*** 33 Canterbury Street GILLINGHAM

ME7 5TR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham South

0.01 ha **(** **2021** **)** Small Site

**MC202029** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr J Hawkridge

***SMC2618*** 10 Franklin Road GILLINGHAM

ME7 4DF ***Permission***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0

Gillingham South

0.01 ha **(** **2021** **)** Small Site

**MC202973** Full Conversion to Flats 0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 2 0 0 0 0 **2** 0 Mr D Konuralp

***SMC2621*** 84 Birch Grove Hempstead

ME7 3RE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Hempstead and Wigmore

0.007 ha **(** **2021** **)** Small Site

**MC211567** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 James McHenry

***SMC2622*** 192 Wayfield Road Chatham

ME5 0HG ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

Luton and Wayfield

0.06 ha **(** **2021** **)** Small Site

**MC200211** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Kevin Tracey

***SMC2623*** 2E Luton Road Luton

ME4 5AA ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Luton and Wayfield

0.01 ha **(** **2022** **)** Small Site

**MC220068** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Olanrewaju Abudu

***SMC2624*** 2a Luton Road Luton

ME4 5AA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

Luton and Wayfield

0.01 ha **(** **2021** **)** Small Site

**MC201638** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr Husain Saleh

***SMC2634*** 377 Maidstone Road Rainham

ME8 0HX ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Rainham South

0.0217 ha **(** **2021** **)** Small Site

**MC201016** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr and Mrs Bannister

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 27 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2636*** 90 Featherby Road Twydall

ME8 6AW ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Twydall

0.01 ha **(** **2021** **)** Small Site

**MC200494** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Martyn Jackson

***SMC2638*** Land to the rear of 15 Coulman Street Gillingham

ME7 4HT ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0

Watling

0.016 ha **(** **2021** **)** Small Site

**MC200269** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr S Sharma

***SMC2640*** 157 Barnsole Road GILLINGHAM

ME7 4JH ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Watling

0.04 ha **(** **2021** **)** Small Site

**MC201922** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr and Mrs Morgan

***SMC2645*** 97 Bryant Road Strood

ME2 3ES ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

Strood North

0.011 ha **(** **2021** **)** Small Site

**MC202359** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr & Mrs D Saunders

***SMC2649*** 19 Railway Street CHATHAM

ME4 4HU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.01 ha **(** **2021** **)** Small Site

**MC203226** Full Conv. to Mult. Occ. 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr Peter Smith

***SMC2650*** 307a High Street Chatham

ME4 4BN ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.016 ha **(** **2021** **)** Small Site

**MC200534** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr D Ebbans

***SMC2651*** 63 High Street CHATHAM

ME4 4EE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0

River

0.0103 ha **(** **2021** **)** Small Site

**MC200716** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 1 0 0 0 **1** 0 Mr B McGovern

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 28 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2652*** 36 New Road Chatham

ME4 4QR ***Permission***  0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0

Chatham Central

0.02 ha **(** **2021** **)** Small Site

**MC202585** Full Conversion to Flats 0 0 3 **3** 0 0 0 **0** 0 0 3 **3** 0 0 0 0 0 **0** 0 Mr Graham Gatley

***SMC2655*** 304-306 St Margarets Banks Rochester

ME1 1HS ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

River

0.014 ha **(** **2021** **)** Small Site

**MC200058** Full Conversion to Houses 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr M and J Light and Wicken

***SMC2659*** Beechwood 72 Dargets Road Walderslade

ME5 8BL ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 0 0 0 **0** 0

Walderslade

0.2 ha **(** **2021** **)** Small Site

**MC202016** Full 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 0 0 0 **0** 0 MR R Fenwick

***SMC2660*** 50 Delce Road Rochester

ME1 2DQ ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Rochester East

0.01 ha **(** **2021** **)** Small Site

**MC202525** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Mr D Overbury

***SMC2667*** Land at the Corner of Ingram Road and Railway Street Gillingham

ME7 1YG ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham North

0.028 ha **(** **2021** **)** Small Site

**MC211824** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mr D Konuralp

***SMC2670*** Garage Block Doddington Road Gillingham

ME8 6SR ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0

Twydall

0.13 ha **(** **2021** **)** Small Site

**MC202885** Full Houses 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 4 0 0 0 **4** 0 Mr Rodger Dudding

***SMC2672*** 36 Clandon Road Lordswood

ME5 8YB ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Lordswood and Capstone

0.03 ha **(** **2021** **)** Small Site

**MC202841** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Wesley Basham

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 29 of 39*** ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2674*** 75 Rochester Road Halling

ME2 1AQ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.06 ha **(** **2022** **)** Small Site

**MC211983** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 L Johnstone

***SMC2675*** 178 High Street CHATHAM

ME4 4AS ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0

River

0.03 ha **(** **2021** **)** Small Site

**MC210164** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 2 0 0 0 **2** 0 Mr T Has

***SMC2677*** 54 High Street GILLINGHAM

ME7 1BA ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham North

0.01 ha **(** **2012** **)** Small Site

**MC210304** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Jeff Matthews

***SMC2678*** 122 Canterbury Street GILLINGHAM

ME7 5UH ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Gillingham South

0.02 ha **(** **2021** **)** Small Site

**MC203315** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Dr Jayasuriya Mahinda

***SMC2679*** 3 Malta Avenue Chatham

ME5 0JU ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Luton and Wayfield

0.057 ha **(** **2021** **)** Small Site

**MC202550** Full Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Mr Richard Green

***SMC2680*** 5 Castle Road Luton

ME4 5HG ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.024 ha **(** **2021** **)** Small Site

**MC203227** Full Flats (Purpose built) 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Richard Dawodu

***SMC2683*** 31-35 Balmoral Road GILLINGHAM

ME7 4QB ***Permissions***  0 2 0 **2** 0 0 0 **0** 0 2 0 **2** 0 2 0 0 0 **2** 0

Gillingham South

0.04 ha **(** **2021** **)** Small Site

**MC203029** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr P Sparks

**MC210592** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 0 1 0 0 0 **1** 0 Mr P Sparks

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 30 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2684*** 83 Kent Road Halling

ME2 1AT ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.02 ha **(** **2022** **)** Small Site

**MC210990** Outline Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Ian & Sue White

***SMC2685*** 3 Old Road Chatham

ME4 6BJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0

Chatham Central

0.01 ha **(** **2022** **)** Small Site

**MC211157** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0 Mr Lance Ridden

***SMC2684*** 83 Kent Road Halling

ME2 1AT ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Cuxton and Halling

0.02 ha **(** **2022** **)** Small Site

**MC210990** Outline Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Ian & Sue White

***SMC2685*** 3 Old Road Chatham

ME4 6BJ ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0

Chatham Central

0.01 ha **(** **2022** **)** Small Site

**MC211157** Full Flats (Purpose built) 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0 Mr Lance Ridden

***SMC2689*** Hazelbank 189 Princes Avenue Walderslade

***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Princes Park

0.09 ha **(** **2022** **)** Small Site

**MC211564** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Safe as Houses Property Investment

***SMC2690*** 210 Maidstone Road Chatham

ME4 6HS ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Rochester South and Horsted

0.05 ha **(** **2022** **)** Small Site

**MC201718** Full Other 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Michael Olyedemi

***SMC2692*** 71 St Margarets Street Rochester

ME1 3BJ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West

0.02 ha **(** **2022** **)** Small Site

**MC210059** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Kama Nwandei

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 31 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2693*** Flat 6 62 Maidstone Road Rochester

ME1 3BS ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rochester West

0.01 ha **(** **2022** **)** Small Site

**MC211460** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 R Kundu

***SMC2694*** 2-6 Victoria Street Rochester

ME1 1XH ***Permissions***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Rochester West

0.01 ha **(** **2022** **)** Small Site

**MC220484** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mrs Maria Perry

**MC220485** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mrs Maria Perry

***SMC2695*** 27 The Paddock Chatham

ME4 4RE ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

River

0.01 ha **(** **2022** **)** Small Site

**MC213059** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Dee Shokar

***SMC2696*** Theatre Royal 102 High Street Chatham

ME4 4BY ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

River

0.01 ha **(** **2022** **)** Small Site

**MC202812** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 R Thomas

***SMC2697*** 162 High Street Chatham

ME4 4AS ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

River

0.02 ha **(** **2022** **)** Small Site

**MC211260** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 K Banks

***SMC2698*** 9 Aspen Way Chatham

ME5 0QG ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Walderslade

0.03 ha **(** **2022** **)** Small Site

**MC211690** Full Houses 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Ty Ripley

***SMC2700*** 218 King George Road Walderslade

ME5 0PH ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.01 ha **(** **2022** **)** Small Site

**MC212409** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 H Dhariwal

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 32 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2701*** 1 Pimpernel Way Walderslade

ME5 0SF ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.04 ha **(** **2022** **)** Small Site

**MC212583** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Danny Smith

***SMC2702*** 9 High Street Strood

***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Strood Rural

0.023 ha **(** **2022** **)** Small Site

**MC211614** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 P Gillard

***SMC2703*** 5 Cedar Road Strood

ME2 2HB ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0

Strood South

0.01 ha **(** **2022** **)** Small Site

**MC211304** Full Flats (Purpose built) 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 2 0 0 **2** 0 Prasoon Patel

***SMC2707*** 94 Brompton Farm Road Strood

ME2 3QZ ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.068 ha **(** **2022** **)** Small Site

**MC210372** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Amardeep Singh

***SMC2709*** 55 Medway Road Gillingham

ME7 1NL ***Permission***  0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0

Gillingham North

0.03 ha **(** **2022** **)** Small Site

**MC210085** Full Conv. to Mult. Occ. 0 0 0 **0** 1 0 0 **1** -1 0 0 **-1** 0 0 -1 0 0 **-1** 0 Faraz Sethi

***SMC2710*** 93 Cliffe Road Strood

ME2 3DR ***Permission***  0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** -1 0 0 0 0 **-1** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC211440** Full Conv. to Mult. Occ. 0 0 0 **0** 0 1 0 **1** 0 -1 0 **-1** -1 0 0 0 0 **-1** 0 J Jassal

***SMC2712*** Land at 60 Cranmere Court Strood

ME2 4UN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.07 ha **(** **2022** **)** Small Site

**MC212097** Full Mainly Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr & Mrs Sobanjo

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 33 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2713*** 24 Berber Road Strood

ME2 3AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.012 ha **(** **2022** **)** Small Site

**MC212406** Full Mainly Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Noyes

***SMC2714*** Land Adjancent to 13 Abbey Road Strood

ME2 3QA ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC212407** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Dawn Coward

***SMC2715*** Land at Hoath Lodge Chattenden Lane Chattenden

***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood Rural

0.04 ha **(** **2022** **)** Small Site

**MC210300** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 J Ballard

***SMC2716*** 4 Elm Tree Cottages Chattenden Lane Chattenden

***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Strood Rural

0.07 ha **(** **2022** **)** Small Site

**MC203329** Full Houses 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 J Campbell

***SMC2718*** 68 Charter Street Gillingham

ME7 1NG ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Gillingham North

0.01 ha **(** **2022** **)** Small Site

**MC211982** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Edward Cook

***SMC2720*** 92 Canterbury Street GILLINGHAM

ME7 5UF ***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC211161** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Mr Mathew Clark

***SMC2721*** 1a Beresford Road Gillingham

ME7 4ES ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0

Gillingham South

0.01 ha **(** **2022** **)** Small Site

**MC213345** Full Conversion to Houses 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 Zoe Housing

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 34 of 39*** ***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2723*** 78 Rock Avenue Gillingham

ME7 5PS ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Gillingham South

0.04 ha **(** **2022** **)** Small Site

**MC212672** Full Conv. to Mult. Occ. 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mr C Fitt

***SMC2725*** 133-135 High Street GILLINGHAM

ME7 1BS ***Permission***  0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0

Gillingham South

0.021 ha **(** **2022** **)** Small Site

**MC213366** Full Conversion to Flats 0 0 2 **2** 0 0 0 **0** 0 0 2 **2** 0 0 0 0 0 **0** 0 Diljit Brar

***SMC2728*** 63 Fairview Avenue Wigmore

ME8 0QP ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Hempstead and Wigmore

0.17 ha **(** **2022** **)** Small Site

**MC212137** Full Houses 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Paul Doubleday

***SMC2729*** 175 Beacon Road Chatham

ME5 7BS ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0

Luton and Wayfield

0.035 ha **(** **2016** **)** Small Site

**MC153636** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 0 1 **1** 0 Mr R Morris

***SMC2730*** 90 Thorold Road Luton

ME5 7DS ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.01 ha **(** **2022** **)** Small Site

**MC210880** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs Sussannah Igbinedion-Obadjere

***SMC2731*** 265 Luton Road Luton

ME4 5BN ***Permission***  0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.01 ha **(** **2022** **)** Small Site

**MC211071** Full Conversion to Flats 0 0 2 **2** 0 0 1 **1** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr Shanmuhanathan Baskaran

***SMC2733*** 110 Chatham Hill Luton

ME5 7AL ***Permission***  0 0 5 **5** 0 0 1 **1** 0 0 4 **4** 0 0 0 0 0 **0** 0

Luton and Wayfield

0.01 ha **(** **2022** **)** Small Site

**MC211756** Full Conversion to Flats 0 0 5 **5** 0 0 1 **1** 0 0 4 **4** 0 0 0 0 0 **0** 0 David Iggulden

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 35 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2734*** Bankside House Bank Street Luton

ME4 5LB ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.02 ha **(** **2022** **)** Small Site

**MC211776** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr D Overbury

***SMC2735*** The Constitution Castle Constitution Hill Luton

ME5 7DP ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Luton and Wayfield

0.03 ha **(** **2022** **)** Small Site

**MC213090** Full Conversion to Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr L Dornan

***SMC2736*** 110 Beacon Road Chatham

ME5 7BS ***Permission***  2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0

Luton and Wayfield

0.02 ha **(** **2022** **)** Small Site

**MC213137** Full Conversion to Flats 2 0 0 **2** 1 0 0 **1** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr R Kundu

***SMC2744*** 40 Quinnell Street Rainham

ME8 7JW ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Rainham North

0.08 ha **(** **2022** **)** Small Site

**MC212853** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr Jason Simmonds

***SMC2745*** 41-43 High Street Rainham

ME8 7HS ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 3 0 **3** 0

Rainham North

0.05 ha **(** **2022** **)** Small Site

**MC213086** Full Conversion to Flats 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 0 3 0 **3** 0 Jock and Sally Wynne

***SMC2746*** 33 Culpepper Close Parkwood

ME8 9RY ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Rainham South

0.01 ha **(** **2022** **)** Small Site

**MC210878** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mrs Sussannah Igbinedion-Obadjere

***SMC2752*** 75 Danson Way Rainham

ME8 7EN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Twydall

0.06 ha **(** **2022** **)** Small Site

**MC212833** Full Bungalows 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Radka Todorova

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 36 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2753*** 37 Stuart Road Gillingham

ME7 4AD ***Permission***  2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0

Watling

0.04 ha **(** **2022** **)** Small Site

**MC211505** Full Conversion to Flats 2 0 0 **2** 0 0 0 **0** 2 0 0 **2** 0 0 0 2 0 **2** 0 Ms Carolyn Wright

***SMC2754*** 7J Smith Road Walderslade

ME5 8DR ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Walderslade

0.04 ha **(** **2022** **)** Small Site

**MC212881** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Ms Bertulyte

***SMC2755*** Rear of 19 Paget Street Gillingham

ME7 5ER ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Gillingham South

0.02 ha **(** **2022** **)** Small Site

**MC213394** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 Mrs Valerie Fleming

***SMC2756*** The Haven 89 Rock Avenue Gillingham

ME7 9PX ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0

Gillingham South

0.03 ha **(** **2022** **)** Small Site

**MC213595** Full Conv. to Mult. Occ. 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 0 1 0 **1** 0 Mr Rajinder Mohan

***SMC2758*** 2nd floor 5 Castle View Strood

ME2 3PP ***Permission***  0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC213000** Full 0 0 0 **0** 0 0 1 **1** 0 0 -1 **-1** 0 0 0 0 0 **0** 0 Mr A Panesar

***SMC2759*** 5 Rochester Road Halling

***Permission***  0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0

Cuxton and Halling

0.17 ha **(** **2022** **)** Small Site

**MC213249** Full Conversion to Flats 0 1 0 **1** 0 0 0 **0** 0 1 0 **1** 1 0 0 0 0 **1** 0 Darren Hughes

***SMC2760*** 73 Sir Evelyn Road Rochester

ME1 3LZ ***Permission***  3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0

Rochester West

0.06 ha **(** **2022** **)** Small Site

**MC213476** Full Houses 3 0 0 **3** 1 0 0 **1** 2 0 0 **2** 0 0 2 0 0 **2** 0 Olu Alabi

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 37 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2761*** Land Rear of 48 Cambridge Road Strood

ME2 3HW ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Strood North

0.01 ha **(** **2022** **)** Small Site

**MC212570** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** Ravi Shetra

***SMC2763*** 161 High Street Strood

ME24TH ***Permission***  3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0

Strood South

0.03 ha **(** **2018** **)** Small Site

**MC213554** Full Flats (Purpose built) 3 0 0 **3** 0 0 0 **0** 3 0 0 **3** 0 0 3 0 0 **3** 0 J Chester

***SMC2766*** Durland House 160 High Street Rainham

ME8 8AT ***Permission***  4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0

Rainham Central

0.09 ha **(** **2022** **)** Small Site

**MC213640** Full Bungalows 4 0 0 **4** 0 0 0 **0** 4 0 0 **4** 0 0 0 4 0 **4** 0 Mr Lee Sturch

***SMC2767*** 12 Railway Street Chatham

ME4 4JL ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

River

0.02 ha **(** **2022** **)** Small Site

**MC213130** Full Conv. to Mult. Occ. 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Manmohan Panesar

***SMC2769*** 260 High Street Chatham

ME4 4AN ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

River

0.03 ha **(** **2022** **)** Small Site

**MC220028** Full Conversion to Flats 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Kam Dovedi

***SMC2770*** 40 Bells Lane Hoo

ME3 9HU ***Permission***  1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0

Peninsula

0.04 ha **(** **2022** **)** Small Site

**MC213612** Full Houses 1 0 0 **1** 0 0 0 **0** 1 0 0 **1** 0 0 1 0 0 **1** 0 Mr and Mrs Scott

***Previously developed land*** ***Table 4, Section 4: Residential land availability for small sites*** ***Page 38 of 39***

***Address*** ***Dwelling type*** ***Gains*** ***Losses*** ***Net*** ***Phasing***

***Ward*** ***0 - 5***  ***5-10***

***Site***  ***(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*** ***Developer***

***SMC2771*** What the Dickens 1 Ross Street Rochester

ME1 2DF ***Permission***  0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0

Rochester East

0.05 ha **(** **2019** **)** Small Site

**MC191199** Full Conversion to Flats 0 0 1 **1** 0 0 0 **0** 0 0 1 **1** 0 0 0 0 0 **0** 0 Mr G Davey

**Previously developed land total:** **38** **84** **78** **17** **7** **224** **8**

Summary Permissions 258 92 121 471 38 14 18 70 220 78 103 401 54 105 96 17 11 283 10

*\* '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.

***Previously developed land***  ***Table 4, Section 4: Residential land availability for small site Page 39 of 39***

## Section 5: Housing planning consents excluded at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**Previously developed land**

**MC354** 51 Cuxton Road Strood ROCHESTER ME2 2BZ Mr J Nagra 6 0 8

MC151014 \*\*

*Reason for exclusion: Further development unlikely*

**MC474** 78,80-86 John Street ROCHESTER ME1 1YW Singh & Asonic UK Ltd 4 0 16

MC174128 \*\*

*Reason for exclusion: Further development unlikely*

**MC523** 54A Green Street GILLINGHAM ME7 1XA Mr Brar DLM Investments Limited 2 0 2

MC154164 ^

*Reason for exclusion: Implementation unlikely*

**MC523** 54 Green Street GILLINGHAM ME7 1XA Mr D Brar DLM Investments Ltd 2 0 2

MC154170 ^

*Reason for exclusion: Implementation unlikely*

**MC533** 226-228 Nelson Road GILLINGHAM ME7 4LU Mr H Chakkar 1 0 5

MC161505 \*\*

*Reason for exclusion: Further development unlikely*

**Sub-total for Previously developed land (see note 3)** ***15*** ***0*** ***33***

***TOTAL (see note 3)*** ***15*** ***0*** ***33***

*^ Implementation unlikely*

*\*\* Further development unlikely*

Notes:

1. 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.

2. 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.

3. 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*** ***Page 1 of 1***

## Section 6: Housing planning consents expired without development at 31 March 2022

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**Previously developed land**

**MC110** 82 Jeffery Street GILLINGHAM ME7 1DB Legstone Builders 12 0 12

MC161443

**MC446** 186 Laburnum Road Strood ROCHESTER ME2 2LD Dudrich Developments Ltd 6 0 6

MC174320

**MC449** 13-17 Church Street CHATHAM ME4 4BT Fastgrow Investments Ltd 21 0 21

MC164304

**MC491** 29 London Road Strood ROCHESTER ME2 3JB Mr C Collier 7 1 8

MC181938

**MC510** 1 Arden Street GILLINGHAM ME7 1HG Mr Weston 5 2 7

MC180455

**MC523** 52, 54 & 54a Green Street GILLINGHAM ME7 1XA Architecture Design Ltd 3 0 3

MC161697

**MC523** 54C Green Street GILLINGHAM ME7 1XA Mr Brar Goldex Investments Ltd 2 0 2

MC164235

**MC576** 55 Green Street GILLINGHAM ME7 1AE Mrs Chudna NSA 4 0 4

MC162445

**SMC1397** 64 Boxley Road Walderslade CHATHAM ME5 9LJ Mr P Harman 1 0 1

MC164531

**SMC1831** 1 Otway Terrace CHATHAM ME4 5JU Mr R Phillips 1 0 1

MC180659

**SMC1997** 85 Clandon Road Lordswood CHATHAM ME5 8UN Mrs S McKenzie 1 0 1

MC180673

**SMC2142** 42a King Street GILLINGHAM ME7 1EP Mr T Busby 1 0 1

MC170153

***Table 4, Section 6: Housing planning consents expired without development*** ***Page 1 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**SMC2251** 13 Foxglove Crescent CHATHAM ME5 0SH Mr Goodearl 2 0 2

MC170944

**SMC2261** Land to the rear of 634 Lower Rainham Road Rainham Mrs G Halsey 1 0 1

MC172801 GILLINGHAM ME8 7TX

**SMC2298** 139 St Williams Way ROCHESTER ME1 2PG Mr Muggeridge 1 0 1

MC171631

**SMC2300** 110 Frindsbury Road Strood ROCHESTER ME2 4JB Mr Hodja 2 0 2

MC172648

**SMC2301** 159 Luton Road Luton CHATHAM ME4 5AE Noyes 1 1 2

MC173806

**SMC2313** 89 Cooling Road Strood ROCHESTER ME2 4RS Mr S Serwadda 1 1 2

MC183523

**SMC2338** Former Clinic Kings Road Luton CHATHAM ME5 7JY Dr Jha 2 0 2

MC164659

**SMC2349** 189 Canterbury Street GILLINGHAM ME7 5TU Palm Cottage Social Club 2 0 2

MC172600

**SMC2361** 173 High Street Rainham GILLINGHAM ME8 8AY Mr S Waller 2 0 2

MC181004

**SMC2378** 59 Sturdee Avenue GILLINGHAM ME7 2JN Mr Rallon 1 0 1

MC164612

**SMC2391** Kia-ora Station Road Cliffe ROCHESTER ME3 7RN M J Wicken 2 0 2

MC181536

**SMC2406** 1 Edinburgh Road Luton CHATHAM ME4 5BX Mr Cheema 1 0 1

MC164126

**SMC2408** 54 Shanklin Close CHATHAM ME5 7QL Mr S Ravate 1 0 1

MC182595

**SMC2421** 65 William Street Rainham GILLINGHAM ME8 8HW Mr & Mrs P Lowe 1 1 2

MC181391

***Table 4, Section 6: Housing planning consents expired without development*** ***Page 2 of 3***

***P/P No.*** ***Location*** ***Applicant*** ***Dwellings not***  ***Original dwellings on*** ***Total dwellings***

***built***  ***site*** ***granted consent***

**SMC2424** 31 Watts Avenue ROCHESTER ME1 1RX Mrs Roper -2 3 1

MC180492

**SMC2426** 34 Trevale Road ROCHESTER ME1 3PA Mr M Read 1 0 1

MC182200

**SMC2436** 43 St James Road Grain ROCHESTER ME3 0BU Mr C Fisher 1 0 1

MC182919

**SMC1839** 225a High Street CHATHAM ME4 4BQ Sodan Holdings Ltd 1 1 2

MC120728

**Sub-total for Previously developed land (see note 2)** **85** **10** **95**

**Greenfield land**

**MC373** Highview Farm LordsWood Lane Lordswood CHATHAM Mr Mason 1 0 1

MC152778

**SMC2234** Rest Haven Green Lane Grain ROCHESTER ME3 0BT Mr Smith Prolife Construction (UK) Ltd 1 0 1

MC161322

**SMC2429** 80 Beechwood Avenue Darland GILLINGHAM ME5 7HJ Mr Tanday 2 0 2

MC182356

**SMC2430** Old Vicarage High Street Grain ROCHESTER ME3 0BS Mrs C A Gant 2 0 2

MC182092\*

**SMC2442** Upper Bush Farm Upper Bush Farm Road Cuxton Mr D Attwood 1 0 1

MC181405 ROCHESTER ME2 1HQ

**Sub-total for Greenfield land (see note 2)** **7** **0** **7**

**TOTAL (see note 2)** **92** **10** **102**

\* 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*** ***Page 3 of 3***

**Section 7: Residential land availability summary at 31st March** **2022**

***Gains*** ***Losses*** ***Net*** ***P h a s i n g***

***0 - 5***  ***5-10***  ***10-15***

***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***

**Large sites**

Permissions 6271 1680 4236 **12187** *58* *6* *30* ***94*** 6213 1674 4206 **12093** 1275 1320 1586 992 861 6034 1499 80

Allocations 0 0 0 **0** *0* *0* *0* ***0*** 0 0 0 **0** 0 0 0 0 0 0 0 0

TOTAL 6271 1680 4236 **12187** *58* *6* *30* ***94*** 6213 1674 4206 **12093** 1275 1320 1586 992 861 6034 1499 80

**Small sites**

Permissions 258 92 121 **471** *38* *14* *18* ***70*** 220 78 103 **401** 59 105 96 17 11 288 10 \*\*

**Totals**

**TOTAL** 6529 1772 4357 **12658** *96* *20* *48* ***164*** 6433 1752 4309 **12494** 1334 1425 1682 1009 872 6322 1509 80

*\*\* Small sites are not phased beyond 10 years.*

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.*** ***Page 1 of 1***

## Section 8: Residential Pipeline Sites

This list of pipeline sites is sourced and updated from the Strategic Land Availability Assessment published in December 2019:

<https://www.medway.gov.uk/info/200149/planning_policy/519/future_medway_local_plan/5>

| Site Ref | Address | Site source | Years  1-5 | Years  6-10 | Years  11-15 | 2037/38+ | Total |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 0050a | Chattenden Barracks | SLAA | 375 | 123 | 0 | 0 | 498 |
| 0090 | Strood Riverside, Canal Road | Local Plan | 100 | 250 | 46 | 0 | 396 |
| 0100 | 320 - 344 High Street inc. 42 New Road, Rochester | Local Plan | 111 | 0 | 0 | 0 | 111 |
| 0102 | Grays Garage | Local Plan | 97 | 0 | 0 | 0 | 97 |
| 0137 | Civic Centre and Janes Creek | SLAA | 50 | 250 | 150 | 0 | 450 |
| 0177 | 56A Pump Lane, Rainham | SLAA | 0 | 7 | 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 | 47 | 0 | 0 | 0 | 47 |
| 0687 | National Grid Property, Pier Road, Gillingham | SLAA | 0 | 159 | 0 | 0 | 159 |
| 0714 | Land to east of Chattenden Lane | SLAA | 100 | 375 | 50 | 0 | 525 |
| 0735 | Upnor Wharf | SLAA | 0 | 5 | 0 | 0 | 5 |
| 0753 | Land west of Hoo | SLAA | 105 | 350 | 45 | 0 | 500 |
| 0760 | Site bound by Cross Street, Upbury Way, High Street and Slicketts Hill | SLAA | 0 | 300 | 120 | 0 | 420 |
| 0781 | 218 Main Road, Hoo | SLAA | 0 | 16 | 0 | 0 | 16 |
| 0797 | Holy Name Church, Lower Rainham Road | SLAA | 0 | 9 | 0 | 0 | 9 |
| 0818 | J7, Chatham Maritime | SLAA | 0 | 75 | 25 | 0 | 100 |
| 0820a | Interface Land (northern parcel), Chatham Maritime | SLAA | 80 | 266 | 54 | 0 | 400 |
| 0820b | Interface Land (southern parcel), Chatham Maritime | SLAA | 110 | 90 | 0 | 0 | 200 |
| 0824 | Chatham Docks, Chatham | SLAA | 0 | 750 | 2250 | 625 | 3,625 |
| 0834 | Halfords, The Brook, Chatham | SLAA | 0 | 0 | 119 | 0 | 119 |
| 0843 | Tesco Site, Cuxton Road access point and Commercial Road works site | SLAA | 0 | 45 | 24 | 0 | 69 |
| 0866 | Crown House, The Brook, Chatham | SLAA | 0 | 0 | 32 | 0 | 32 |
| 0880 | R/O 73,75-77 High Street, Rochester | Local Plan | 0 | 9 | 0 | 0 | 9 |
| 1039 | Tyre Centre Site | SLAA | 0 | 10 | 0 | 0 | 10 |
| 1047 | Land east of Seymour Road, Rainham | SLAA | 0 | 5 | 0 | 0 | 5 |
| 1052 | 101 Beacon Road, Chatham | SLAA | 0 | 13 | 0 | 0 | 13 |
| 1056 | 6-11 New Road Avenue, Chatham | SLAA | 0 | 70 | 0 | 0 | 70 |
| 1057 | North side, Priory Road | SLAA | 0 | 19 | 0 | 0 | 19 |
| 1065a | South of Main Road, Hoo | SLAA | 40 | 585 | 550 | 675 | 1,850 |
| 1066 | South Ratcliffe Highway, west Vidgeon Avenue, Hoo | SLAA | 100 | 140 | 0 | 0 | 140 |
| 1072 | R/O 250 Main Road, Hoo | SLAA | 0 | 5 | 0 | 0 | 5 |
| 1084 | West of Ropers Lane, Hoo | SLAA | 0 | 237 | 395 | 1000 | 1,632 |
| 1092 | 3 Broad Street Cottages, Main Road, Hoo | SLAA | 0 | 12 | 0 | 0 | 12 |
| 1105 | Manor Farm, Marsh Road, Halling | SLAA | 0 | 37 | 0 | 0 | 37 |
| 1106 | Miles Place, Delce Road, Rochester | SLAA | 0 | 11 | 0 | 0 | 11 |
| 1109 | Steelfields, Danes Hill, Gillingham | SLAA | 0 | 0 | 72 | 0 | 72 |
| 1112 | Samuels Towers, Longhill Avenue | SLAA | 0 | 0 | 45 | 0 | 45 |
| 1113 | Land North of Christmas Lane, High Halstow | SLAA | 175 | 375 | 210 | 0 | 760 |
| 1115 | Commercial Road Public Car Park | SLAA | 0 | 0 | 21 | 0 | 21 |
| 1121 | Deangate Ridge | SLAA | 50 | 250 | 250 | 0 | 550 |
| 1133 | 247-253 High Street, Chatham | Application | 8 | 0 | 0 | 0 | 8 |
| 1141 | 325 High Street, Rochester | Application | 0 | 6 | 0 | 0 | 6 |
| 1175 | North of Ratcliffe Highway | SLAA | 0 | 105 | 0 | 0 | 105 |
| 1178 | Parcel 2 North of Stoke Road | SLAA | 20 | 68 | 0 | 0 | 88 |
| 1179 | Parcel 3 South of Stoke Road | SLAA | 100 | 0 | 0 | 0 | 100 |
| 1181 | Former Gillingham Fire Station | SLAA | 9 | 0 | 0 | 55 | 64 |
| 1188 | Pier Approach Road Depot | SLAA | 0 | 176 | 0 | 0 | 176 |
| 1190 | Acorn Wharf Shipyard | SLAA | 0 | 55 | 51 | 0 | 106 |
| 1204, 1305 | 3-39 High Street | SLAA | 0 | 52 | 0 | 0 | 52 |
| 1209 | Deangate Cottage, Dux Court Rd | SLAA | 0 | 0 | 0 | 0 | 0 |
| 1214 | Site 2 Land to South of Baytree Farm | SLAA | 0 | 48 | 0 | 0 | 48 |
| 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 | 55 | 0 | 0 | 0 | 55 |
| 1252 | Land north of Christmas Lane, High Halstow | SLAA | 0 | 59 | 0 | 0 | 59 |
| 1267 | North of Ratcliffe Highway | SLAA | 0 | 0 | 0 | 0 | 0 |
| 1278 | Land East of Pier Approach Rd, Gillingham | SLAA | 0 | 24 | 0 | 0 | 24 |
| 1296 | Land West of Allhallows | SLAA | 0 | 50 | 339 | 0 | 389 |
| 1297 | Land bound by Commercial Rd, Knight Rd, Priory Rd and Smith St | SLAA | 0 | 250 | 194 | 0 | 444 |
| 1299 | East of Ropers Lane, Hoo | SLAA | 0 | 220 | 690 | 487 | 1,397 |
| 1301 | Temple Street Public Car Park, 151-175 High St, 1A-1 Cuxton Road | 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, Gillingham | SLAA | 0 | 255 | 0 | 0 | 255 |
| 1307 | Potential Expansion Area 2 | SLAA | 0 | 63 | 241 | 0 | 304 |
| 1308 | B&M Bargains, Medway Street, Chatham | SLAA | 0 | 55 | 142 | 0 | 197 |
| 1310 | Car Park, Waterfront Way, Chatham | SLAA | 0 | 80 | 25 | 0 | 105 |
| 1311 | 199 to 233 High Street, Chatham | SLAA | 0 | 0 | 119 | 0 | 119 |
| 1312 | Pumping Station, The Brook, Chatham | SLAA | 0 | 0 | 15 | 0 | 15 |
| 1313 | 279 to 313a High Street, Chatham | SLAA | 0 | 50 | 0 | 0 | 50 |
| 1314 | Car park to rear of Centre Theatre, Chatham | SLAA | 0 | 0 | 38 | 0 | 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 | SLAA | 0 | 12 | 0 | 0 | 12 |
| 1319 | Kingswear Gardens | SLAA | 0 | 0 | 45 | 0 | 45 |
| 1320 | McDonalds, Car Sales Garage and rear of High Street properties | SLAA | 0 | 0 | 44 | 0 | 44 |
| 1321 | 2 Station Road | SLAA | 0 | 5 | 0 | 0 | 5 |
| 1322 | Cuxton Road Auto Centre | Masterplan | 0 | 20 | 0 | 0 | 20 |
| 9999 | South of Stoke Road 2 |  | 0 | 0 | 200 | 0 | 200 |
| **TOTAL** |  |  | **1759** | **6655** | **6660** | **2842** | **17916** |

# 5) Policy Monitoring Table

## Refused applications received in the year ending 31st March 2022

55.8% of all planning refusals in 2021/22 were residential applications failing mainly due to Development Policy, Design and layout and Amenity and Environment.

|  |  |  |  |
| --- | --- | --- | --- |
| Application  Type | Number of  refused  applications | Percentage  of refusals | Main category for refusal |
| B1-B8  (Industrial) | 1 | 1.2% | Amenity and Environment. |
| Residential | 48 | 55.8% | Development policy, Design and layout and Amenity and Environment. |
| Mixed Use | 1 | 1.2% | Development Policy. |
| Commercial  Leisure & Other Commercial | 8 | 9.3% | Development Policy, Transport infrastructure and Amenity and Environment |
| A1 (retail) | 28 | 32.6% | Development Policy, Design and Layout and Amenity and Environment. |
| Total | **86** | **100%** |  |

**Table: Refused applications 2017/18 - 2021/22**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| 84 | 96 | 101 | 116 | **86** |

This is the first decrease in refused applications in the last five years.

## Table 5: Policy monitoring

**Period: 1 April 2021 to 31 March 2022**

**Section 1: Applications refused during the year to 31 March** **2022**

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

**Town centre**

**Previously developed land**

MC202263 104 High Street Rainham GILLINGHAM COU from pub (SG) to childrens day nursery (Ef)

MC202993 \*\* 52, 54, 54A High Street GILLINGHAM MC523 Prior Approval for construction of two additional storeys to provide 6 Flats

MC210387 27 The Paddock CHATHAM SMC2695 Prior Notification of a proposed changed of use of ground floor level from B1 to dwelling

MC210936 High Street CHATHAM MC519 Roof extensition to construct 2 additional storeys and create 9 new dwelling

MC211891 82 Jeffery Street GILLINGHAM MC110 Demolish existing buildings and construct a pair of 2 bed bungalows and a block of 12

flats (3 x 2 bed and 9 x 1 bed)

MC213518 High Street CHATHAM Change of use from Class E (Retail) to SG (Takeaway)

**Non town centre**

**Greenfield land**

MC190336 \*\* Ham Lane Hempstead GILLINGHAM MC428 Outline Application for the erection of up to 450 dwellings, nursery and supporting

retail space 85sqm

MC200035 Roman Way Strood ROCHESTER Linking 2 existing buildings to provide additional seating area and office with storage -

Resub of MC181005

MC200953 Oakhurst Close Walderslade CHATHAM SMC2537 Construction of 1x5 bedroom Bungalow

MC202891 \*\* 49 Beacon Road CHATHAM SMC2662 Construct a pair of semi-detached dwelling houses (1x1 bed and 1x2 bed).

MC203048 \*\* 31-53 Northbourne Road Twydall GILLINGHAM MC611 Construct 8 x 3 bed dwellings with new access road, private amenity space, car

parking and landscaping.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 1 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC203204 Avenue Tennis Club Glebe Road GILLINGHAM MC522 Construct 4 x 3 bed and 3 x 4 bed houses.

MC210323 View Road Cliffe Woods ROCHESTER MC460 Construction of 50 Dwellings

MC210537 Mount Pleasant and Chatham Hill CHATHAM SMC2765 Construct 2 storey apartment block of 4 x 1 bed flats.

MC210692 266 Hempstead Road Hempstead GILLINGHAM SMC2726 Alter existing bungalow to form new access from The Paddock and construst new 4

bed house in front garden.

MC210694 \*\* 31 Gerrard Avenue ROCHESTER SMC2665 Construction 1 x 3 Bedroom dwelling

MC210902 Haylands Station Road Cliffe ROCHESTER SMC2739 Construction 1x2 bedroom dwelling

MC211026 Merryboys Merryboys Road Cliffe Woods ROCHESTER SMC2717 Construction of 1x 5 bedroom dwelling

MC211534 Avenue Tennis Club Glebe Road GILLINGHAM MC522 Reduced scheme of 3 x 3 bed and 3 x 4 bed dwellings.

MC211609 174 Princes Avenue Walderslade CHATHAM SMC2688 The Construction of 2x2 bedroom dwelling houses

MC211892 31-53 Northbourne Road Twydall GILLINGHAM MC611 Redevelopment of the site for 7 resi units - resub of MC203048.

MC212036 46 and 52 Cliffe Road Strood ROCHESTER SMC2768 Construction of 2x 4bdr and 1x3bdr dwellings

MC212134 16 The Everglades Hempstead GILLINGHAM SMC2727 Construct a detached dwelling with associated parking.

MC212269 75 White Road CHATHAM SMC2705 Formation of gable end to the existing dwelling and construct a 3 storey 1 bed dwelling

with associated landscaping and parking.

MC212279 63 Duncan Road GILLINGHAM SMC2145 Construct a 2 bed bungalow.

MC212328 Bush Road Cuxton ROCHESTER Construction of a winery building including café/restaurant and visitor centre with

energy centre, car park, access road and landscaping.

MC212618 Merryboys Road Cliffe Woods ROCHESTER SMC2717 Construction of 1x5 Bedroom dwelling

MC213492 2 Tobruk Way CHATHAM SMC2757 Construct 3 bed dwelling.

MC213577 638 Mierscourt Road Rainham GILLINGHAM SMC2764 Construction of a detached 4 x bedroom dwelling with assoicated parking

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 2 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

**Previously developed land**

MC180477 Wylie House Elmwood Road Chattenden ROCHESTER MC632 Demolition of existing building and Construction of 3x1 bedroom and 15x2 bedroom

flats.

MC191491 \*\* and Eastern Road GILLINGHAM MC623 Construct 5 x 3 bed dwellings with parking.

MC192025 \*\* 513 Canterbury Street GILLINGHAM SMC2556 Retospective for cou house to 8 bed HMO (SG)

MC192361 Patmans Wharf Upnor Road Upnor ROCHESTER MC631 Change of use from Boat Storage yard to residential

MC200179 \*\* 76 Ivy Street Rainham GILLINGHAM SMC2513 Convert dwelling into 3 flats.

MC200408 \*\* 2E Luton Road Luton CHATHAM SMC2623 COU ground floor from A1 shop to 1 x 2 bed flat.

MC200703 \*\* 245 Canterbury Street GILLINGHAM SMC2541 Part retrospective to convert ground and 1st floors to provide 2 x 1 bed flats.

MC200835 \*\* 3 Valley Road GILLINGHAM COU from residential garages to motor mechanics

MC200872 \*\* 2E Luton Road Luton CHATHAM SMC2623 COU of ground floor shop A1 to 1 x 2 bed flat.

MC201091 \*\* 6 Pump Lane Rainham GILLINGHAM SMC2637 Construct 1 bed chalet bungalow (resubmission of MC200687). This one involves the

removal of the conservatory.

MC201180 89 Ingram Road GILLINGHAM GL159 Construct a block of 3 x 1 bed and 6 x 2 bed flats (2 of these already counted under

MC173455) so a gain of 4.

MC201737 \*\* 176 Grange Road GILLINGHAM MC580 Outline application to construct blocm of 19 apartments (12x1 bed and 7x2 bed).

MC201756 \*\* 176 Grange Road GILLINGHAM MC580 Construct a block of 24 flats (19x1 bed and 5x2bed).

MC201757 \*\* 176 Grange Road GILLINGHAM MC580 Outline application to construct block of 22 apartments (13x1 bed and 9x2 bed).

MC202452 156 Nelson Road GILLINGHAM MC624 Construct 8 x 1 bed flats, demolish outbuilding.

MC202629 \*\* Willington House Ratcliffe Highway St Mary Hoo SMC2627 Convert existing garage to self contained dwelling.

ROCHESTER

MC202840 Fenn House Fenn Street St Mary Hoo ROCHESTER SMC2741 Outline application for the construction of 4 x self build plots.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 3 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential**

MC202884 Port Werburgh Vicarage Lane Hoo ROCHESTER MC405 Retrospective change of use of land from marina to form part of adjacent mobile home

park to provide 6 mobile homes.

MC202946 2 London Road Strood ROCHESTER MC618 Construction 4 Storey 20x1 bdr flats

MC203082 \*\* 153 Fairview Avenue Wigmore GILLINGHAM COU from butchers shop to pizza takeaway shop.

MC210332 53 Danson Way Rainham GILLINGHAM SMC2750 Redevelop to provide 2 x 3 bed dwellings (demolish 19 garages)

MC210442 139a Nelson Road GILLINGHAM SMC2719 Construct detached part sinlge/part two storey building incorporating 3 x 2 bed flats

and 1 x 2 bed accessible duplex

MC210968 4 Hothfield Road Rainham GILLINGHAM SMC2743 Prior notification of a proposed change of use from office to residential.

MC210991 55 Marlborough Road GILLINGHAM MC565 Construct residential block of 25 x 1 bed and 10 x 2 bed apartments.

MC211127 Maritime Way CHATHAM Proposed change of use of the existing machine shop 8 site to Drive thru cinema

MC211262 42 New Road CHATHAM SMC2591 COU from 6 bed HMO (C4) to 7 bed HMO (SG).

MC211309 Mockbeggar Farm Shop Town Road Cliffe Woods SMC2747 Prior Approval for the change of use from Retail A1 to Residential dwelling C3

ROCHESTER

MC211348 16 Hollywood Lane Wainscott ROCHESTER SMC2748 Construction of 2x 2 bedroom Bungalows

MC211363 10 Arnhem Drive Luton CHATHAM SMC2732 Construct 2 bed detached dwelling with parking - demolish side projection to 10

Arnhem Drive.

MC211364 1a Beresford Road GILLINGHAM SMC2721 COU from offices (Egi) to 2 x 2 bed houses.

MC211371 The Chimes Brook Lane Lower Stoke ROCHESTER SMC2738 Extend existing garage to form a 3 bed dwelling.

MC211381 16 Ordnance Terrace CHATHAM SMC2686 Convert dwelling into 4 x 1 bed flats with associated extensions.

MC211404 3 Tamarind Close Hempstead GILLINGHAM Lawful develoment certificate (proposed) for part change of use of existing garage for

use as a dog grooming salon.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 4 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC211442 137 Twydall Lane Twydall GILLINGHAM SMC2751 Construct 2 bed house.

MC211502 117 Watling Street GILLINGHAM COU from opticians to hot food takeaway.

MC211620 27 Mills Terrace CHATHAM SMC2687 Convert existing dwelling to 2 x 1 bed apartments

MC211676 133 Watling Street GILLINGHAM COU from retail to hot food takeaway.

MC211723 Station Approach Halling ROCHESTER Change of use from office B1(a) to Café/Pizzeria with takeaway delivery servie

MC211796 Bush Road Cuxton ROCHESTER Change of use from Butcher with Post Office (Class E) to Hot Food Takeaway (SG)

MC211823 1 Pepys Way Strood ROCHESTER MC621 Construction of 9 x 1bedroom flats

MC211873 36 Hollywood Lane Wainscott ROCHESTER SMC2749 Retrospective application for the conversion of a garage to 1x4 bdedroom dwelling

MC211922 Port Werburgh Vicarage Lane Hoo ROCHESTER MC405 Lawful development existing for 6 mobile homes.

MC212101 Bailey Drive Gillingham Business Centre GILLINGHAM MC634 Prior notifcation for a proposed change of use from offices to 44 residential units (16 x

1 bed and 28 x 2 bed).

MC212152 73 London Road Rainham GILLINGHAM SMC2742 Construct 2 bed detached dwelling.

MC212174 40 New Road CHATHAM SMC2704 Alterations to existing roof to create mansard roof to form 2nd floor and varuious other

works to convert dwelling into 3 separate dwellings (resubmission of withdrawn

MC211273)

MC212176 1a Beresford Road GILLINGHAM SMC2721 Prior notification for a proposed change of use from offices B1a to 2 x 2 bed dwellings.

MC212265 35 Rainham Road GILLINGHAM SMC2354 Construct detached 1 bed house.

MC212300 Woodend Brook Lane Lower Stoke ROCHESTER SMC2738 Lawful development certificate (existing) for a residential studio flat

MC212370 427 Canterbury Street GILLINGHAM SMC2722 Construct 3 x 1 bed and 1 x 1 bed studio flat.

MC212437 57 Rochester Street CHATHAM SMC2706 Construct 3 storey extension to rear together with conversion from dwelling house to 3

x 2 bed flats.

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 5 of 6***

**Application No.** **Address** **Housing ref (if**  **Description**

**residential)**

MC212545 2-6 Victoria Street ROCHESTER SMC2694 Application for a lawful Certificate (Existing) for the use of a residential flat since 2002

MC212558 2-6 Victoria Street ROCHESTER SMC2694 Application for a lawful Development Certificate (Existing) for use as a self contained

flat

MC212643 42 New Road CHATHAM SMC2591 COU from 6 person HMO (C4) to 7 person HMO (SG) - revision to MC211262.

MC212775 3 Valley Road GILLINGHAM SMC2724 Construct 1 x 3 bed dwelling with parking.

MC212856 Unit 5 Owens Way GILLINGHAM COU from warehouse to form 2 units for B8 and health and beauty treatment (SG)

MC213392 1 Pepys Way Strood ROCHESTER MC621 Construction of 4x1 bedroom, 2x2 bedroom and 1x3 bedroom flats

MC213395 614 Lordswood Lane Lordswood CHATHAM Construction of a single storey building with secure play area to facilitate a Childrens

Nursey

MC213436 16 Stour Close Strood ROCHESTER SMC2762 Construction 1x2 bedroom dwelling

*\*\* Refused on appeal*

***Table 5: Policy monitoring, Section 1: Applications refused during the year*** ***Page 6 of 6***

## Section 2: Reasons for refusal; applications refused during the year to 31 March 2022

**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* *Transport infrastructure* *Amenity and environment*

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 *Design and layout* Other amenity or environmental issues 1

Not reflecting local needs 0 Size/massing 0

Demand on infrastructure 0 Local character 0 *Other*

Street scene 0

*Sustainable economic development* Other 1

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 0 Affect the setting of Conservation Area 0

Proliferation 0 Backland development 0

Loss of existing facilities 0 Other design issues 0

**Number of refusals connected with Employment (mainly B1 - B8)** **1**

**Residential**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 5 Green Belt 0

Contrary to policy 16 Vehicle parking arrangements 10 Loss of open space 0

Unsuitable for proposed use 0 Impact on highway network 1 Loss of trees 3

Loss of residential accommodation 1 Loss of public car parking 1 Living conditions 25

Outside defined development areas 0 Other transport issues 6 Noise or disturbance 1

Over development 12 Overlooking 15

Intensification 0 *Design and layout* Other amenity or environmental issues 24

Not reflecting local needs 2 Size/massing 27

Demand on infrastructure 0 Local character 21 *Other*

Street scene 8

*Sustainable economic development* Other 5

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 1 Affect the setting of Conservation Area 1

Proliferation 0 Backland development 3

Loss of existing facilities 5 Other design issues 2

**Number of refusals connected with Residential** **48**

***Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year*** ***Page 1 of 3***

**Mixed use**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 0 Green Belt 0

Contrary to policy 1 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 *Design and layout* Other amenity or environmental issues 0

Not reflecting local needs 0 Size/massing 0

Demand on infrastructure 0 Local character 0 *Other*

Street scene 0

*Sustainable economic development* Other 0

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 0 Affect the setting of Conservation Area 0

Proliferation 0 Backland development 0

Loss of existing facilities 1 Other design issues 0

**Number of refusals connected with Mixed use** **1**

**Commercial leisure and other commercial uses**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 3 Green Belt 0

Contrary to policy 3 Vehicle parking arrangements 3 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 3

Outside defined development areas 0 Other transport issues 0 Noise or disturbance 1

Over development 0 Overlooking 0

Intensification 0 *Design and layout* Other amenity or environmental issues 0

Not reflecting local needs 0 Size/massing 0

Demand on infrastructure 0 Local character 1 *Other*

Street scene 0

*Sustainable economic development* Other 2

Affect the setting of Listed Building or Ancient Monument 0

Viability or vitality 0 Affect the setting of Conservation Area 0

Proliferation 1 Backland development 0

Loss of existing facilities 0 Other design issues 1

**Number of refusals connected with Commercial leisure and other commercial uses** **8**

***Table 5: Policy monitoring, Section 2: Reasons for refusal; applications refused during the year*** ***Page 2 of 3*** **Retail (A1)**

*Development policy* *Transport infrastructure* *Amenity and environment*

Premature 0 Highway safety 9 Green Belt 0

Contrary to policy 25 Vehicle parking arrangements 3 Loss of open space 2

Unsuitable for proposed use 0 Impact on highway network 0 Loss of trees 3

Loss of residential accommodation 0 Loss of public car parking 0 Living conditions 13

Outside defined development areas 0 Other transport issues 1 Noise or disturbance 8

Over development 2 Overlooking 6

Intensification 2 *Design and layout* Other amenity or environmental issues 9

Not reflecting local needs 0 Size/massing 8

Demand on infrastructure 0 Local character 11 *Other*

Street scene 8

*Sustainable economic development* Other 12

Affect the setting of Listed Building or Ancient Monument 1

Viability or vitality 0 Affect the setting of Conservation Area 1

Proliferation 0 Backland development 2

Loss of existing facilities 1 Other design issues 1

**Number of refusals connected with Retail (A1)** **28**

**Total number of refusals** **86**

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*** ***Page 3 of 3***

# 6) Medway Local Aggregates Assessment 2021

The Local Aggregate Assessment for 2021 is published over the following pages.

The Local Aggregate Assessment for 2022 will be available and published with the Authority Monitoring Report in December 2023.

# Executive Summary

This is the tenth Local Aggregate Assessment (LAA) produced for Medway, in line with the requirements set out in the National Planning Policy Framework (NPPF) and in accordance with the Planning Practice Guidance (PPG). This LAA is based on data reported for the 2021 calendar year.

Aggregate is essential to the functioning of society. Aggregate is used in the construction of buildings and infrastructure such as housing, roads, railways and flood defences. Monitoring the demand for, and supply of, aggregate is essential to ensuring that a ‘steady and adequate supply’ is maintained to meet current and future needs.

In preparing this LAA, the council has considered a range of data sources in compiling information on the demand for aggregates and supply options available; with the annual aggregate monitoring produced by the South East England Aggregates Working Party (SEEAWP) based on a survey of local operators being a key source of data. Due to the size of Medway and the limited number of minerals sites and wharves, there are some areas where it is not possible to publish sales data due to commercial confidentiality.

This report also takes account of the latest four yearly national Aggregate Monitoring Survey that took place in 2020 which surveyed aggregate sales in 2019.

A draft version of this LAA was circulated to the South East England Aggregates Working Party, Minerals Planning Authorities throughout the South East and neighbouring areas, industry representatives and other key stakeholders for comments.

## Land-won Aggregate

Sand and gravel is the only land-won aggregate actively being extracted in Medway.

There are currently two permitted quarries for the extraction of sand and gravel in Medway, one inactive and the other commencing extraction in 2017, becoming fully operational in 2018.

Current permitted reserves of sand and gravel is 427,000 tonnes, providing a significantly reduced landbank of 3.6 years based on an Aggregate Provision Rate equivalent to the 3-year average sales value.

## Recycled and Secondary Aggregate

It is understood that of the two main secondary and recycled aggregate producers in Medway, one stopped operating in 2020, however a new facility recently granted planning permission is expected to start operating in 2022. It is also expected that one of the sites that had stopped operating will come back into production in 2022. Returns from recycled aggregate producers and data obtained from the Environment Agency Waste Data Interrogator suggests around 10,000 tonnes of recycled aggregate was produced in 2021. A Waste Needs Assessment prepared in 2020 to support the emerging Medway Local Plan suggests that the permitted capacity for recycled aggregates production in Medway is around 135,000tpa.

## Marine-won sand and gravel

Medway’s wharves continue to demonstrate their regional importance, reporting 1.798 Mt of marine-won sand and gravel sales in 2021, a slight increase on sales in 2020.

No sales of marine-won soft sand were reported in 2021 which has been the case since 2019.

## Imported Crushed Rock

Imports of crushed rock to wharves continued at a level above the 10 year average but slightly below the 3 year average.

Total annual sales of aggregates from wharves in the last five years is estimated to average 2.8 million tonnes which is the same as that achieved in 2020.

## Demand

The council has analysed a range of sources to project any trends that may be emerging that would influence demand. The population of Medway is projected to increase significantly. Medway experienced its highest rates of housing delivery in 2019/20 and 2020/21, at 1,130 and 1,082 new homes, respectively. Housing delivery at this high level is expected to continue in the short to medium term. Nationally, house building is not expected to increase significantly beyond current levels in 2022 and 2023. A number of significantly large regional infrastructure projects are also expected to increase demand. An economic recession is predicted for the UK in 2022 and this may result in a decreased demand for aggregates in future.

## Conclusion

Medway plays a strategic role in regional aggregates supply through the wharves located on the River Medway and the Thames estuary.

Land won reserves of sand and gravel are rapidly depleting, however the decreasing landbank is compensated for by increased levels of imports at Medway’s wharves.

The council will plan positively for the steady and adequate supply of aggregate through the emerging Local Plan in order meet the needs of the local and regional markets.

**Summary – Medway Council (for the calendar year 2021)**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Quarry  Sales | 2021 Sales (Mt)  & Trend1 | Average  (10-yr) Sales  & Trend1 | Average  (3-yr) Sales  & Trend1 | APR (Mt)2 | Reserve (Mt) | Landbank (years) | Allocations (years) | Capacity (Mtpa) | Comments3 |
| Soft Sand |  |  |  |  |  |  |  |  | No known reserves |
| Sharp Sand & Gravel | c | 0.052  Shape | 0.119  Shape | 0.119  Shape | 0.427  Shape | 3.59  Shape | n/a | >0.200 | Two quarries, one inactive. APR taken as 3 year average in light of sales pattern |
| All Sand & Gravel4 | c | 0.043  Shape | 0.119  Shape | 0.119  Shape | 0.427  Shape | 3.59  Shape | n/a | >0.200 | Two quarries, one inactive. APR taken as 3 year average in light of sales pattern |
| Crushed Rock |  |  |  |  |  |  |  |  | No known reserves |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Aggregate Infrastructure Sales | 2021 Sales (Mt)  & Trend1 | Average  (10-yr) Sales  & Trend1 | Average  (3-yr) Sales  & Trend1 | APR2 (Mt) | Reserve (Mt) | Landbank (years) | Allocations (years) | Capacity (Mtpa) | Comments3 |
| Recycled / Secondary Aggregates | 0.01  Shape | 0.03  Shape | 0.005  Shape | n/a |  |  |  | 0.135 | Reduced capacity at ‘static’ sites is expected to increase in 2022.  Recycled aggregate also produced at demolition sites. Closed Kingsnorth Power has a stock of approx. 1.4mt m3 coal derived fly ash |
| Marine Sand & Gravel | 1.798  Shape | 1.548  Shape | 1.566  Shape | n/a |  |  |  | 4.3 | Established importation and distribution facilities with potential for growth. The capacity is combined total for all wharves across all aggregate types |
| Rock Imports by Sea | 1.374  Shape | 1.084  Shape | 1.421  Shape | n/a |  |  |  | 4.3 | Established importation and distribution facilities with potential for growth. The capacity is combined total for all wharves across all aggregate types |
| Rail Depot Sales (Sand & Gravel) | c | n/a | n/a | n/a |  |  |  | n/k | Established aggregates rail depot linked to wharf used to export aggregate. Sand and gravel is not imported by rail |
| Rail Depot Sales (Crushed Rock) | c | n/a | 0.000  Shape | n/a |  |  |  | 0.100 | Established aggregates rail depots linked to wharf used to export aggregate. Crushed Rock is not imported by rail |

**General Comments6**

The supply of aggregates in Medway is currently sufficient, with the existing importation facilities providing a high percentage of aggregates for the wider London and South East area. A Waste Needs Assessment carried out in 2020 suggests there is 135ktpa recycled aggregate production capacity in Medway. Significant extraction of sand and gravel from the quarry at Kingsnorth has continued, however, at current rates of extraction the site will be complete in around three years time. The Local Plan allows for additional reserves but no interest has been shown by industry. The emerging Local Plan seeks to safeguard resources and infrastructure and identify Areas of Search for sand and gravel extraction.

In common with much of the South East, there is high demand for housing in Medway. The government’s assessment of Local Housing Need for Medway is 1,675 homes per year (based on the latest affordability ratio).

Other major construction projects proposed in the wider South East region which may place demands on aggregate supplied form Medway include Ebbsfleet Garden City, Lower Thames Crossing, Thames Tideway Tunnel, Crossrail 2, HS2 and Silvertown Tunnel.

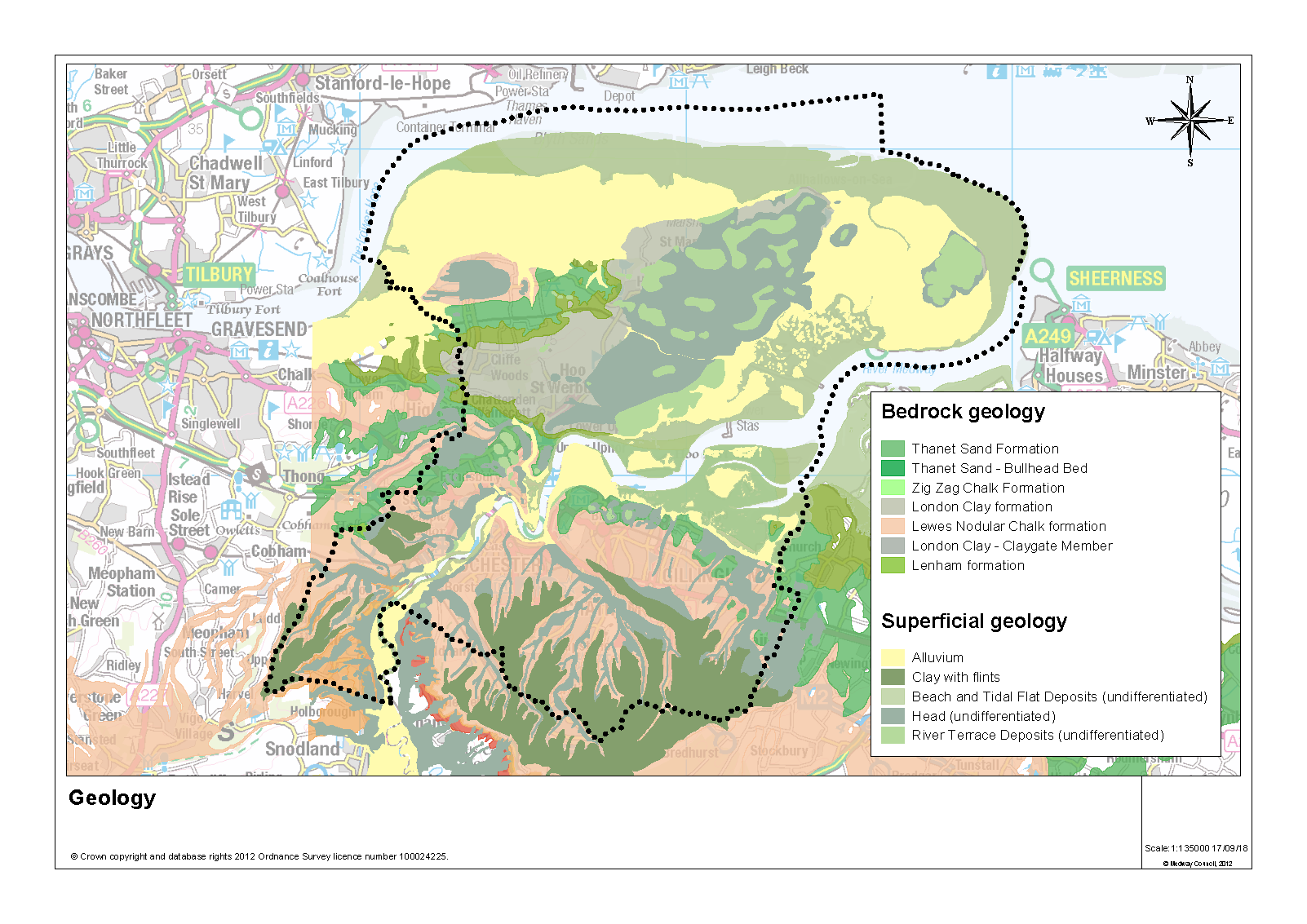
Notes:

1. **Trend –** indicates whether the average sales are (compared with the previous year’s LAA average sales) increasing (upwards arrow), declining (downwards arrow) or no change (level arrow).
2. **APR = ‘Aggregate Provision Rate’** – The APR is the level of sales used to estimate future requirements and is based on historic sales and other relevant local information. The term ‘LAA Rate’ has previously been used for the Aggregate Provision Rate.
3. **Comments** – Comments explain possible anomalies e.g. peculiarities about current sales, landbank limitations, important infrastructure changes, soft sand sales at wharves, origins of aggregate imports by sea/rail etc.
4. **All sand and gravel** – soft sand and sharp sand and gravel taken together.
5. **Shading** applied where aggregate supply source is not relevant.
6. **General Comments** – this provides the overall picture with reference to demand, factoring in export requirements and sustainability of supply – landbank, allocations, infrastructure capacity – to meet this. This includes whether an appropriate contribution is being made to what are understood to be the aggregate supply that is required of the area and an analysis of the adequacy of the current local plan and whether this should be reviewed.
7. **‘c’** denotes where sales data is not published due to commercial confidentiality.
8. **Introduction**
   1. Aggregate minerals such as soft sand, sand and gravel and crushed rock are used as construction materials, and therefore are intrinsic to the nation’s development, maintaining infrastructure and supporting economic growth. Local Aggregate Assessments (LAA) play an important role in the coordination of planning for the supply of minerals to meet the country’s needs.
   2. As the Mineral Planning Authority for Medway, Medway Council is obliged to prepare an LAA for its area in line with requirements set out in the NPPF (2021) (Paragraph 213) and the PPG. Paragraph 213 of the NPPF states Minerals Planning Authorities should prepare: *‘an annual Local Aggregate Assessment, either individually or jointly, to forecast future demand, based on a rolling average of 10 years’ sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources)’.* The LAA then needs to be submitted to the regional Aggregate Working Party which prepares an annual report for the National Aggregate Coordinating Group. The national group should consider whether the totals provided by the area Aggregate Working Parties make appropriate provision to maintain a steady and adequate supply of aggregate. This process seeks to ensure the coordination of minerals planning at a strategic level.
   3. This is the tenth LAA produced for Medway. Much of the data used in the preparation of this LAA comes from the annual monitoring of aggregates sales in Medway undertaken by Medway Council on behalf of the South East England Aggregate Working Party (SEEAWP). The annual Aggregate Monitoring (AM) survey collects sales data from active aggregate extraction sites, minerals wharves, minerals rail depots and recycled and secondary aggregate processing sites. Returns for 2021 were received from all the main aggregate producers in Medway.
   4. Due to the size of Medway, and the limited number of minerals sites, some sources of data are restricted and cannot be disaggregated to a Medway level due to agreements made with industry operators concerning commercial confidentiality. This is reflected in the data is presented in this report.
9. **Land-won Aggregate**

## Geology of Medway

* 1. The sand and gravel deposits in the Medway area are primarily concentrated on the Hoo Peninsula as a result of post-glacial melt water outwash deposition found in a series of ‘river terraces’, trending roughly from north west to south east across the peninsula’s ridge, and on the Isle of Grain. There are also more recent water-lain deposits covering areas of land on the eastern and north-western marshes of the peninsula that include some sand and gravel seams. The deposits have not been significantly reworked by natural processes since their deposition, and have a sand to gravel ratio and particle characteristics that makes them generally attractive for high specification value added concrete production. An overview of Medway’s geology is provided in Figure 1. Note that the sand and gravel deposits considered of economic interest are those shown as ‘River Terrace Deposits (undifferentiated)’.

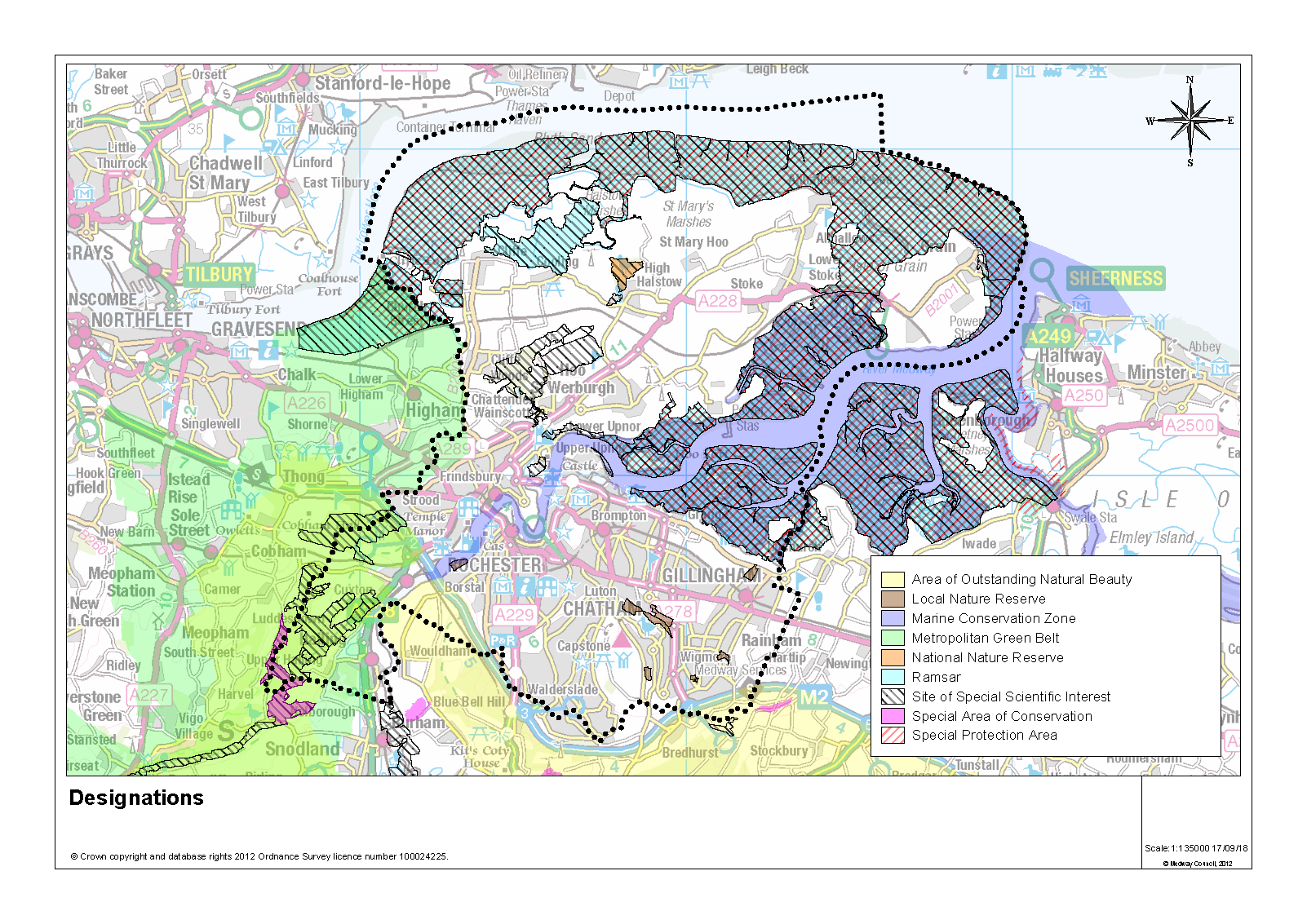
Figure 1: The Geology of Medway



## Environmental and Landscape Designations

* 1. Medway covers an area of 26,886 hectares (including rivers and coastal areas), and within this area are several landscape and environmental designations that could constrain where minerals supply activities (including extraction) could take place. These designations include: Special Protection Areas; Ramsar sites; Special Areas of Conservation; Areas of Outstanding Natural Beauty; Green Belt; Sites of Special Scientific Interest; Marine Conservation Zones; National Nature Reserves; and, Local Nature Reserves. The extents of the environmental and landscape designations in Medway are provided in Figure 2.

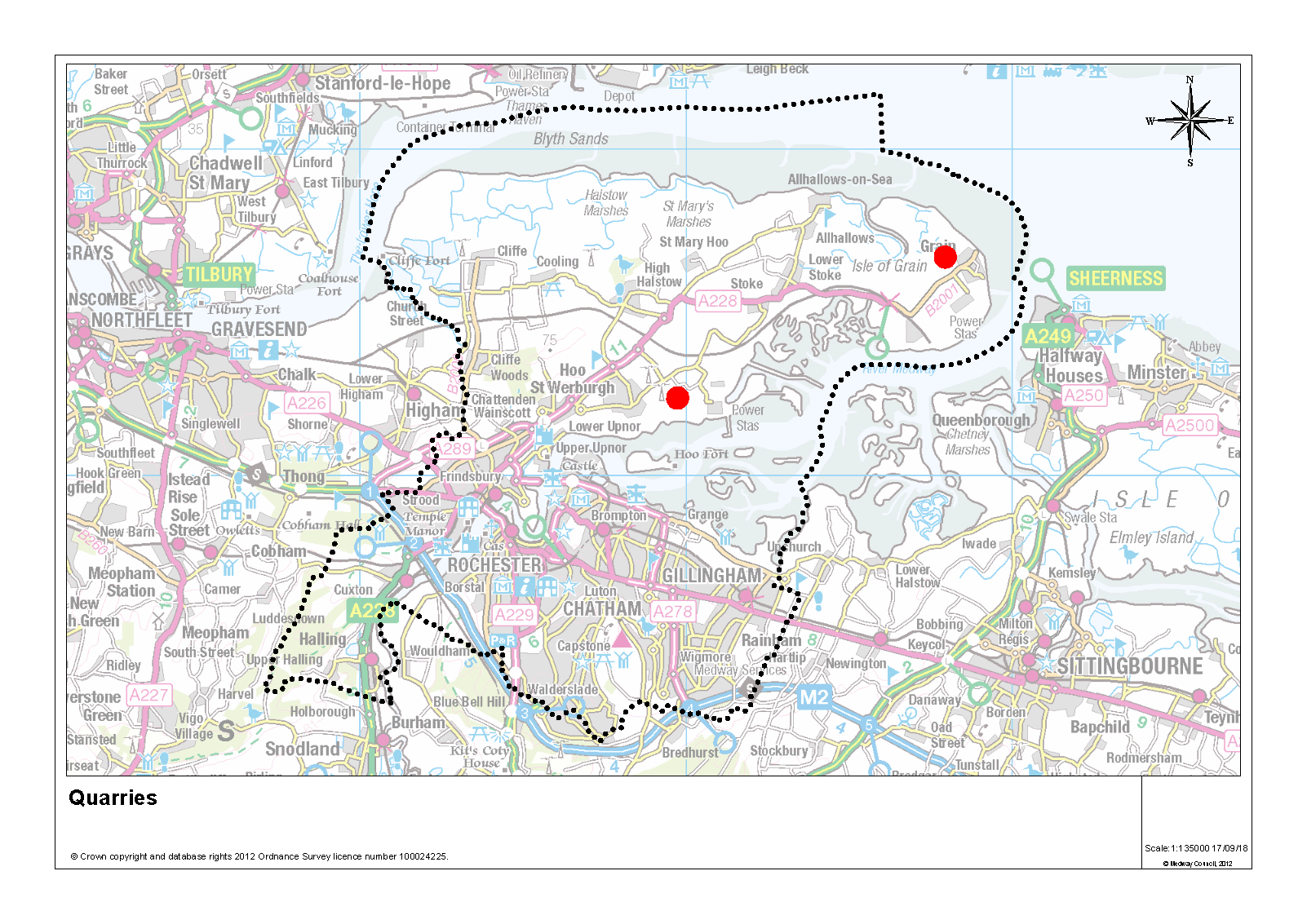
Figure 2: Environmental and Landscape Designations in Medway

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## Extraction of Minerals

* 1. Contained within Medway’s geology there are a range of minerals that have the potential to be economically viable for extraction. These deposits include sand and gravel, chalk, London clay and brick clay[[1]](#footnote-1). Extraction for these minerals has predominantly taken place around the river edge and across the Hoo Peninsula, but there have only been limited operations in recent years for the extraction of London clay and sand and gravel.
  2. The present total remaining permitted reserve of sand and gravel for extraction in Medway is 0.427 Mt. This is derived from Kingsnorth Quarry to the south east of the village of Hoo St Werburgh operated by Tarmac, and a small remaining reserve at Perry’s Farm in Grain, operated by J Clubb Ltd. The locations of the the two permitted quarries are provided in Figure 3.
  3. Kingsnorth Quarry is operated by Tarmac and includes a ready-mix concrete plant on site. Extraction commenced in 2017 and cumulatively 200,000 tonnes per annum of material can be removed from the site. It is currently the only operational quarry in Medway. It is anticipated that extraction at this site will be complete within three years.
  4. Research to support mineral planning work in Medway has provided an indication of significant available resources in the area that could be exploited to help meet future demand.

Figure 3: Quarries in Medway

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**Kingsnorth**

**Perry’s Farm**

* 1. Due to the limited number of quarrying sites in Medway, it has not been possible to publish annual levels of sales of locally won sand and gravel. However, the council has been able to use data provided to the Aggregates Monitoring survey to produce a 3-year and 10-year average sales figure.
  2. The current 10-year average sales for aggregates from quarries in Medway is 0.052 Mtpa and the 3-year average sales is 0.119 Mtpa. The 3-year and 10-year average sales data for land-won aggregate since 2007 is presented in Table 1 and Figure 4.

Table 1: 3-year and 10-year average sales (Mt) for land-won aggregate in Medway

|  |  |  |
| --- | --- | --- |
| **Year** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 0.033 | n/a |
| **2008** | 0.027 | n/a |
| **2009** | 0.018 | n/a |
| **2010** | 0.010 | n/a |
| **2011** | 0.003 | n/a |
| **2012** | 0 | n/a |
| **2013** | 0 | n/a |
| **2014** | 0 | 0.013 |
| **2015** | 0.003 | 0.010 |
| **2016** | 0.003 | 0.006 |
| **2017** | 0.009 | 0.006 |
| **2018** | 0.050 | 0.017 |
| **2019** | 0.1 | 0.031 |
| **2020** | 0.134 | 0.043 |
| **2021** | 0.119 | 0.052 |

Figure 4: Average Sales (Mt) of Land won Sand and Gravel in Medway

* 1. Table 1 and Figure 4 demonstrate how the 3-year average sales gradually decreased due to the decline in minerals extraction to 2014. More recent increases in the 3-year average sales to levels not seen for well over 10 years reflect the commencement of extraction at Kingsnorth Quarry in 2017.

## Landbank

* 1. Medway is required to maintain a 7-year land bank for sand and gravel. Permitted reserves are estimated to be 0.427 Mt. The current landbank calculated using the 3-year average sales has reduced significantly in the last few years and is now 3.6 years. Using the 10-year average sales the landbank increases to 8.3 years. With the increased activity in extraction more recently, it is considered appropriate to use the 3-year average sales to inform the Annual Provision Rate, as this better reflects the current supply and demand status of land-won aggregates in Medway.
  2. Medway’s geology means there are no soft sand or crushed rock resources and therefore, it is not possible to maintain separate landbanks for land-won crushed rock or soft sand.
  3. The emerging Local Plan for Medway is proposing several areas of search within which suitable sites for sharp sand and gravel extraction may be found.

1. **Recycled and Secondary Aggregates**
   1. Materials defined as recycled or secondary aggregates are derived from demolition and construction waste, industrial by-products such as power station ash, colliery spoil, and blast furnace slag and slate. These materials can be used as substitutes for aggregates, such as in concrete production, or as fill.
   2. The use of recycled and secondary aggregates is critical to the sustainable management of primary mineral resources. In line with government policy to secure the valuable finite resources of materials required for development, Medway Council promotes the use of such alternatives in place of primary aggregates.
   3. It is understood that of the two main secondary and recycled aggregate producers in Medway, one stopped operating in 2020, however a new facility recently granted planning permission is expected to start operating in 2022. It is also expected that one of the sites that had stopped operating will come back into production in 2022. Returns from recycled aggregate producers and data obtained from the Environment Agency Waste Data Interrogator suggests around 10,000 tonnes of recycled aggregate was produced in 2021. A Waste Needs Assessment prepared in 2020 to support the emerging Medway Local Plan suggests that the permitted capacity for recycled aggregates production in Medway is around 135,000tpa.
   4. In addition to this it is understood that significant amounts of material are processed on site by mobile plant as part of demolition and construction activity which results in the production of recycled aggregate.
   5. In 2021, both the 3-year and 10-year average sales are estimated to have decreased again. These decreases are estimates only but may have been observed in light of the closure of one of the recycled aggregate producers in 2020. Table 2 provides the average sales since 2007 and this is presented as a line chart in Figure 5.

Table 2: Sales (Mt) of recycled and secondary aggregate in Medway

|  |  |  |
| --- | --- | --- |
| **Year** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 0.073 | n/a |
| **2008** | 0.110 | n/a |
| **2009** | 0.110 | n/a |
| **2010** | 0.106 | n/a |
| **2011** | 0.045 | n/a |
| **2012** | 0.051 | n/a |
| **2013** | 0.040 | n/a |
| **2014** | 0.025 | 0.069 |
| **2015** | 0.029 | 0.057 |
| **2016** | 0.044 | 0.064 |
| **2017** | 0.065 | 0.067 |
| **2018** | 0.067 | 0.044 |
| **2019** | 0.046 | 0.044 |
| **2020** | 0.017 | 0.040 |
| **2021** | 0.010 | 0.033 |

Figure 5: Average Sales (t) of Recycled and Secondary Aggregate in Medway

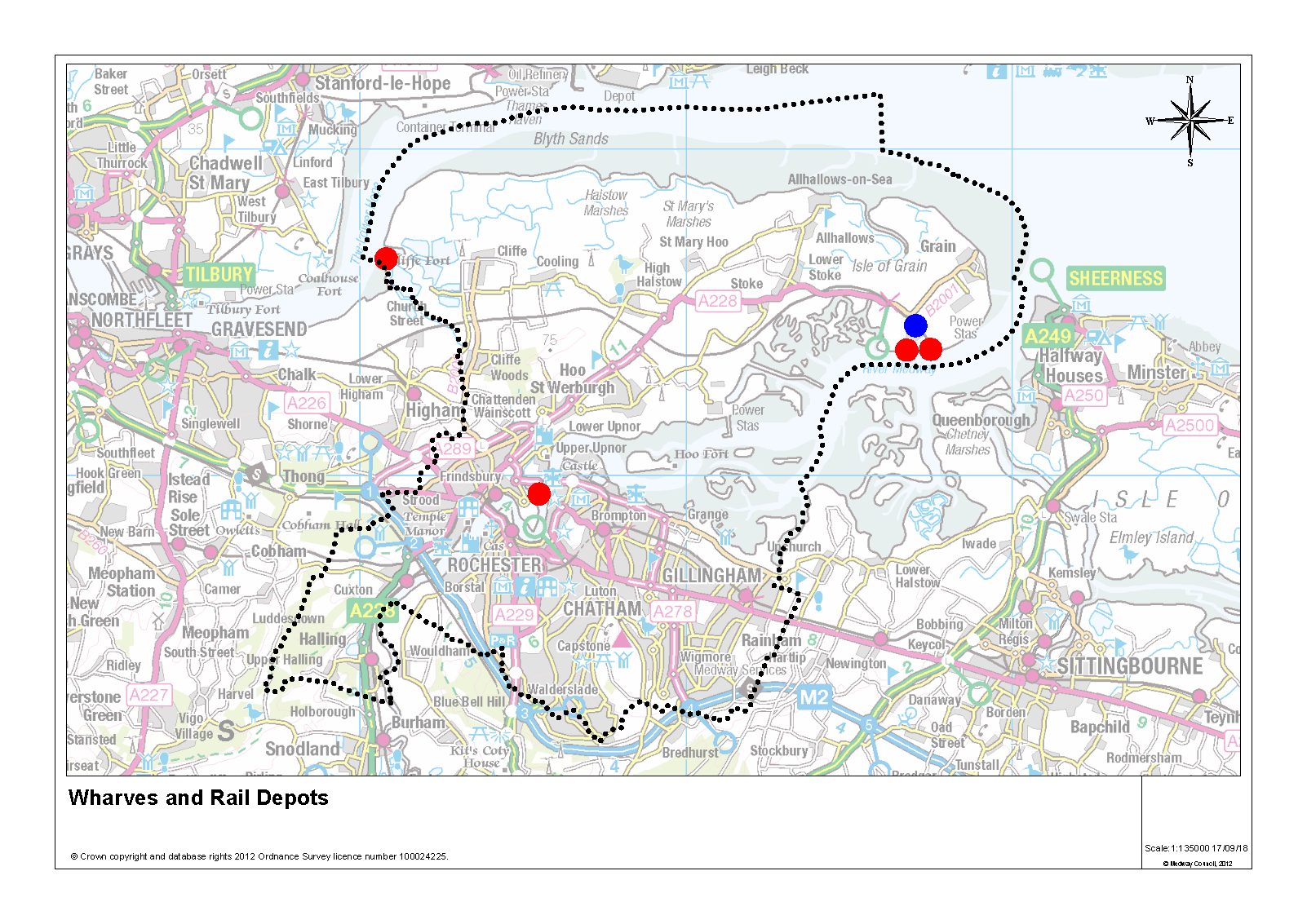
* 1. It is worth noting that a number of recycling facilities (including those that handle recycled aggregate) are currently subject to temporary planning permission as part of the wider long-standing regeneration programme for the area. The emerging Local Plan includes policies which allow new sites to be developed and safeguards existing ones.
  2. Coal-derived fly ash is a secondary aggregate that can be used in various applications including those related to the construction of housing and infrastructure. A change to the National Planning Policy Framework in July 2021 recognised Coal-derived fly ash in single use deposits as a mineral resource of local and national importance. Approximately 1.4 million cubic metres of Coal-derived fly ash is present in a deposit at the disused Kingsnorth Power Station. From the mid 1990’s, this material was sold as a secondary aggregate for use in breeze block manufacture and other construction products, though this practice ceased in 2014 soon after the closure of the power station in 2012. The UK Quality Ash Association has recognised the deposit at the disused Kingsnorth Power Station as a potential future source of secondary aggregate[[2]](#footnote-2). While there are no plans to recover/use this material at present this may change in future.

1. **Wharves and Rail Depots**
   1. Medway makes a critical contribution to the South East’s infrastructure for the importation of aggregates, particularly marine dredged sand and gravel. The scale of the importation makes Medway’s wharves of regional and national significance. There are four currently in operation:

* Grain Terminal, Isle of Grain (wharf and rail depot): operated by Aggregate Industries.
* North Sea Terminal, Cliffe, Rochester (wharf and rail depot): operated by Brett Aggregates.
* Euro Wharf, Frindsbury, Rochester: operated by Hanson Aggregates.
* London Thamesport, Isle of Grain: operated by Medway Aggregates.

The location of the wharves and rail depots in Medway is provided in Figure 6.

Figure 6: Wharves and Rail depots in Medway



**North Sea Terminal (Rail Depot)**

**Grain Terminal (Wharf)**

**London Thamesport (Wharf)**

**Euro Wharf (Wharf)**

**North Sea Terminal (Wharf)**

**Grain Terminal (Rail Depot)**

* 1. Collectively, these six facilities make a significant contribution to the importation of minerals into London and the south east.
  2. Medway’s wharves are amongst the largest in Kent and Medway, and have the greatest capacity (approximately 4.3[[3]](#footnote-3) million tpa). The wharves are operating within their capacity levels and so offer the ability to increase production in response to market demand. Figure 7 shows sales at wharves since 2007.

Figure 7: Sales (t) of Aggregates through Wharves in Medway

* 1. The table below provides an indication of the role wharves in Medway play in the importation of aggregate to wharves in the south east.

Table 3: Marine aggregates sales and landings: 2021 (thousand tonnes)

Source: South East England Aggregates Working Party Annual Report 2021)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Mineral planning authorities**[[4]](#footnote-4) | **Sales**  **2021** | **Sales**  **10-year av.** | **Sales**  **3-year av.** | **Landings**[[5]](#footnote-5)  **2021** | **Landings**  **10-year av** | **Landings**  **3-year average** |
| **Medway and Kent** | 3,442 | 3,222 | 2,800 | 3,434 | 3,210 | 3,197 |
| **East and West Sussex** | 1,715 | 1,548 | 1,413 | 1,506 | 1,402 | 1,296 |
| **Hampshire and Isle of Wight** | 1,431 | 1,620 | 2,000 | 1,403 | 1,450 | 1,382 |
| **South East England** | 6,588 | 6,453 | 6,346 | 6,342 | 6,062 | 5,875 |

## Marine-won Sand and Gravel

* 1. Medway receives sand and gravel from several dredging regions; those located in British waters have their minerals rights owned by the Crown Estate. The region most proximate to wharves in Medway is the Thames region. In 2021 the Crown Estate reported[[6]](#footnote-6) that the Thames dredging region currently has around 24 years of permitted aggregate production capacity.
  2. The sale of marine-won sand and gravel in Medway is presented in Table 4 and Figure 8. In 2021, the level of sales was recorded at 1.797 Mt[[7]](#footnote-7), representing a a slight increase on the previous year and above both the 3-year and 10-year average sales.

Table 4: Sales (Mt) of Marine-won Sand and Gravel at Wharves in Medway

|  |  |  |  |
| --- | --- | --- | --- |
| **Year** | **Annual sales (Mt)** | **3-year average sales (Mt)** | **10-year average sales (Mt)** |
| **2007** | 1.565 | 1.286 | n/a |
| **2008** | 1.518 | 1.502 | n/a |
| **2009** | 0.740 | 1.274 | n/a |
| **2010** | 1.152 | 1.231 | n/a |
| **2011** | 1.167 | 1.020 | n/a |
| **2012** | 1.215 | 1.178 | n/a |
| **2013** | 1.400 | 1.261 | n/a |
| **2014** | 1.586 | 1.400 | 1.264 |
| **2015** | 1.597 | 1.527 | 1.336 |
| **2016** | 1.978 | 1.720 | 1.392 |
| **2017** | 1.794 | 1.790 | 1.415 |
| **2018** | 1.213 | 1.662 | 1.384 |
| **2019** | 1.115 | 1.374 | 1.422 |
| **2020** | 1.786 | 1.372 | 1.485 |
| **2021** | 1.797 | 1.566 | 1.548 |

* 1. The Aggregates Monitoring Survey return for the North Sea Terminal at Cliffe noted sales were at a similar level to 2020 when a significant increase in annual sales was observed when compared to 2019 and 2018.

Figure 8: Sales (Mt) of Marine-won Sand and Gravel (ex soft sand) through Wharves in Medway

* 1. The 2019 national Aggregate Minerals Survey[[8]](#footnote-8) states that in 2019, of all the marine won sand and gravel landed at wharves in South East, 23% was landed at wharves in Medway. Of the sand and gravel landed, 32% was utilised in Kent and Medway, 10% in the South East and 14% elsewhere (44% was not allocated a destination).

## Marine-won Soft Sand

* 1. It is likely that the demand for soft sand in the South East will increasingly need to be met by imports into the area and from marine won sources due to its scarcity and moreover by constraints upon its extraction. To help provide a detailed analysis of soft sand supply in the region, sales figures of marine-won soft sand are separated out from those of marine-won sand and gravel.
  2. Sales of marine-won soft sand from wharves in Medway since 2007 is shown in Figure 7. No soft sand sales were reported in 2021. Figure 7 shows that such sales have been sporadic and are at a relatively low level which may indicate that material is imported for a particular project or use where it is considered suitable to use marine-won soft sand in place of land-won material. Further discussions with aggregates operators may provide insight into its use and the fluctuating nature of the sales data.

## Crushed Rock

* 1. Medway does not have any natural hard rock resources and therefore relies on imports of crushed rock such as limestone and granite to meet demand for this type of aggregate. Other areas similarly rely on imports and Medway’s wharves and rail depots help facilitate supply to them.
  2. Crushed rock arrives in Medway mainly through the wharves. In the past imports of limestone from Torr Works Quarry in Somerset were received at the rail depot at Grain to support infrastructure projects around Medway. Granite arrives at the wharves from Scotland and Norway. Crushed rock is also distributed to other areas, including London, by road and rail.
  3. Due to commercial confidentiality, sales of imports from the rail depots cannot be broken down other than by a 3-year sales average. Due to the records of sales only beginning in 2014, a 10-year average sales value is still unavailable. To avoid double counting of the supply of aggregates from Medway, the reported sales from rail depots relate solely to aggregate that has been imported by rail and not that which is exported from Medway as the sales have already been reported as landings at Grain and the North Sea terminal at Cliffe.
  4. Sales data for crushed rock through wharves and the rail depot are presented in Table 5 and Figure 9. In 2021, sales of crushed rock through Medway’s wharves were reported as 1.374 Mt; an increase on the sales recorded in 2020. The 2021 sales are lower than the average 3-year sales but higher than the 10-year average sales.

Table 5: Sales (Mt) of crushed rock through wharves and rail depot in Medway

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Year** | **3-year average sales (Mt): Rail depot** | **Annual sales (Mt): Wharves** | **3-year average sales (Mt): Wharves** | **10-year average sales (Mt): Wharves** |
| **2007** | n/a | 1.756 | 1.437 | n/a |
| **2008** | n/a | 1.240 | 1.511 | n/a |
| **2009** | n/a | 0.696 | 1.231 | n/a |
| **2010** | n/a | 0.909 | 0.948 | n/a |
| **2011** | n/a | 0.833 | 0.813 | n/a |
| **2012** | n/a | 0.761 | 0.834 | n/a |
| **2013** | n/a | 0.856 | 0.817 | n/a |
| **2014** | n/a | 0.775 | 0.797 | 1.038 |
| **2015** | 0.056 | 1.086 | 0.906 | 1.045 |
| **2016** | 0.025 | 0.912 | 0.924 | 0.982 |
| **2017** | 0.005 | 0.945 | 0.981 | 0.901 |
| **2018** | 0.004 | 1.247 | 1.035 | 0.902 |
| **2019** | 0.003 | 1.611[[9]](#footnote-9) | 1.268 | 0.994 |
| **2020** | 0.002 | 1.277 | 1.379 | 1.030 |
| **2021** | 0.000 | 1.374 | 1.421 | 1.084 |

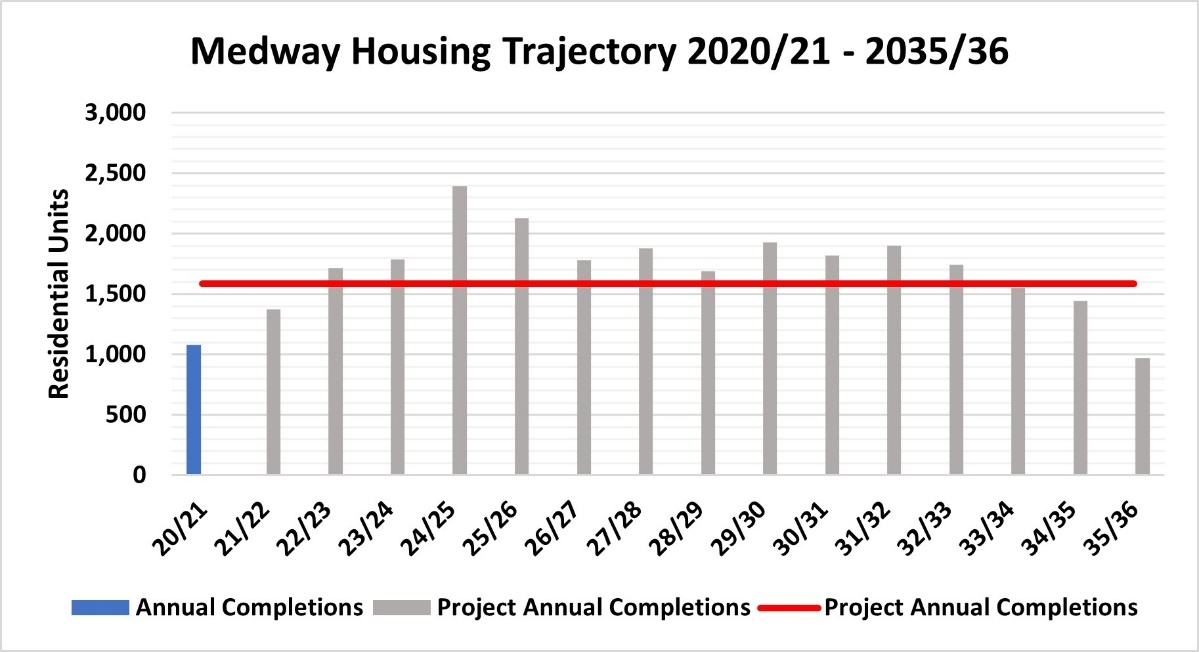
Figure 9: Sales (Mt) of crushed rock through wharves and the rail depot in Medway

1. **Overview of Aggregate Sales**
   1. In order to provide a picture of complete data, average 3-year sales of aggregates in Medway have been amalgamated and presented in Figure 10.
   2. Relatively low levels of sales of land-won sand and gravel decreased further past 2011 until 2015 when sales restarted; this upward trend continued with extraction at Kingsnorth Quarry, however this is not expected to continue as reserves become exhausted. While sales of marine won sand and gravel declined in 2018 and 2019, data for 2021 shows that sales have continued rebound. Imports of crushed rock via wharves are continuing a steady increase.

Figure 10: Amalgamated average 3-year sales (Mt) for aggregates in Medway

1. **Future Aggregate Supply**
   1. The government’s assessment of Local Housing Need for Medway is 1,675 homes per year (based on the latest affordability ratio).
   2. In 2020, the Council’s assessment of housing need based on the ‘standard method’ (as set out in Planning Practice Guidance) was 1,586 dwellings per year.
   3. Although rates of housebuilding are currently below the level of identified housing need, there was a dramatic increase in 2019/20 when the net number of homes delivered increased from 647 in 2018/19 to 1,130 and 1,082 homes were delivered in 2020/21. This signals a change in the progression of sites in Medway and the Council is confident that the increased level of delivery will be sustained in 2021/22.
   4. The latest Medway Housing Delivery Test Action Plan (July 2022) report suggests that, Medway experienced its highest rates of housing delivery in 2019/20 and 2020/21, at 1,130 and 1,082 new homes, respectively.
   5. The Action Plan also reports that based on the housing trajectory published in the Council’s Authority Monitoring Report (AMR) 2020/21, there is the potential to pass the Housing Delivery Test figure by 2025. However, this recognises the need to have a sustained increase in housing delivery to achieve this, as is currently proposed by developers. The report states that early signs for 2021/22 indicate delivery will again be above 1,000 units. The trajectory in the last AMR did reflect a slowdown in the number of homes in the next couple of years to reflect the impact of Covid-19 and uncertainty about how that would affect delivery in the medium to long term. However, it is clear that the efforts to permit larger greenfield sites has left Medway well placed to continue delivering new homes, even if at a slower rate and this has contributed to a step change in the number of homes being delivered each year.
   6. Figure 11 shows projected housing completions of new homes in Medway to 2035/36.

Figure 11: Annual housing completions compared to annual housing requirement in Medway

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* 1. In addition to housing, the North Kent Strategic Housing and Economic Needs Assessment indicates the scale of employment and retail needs in Medway over the plan period. This research showed a total need for:
* 50,000m2 of B1 office space. 155,000m2 of B2 industrial land and 165,000m2 of B8 warehousing land.
* 44,000m2 of comparison retail floor space and 13,000m2 of convenience (supermarket) retail space up to 2031.

The new Local Plan will also identify supporting infrastructure needs.

* 1. Regionally, a number of planned infrastructure projects are likely to put increased pressure on the supply of aggregates through Medway, including:
* **Lower Thames Crossing:** A 13-mile new road and bored tunnel crossing under the River Thames between the east of Gravesend and Tilbury.
* **Crossrail 2:** A proposed major new rail route through London between Surrey and Hertfordshire.
* **Thames Tideway Tunnel:** A 16-mile drainage and sewerage tunnel currently in construction under much of the tidal section of the River Thames through central London.
* **Silvertown Tunnel:** A new road tunnel beneath the River Thames between the Greenwich Peninsula and west Silvertown.
* **High Speed Rail 2:** A high-speed rail link being constructed between London and Birmingham (Phase 1) and on to Manchester (Phase 2).
* **Ebbsfleet Garden City:** A development of up to 15,000 homes and 45,000m2 of commercial floor space currently being constructed.
* **Housing and infrastructure delivery across Kent:** Includes in the region of 178,600 additional homes (2011-31) and the provision of 163 extra form entries for schools (2017-23).
* **The London Resort:** Development of a 465-hectare brownfield site on the Swanscombe Peninsula between Dartford and Gravesend for a theme park and housing.
* **Project Cavendish:** Hydrogen production facility on the Isle of Grain
  1. In order to deliver the projects noted above, Medway will endeavour to maintain a landbank and ensure that infrastructure, essential for the import and distribution of aggregate, is safeguarded through the application of appropriate planning policy.
  2. In early August 2022, the Bank of England raised interest rates and forecast that the UK economy will enter a recession in the fourth quarter of 2022 due to increases in energy prices. This may result in a decrease in demand for aggregates as project starts are delayed.

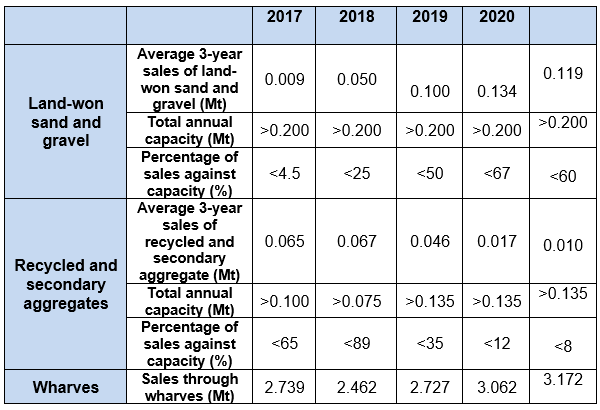
## Landbank

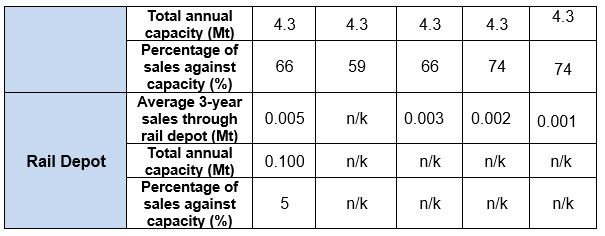
* 1. As reported in Section 2, the current landbank for land-won sand and gravel is 3.6 years, based on the 3-year sales average; this increases to 8.3 years when applying the 10-year sales average. The landbank continues to decline substantially as working at Kingsnorth Quarry has continued. A re-estimation of available reserves at Kingsnorth in 2021 has had an additional impact.
  2. Significant deposits of sand and gravel exist across the Hoo Peninsula; the council will actively plan to safeguard these areas through the emerging Local Plan to help ensure that a steady and adequate supply of aggregates is maintained. The emerging Local Plan also seeks to identify specific Areas of Search within which it may be possible to identify suitable sites for the working of sharp sand and gravel.

## Capacity

* 1. The Aggregate Monitoring Survey includes a survey of site capacity to assist planning for future demand. Details of capacity against the recorded 3-year average sales are detailed in Table 6.
  2. Sales against capacity data indicate sufficient headroom to accommodate a significant level of demand, with a capacity gap at the wharves of 34%. There is potential for capacity to be substantially increased with space available for additional wharf facilities at London Thamesport. A new wharf came into operation in 2017 which increased capacity by 150,000 tonnes per annum[[10]](#footnote-10).

Table 6: Sales of aggregates (Mt) against capacity (Mt)





* 1. With regard to recycled and secondary aggregate, it is estimated that current permitted capacity for recycled aggregates production in Medway is around 135,000tpa. Capacity is anticipated to increase in the near future with the granting of permission for a production plant for ‘Hydraulically Bound Material’[[11]](#footnote-11) (HBM) from recycled aggregates at Malmaynes Hall Farm, Stoke. The plant is expected to have an operational capacity of 0.075 Mtpa and will commence operation in 2022.
  2. Exports of aggregate from the rail depot at the North Sea Terminal site at Cliffe suggest that the depot has capacity of at least 550,000tpa. However, this depot appears to be used exclusively for the export of aggregate landed at the associated wharf.

1. **Conclusion**
   1. This LAA indicates that Medway plays a strategic role in regional aggregates supply, notably through the wharves located on the Medway and Thames. The ability to handle large vessels and their proximity to markets in the wider South East and London elevates the wharves’ importance to a regional level. Furthermore, the current surplus handling capacity allows for flexibility and provides assurance in their ability to respond to increased market demand.
   2. A new Medway Local Plan is currently being prepared. Draft policy approaches were consulted on throughout 2018 and will be used to inform minerals policy production in the draft Local Plan. The LAAs have been used to inform the content of the Local Plan.
   3. Although land won reserves of sand and gravel continue to deplete rapidly, it is considered that Medway is making sufficient provision to ensure a steady supply of aggregates, and that it can continue to make an effective contribution to meeting local and wider needs. The council will continue to actively participate in the work of SEEAWP and maintain cooperative working with neighbouring MPAs and industry operators.

1. London clay and brick clay are not aggregate minerals. Chalk may have uses as an aggregate but is generally not extracted for this purpose. [↑](#footnote-ref-1)
2. http://www.ukqaa.org.uk/wp-content/uploads/UKQAA\_SECONDARY\_MATERIAL.pdf [↑](#footnote-ref-2)
3. This is an increase from 4.15 reported in the previous LAA to take account of an additional wharf. [↑](#footnote-ref-3)
4. MPAs grouped to maintain confidentiality of an individual company’s data. [↑](#footnote-ref-4)
5. Landings data published by Crown Estate [↑](#footnote-ref-5)
6. https://www.thecrownestate.co.uk/media/3945/2021-capability-portfolio-report.pdf [↑](#footnote-ref-6)
7. Crown Estate data for landings of marine won aggregate indicates that 1,739,022 tonnes was landed in 2021. N.B. landings and sales are not the same. [↑](#footnote-ref-7)
8. https://www.gov.uk/government/publications/aggregate-minerals-survey-for-england-and-wales-2019 [↑](#footnote-ref-8)
9. Value taken from BGS AMS 2019 [↑](#footnote-ref-9)
10. N.B. Previous LAAs had not taken this additional capacity into account and so wharf capacity is shown to increase in this LAA from 4.15 to 4.3 milltion tonnes per annum. [↑](#footnote-ref-10)
11. ‘Hydraulically Bound Material’ is a generic term referring to soil or aggregates that have been bound together with additives such as cement, lime-based binders, gypsum or fly ash, then hardened by a hydraulic reaction with water. HBM is used in several construction applications including pavement sub-bases. [↑](#footnote-ref-11)